

RENOVATING

FOR WORKING





INTRODUCTION

The design of an office is more important than it may at first appear. It forms part of the image a company projects to colleagues, suppliers and clients. Renovating buildings is a solution to the lack of space available and to the problems some cities face in expanding. In many cases, remodeling old buildings instead of constructing new ones provides environmental, social and economic advantages. Office renovation projects are interesting as they show the evolution and growth of companies throughout history. The most common reasons for redesigning work spaces vary: the needs of the company and its staff may change, the space may become too small when a company grows, or independent, young companies may start new businesses.

In the last few decades businesses have changed from vertical companies with a hierarchical structure to companies with a much more horizontal organization where all the employees are treated equally and most of the work is carried out in teams. Obviously these changes are reflected in the interior design of offices, and renovations result in radical changes, such as converting dark little work spaces into large, bright offices. The main objective when remodeling is to allow more light inside and to change the lay out of the work areas, which are adapted to current trends and requirements. It is now common to find large, open work spaces where the employees' desks have been arranged to make it easier to communicate, to produce ideas and to work as a team. Depending on the type of business of the company, it is also usual to find small rooms for use by staff who need somewhere to work and concentrate in silence. Kitchens or cafeterias are frequently installed, to provide workers with a place to eat lunch or to take a short break in a more relaxed atmosphere.

This combination results in spaces which are open and dynamic. Conference rooms – another important area in offices – were traditionally formal spaces but they are becoming more comfortable and inviting. Technological advances are also affecting work spaces, and in order to adapt to these, special rooms are needed to house network servers: desks also have to be able to accommodate the necessary computer equipment.

Companies vary in activities, size and number of employees and so require many different kinds of spaces. Sometimes small businesses decide to occupy compact premises within a building in order to cut costs by sharing some of the communal services – bathrooms, the kitchen, conference rooms, etc. – with other companies. This kind of arrangement makes it easier for young entrepreneurs to start their own businesses.

Offices can also be located in homes, in which case the different public and private areas need to be arranged in order to combine work and privacy. The renovations in this book reflect the social changes which are taking place in the world of business and the new trends in office architecture.





JOUSSEN KARLICZEK AGENCY

ARCHITECT: IPPOLITO FLEITZ GROUP

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LOCATION: SCHORNDORF, GERMANY



THE OFFICES OF THE JOUSSEN KARLICZEK AGENCY ARE LOCATED IN AN OLD LEATHER FACTORY. THE CLIENT WAS DRAWN TO THE CHARACTER OF THE OLD BRICK BUILDING, WHICH IS EVIDENCE OF RECENT INDUSTRIAL HISTORY.

JOUSSEN KARLICZEK AGENCY

The main objective of the project was to design a show space which would meet the requirements of a modern working environment. Opposite the entrance with its elegant reception there is a waiting room with a sofa, a fireplace and several armchairs. This demonstrates a personal touch with clients while maintaining a professional attitude.

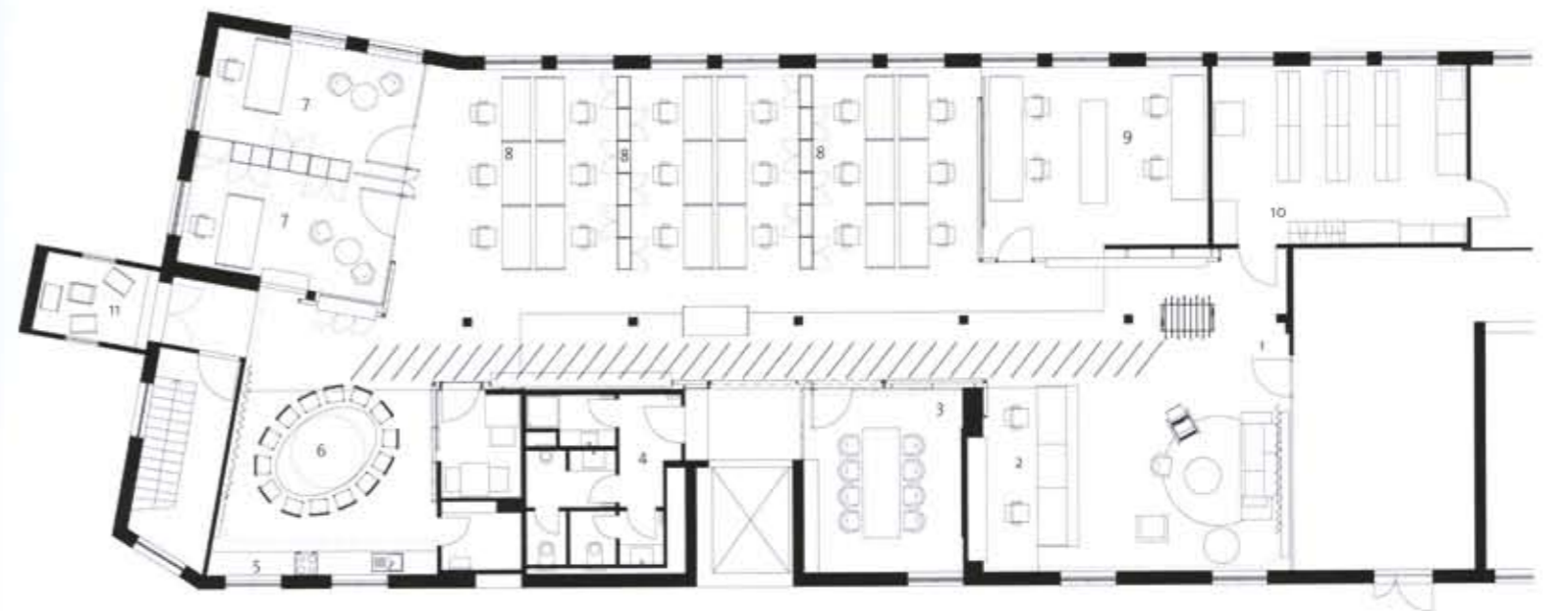
From reception there is an uninterrupted view of the work space, which is defined by the old factory's original pillars, and is divided into three areas with six desks in each. Cream-colored furniture has been used to divide the zones without preventing informal communication between the spaces. Dark lamps which contrast with the light furniture hang over the desks and provide the necessary illumination, and forty lights placed diagonally illuminate the areas where people move around.

Between the entrance and the work space there is a private area which is not completely cut off from the rest of the office. The directors' offices are at the back of the property, and the transparency of these rooms allows them to observe the daily activities of the company. In another part of the agency there is a recreational room, an area next to the kitchen with a large oval table in the middle which is used as a dining room and an informal conference room. An original lamp made up of mirrors and a lot of lights hangs over the table, and a curtain hides the kitchen when necessary. Altogether it is a dynamic space which meets the needs of an advertising agency.



A good design and some original ideas have transformed a bland space into an elegant office with modern comforts.





Floor plan

0 1 2

- 1. Entry
- 2. Reception
- 3. Conference room
- 4. Bathrooms / rest-rooms
- 5. Kitchen
- 6. Recreational room
- 7. Office
- 8. Open office
- 9. Closed office
- 10. Archive
- 11. Thinking Cell



The lamp in the recreational room creates a focal point. The fact that it is not hidden reinforces the idea of transparency in the relationship between the company and its clients.

