

THESES

ALTERNATIVE OFFICE DEVELOPMENT

The architectural possibilities of office development in the light of the co-working offices



Tamás László

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Supervisor: Péter Fejérdy DLA

Abstract

The doctoral dissertation would like to present and structure the architectural aspects of today's alternative office development opportunities that have come to the fore with the emergence and dynamic spread of co-working office formats. For efficient use of these architectural tools, it is necessary to name the functional, architectural and interior architectural elements that underlie development, to know their role, their effects, and to see what existing physical and organizational contexts they use during their application.

To this end, the first part of the dissertation seeks to highlight backgrounds that explore the phenomena of co-working offices, relevant environmental psychology research and the architectural history of office forms. In this way, the chapters in the review provide a picture of the characteristics and critiques of co-working offices, - the environmental psychological factors of the office environment and the schematic office structures that are related to the different organizational structures. After that, we can get acquainted with the origins of the co-working offices, the history of the co-working network, and the architectural development history of the traditional office function in order to show, how cultural resources developed in the next section of the dissertation are rooted in the cultural antecedents.

The second part of the dissertation elaborates the possibilities, conditions and regularities of the use of architectural tools borrowed from co-working offices in an individual design model. First of all, it seeks the role of architects in the process of development - and what are the developments under which they are justified and how different elements of the development can be coordinated. There is an interpretation about the use, types and the practical aspects of the multifunctional and intermediate spaces („breakout zones“, „third spaces“) that represent alternative office development. Furthermore, it defines how these can act as a catalyst for organizational operations of an office. Finally, it is worth to look at some of the examples that, with their differences, cover the diversity of alternative office development situations. Hopefully the dissertation will give inspiration and ideas for the most creative use of alternative office building tools.

Theses about the use of architectural tools for office development

Theses of the dissertation formulate statements that relate to the systematic use of architectural office development tools. These tools have been formulated based on research and dissertation-related relationships.

Thesis 1:

In the process of creative architectural office development, the core business of the office can be categorized according to its tasks as functional, co-operative or creative.

The category of the three types of office has come to mean that office activities are different in terms of how much work they need to work separately, collaborate or work in creative group. When developing the office environment, the core business features will be most prominent.

Thesis 2:

For office activities you can assign the most appropriate basic layout scheme.

The first thesis categories (functional, co-operative, creative office type) are typically paired with cellular, open office, and "co-working" office space usage. These formal schemes are rooted in both the functional and formal development history of the offices.

Thesis 3:

Within the office layout, the usage of the individual mental health and physical elements, and their proportion, should be determined.

For office activities, based on the categorization and the associated layout form, you can assign the typical architectural tools that provide an adequate and supportive physical environment for office workers. These are explained in the following theses.

Thesis 4:

The basic structure of functional offices is the cellular layout scheme, the development of which the relevant architectural tools aim at creating basic physical and mental hygienic working environments.

To provide basic physical and mental hygienic working environments, architectural development tools are: - separation, fragmentation; - personal space; - place of concentrated work; - window proximity, - natural environment; - routes, intersections, visibility, transparency; - public spaces; recreation spaces; - possibility of meals.

Thesis 5:

The basic structure of the cooperative office is the open space layout scheme, the development of which the relevant architectural tools are designed to form the interaction-assisted and controlling spatial system.

In the open office space structure of co-operative support, the different needs of interactive and concentrated work become important in choosing the tools. These are: - differentiated spaces, - soundproofed rooms, and - separation and division, with the specific design of co-operative operation. The devices referred to after the previous thesis also apply to this category.

Thesis 6:

For creative organizational units, the optimum working environment is a community-based, "co-working" office form that inspires inspiration and creativity thanks to its function and spatial structure.

The development elements of the creative departments in co-working form beyond the tools of the previous categories emphasize the importance of inspirational design; or - the place of concentrated work; - routes, intersections, visibility, transparency; - public spaces; recreation spaces; - design and architectural design of soundproofed premises to address both interaction, incidental encounters and community experiences.

Thesis 7:

For designing new types of intermediate-use office spaces, it is essential to apply social science and environmental psychology. This way they can better functioning in the operation of the office and enhance more wellbeing for the workers.

Intermediate spaces („breakout zones”, „third spaces”) appearing as a new kind of office space can be designed with practical considerations based on social science and environmental psychology, and their follow-up will contribute significantly to their functionality and active use.

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