

Creative Workplace Design

THE OTHER OFFICE 2



FRAME

DREES & SOMMER

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By disposing of fixed desks for an absent workforce, **Ippolito Fleitz Group** inspired a flexible office culture that turns out to be a better fit for both employees and employer.



Circular pods with feature LED halo illumination offer intimate work-island retreats.



The carpet with its pixelated pattern defines the table zones and circulation areas while simultaneously underlining the dynamic feel of the overall space.

The design concept disposes of fixed workstations in favour of a non-territorial office



A mixture of individual offices and team workstations combine with open multifunctional zones, guaranteeing a variable use of space.



Adjustable-height desks offer employees flexible working solutions in this office space, which has been soundproofed with Egger's ProAkustik panelling.

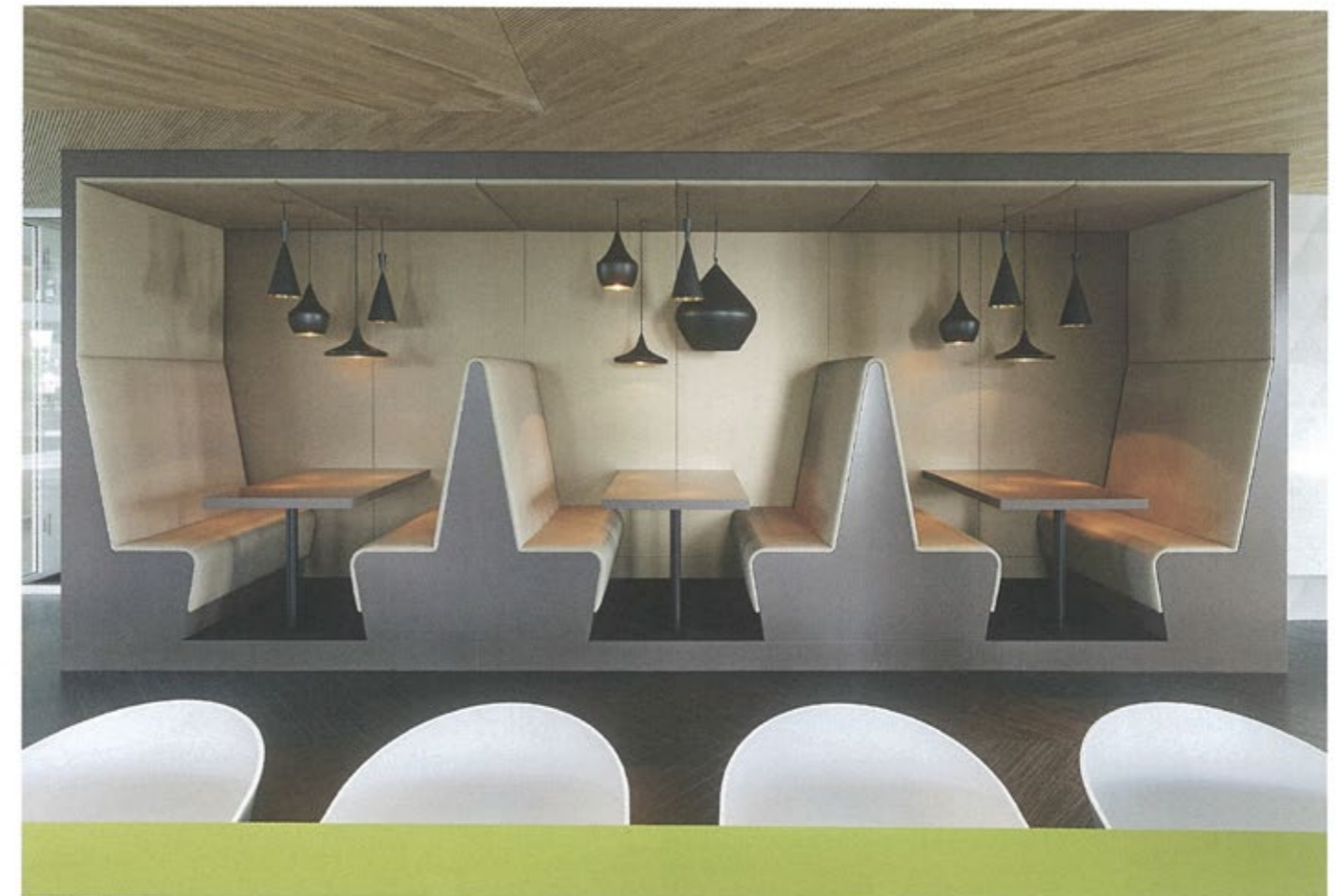
LOCATION **STUTT GART, GERMANY**
 TYPE **PROPERTY CORPORATION** FLOOR AREA **2775 M²**
 ACCOMMODATES **130 EMPLOYEES** COMPLETION **2013**
 CLIENT **DREES & SOMMER** PHOTOS **ZOOEY BRAUN**
 DESIGNER **IPPOLITO FLEITZ GROUP (P.479)**

A lot can change over 20 years; a building that was cutting edge in 1992 simply doesn't cut it in the internet era. Drees & Sommer faced a further problem in its workplace: as a real-estate project management company, most of its employees spend their time working with the client at the project site, not back at the headquarters. This created a vast swathe of vacant desks – and a lot of empty space that stood in the way of the company further expanding.

To address the situation, Ippolito Fleitz Group proposed a radical solution that disposed of every fixed workstation, even those of the managers. The new 'non-territorial' office features height-adjustable desks as part of multifunctional zones to suit staff needs during visits to the office.

Meeting rooms have been turned into futuristic communication areas, with curved glass and LED halo lights making them look as if they just landed from *2001: A Space Odyssey*.

In order to smooth the transition for a flexible working environment, it was vital to provide a place that employees could feel at home in. This is the 'Marketplace', which serves as a meeting point and communication hub, where colleagues can take breaks or host informal meetings with clients. Once again, employees can choose between a variety of seating options to suit their needs: a rectangular compartment contains three booths for private conversations, while a longer table offers room for larger team meetings or social gatherings.



Contrasting wood textures and sleek forms define the Marketplace communication hub.

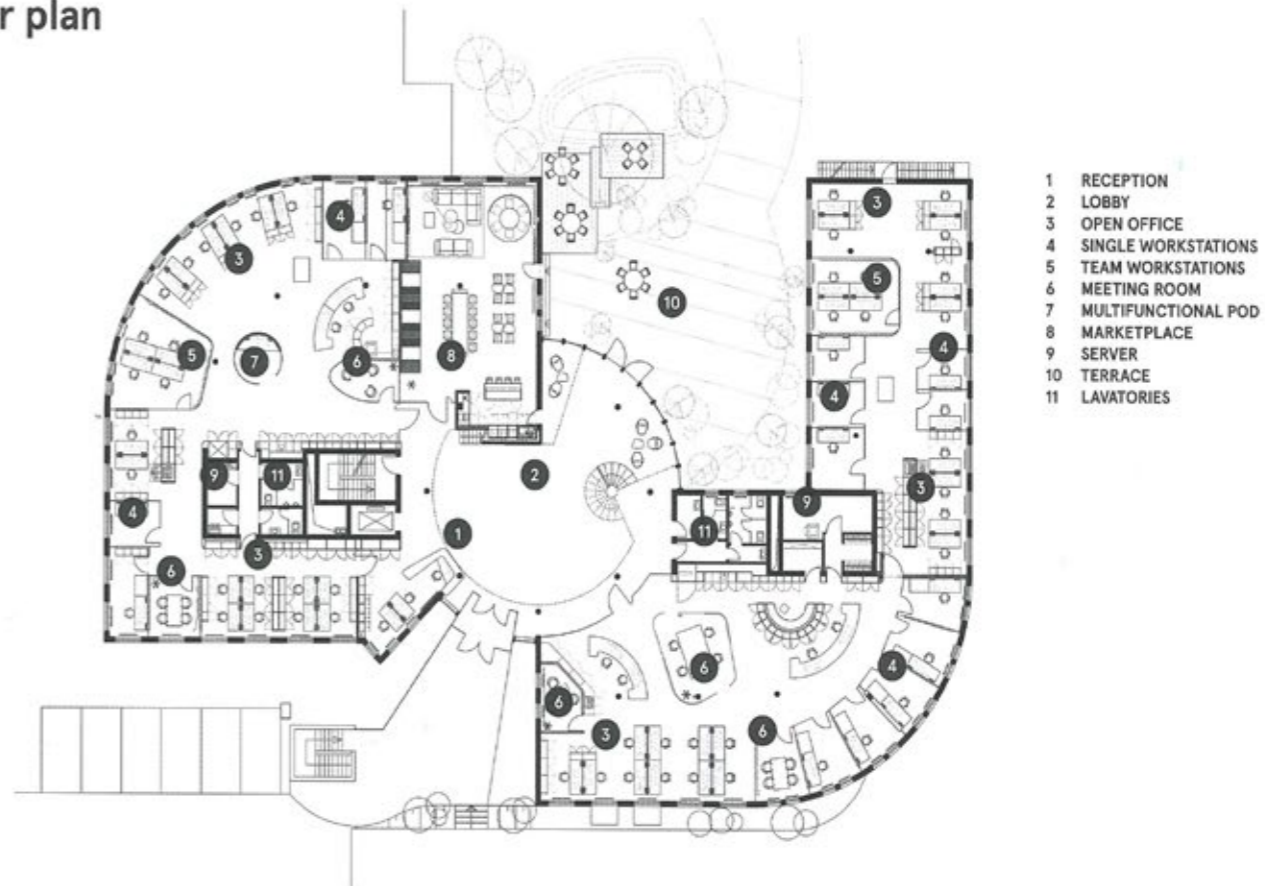


The foyer of the building remains largely unchanged; it is in the office areas that a new working culture has been assigned.



A relaxed seating area fits snugly into one corner, with textured wooden ceiling panels fitted in order to dampen sounds.

Floor plan



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The warm acacia wood surface provides a pleasant contrast to the more neutral colour palette of the fabric wall coverings of the curved spaces.

Fabric samples for acoustic panelling



Fabric-covered panels between the individual workstations absorb noise emissions right at the source, with deep-pile carpets ensuring pleasant acoustics in meeting rooms and in the Marketplace - the most intensively used communication zone - a highly-absorbent ceiling of wooden slats improves acoustics.

Designed for a smooth transition to a flexible workspace

Construction visuals



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