Sharing Workspace

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Sharing work

Work in the future unlike that of today will be based on concepts of flexibility and remote work to boost productivity. The workspaces in cities and business centers will constantly change and evolve to integrate future working and encourage social health, so that means designing vibrant, mixed-used spaces. The current working structure of having fixed working environment will become obsolete.

Along with the workplace required to be more agile the type of jobs in the future is also going to evolve. The comfort level of the workplace will be improved through usage of “big data”. Technological advancement will be deeply interwoven within work routines resulting in space developed based on human AI interaction. It will develop beyond conventional concept of office spaces and merge into public space, leisure and hospitality.
Current situation

Although being the central business district the current atmosphere of Guomao is segregation between various functions, with specific usage hours and withdrawn from the surrounding. There is a paradox that land prices in CBD is increasing but also a lot of underutilised space due to higher lease prices. The overall working conditions are getting increasingly monotonous and tedious.

Thus, CBD need to be regenerated and adapted to meet future needs, the vision of future CBD contains integration of different workstyles. Barriers will became blurred as buildings become more mix-used with more shared activities.
The Future of working

We started of the integration of shared working for the Beijing CBD by developing an in-depth understanding of evolution of work in the coming times as well the current working methodology in the CBD, its limitations and opportunists. Taking all these inferences into consideration we started the design process by understanding the existing companies, users, transport network, public and private spaces of the CBD. Based on the analysis we came up with a three-point intervention strategy:

Create – Change - Connect

Strategy
Create

To introduce a new working methodology, the neighborhoods are defined based on similar users and the currently working style that takes space in CBD. The neighborhoods also take into consideration the future development plans of the CBD, especially in the west zone. These zones create neighborhoods of similar users where sharing and interaction take place seamlessly. As different working styles and users will have subjective needs, to integrate each zone has different programs and working environments. The zones are divided into 5 types:

- Informal Working Zone
- Working + Living Zone
- Ecological Working Zone
- Creative Working Zone
- Sports and Leisure Working Zone
Strategy

Change

Along with creating neighborhoods to alleviate the working environment of the CBD, the current work spaces are rejuvenated so that they can accommodate the changes that will drastically change the working method. The issues of the present offices and users were studies to an extend to create a system that shall create a more mentally and physically holistic working environment for the current employees.

Connect

The current CBD not only has less communal interactive green spaces but also lack if integration of surrounding urban fabric of the city. The current underutilized greens, spaces underneath the flyover will be used to link the proposed interventions of the neighborhoods among each other as well as the surroundings.
INNOVATIVE WORKING

The concept for this One is to blur the boundary between different companies, create in between spaces for work groups with different background to stimulate unique dialogue.

These in between spaces will become new type of work environment and it not only boost creativity and innovation but also act as catalyst between different workers in various creative industries to collaborate and help solve problems in different fields forming a culture diverse workforce.

From our research, multidisciplinary collaboration and knowledge sharing within outside companies is growing. Workplace diversity is essential to fostering creativity, innovation+ new inventions. An office with a mix of cultures+ experience levels will form different ideas.
In the future, many low-hard skilled jobs will be replaced by AI and robots, and there will be more soft skilled, knowledge work. Employers will be looking for employees with more innovation, attracting young creative generation will be shared goal for cities and employers. Thus, we provide workspace for more innovation.

In order to accommodate various work fields and the change of future worksyle, the layout of the workspace will have both focus-interaction, accommodate formal-informal conversations and variety of worksyles making spaces more adaptable and customized. Workspace thus becomes highly valued, maximizes the use of minimal space, support varied forms of work which improves performance, speed innovation and build healthy cultures.

“A report by Steelcase indicates that employees who have control over where and how they work, and are free to choose a workspace that fits their task at hand, either collaborative or focused, are more than 88% more engaged at work.”
CREATE

LEISURE WORKING

Contradiction to the current rigid working style the working in future is bound o be more employee oriented. Emphasis will be laid on the work environment and its impact on the productivity of the users. Spaces are introduced that enhance the work and productivity.
Creating Footprint in order to make a connection with the proposed greens and existing building

Massing based on the wind direction and sun path

Integrating the surrounding landscape into the massing

Connecting the massing to create an interactive public space

**Collaborative Core**

**Typical Floor plan**

**Shared Amenities**
Sharing technology and resources such as VR conference, Meeting Room

**Leisure Area**
Game zone, spa, cafe to help the employees unwind

**Traditional Work Spaces**
The typical conventional workspaces that have private offices, receptions

**Sky Gardens**
Green spaces for recreation and to improve the overall atmospheres of the working spaces

**Flexible Working**
Transformable workspace that meets the various working requirements for the users. Private working as well as informal collaborative area
There is currently a general business model for hotels, which includes a rectangular building with a traditional brand name, and this model is becoming outdated soon due to changes in the travel industry. People are traveling more than ever and using hotels in different ways, especially for mixing living with other functions. Therefore, hotels need to consider demand for living and working spaces to avoid becoming one-dimensional and at risk of elimination.

New proposed building and existing buildings are designed to seamlessly integrate with the plaza and landscape, envisioned as a place for public gathering on the lower floor and hybrid home office on the upper floor. Direct access and linkages so people feel part of a larger community.
Enhance connectivity

Open up existing hotel and connect to urban fabric

Ground Floor - Provide different public function and collaborative function to attract user.

Second Floor - Provide variety of adaptive transformable workspace pair and organized by ai system.

Upper floor - hybrid home office which provide productive environment and facilities which general home office lack of ai system.
Functions

**Mobile Conference HUB**
Modular hub unit in 5x2 meter able to combine and connect into larger unit with automatic system provides flexible conferences, privacy the base of user’s behavior.

**Fixed Conference RM**
I.T industry require not only flexible work environment, but also space with high tech equipment and stable room for group meeting.

**Restaurant and Bar**
A relaxing environment, and communications for individual or business.

**Fitness & Training**
Improve mental and health condition due to long hour of office work.

**Green Environment**
Improve health and overall office conditions.

**Workshop Space**
Studio workshop use for hand-on work, photography, recording stations

**Comfort & Public space**
AI system and data analysis become future work technology. The center used to organized the working function

**Public work space**
Work hub is a unit in 1.6x1.2 meter able to combine and connect for group work. Provide privacy and flexibility of personal work.
**TYPE OF STRATEGY**

**Strategy A** - Modular furniture and data-tracking applications analysis will be the main change of client meeting, portable mobile work, and flexible work stations is the working behavior and efficiency of finance & investment industry.

**Strategy B** - Mobile and fixed work stations balances the I.T industry to work in fixed high tech machines and mobilized system that track applications in analysis improvements that can to help organizations maximize space and energy use.

**Strategy C** - Creativity, communication, and recording is the main key for media industry. A flexible environment improves overall connectivity and relations. The workshop will be providing that hand on creations and record purpose.
3 layer of the connector will not only tackle the current issues, it will also seamlessly connect old new building and urban fabric. Different program and urban typology will be introduced to enhance and support different neighborhood, example the open community space on the green spine is designed to connect existing and new leisure and creative neighborhood, social interaction can be happened and makes the city more lively.
Urban Design of Guomao Central Business District, Beijing
CBD working environment are facing different issues and challenges, example, dull atmosphere, isolated island, satisfactory of user are decreasing significantly, there’s no engagement with public private space. In addition to the existing problems, we are also about to usher in the work revolution.

Work is no more a place, it is an activity on purpose, employee have more autonomy, work life boundary become blur so we will see the emergence of many new workstyle, sharing idea will become more important.
Through the three integrated strategies we are proposing –

1. Create new working methodology, neighborhoods,

2. Change and regenerate outdated/underutilized working environment

3. Connect, weaving different elements into urban fabric.