



Design Proposal
Cromwell Offices Paris

Aug 19th 2019



**Regenerating
Paris
Offices**

Design Brief:

Work Place / Co-working Experience is becoming the choose of many working environment The benefits of stifling creativity have major impact on the work production and quality. Nevertheless, 85% of visitors & clients make judgment of business based on climate change means sustainable offices need to become the norm. While research shows that employees in open space environments lose an average of 86”/day to distraction, It takes over 25” to regain focus once disrupted in order to get the most out of their collaboration spaces, employees will need to create and promote invigoration.

There’s an increased demand to create work environments that contribute positively to an individual’s well-being, according to the latest annual Workplace Report from *Ted Moudis Associates (TMA)*.

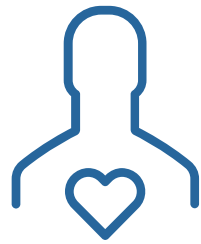
“It’s about creating a space that reflects and communicates company values and is attractive to current and potential employees. However, planning a workspace is not just about data, every organization is unique in their culture and creating a workspace solution should always be carefully strategized and planned.” *Director of Workplace Strategy at TMA.*

Five workplace predictions it expects to see over the coming years:

- More holistic view to showcase company values through design, culture and policies.
- More strategy-driven workplace transformations.
- Increase in opportunities or well-being spaces, programs, and sensory elements.
- Increase in truly flexible workplaces to support mobile employees.
- More meaningful data collection methods – both quantitative and qualitative.

1

WELL BEING
/ HEALTH CARE



- Physical Supportive Spaces (enhances physical activity)
- Walking increases cognitive engagement, creative thinking.
- Mentally Supportive Spaces.
- Restorative experience to heal the body for optimal performance

+

2

SOCIAL BUZZ
/ ANIMATION

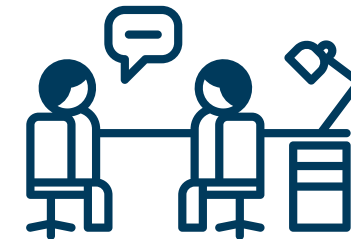


Co-working Spaces foster team work + Inspiration & Creativity

+

3

SMART OFFICE



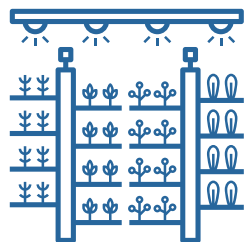
Variety of spaces.
Break & Change Location
Creating True Home-Base Working Space
Multi-functional Working Spaces

MAKE
WORKING
EXPERIENCE
MORE AGILE.

HOW?

4

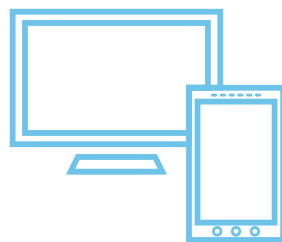
STRESS MANAGEMENT DESIGN



- Light mimicking sunlight
- Indoor office garden promote reflection
- Sensory deprivation tanks to help rebalance
- Meditation rooms

5

SCREEN CENTRIC WORK



- Working with 3 to 4 different screens per day
- Using multimedia facilities
- Presentation panels
- Smart Walls

6

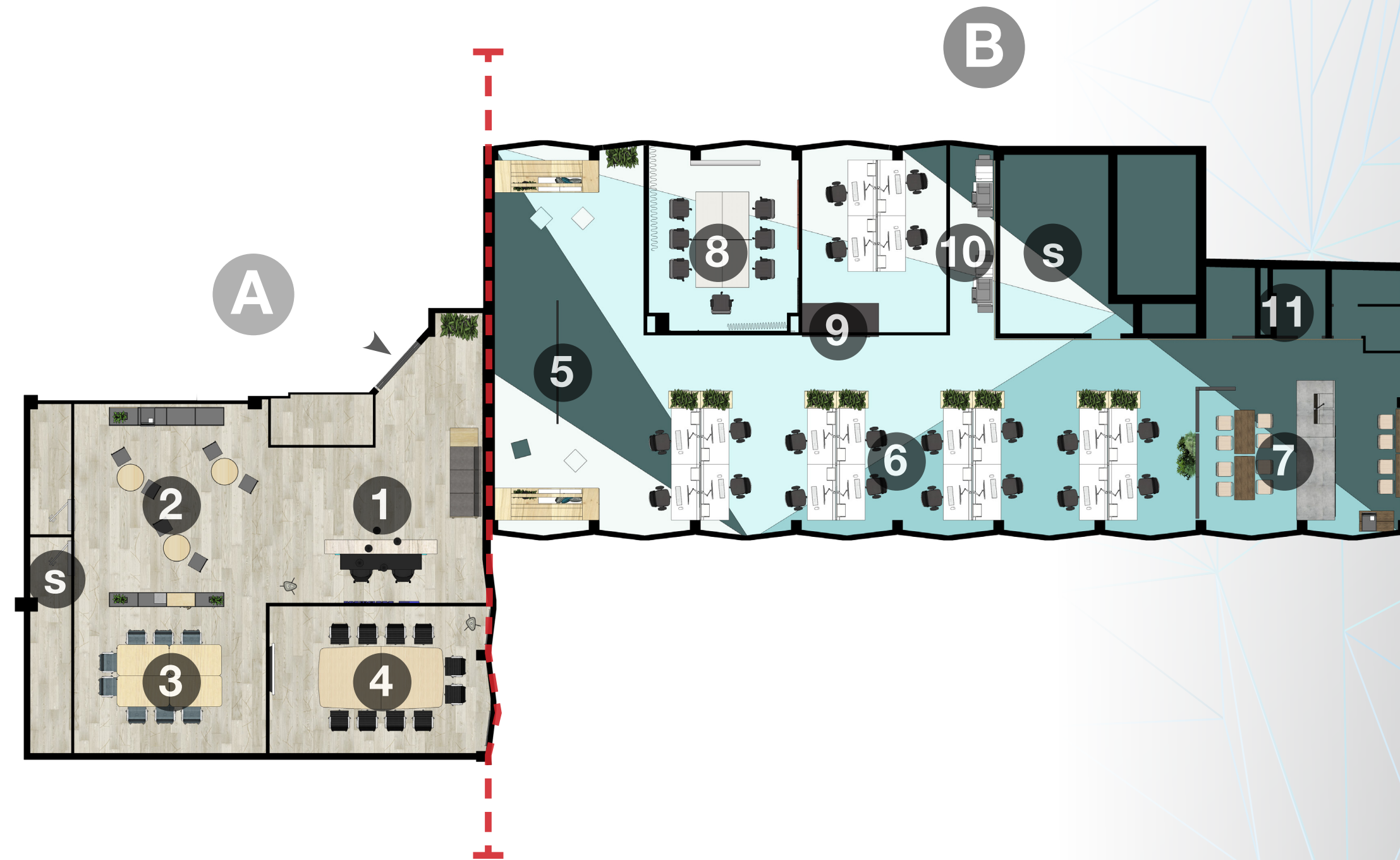
BETTER SENSORY EXPERIENCE



- Sound (Auditory)
- Visual (Sight)
- Touch (Kinesthetic)
- Smell (olfatic)

Example washrooms, Lunchroom, Lockers.

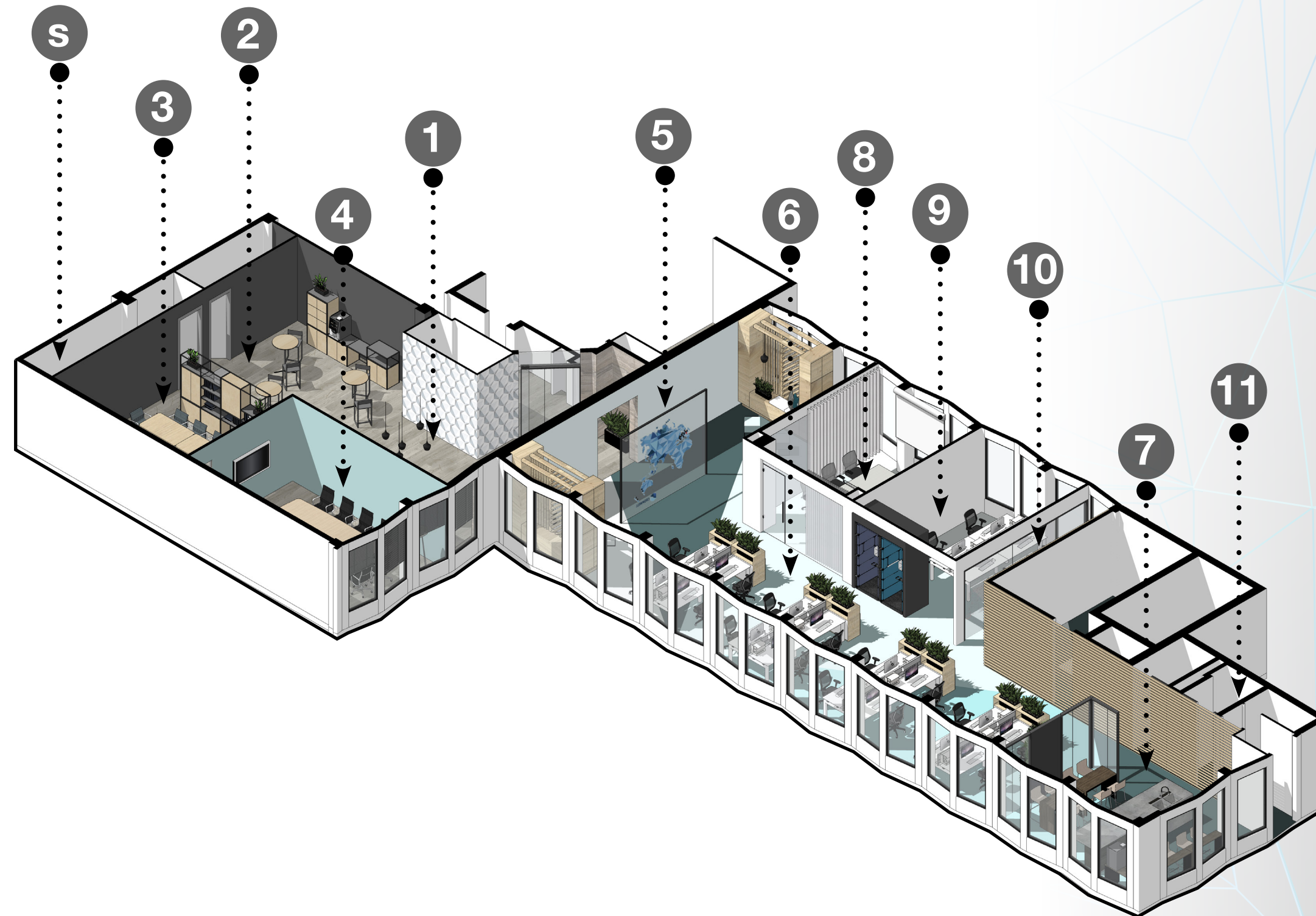
Key Plan



Legend:

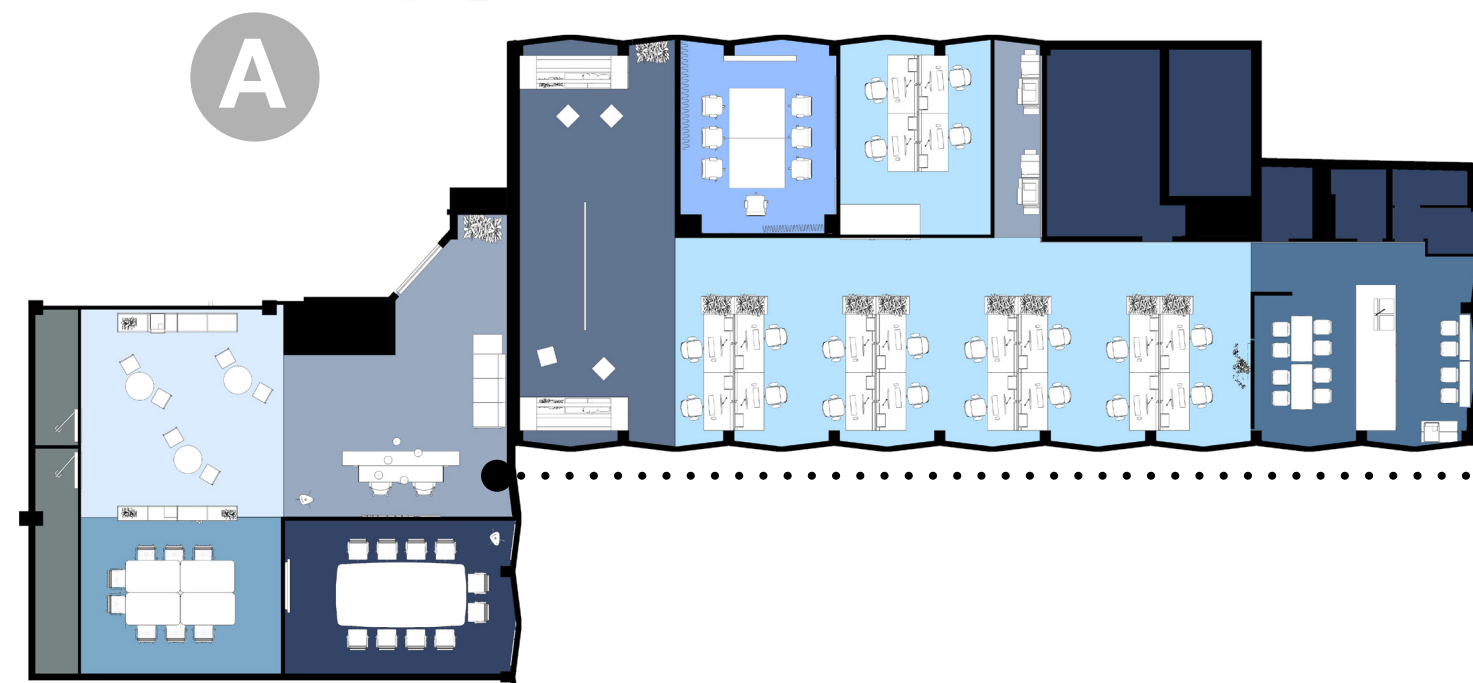
- 1- Lobby Reception
- 2- Coffee Corner
- 3- Semi-Public Meeting Area
- 4- Clients Meeting Room
- 5- Lockers/Contemplation Zone
- 6- Working Space
- 7- Lunchroom
- 8- Presentation Room
- 9- Silent Box
- 10- Printing
- 11- Washrooms
- S- Storage/IT

Axonometry

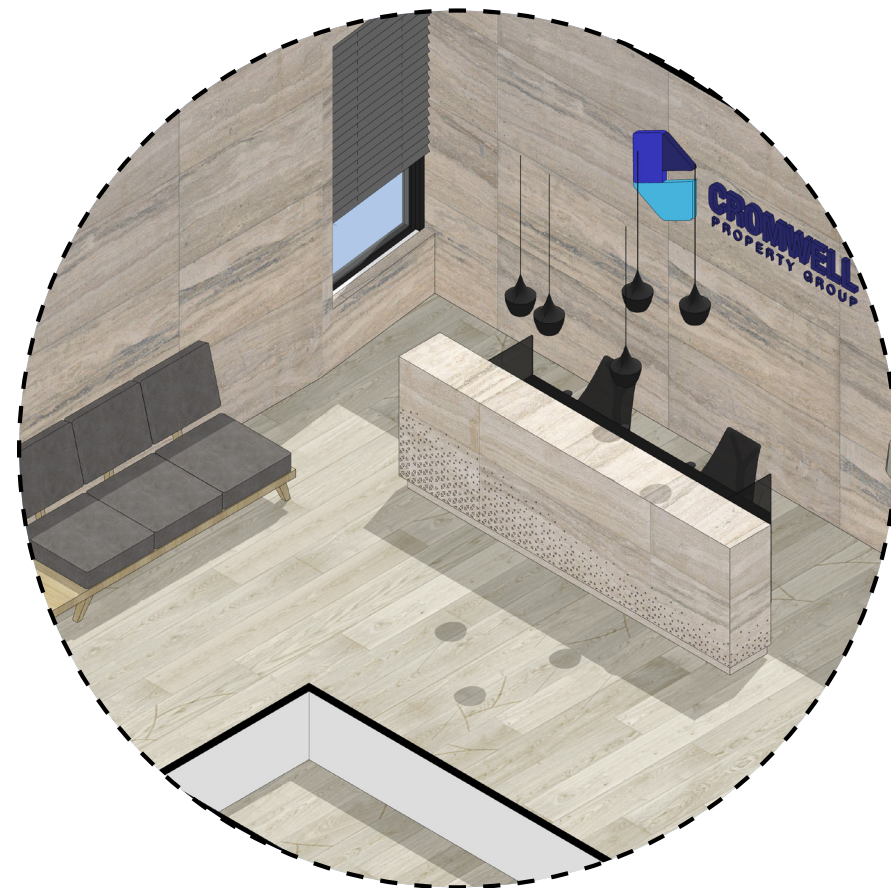
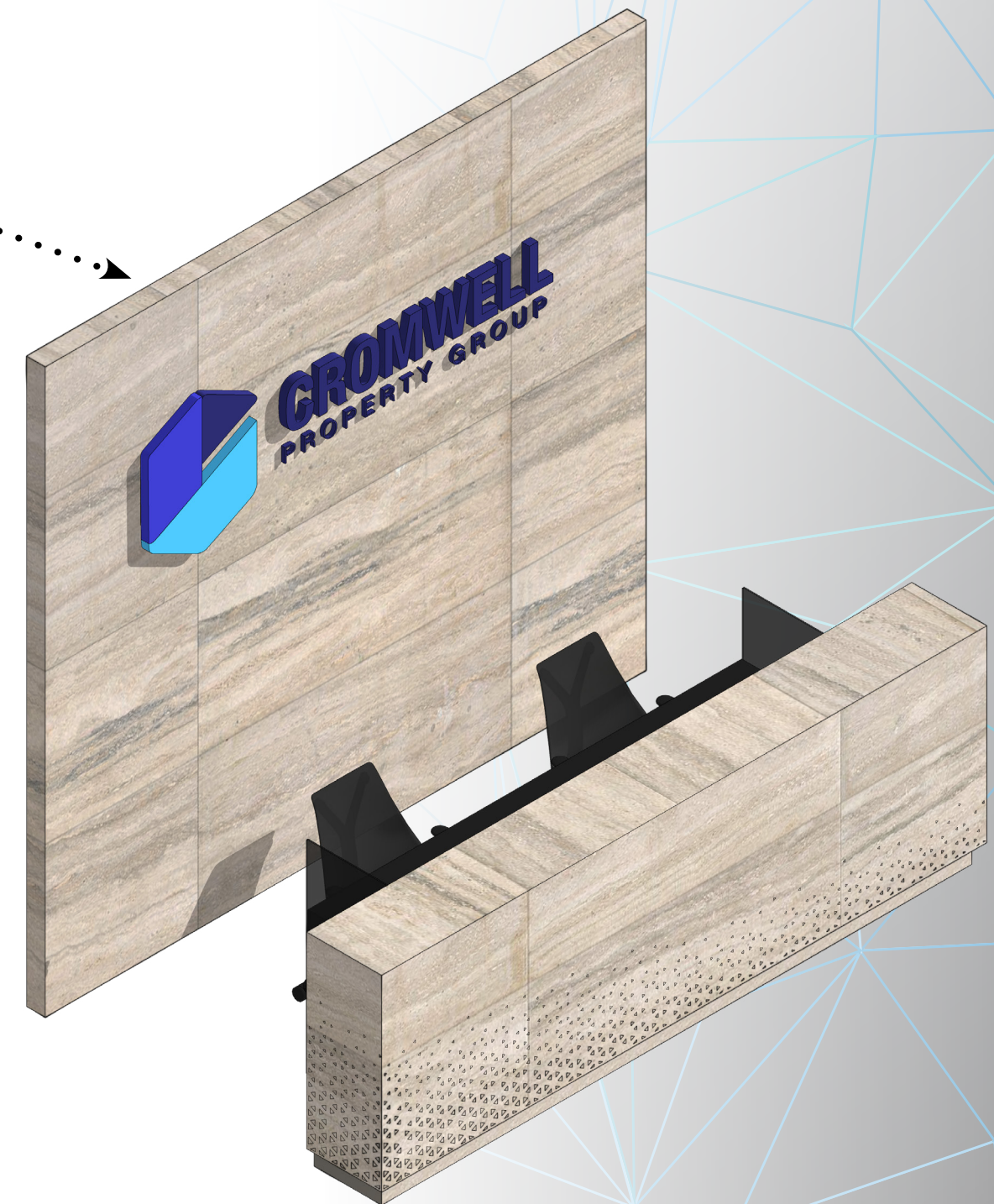


Legend:

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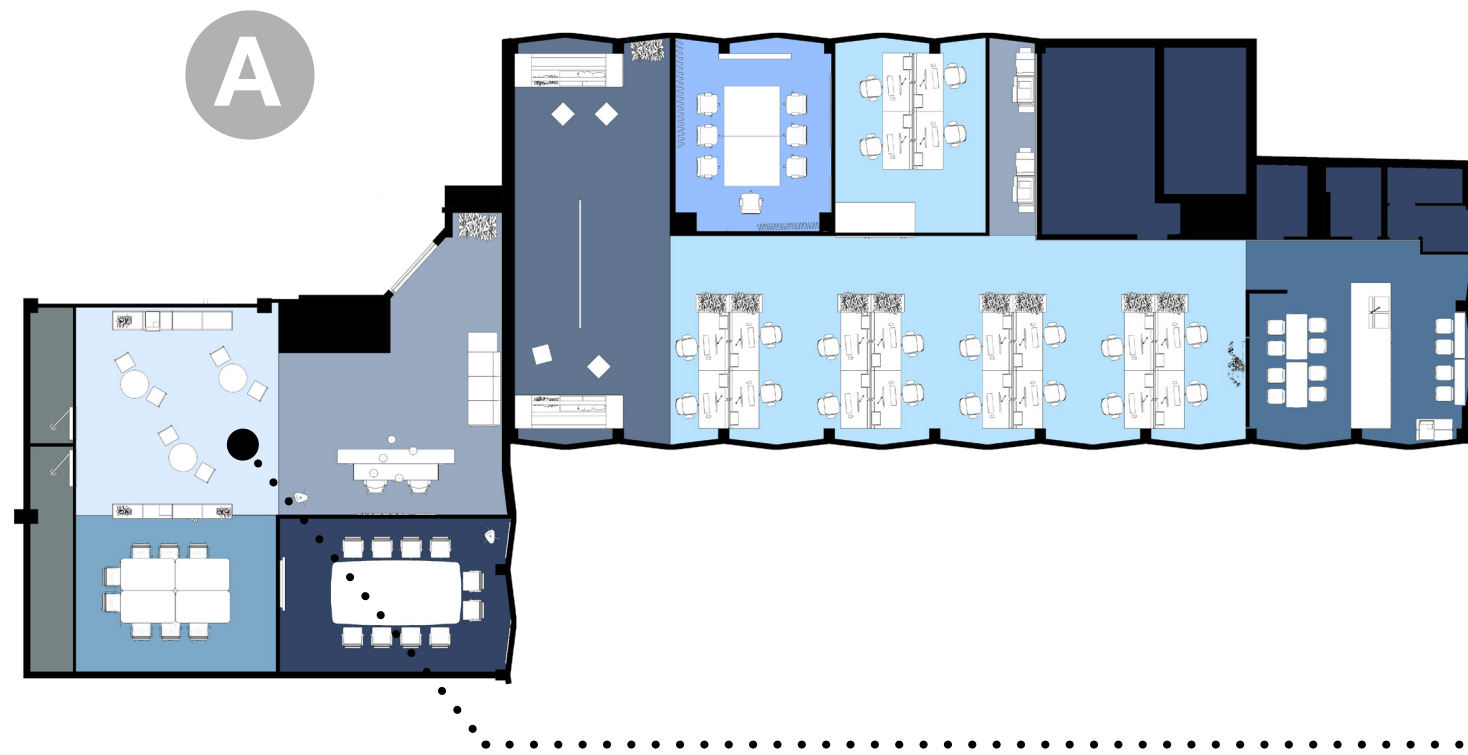
1- Reception



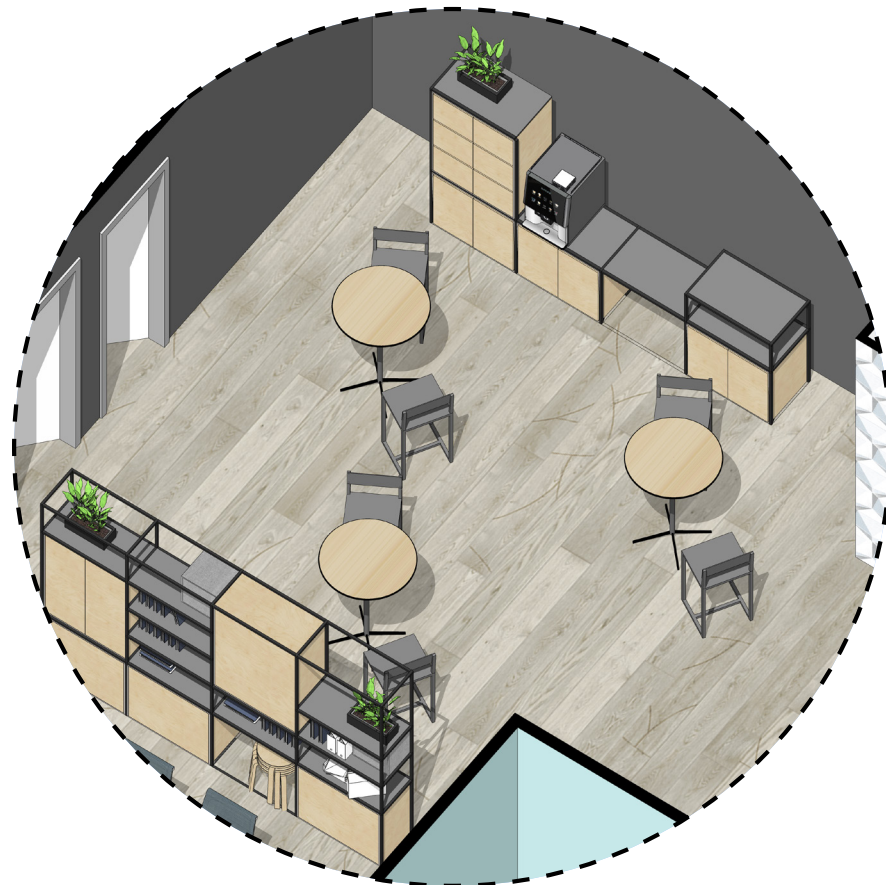
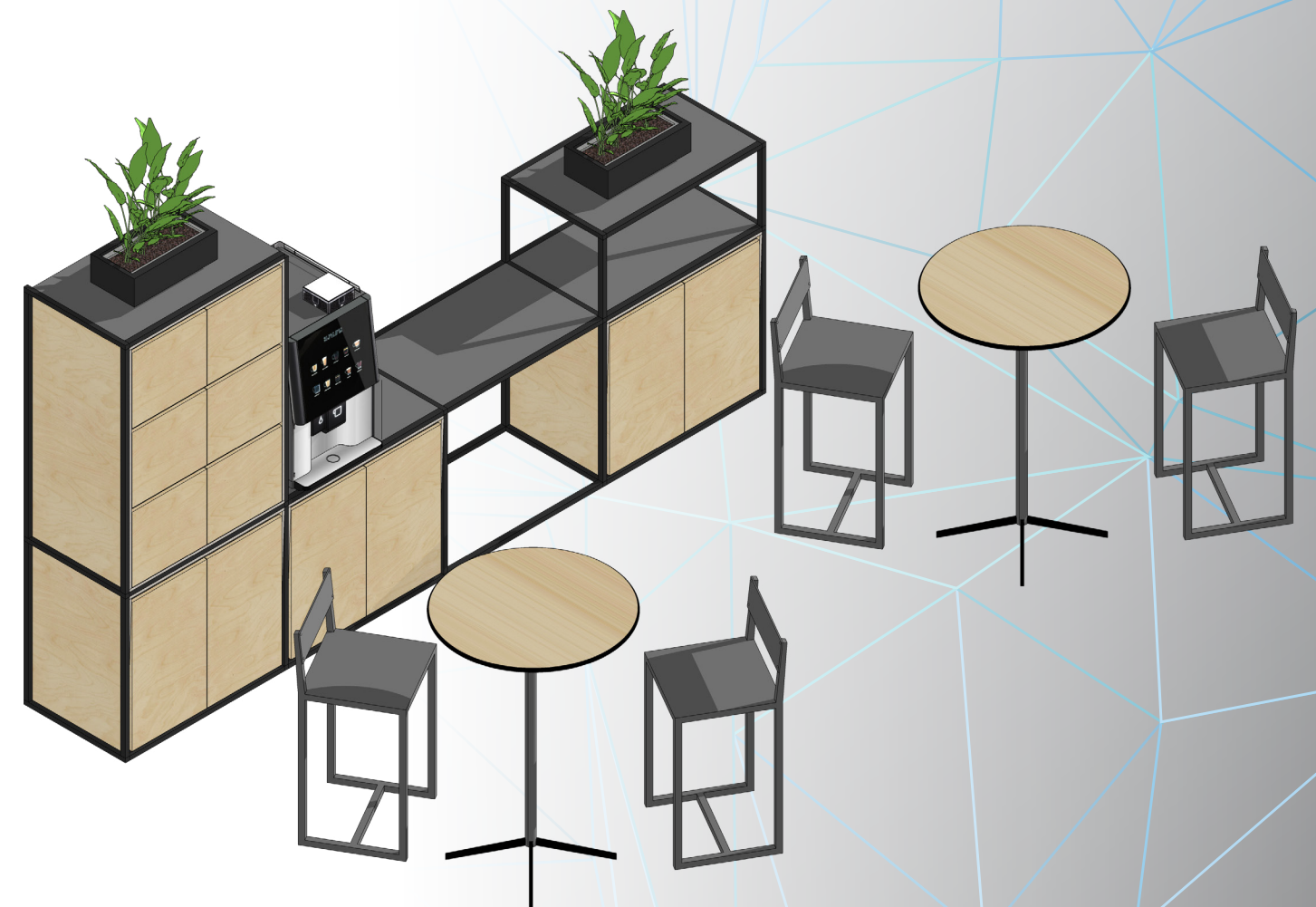
1- Entrance / Reception Lobby

The reception lobby, gives the first impression to the client. The material used are minimal, Travertine stone for wall cladding and the counter with a wooden flooring. While the logo is mounted on the reception wall, and Tom Dixon lamps hanged over the counter area, with a Danish designed waiting sofa.



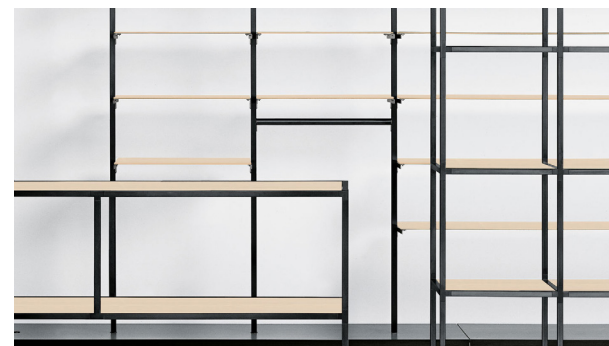


2- Coffee Corner

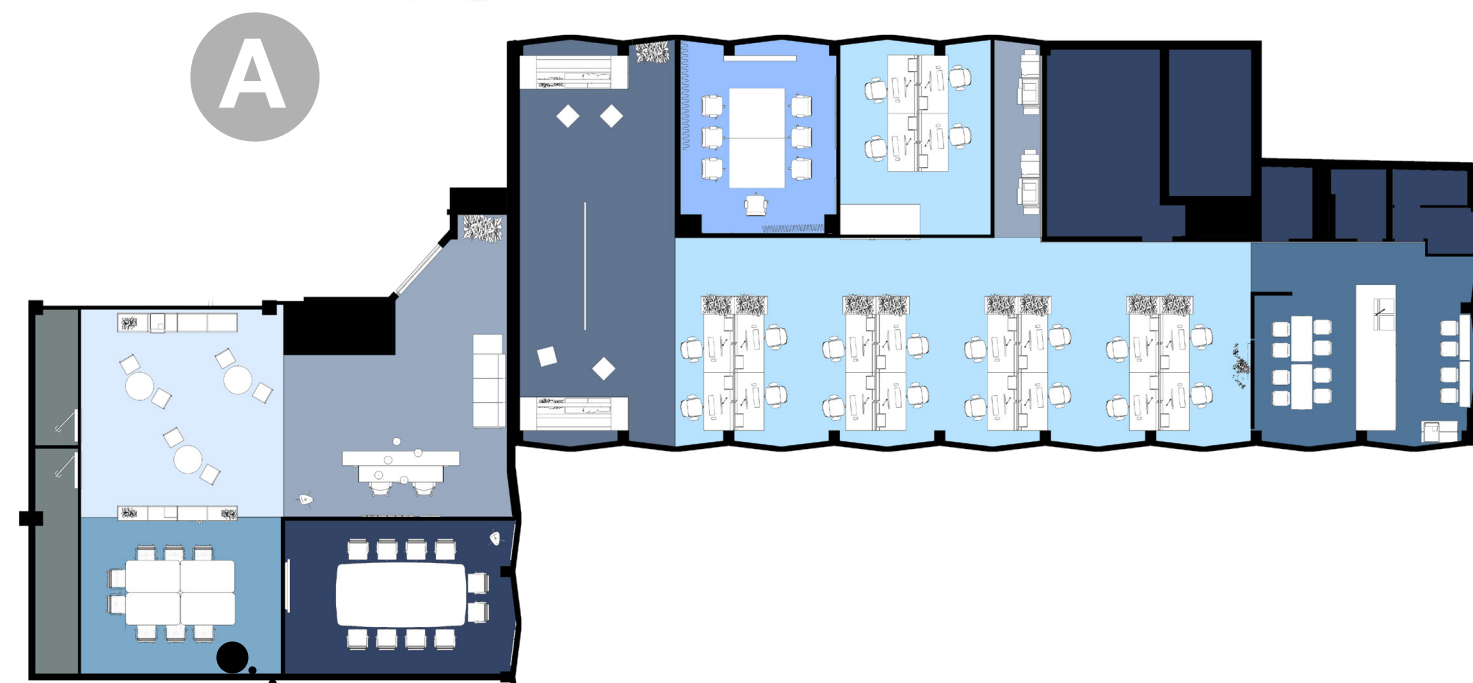


2- Coffee Corner

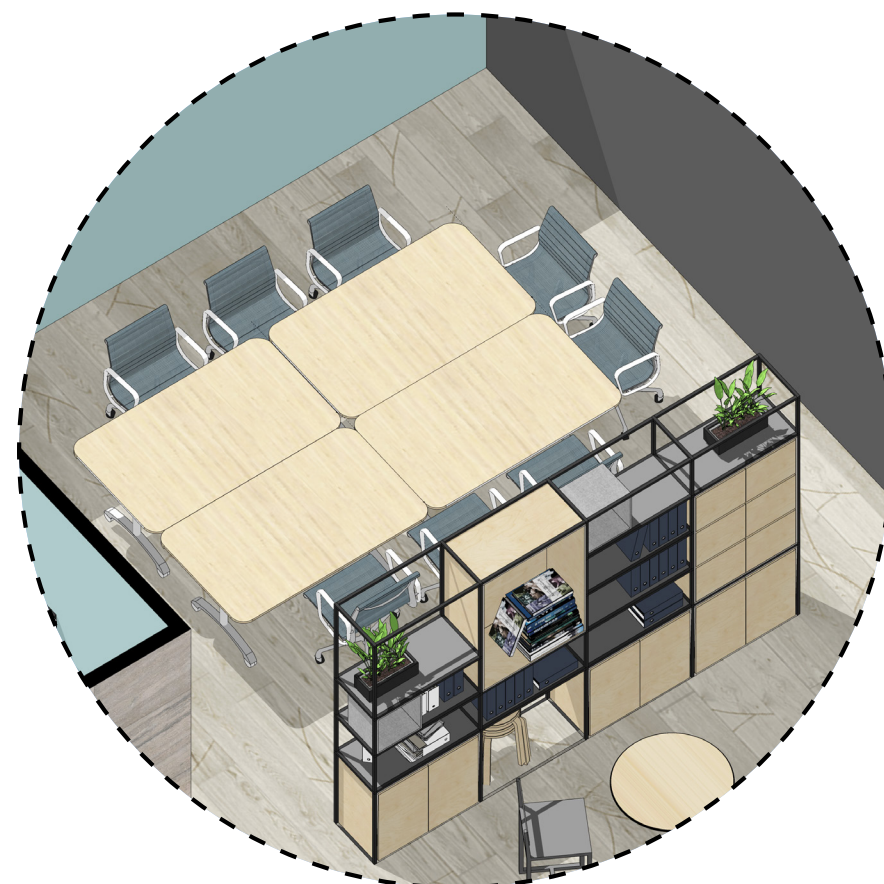
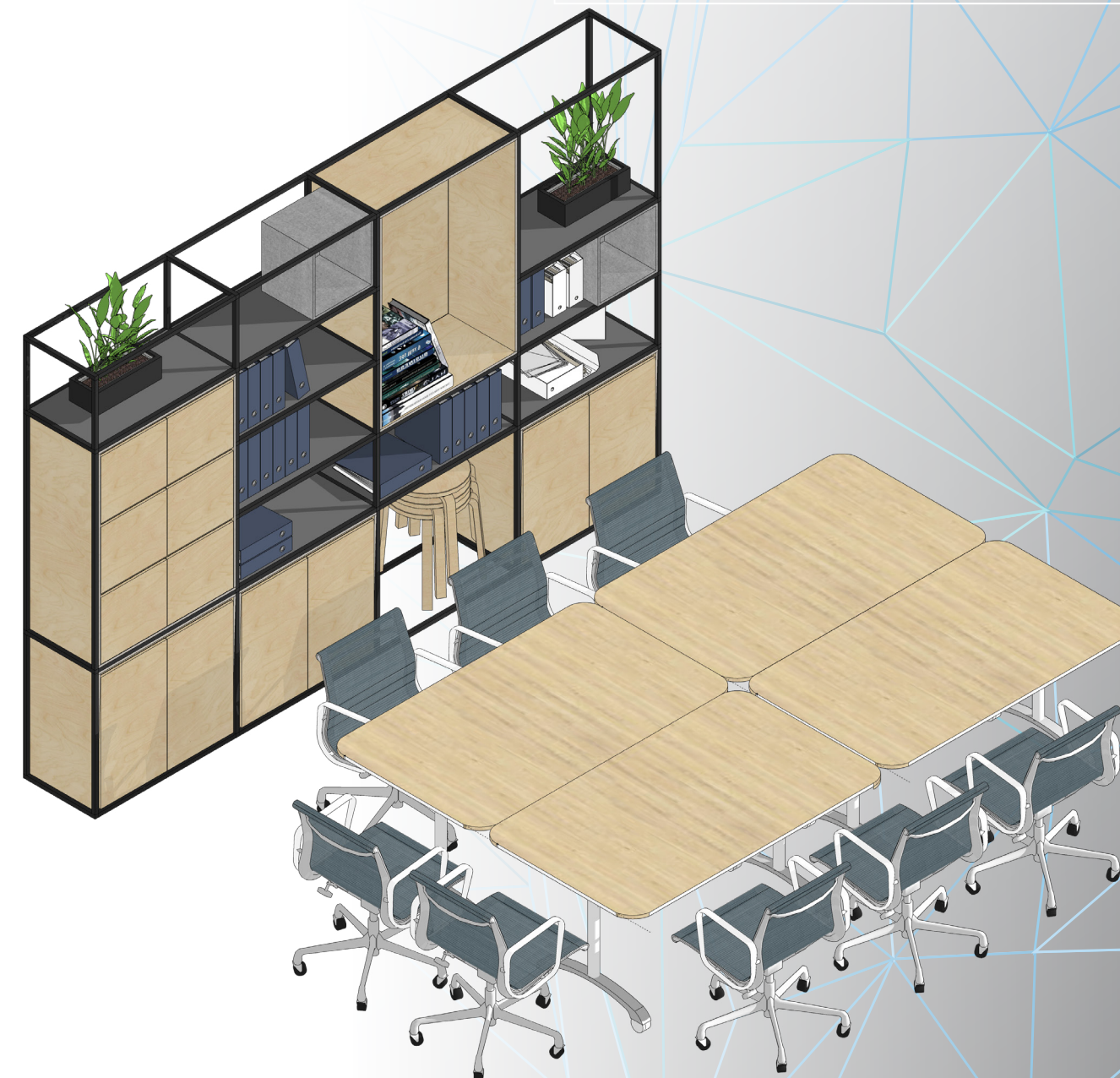
Consists of a coffee bar with storage closets, inspired by Vitra product Kado. And high tables with stools for casual meetings and a flexible working space near the coffee machine.



The most effective third spaces take cues from hotels, lounges, restaurants, spas – places people generally associate with relaxation, refreshment, and socializing. Third place design echoes many of the elements of hospitality: textured materials that feel more luxurious, warm ambient lighting, and built-in amenities such as food and beverages. When employees take a break from their focused tasks and enter a light-filled room that offers refreshment, one that's lively and healthy, they enter a different frame of mind, one more conducive to creative ideas and new connections.



3- Semi-Public Meeting Area

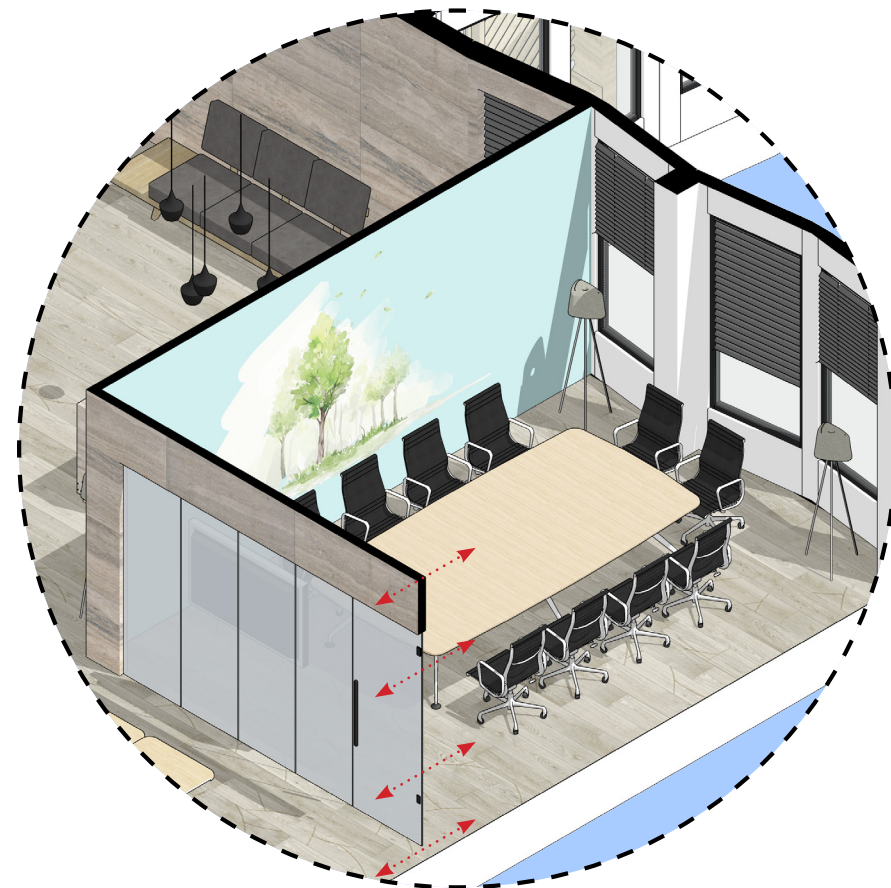
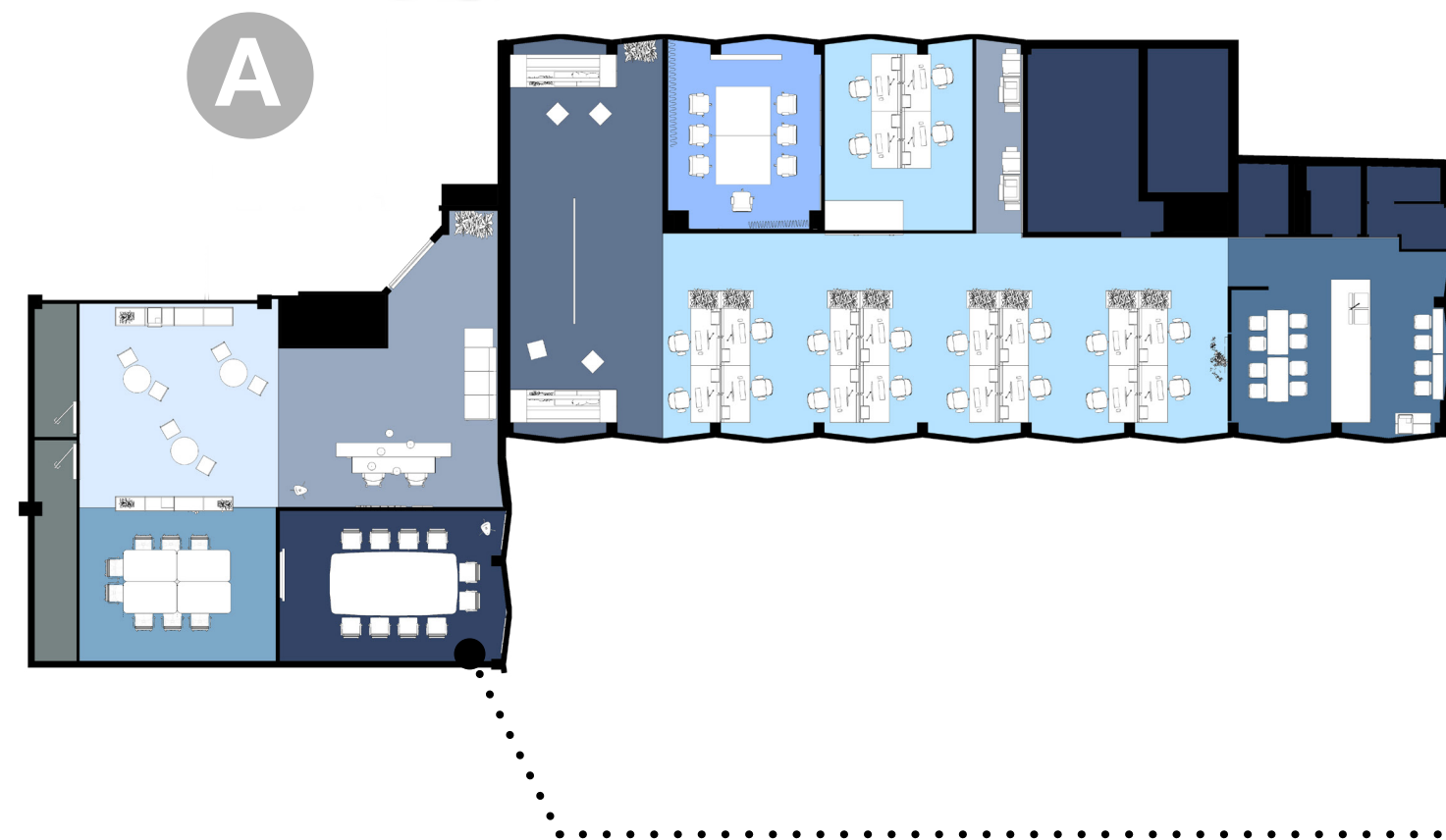


3- Semi-public meeting area

Is a multipurpose room which could be transformed into a lecture area as well as could be combined with the coffee corner for any big event. The tables could be joined or be a separate offices based on the need.



With people spending more time in the business of work than ever before, it's critical to create opportunities for connection and enhanced balance between work and life. Socializing at work helps build trust, encourage teamwork, and allows employees to work together more effectively. A well-designed third place offers employees an inclusive space to be inspired, feel engaged, and connect, elements that are fundamental to our sense of fulfillment, and play a crucial role in attracting and retaining the best and brightest in today's workforce.

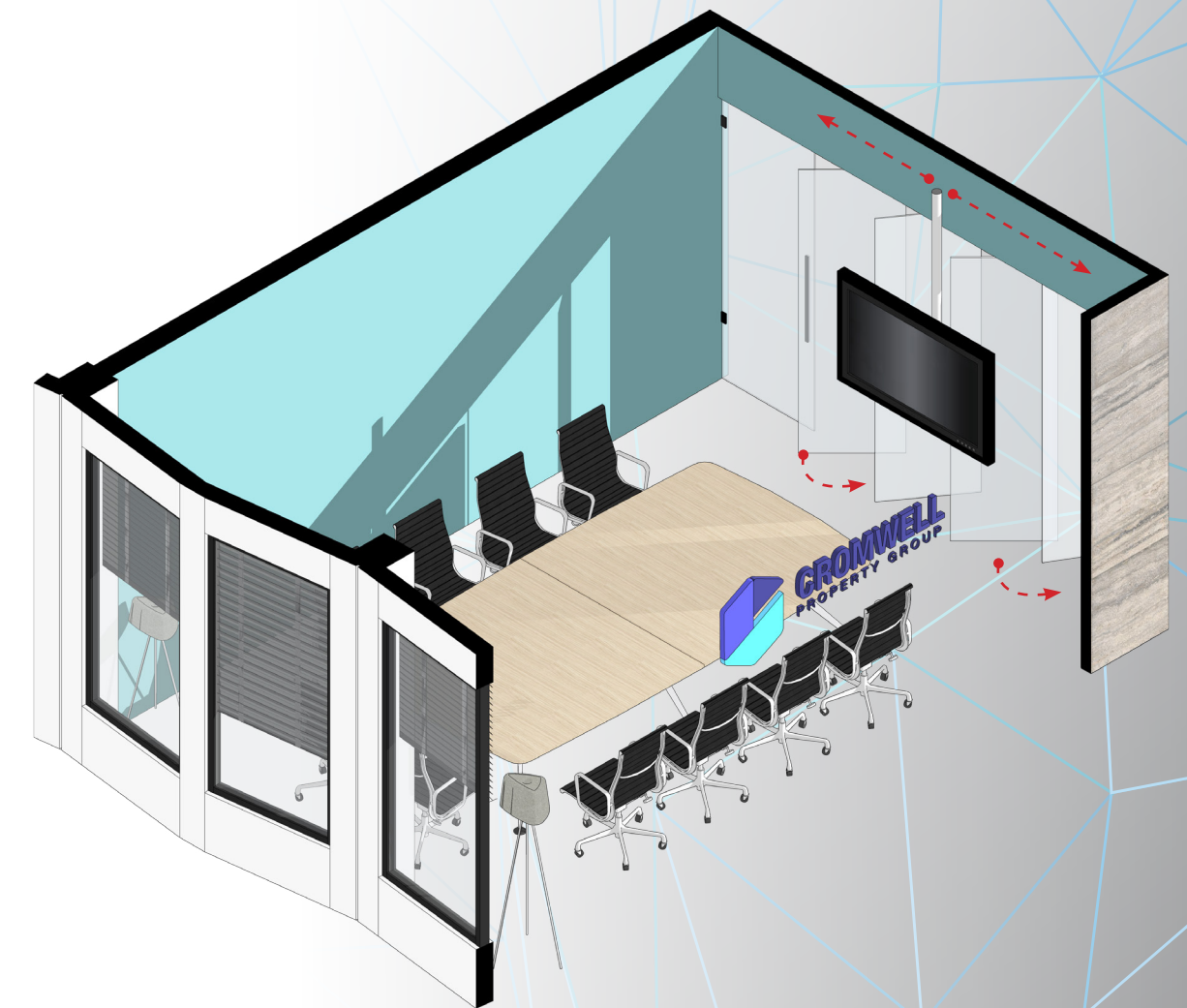


4- Private Meeting Hall

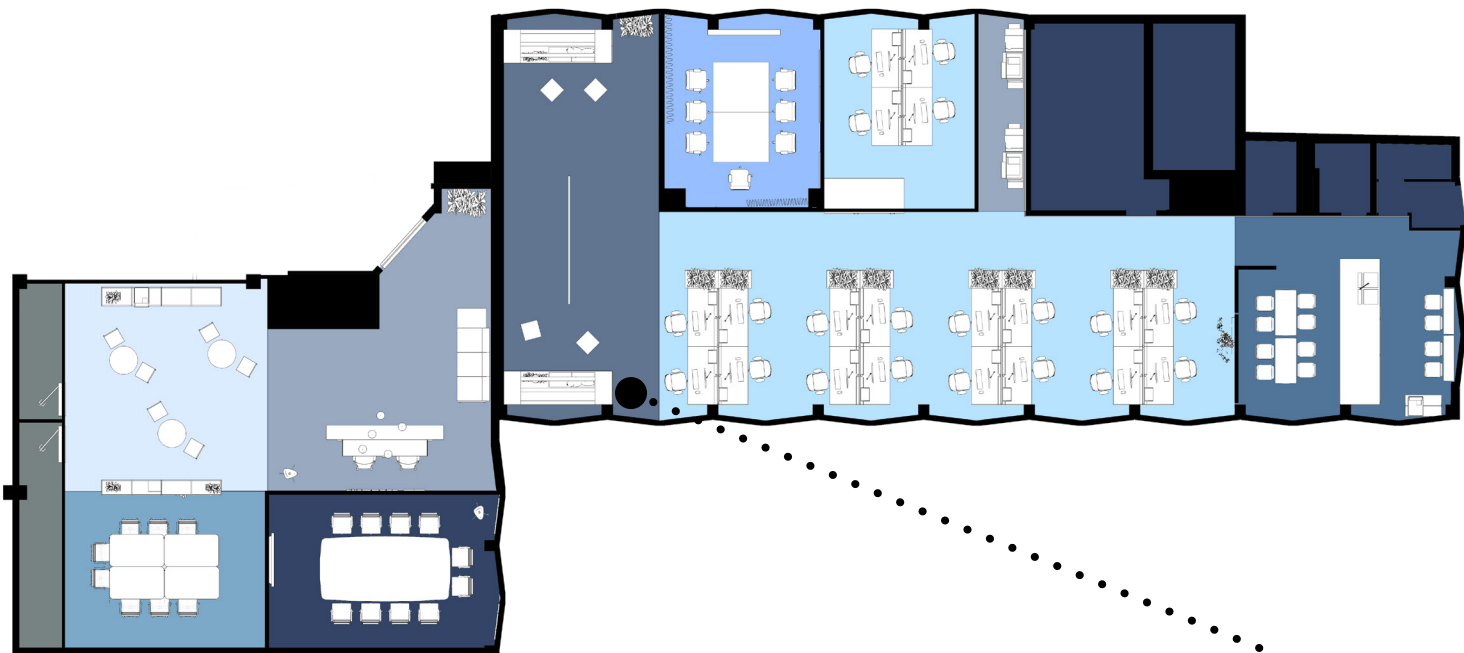
There is always a need for a private meeting room with clients to do presentations, negotiations, and close deals. This space provides silence, serenity with wall colors, and a well designed minimal meeting table with comfortable chairs.



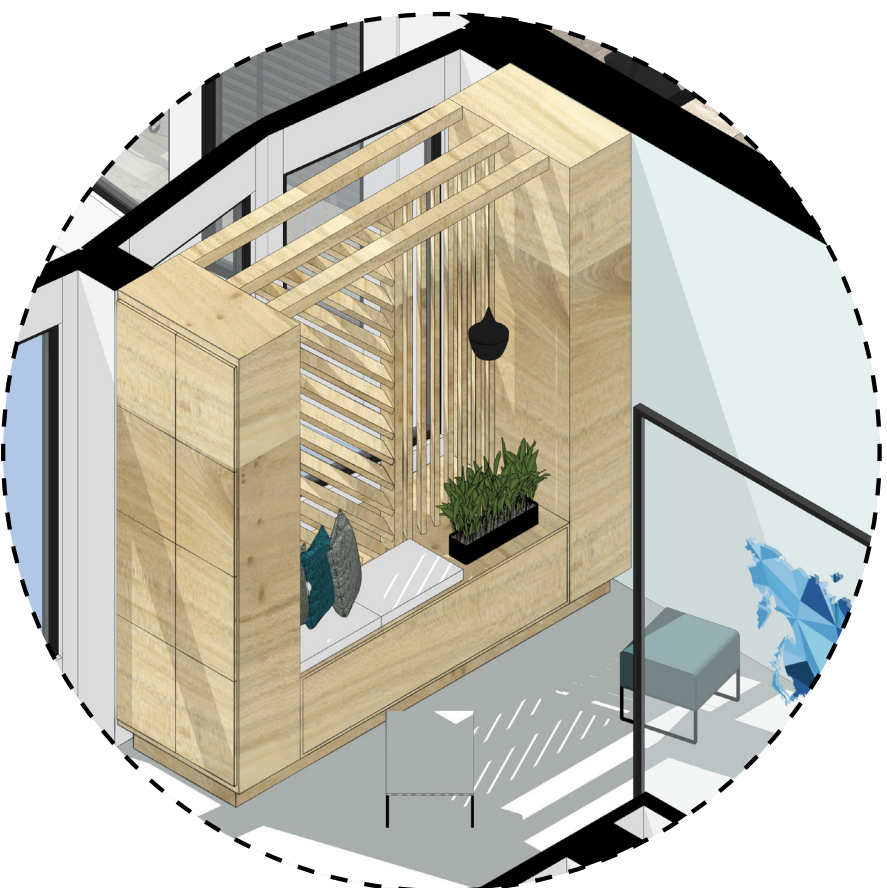
4- Clients Meeting Area



B

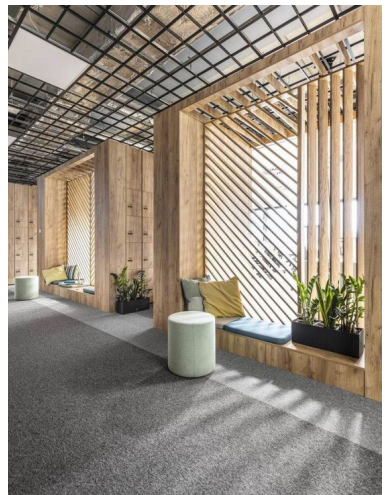


5- Lockers and Contemplation Zone



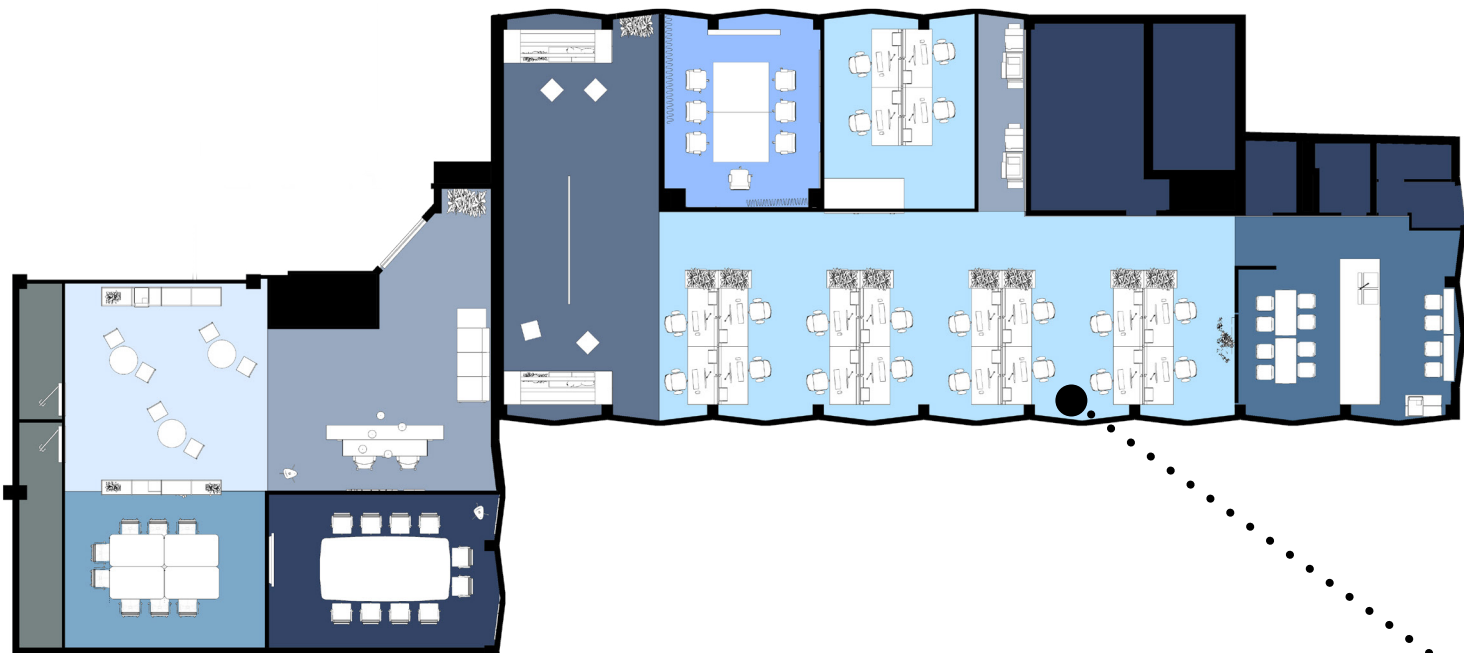
5- Lockers and Contemplation zone

This area is a buffer between zone A and B to assure privacy at the working spaces, it also provides a meditation wooden booths where employers could have a rest or change their working location in order to be more creative and produce more. Nevertheless, 32 lockers are embedded on both sides of the booth with a multipurpose storage underneath.

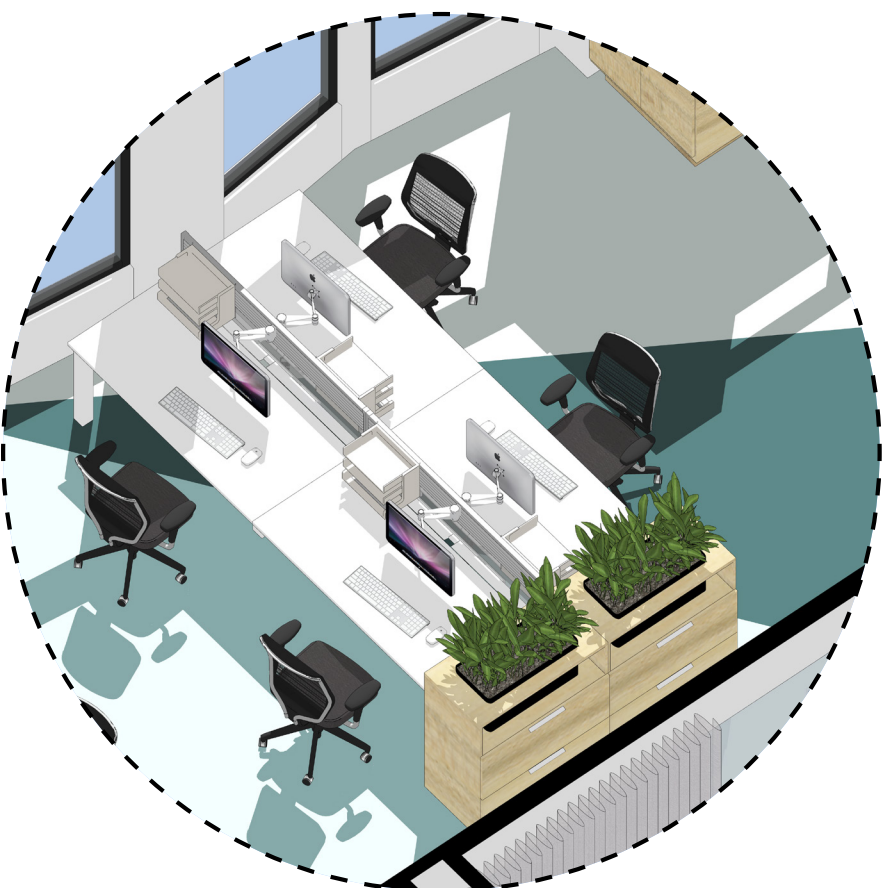


Many view the workplace as a second home, so employees are drawn to comfortable environments where they can work, socialize, and simply be themselves. Engaging workplaces integrate connection points and collaboration zones where people can interact with their colleagues. Exterior spaces, such as courtyards, patios, and decks can serve as highly effective third spaces, as long as they provide access to power and connectivity and offer comfortable seating. In short, the size of the space is less important than the quality of what happens in that space.

B

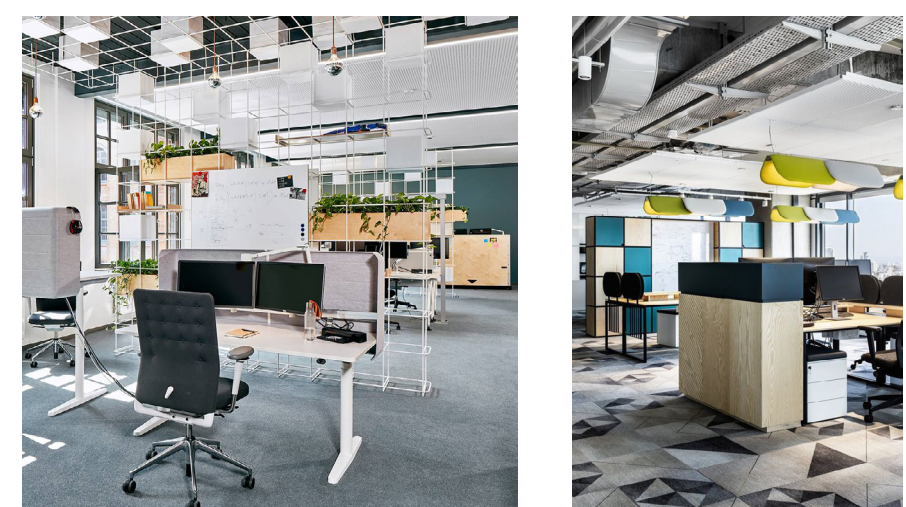


6- Working Zone



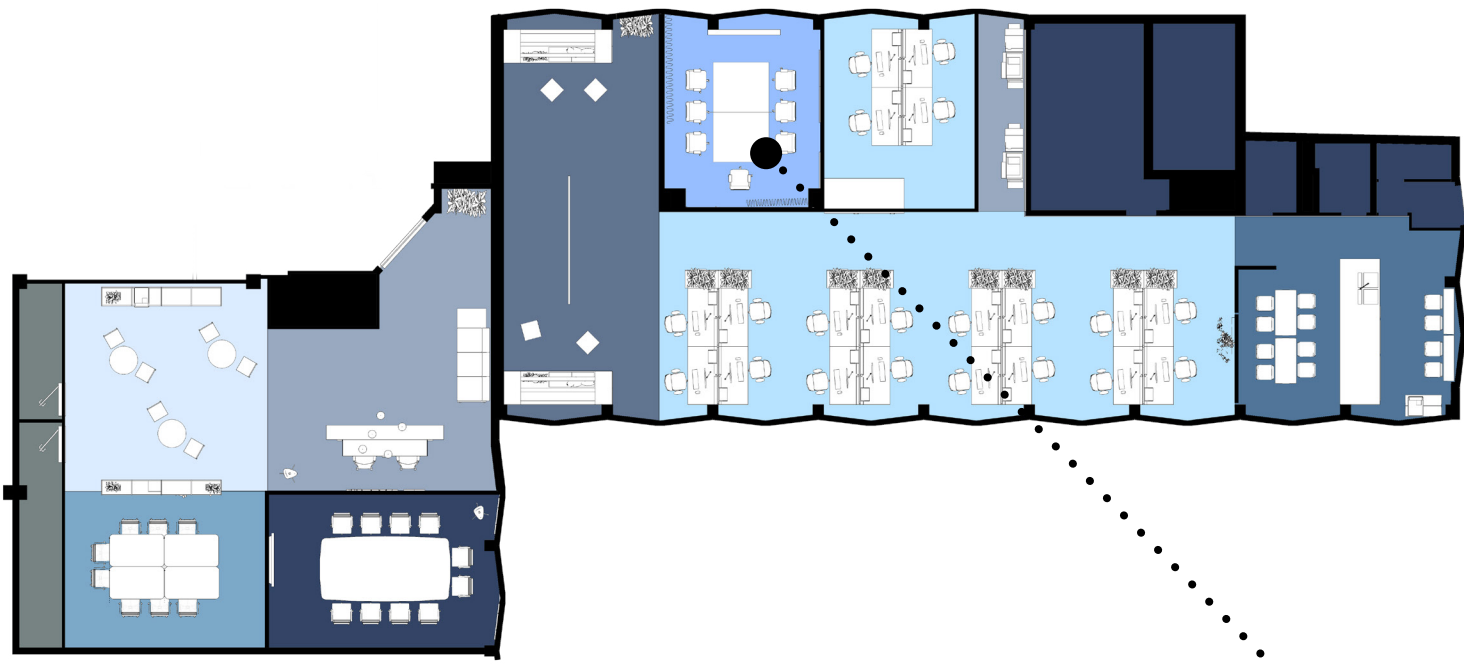
6- Working zone

Flexible workstations, adjustable and surrounded with plantations for more connection with nature which offers better environment for the employees.



Productivity can be improved by offering a variety of interior settings that allow employees to choose where they want to work that day based on the mode of work required. For example, in the morning, workers can gather in a bistro area for coffee and informal interaction; in the afternoon, they can move to a gathering place designed for teamwork or to a privacy "hive" for focused work. Magnet workplaces support the unique roles, work styles, and personalities of each individual, and provide a range of space types, furnishings, and multi-functional common areas that draw people in and keep them wanting to come back to the office.

B

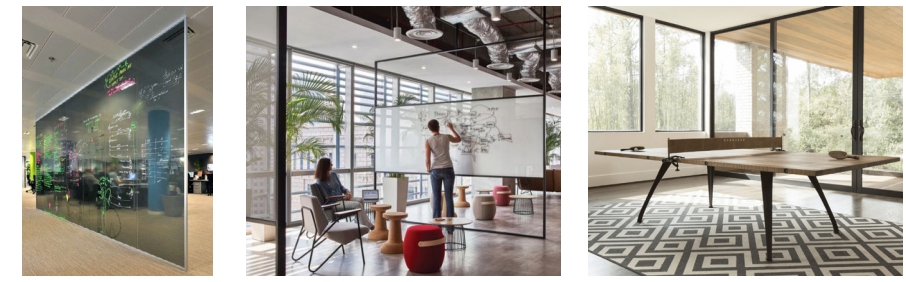


7- Presentation Room



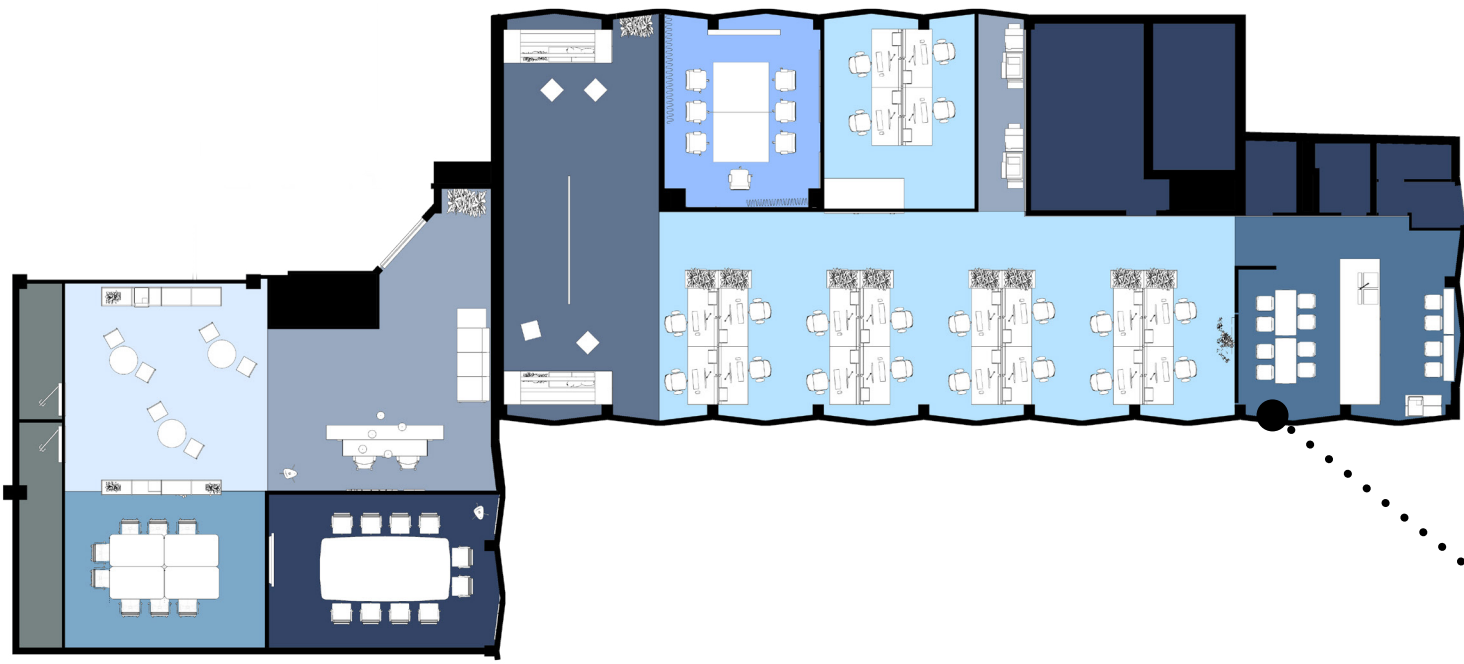
7- Presentation room

A multipurpose room or smart presentation room that could serve in many ways, equipped with smart walls and glass walls that could be wrote on, and a table which could be transformed into a pingpong table for some recreation.

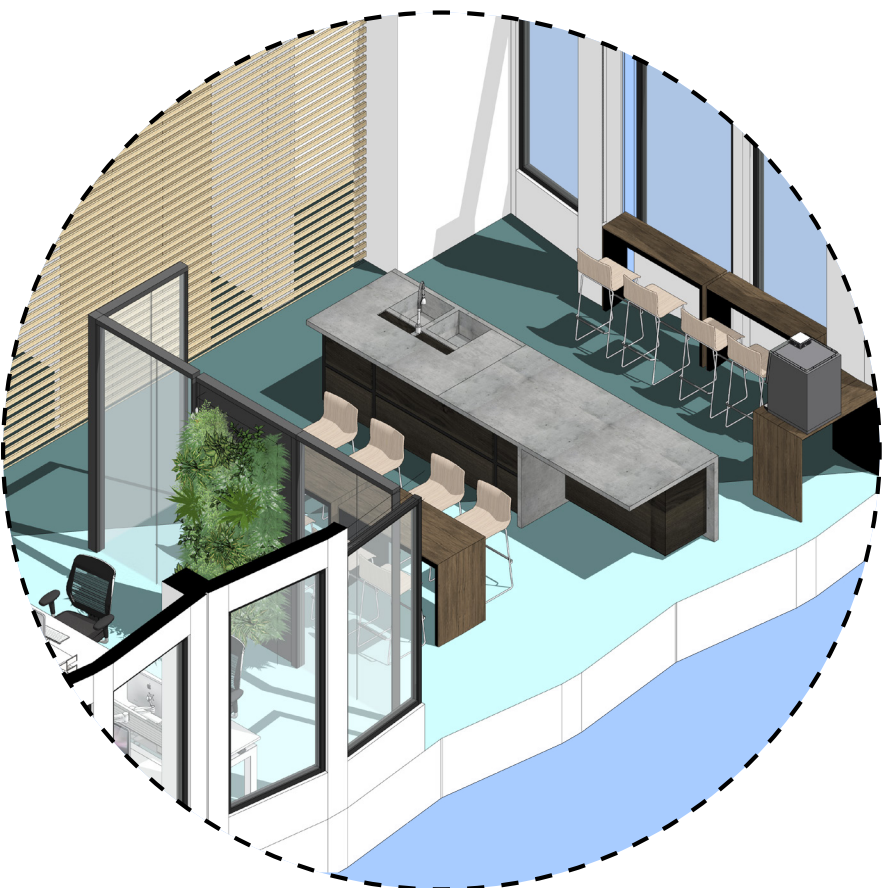


These virtual third places serve a purpose but are not nearly as effective at connecting as physical third places – parks, gyms, salons, cafes – where people can easily and regularly connect. These spaces, especially ones with internet connectivity, often attract workers looking for a comfortable social environment in which they can have invigorating social interactions while they work.

B

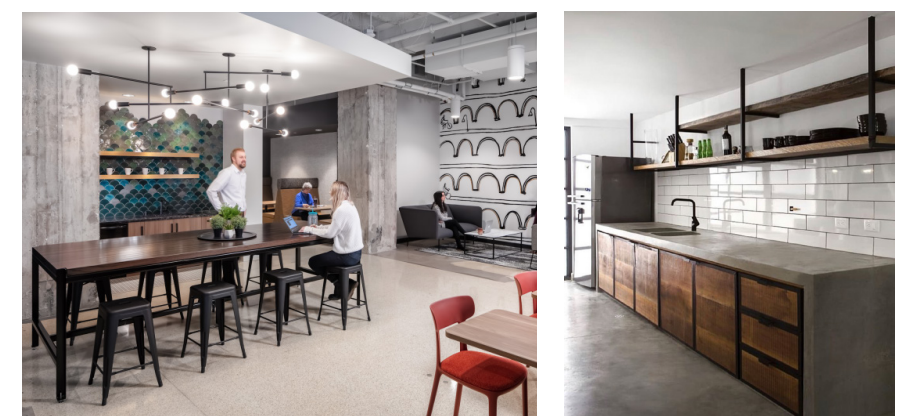


8- Lunchroom



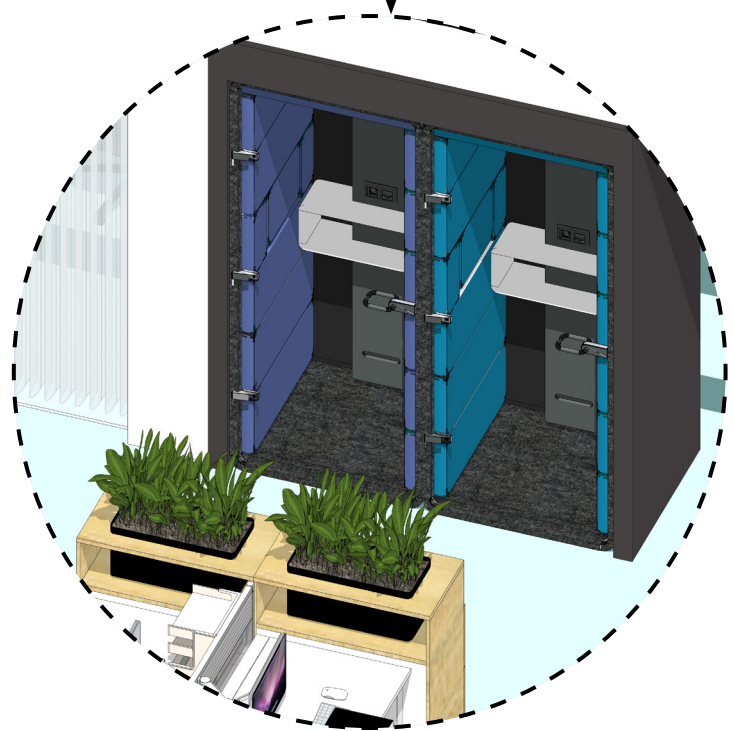
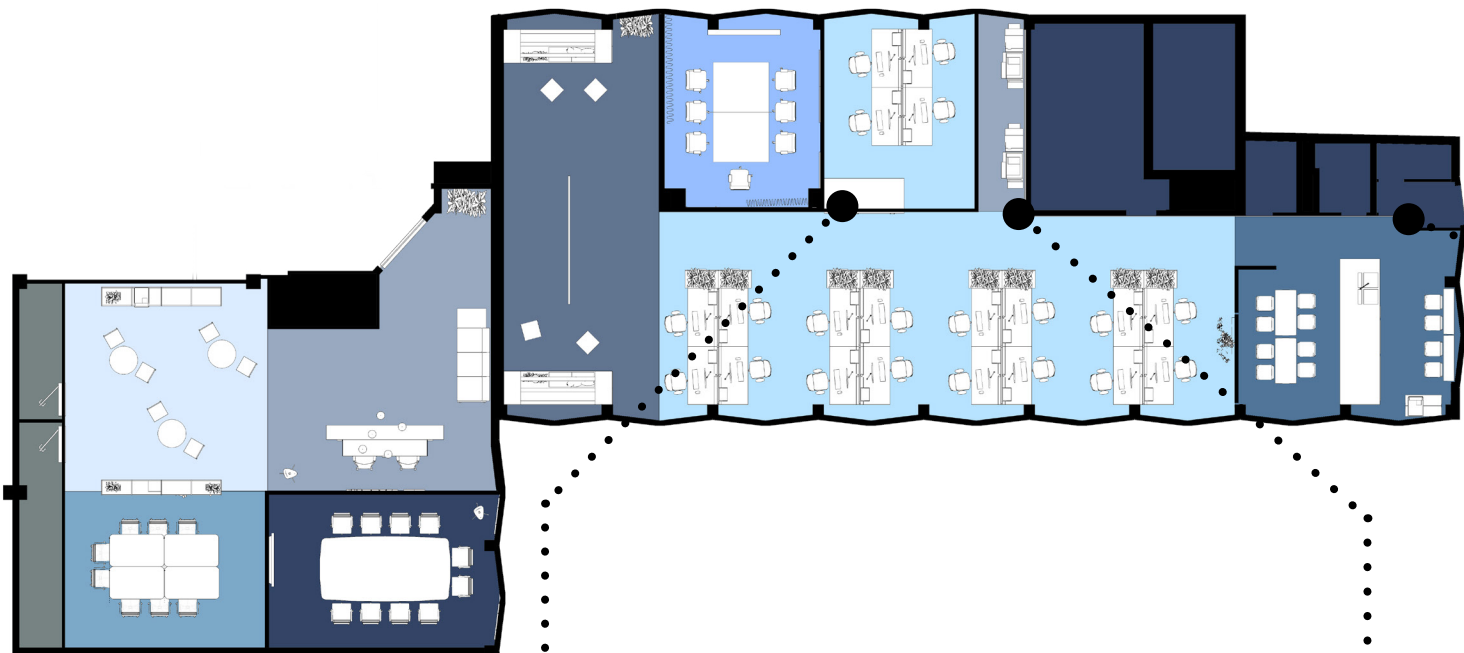
8- Lunchroom

Creating a working environment combined with the eating area will boost production, where employers will have the feeling of a bistro at work which makes it more exciting to change location while working. The kitchen island provides storage, a sink, bar fridge, dishwasher, and a counter top for preparation.

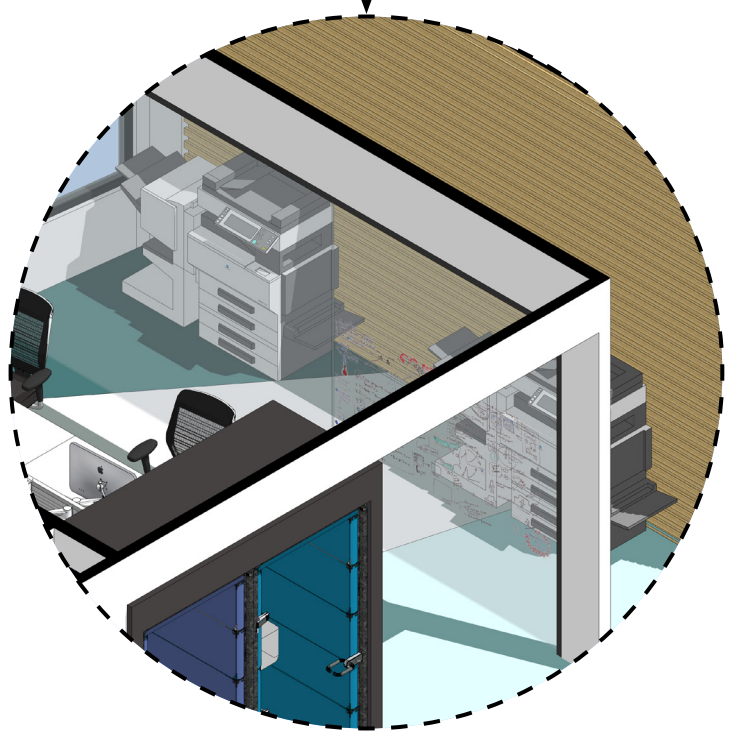


Living walls combined with natural materials bring a sense of the outside into the work environment, while a variety in spaces empower employees to choose where they want to work throughout the day. When employees take a break from their focused tasks and enter a light-filled room that offers refreshment, one that's lively and healthy, they enter a different frame of mind, one more conducive to creative ideas and new connections.

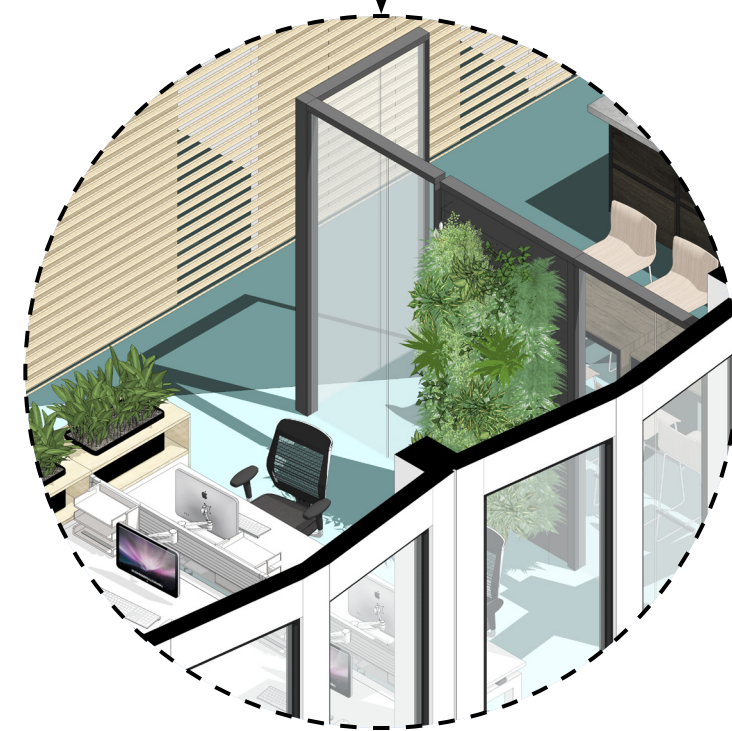
B



9- Silent Box



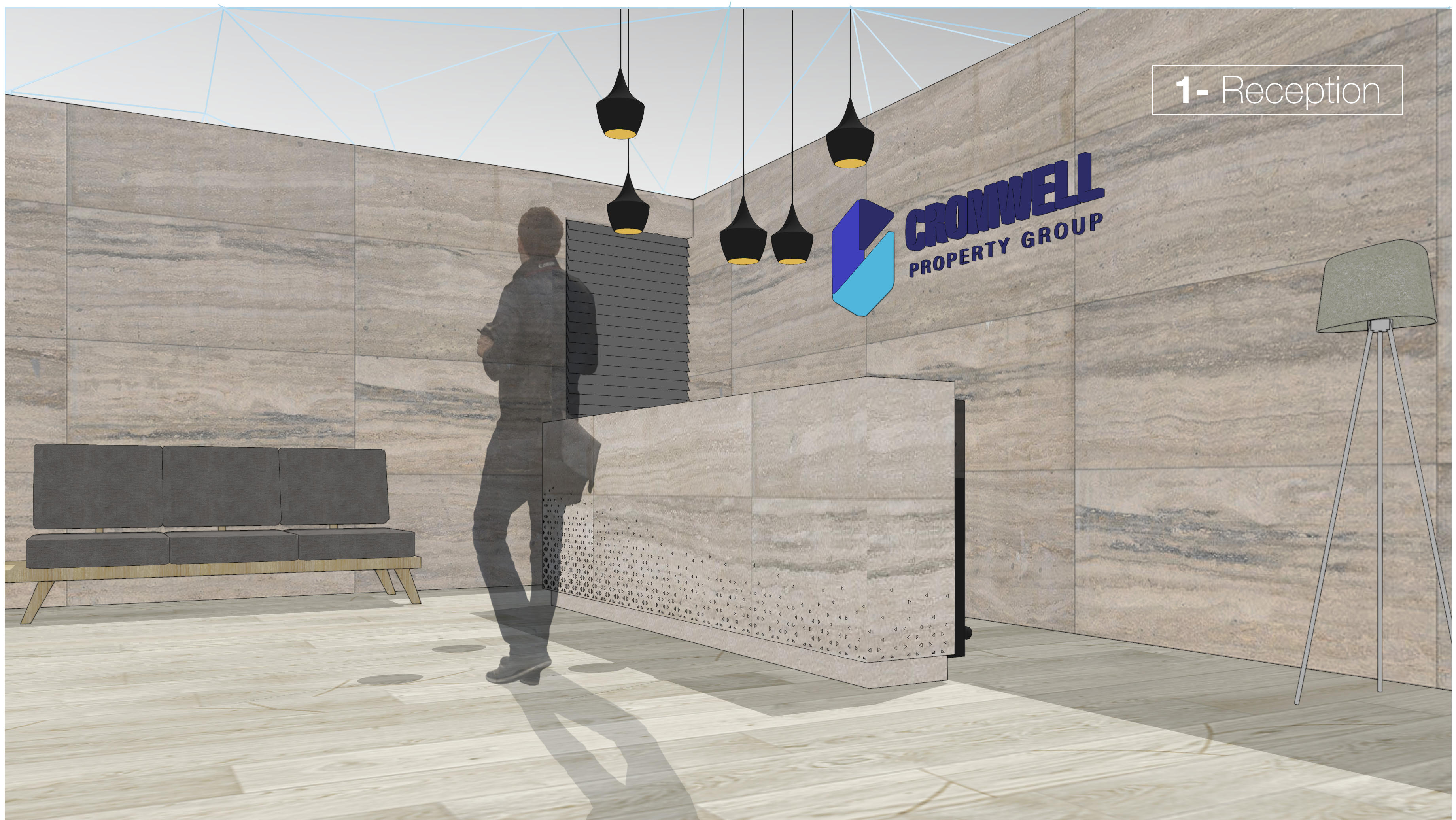
10- Printing Zone



11- Washrooms

• Biophilia, landscape or nature views strongly impact productivity and behavior, and studies have shown that being surrounded by nature improves both physical and mental health. While a rain forest in the office is unrealistic, a more practical approach is a space that is tactile and has ample quality daylight. Living walls combined with natural materials bring a sense of the outside into the work environment. Biowalls used in conference rooms and other spaces that have high occupancy provide “home-made” oxygen and create a healthier workplace.

1- Reception



2- Coffee Corner



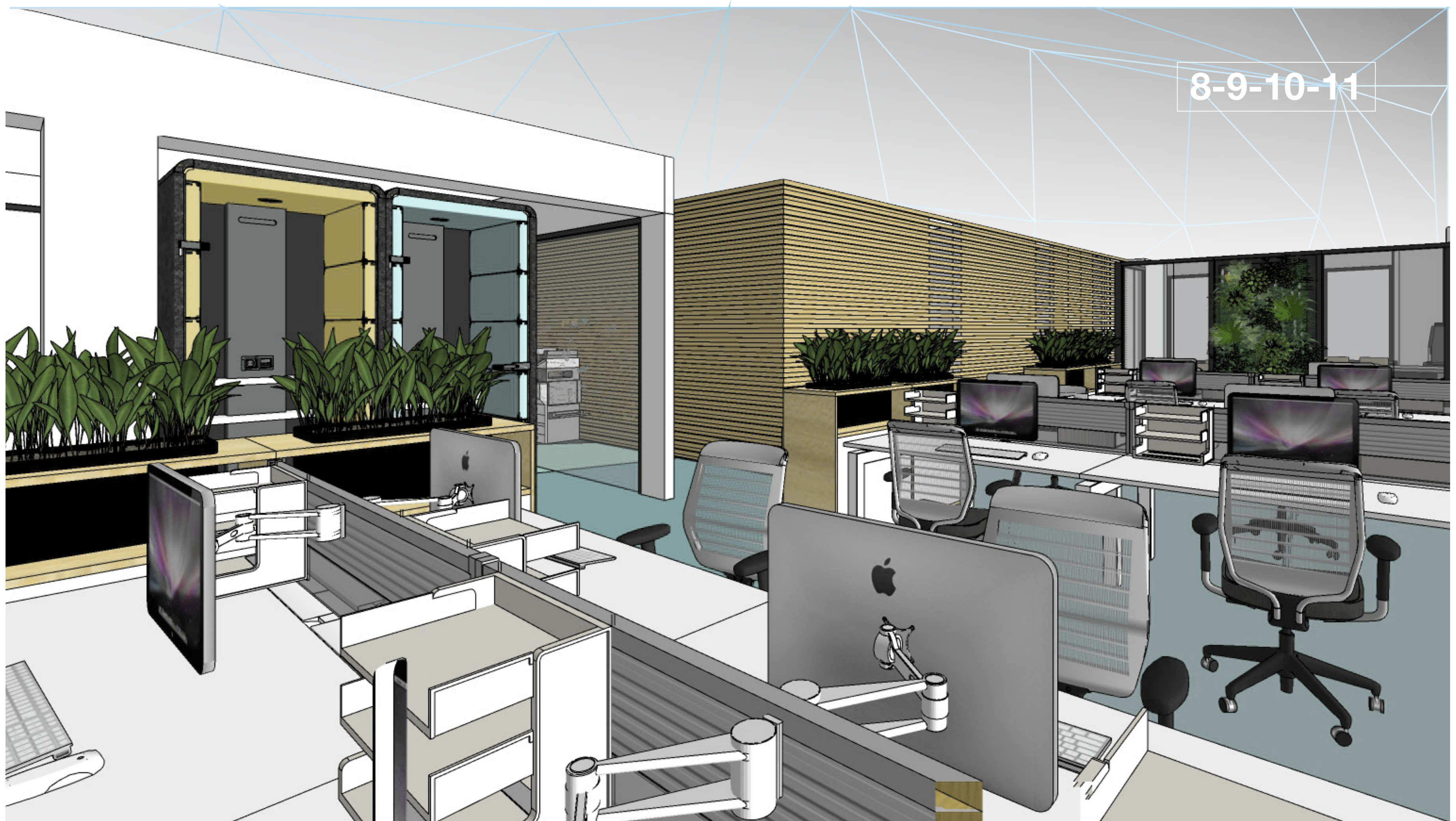
5-6-7



5-6-7



8-9-10-11



Thank you!