

THE OFF FUTURE WORKSPACE

Luigi Filippo Rodrigues Durando - Royal College of Art 2021

Every day,
millions of people around the world
used to go to one place:

THE OFFICE





COVID-19

Offices are changing in response to Covid-19 from productivity space to something else. Values in the workplace are changing. It has expanded our idea of what a “workspace” can actually be.

A black and white photograph of a large, empty office space. The room features a long wall of windows that offer a panoramic view of a city skyline, including several tall skyscrapers. The floor is highly reflective, mirroring the ceiling and the city view. The ceiling has a grid pattern with recessed lighting. The overall atmosphere is one of vastness and emptiness.

COVID-19

too much space
long lease
restrictive use of classification

Offices are changing in response to Covid-19 from productivity space to something else. Values in the workplace are changing. It has expanded our idea of what a "workspace" can actually be.

A black and white photograph of a large, empty office space. The room features a long wall of windows that offer a panoramic view of a city skyline, including several tall skyscrapers. The floor is highly reflective, mirroring the ceiling and the city view. The ceiling has a grid pattern with recessed lighting. The overall atmosphere is one of vastness and emptiness.

COVID-19

There's money to be saved, and space to be transformed.

too much space
long lease
restrictive use of classification

Offices are changing in response to Covid-19 from productivity space to something else. Values in the workplace are changing. It has expanded our idea of what a "workspace" can actually be.

REMOTE WORKING

today

Many companies, teams and employees have been obliged to work remotely for months. This involuntary experiment has demonstrated that we can we can perform many work functions without an office.

This is a point of no return.


LUEE

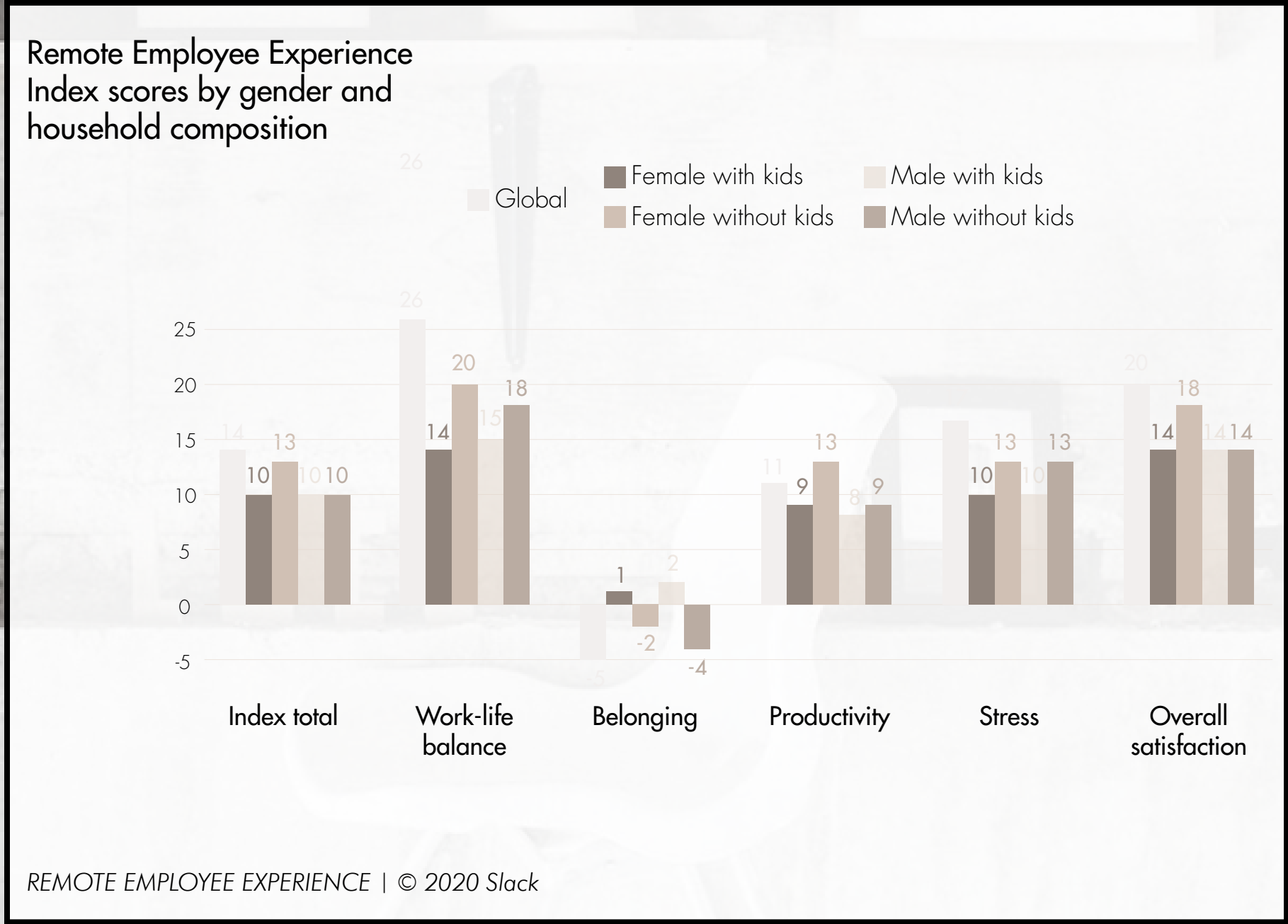
REMOTE WORKING

today

+

FLEXIBILITY
PRODUCTIVITY
TIME SAVING
MONEY SAVING
FOCUSED WORK
WORK-LIFE BALANCE






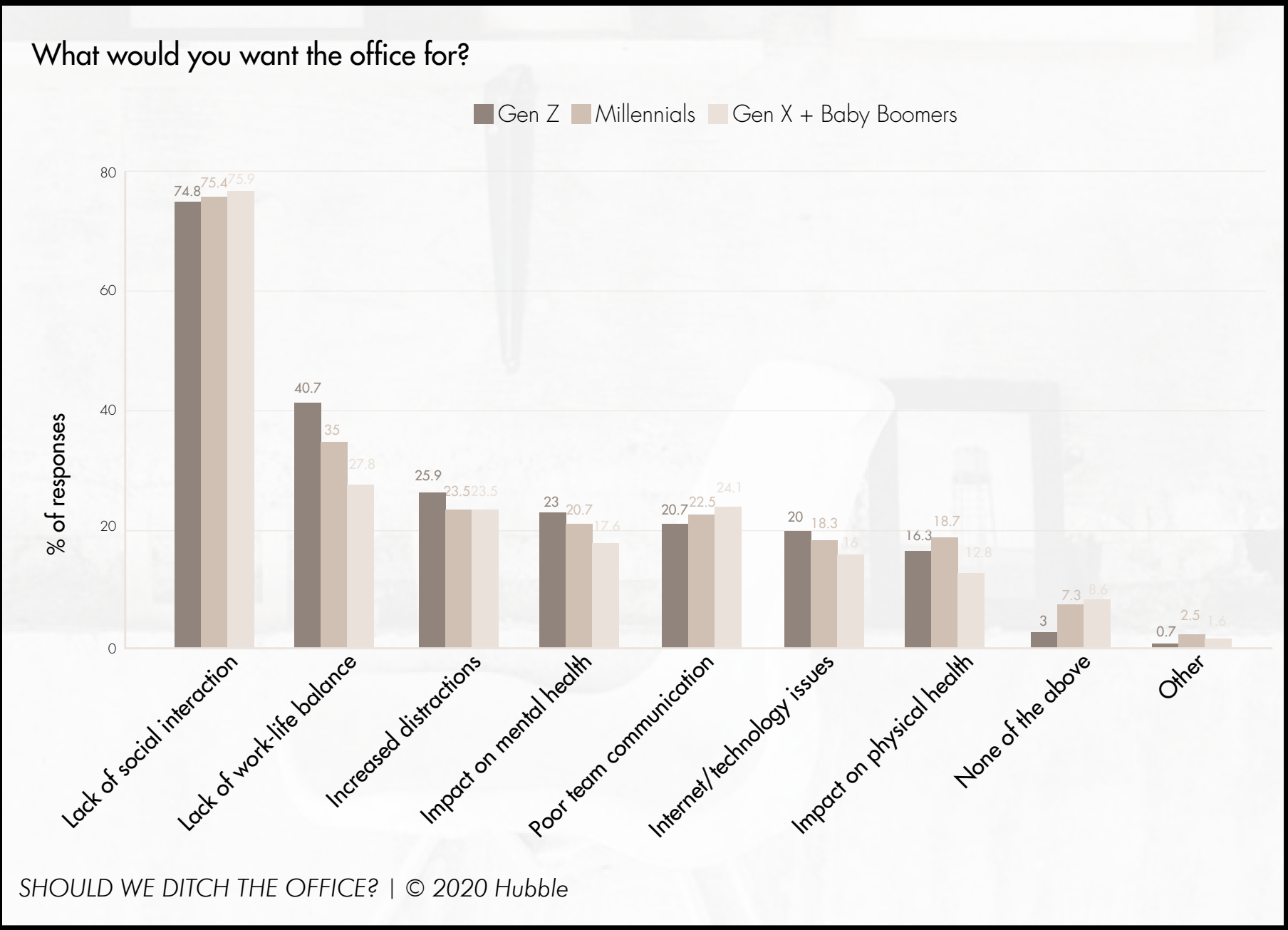
REMOTE WORKING

today

—

LONELINESS
ANXIETY AND STRESS
LESS SENSE OF BELONGING
LACK OF SOCIAL INTERACTION
TROUBLE OF "SWITCHING OFF"
LACK OF COLLABORATION





REMOTE WORKING

today

⊖

LONELINESS


ANXIETY AND STRESS

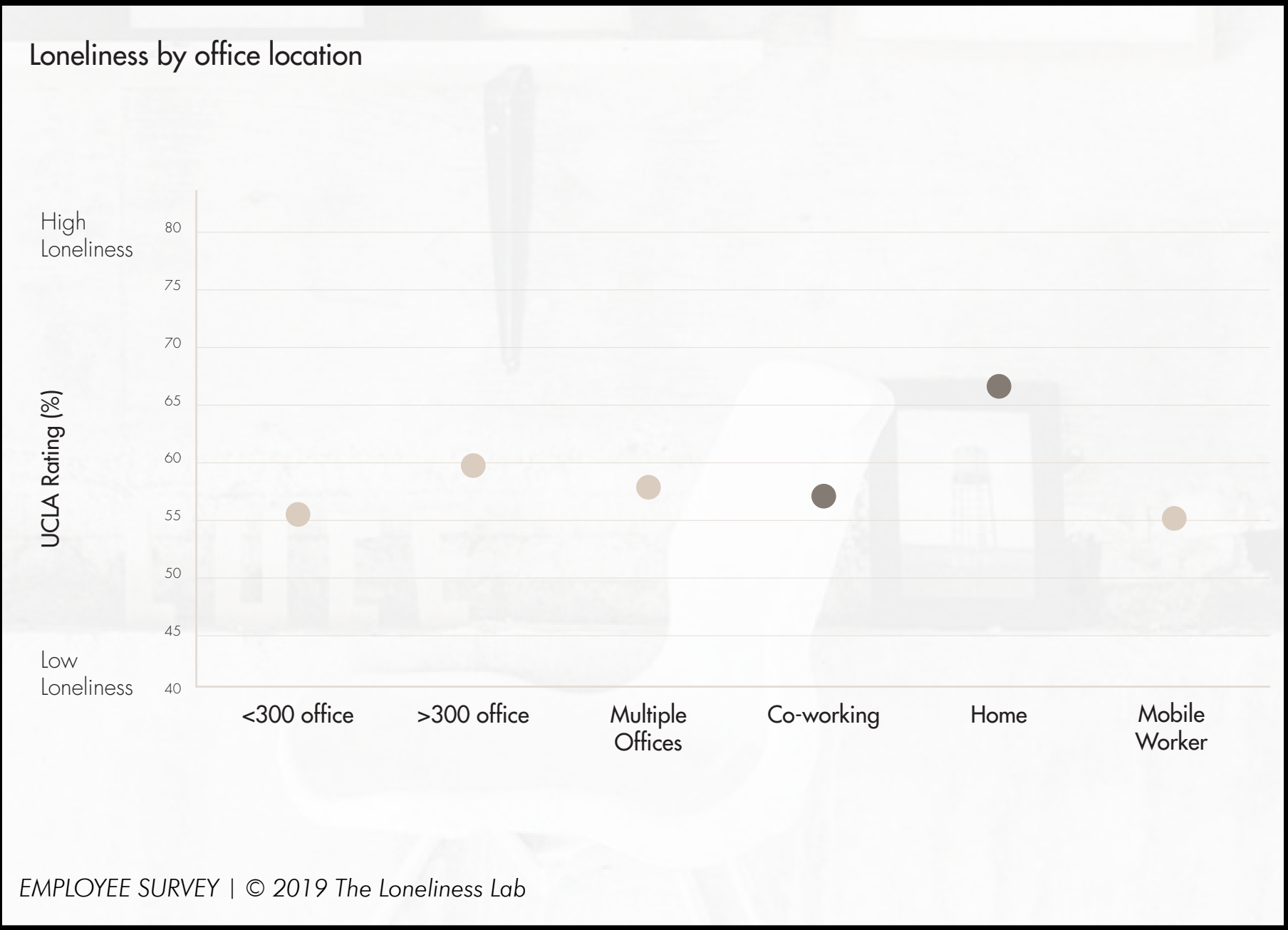
LESS SENSE OF BELONGING

LACK OF SOCIAL INTERACTION

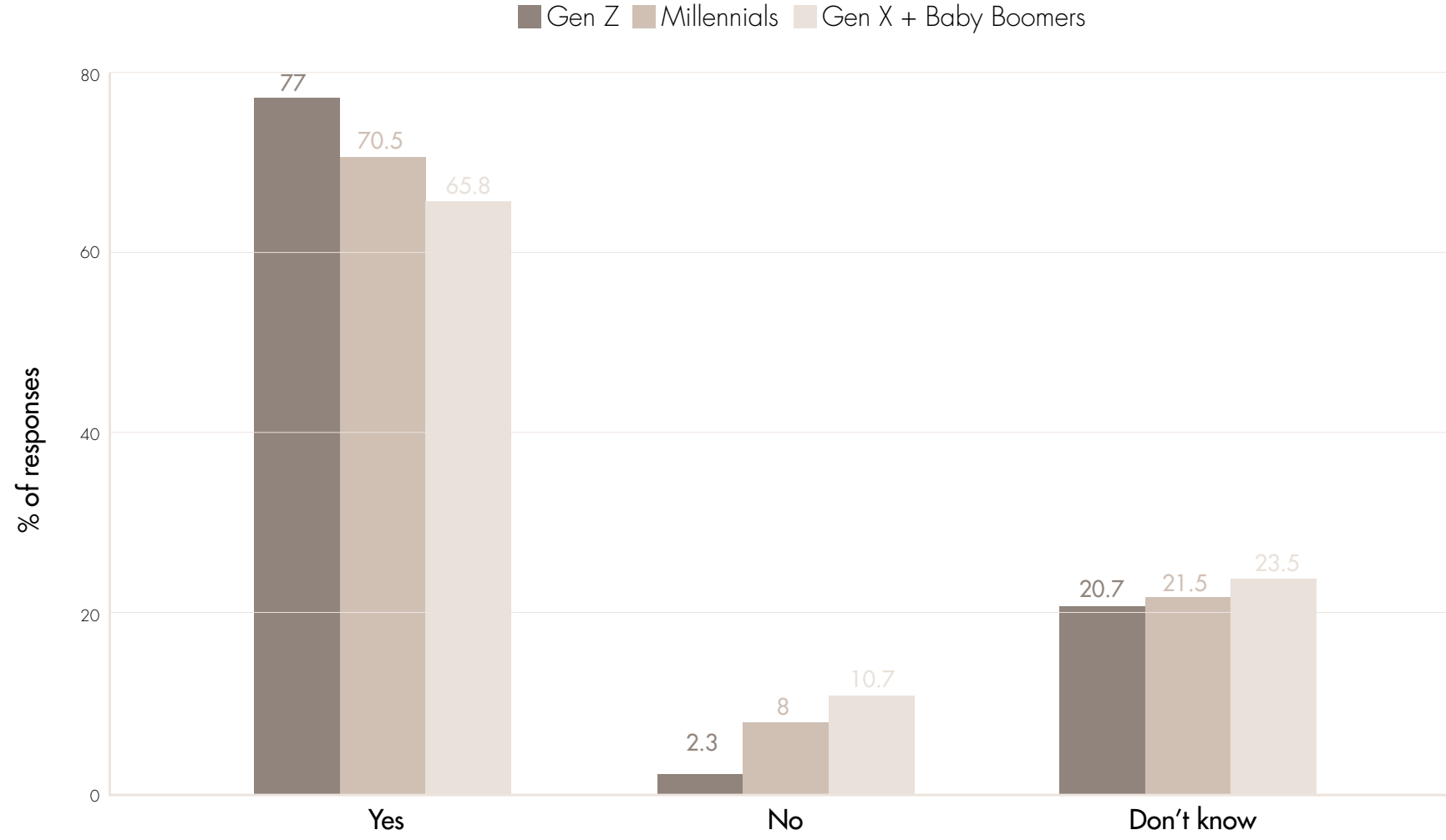
TROUBLE OF "SWITCHING OFF"

LACK OF COLLABORATION

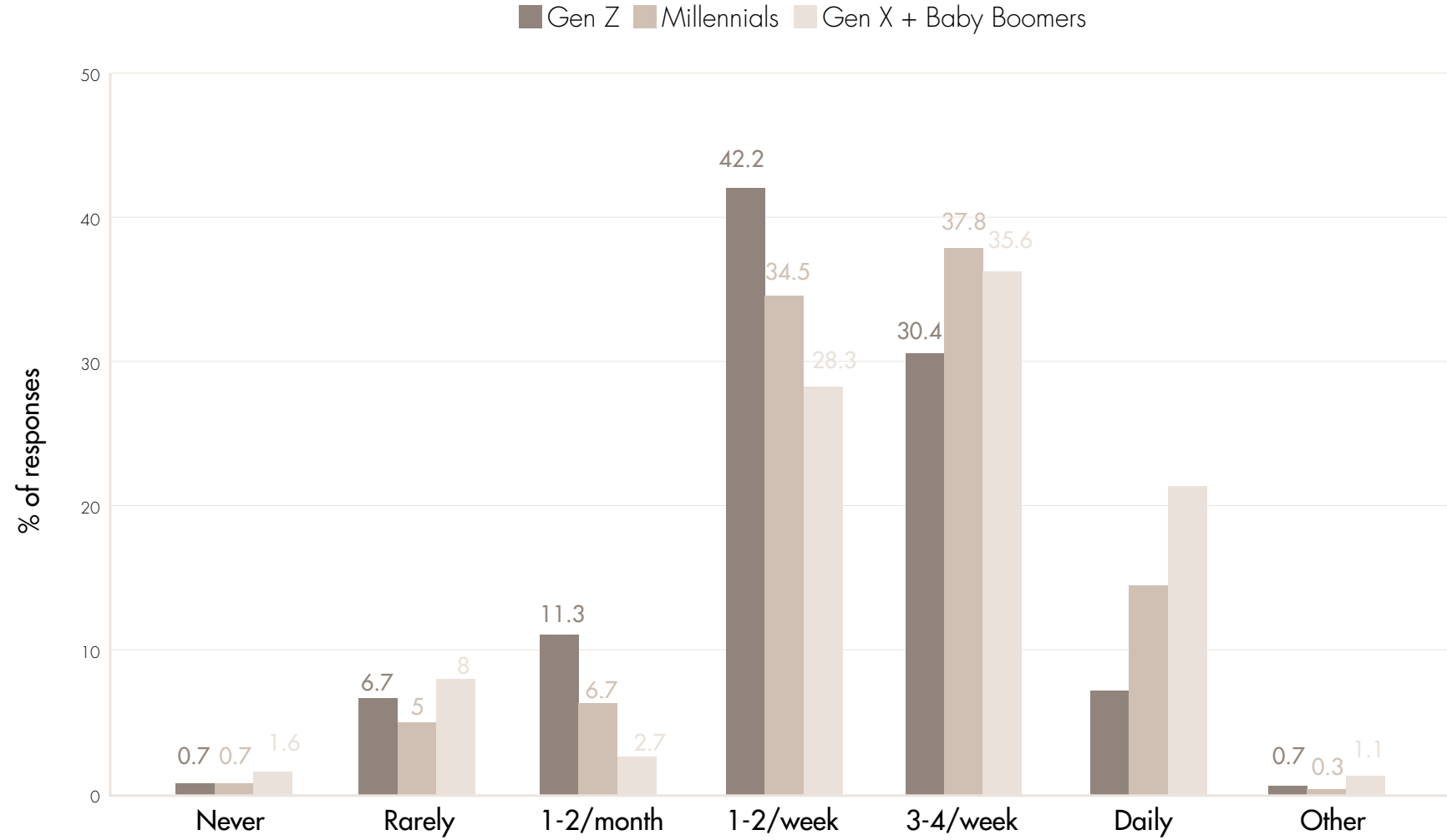




Would you want your business to still have an office of some sort?

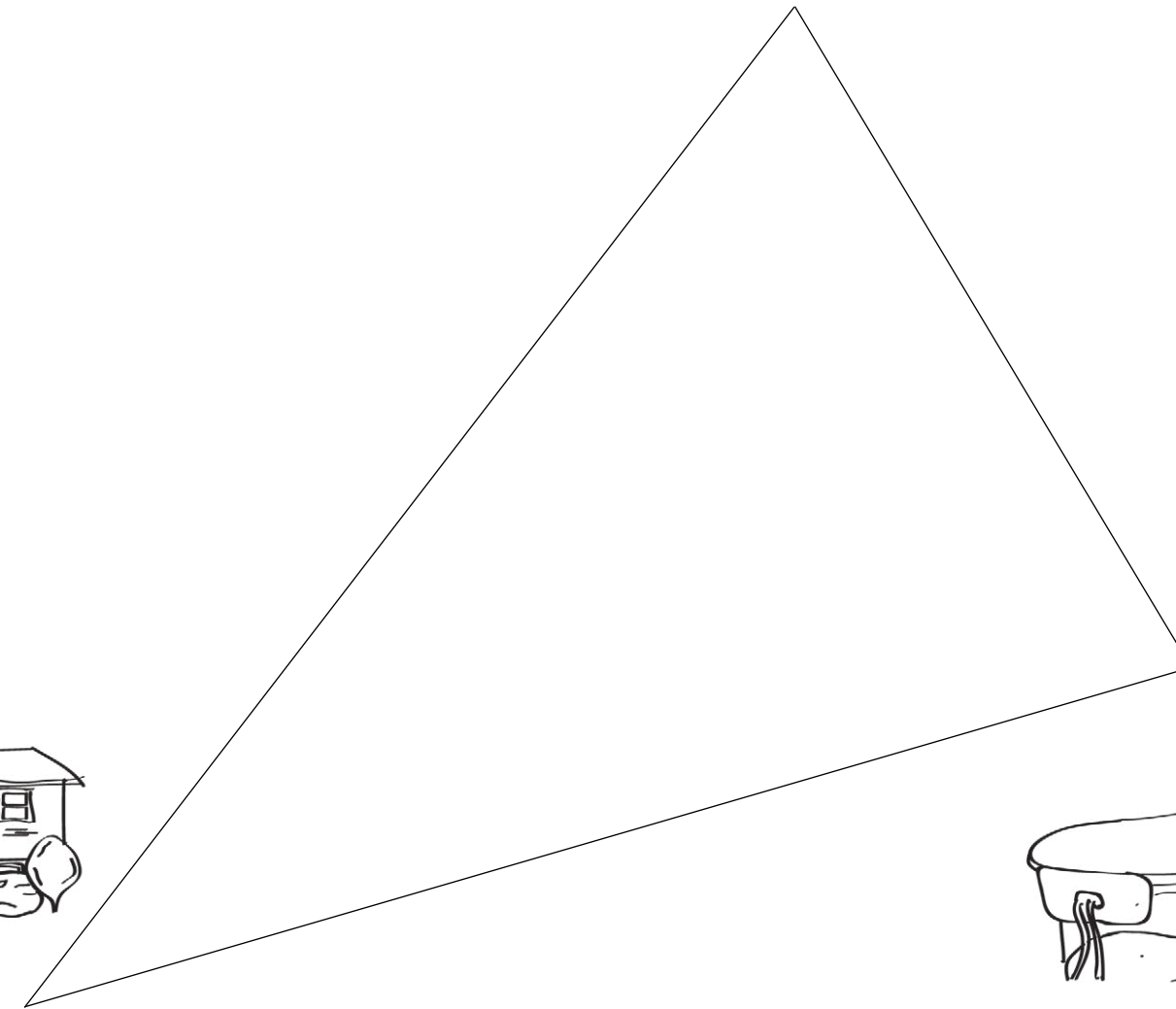


How often would you want to work remotely in the future?





CENTRALISED



HOME



LOCAL
HUB

Pre-Covid

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

Pre-Covid



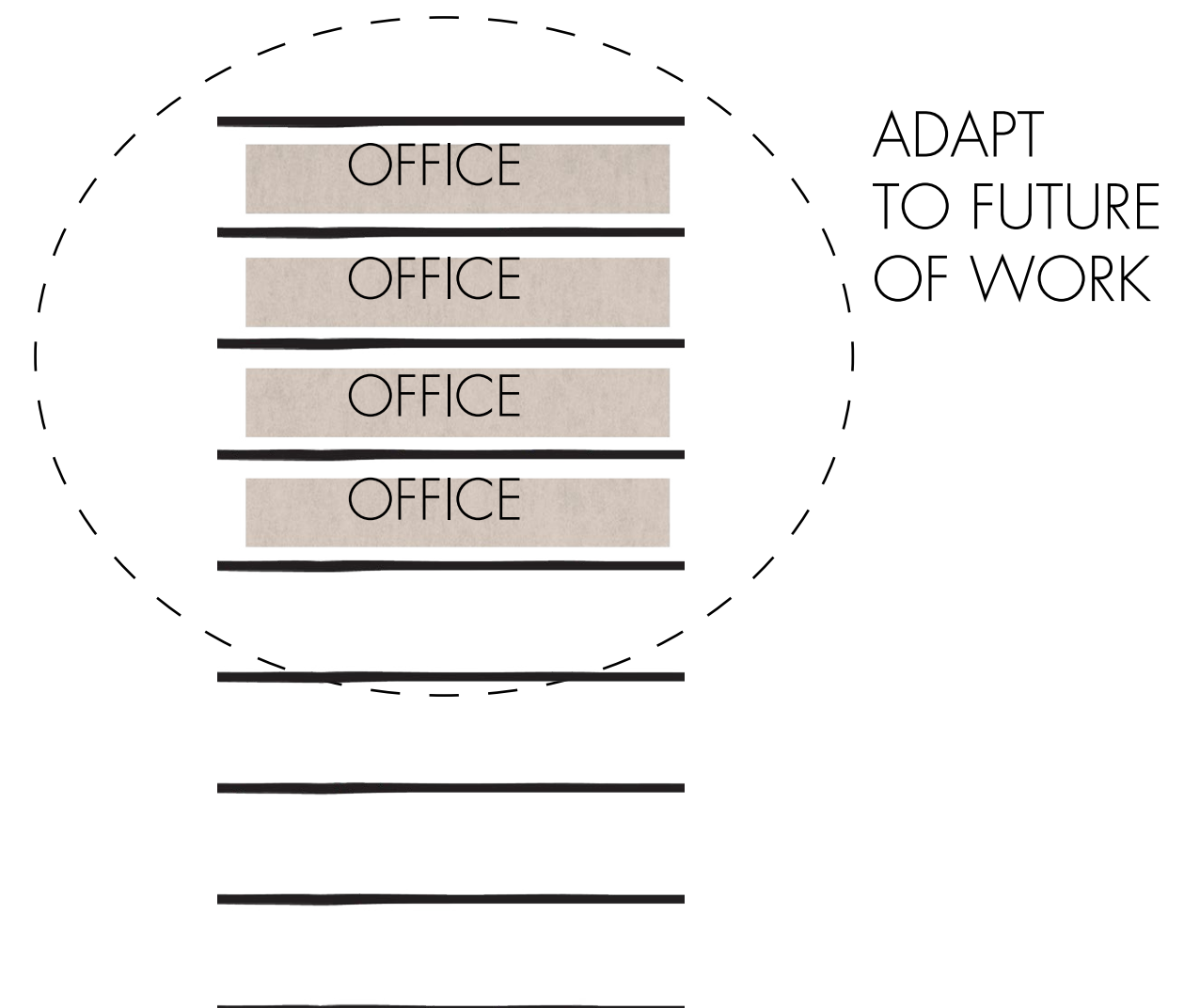
Post-Covid



Pre-Covid



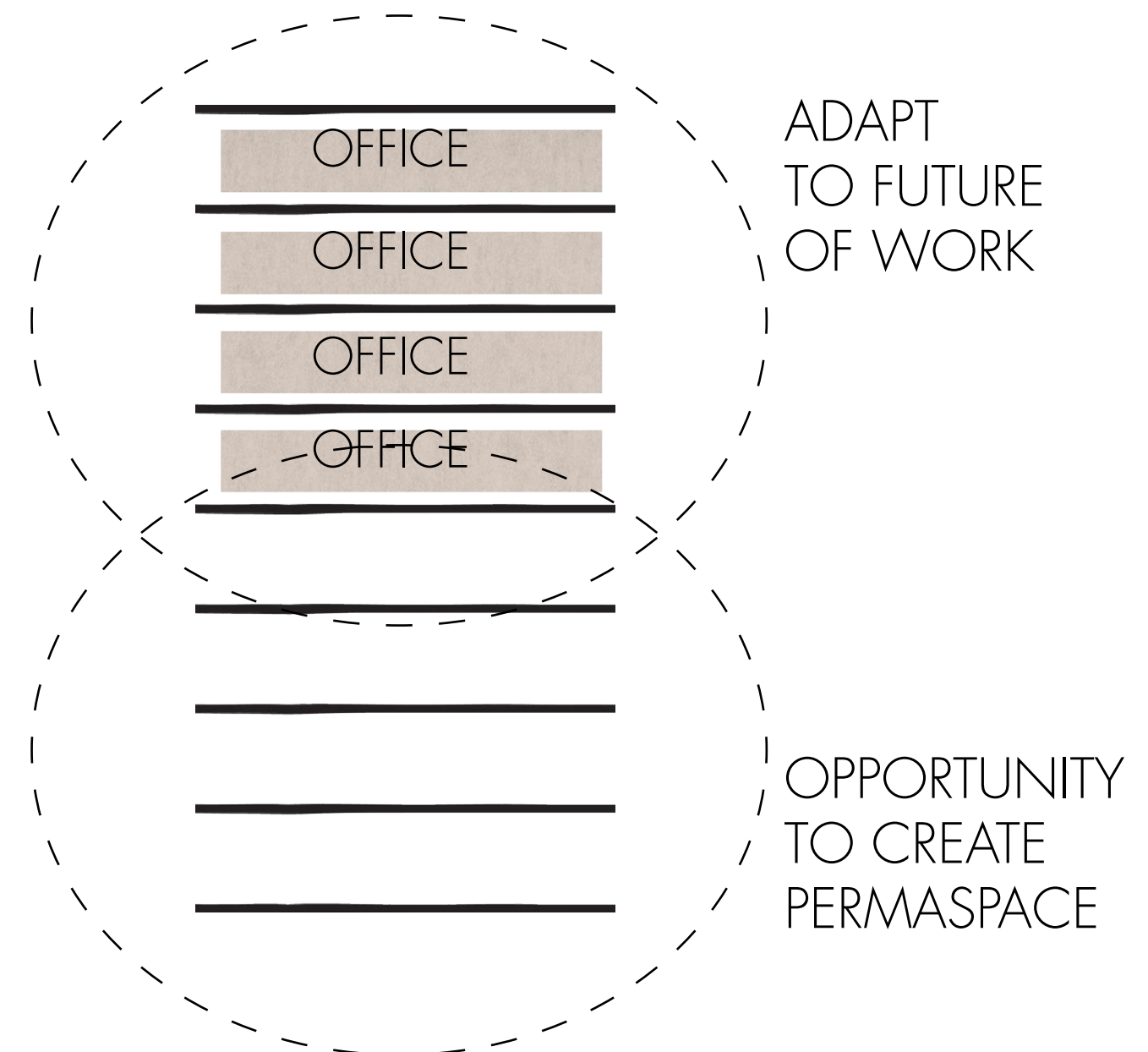
Post-Covid



Pre-Covid



Post-Covid



THE OFF
FUTURE
WORKSPACE

OFF

An ecosystem designed to create a vibrant hybrid environment that regenerates empty office towers into colonies of conviviality, serendipity, and shared moments between workers and the local community. A program of activities and spaces that create a truly inclusive community, where people are the cultural epicenter and wellbeing is a new economic value.



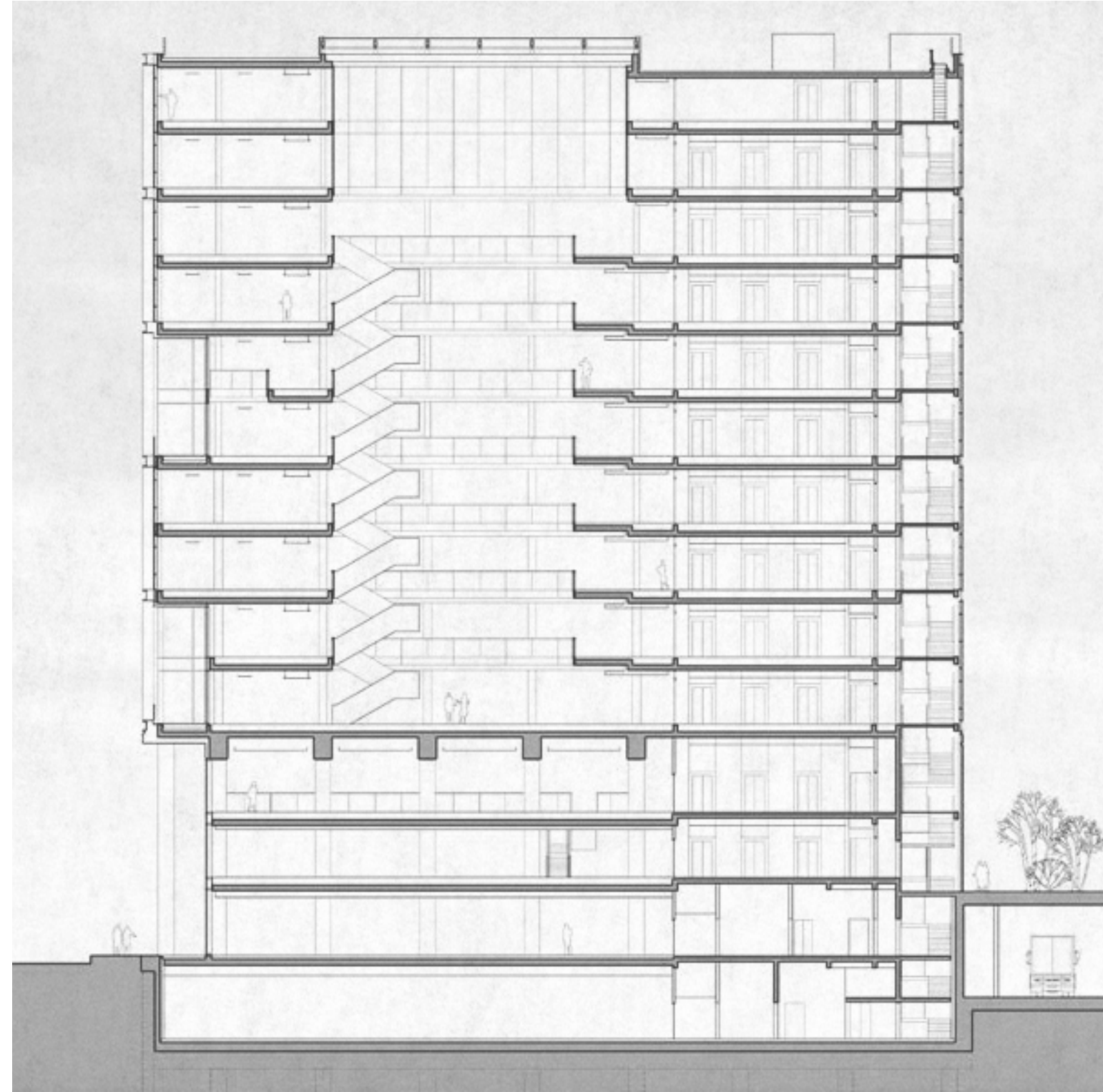
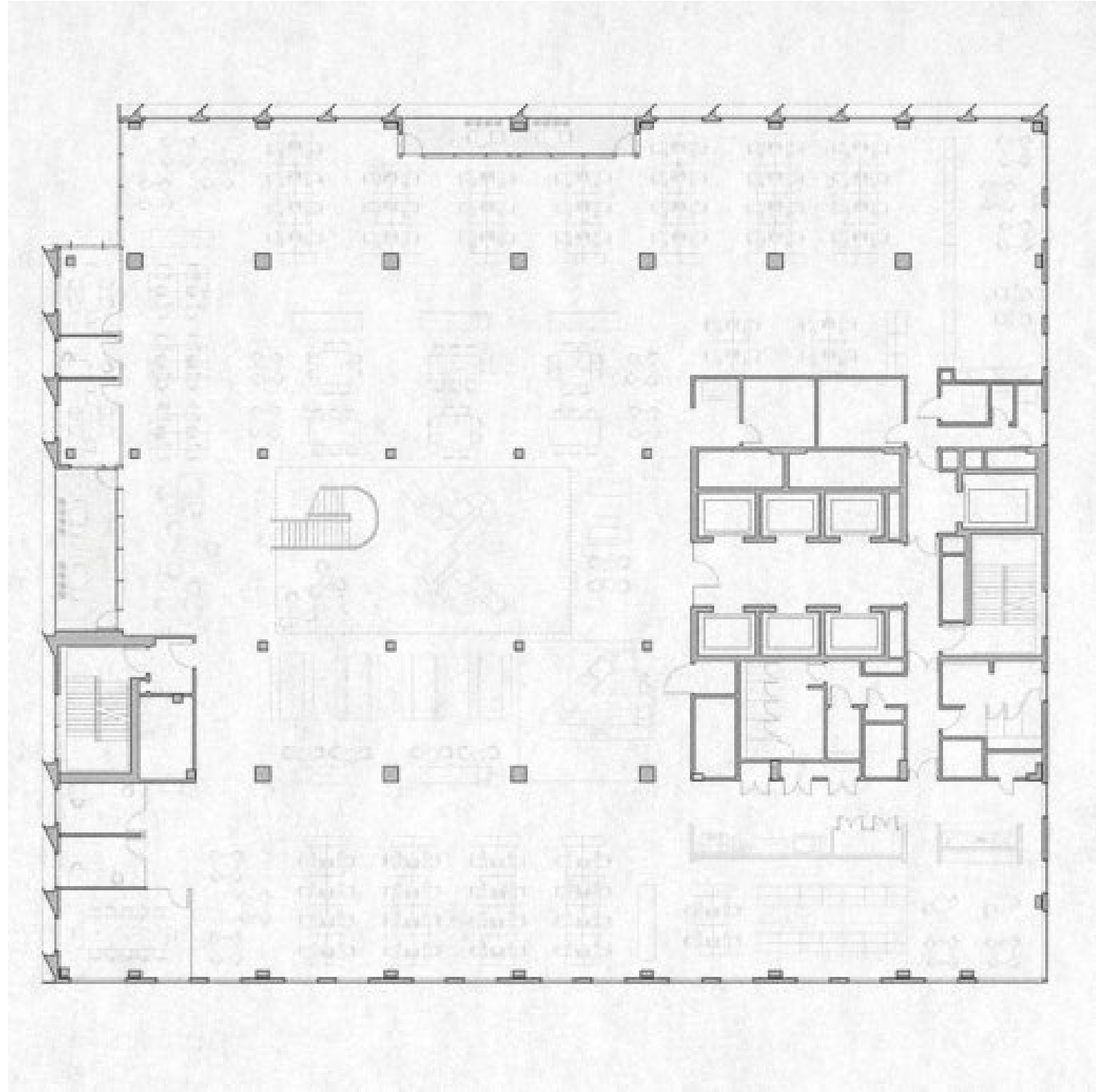
Five Pancras Square







Five Pancras Square



Repurpose Five Pancras Square

Camden London Borough Council has the opportunity to revitalise its headquarters, reorganising the office spaces to foster collaboration and socialisation and activating the spaces freed to create PERMA space where work and life are blend. Repurposing the empty spaces into residency program and local hub will create a vibrant hybrid environment that can help to revitalise the town centre and it has the potential to foster a sense of community. Merging public and private, work and life, a new model for a sustainable future can be created.

W E L L N E S S C E N T R E
C H I L D C A R E C A F E
C O L L A B O R A T I V E S P A C E S
G I M N A S I U M G A R D E N
E X H I B I T I O N C L A S S E S
K I T C H E N F I T N E S S
F O C U S S P A C E S
F A R M I N G L I B R A R Y
L A B O R A T O R I E S T A L K S
B R E A K O U T S P A C E S
R E S I D E N C E S T U D I O S
L O F T S W O R K S H O P S



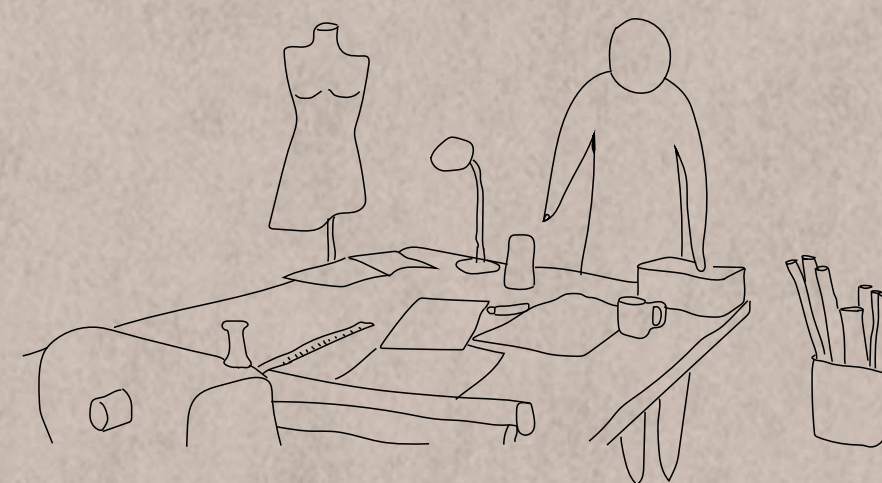
Office

Camden Council headquarters will be re-organised into a workspace that better support a flexible, adaptable work setting. A space that connect people, foster face-to-face interactions and collaboration.



Office

Camden Council headquarters will be re-organised into a workspace that better support a flexible, adaptable work setting. A space that connect people, foster face-to-face interactions and collaboration.



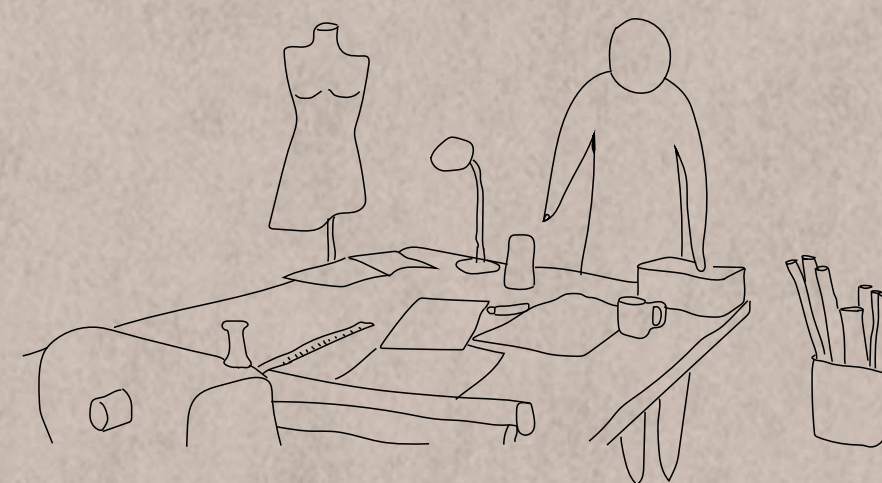
Residence

A residency program that aims to provide an inspiring shelter to young sustainable entrepreneurs looking for a mental and physical space to develop their projects with a focus on circular economy. An incubator for sustainability.



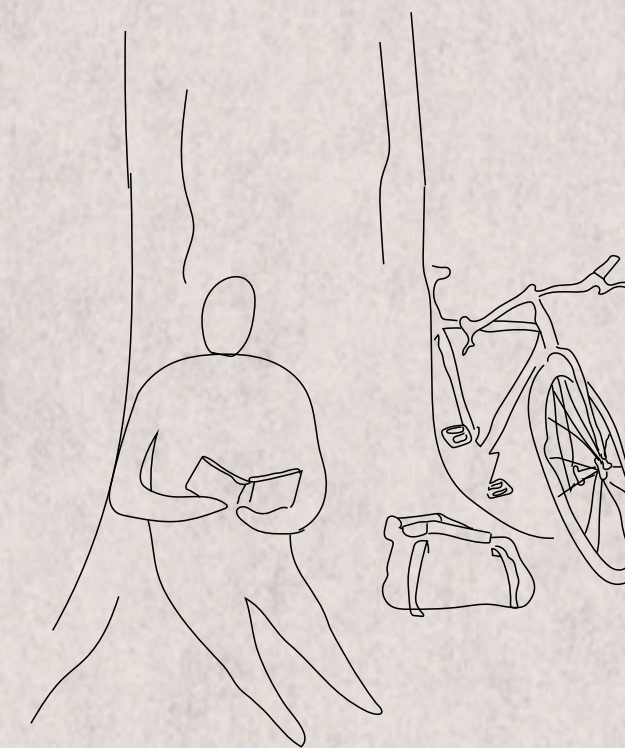
Office

Camden Council headquarters will be re-organised into a workspace that better support a flexible, adaptable work setting. A space that connect people, foster face-to-face interactions and collaboration.



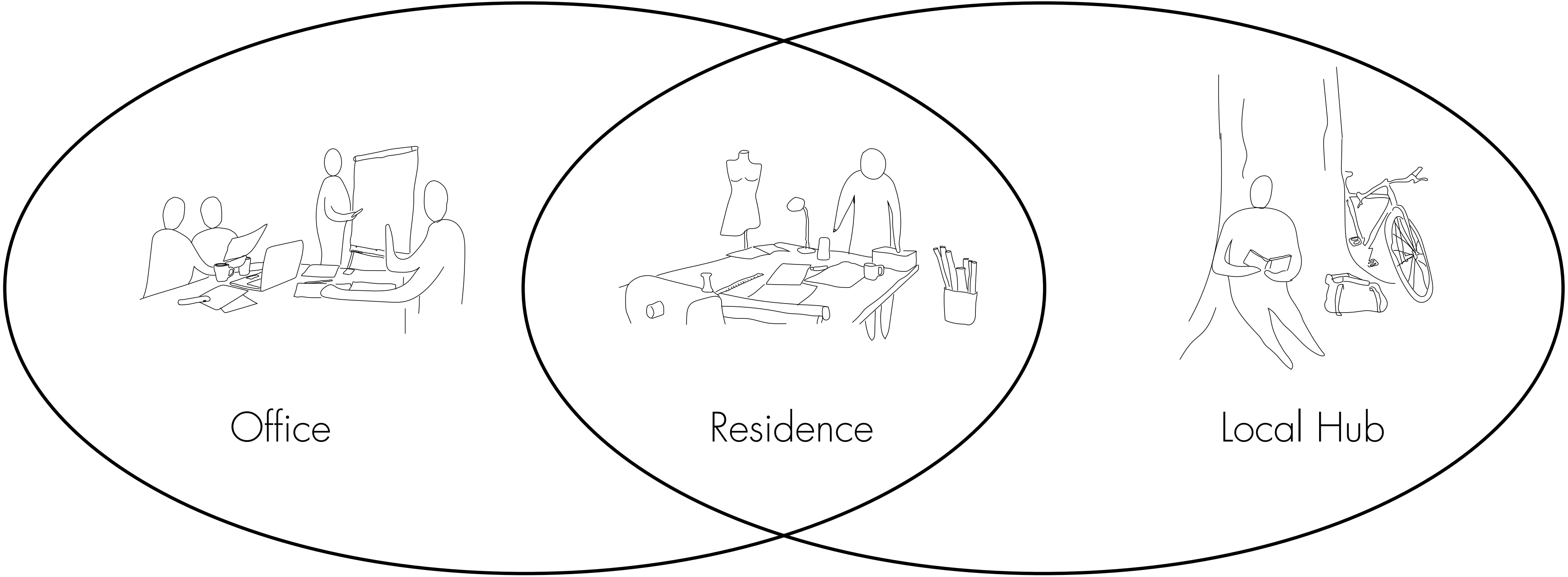
Residence

A residency program that aims to provide an inspiring shelter to young sustainable entrepreneurs looking for a mental and physical space to develop their projects with a focus on circular economy. An incubator for sustainability.

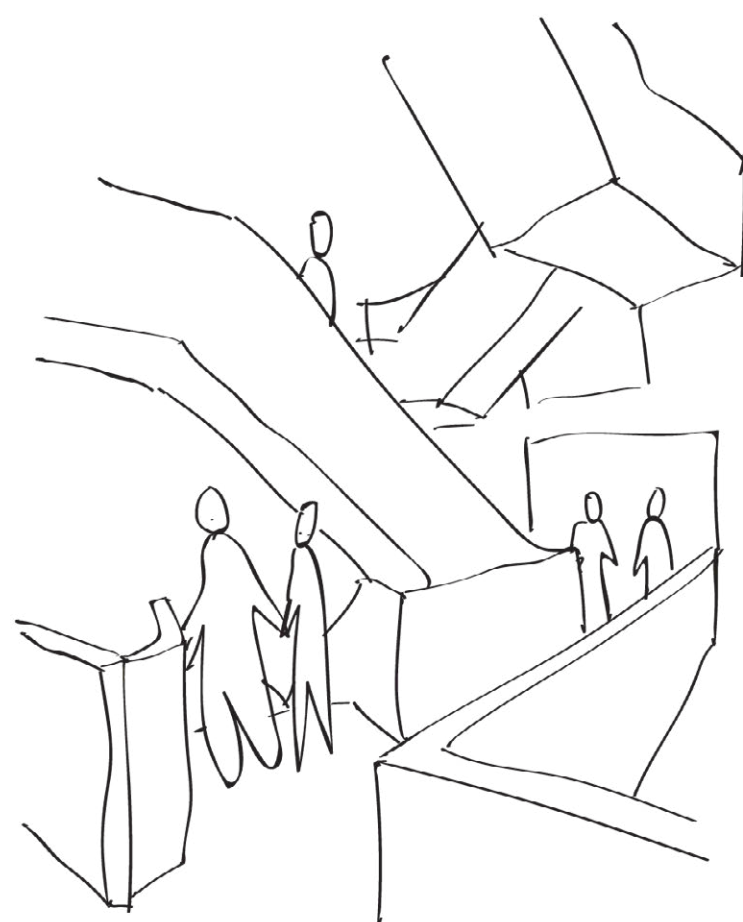


Local Hub

Local coworking and public spaces will be integrated into the building and will serve as hub for the local community to promote shared moments and activities connected to nature, education, exercise, work, performance and cultural programs. A space in between.



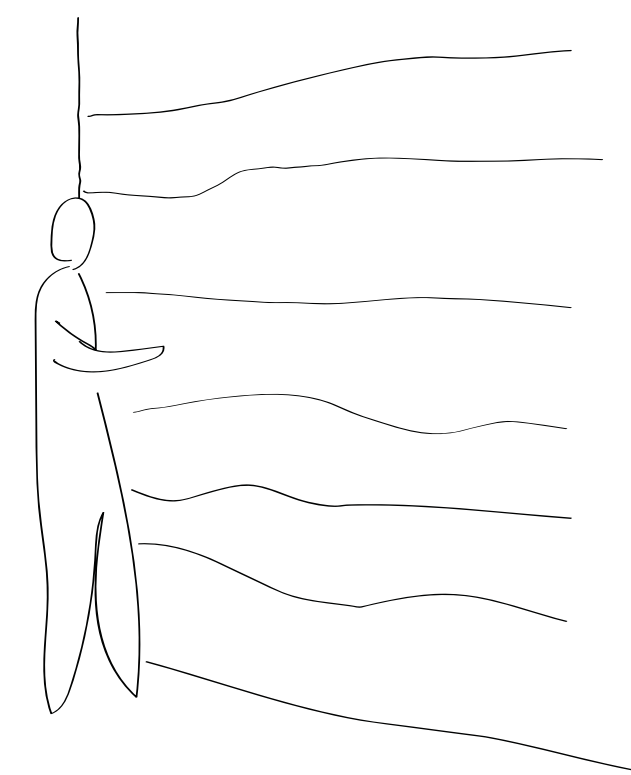
STRATEGY



Interactions

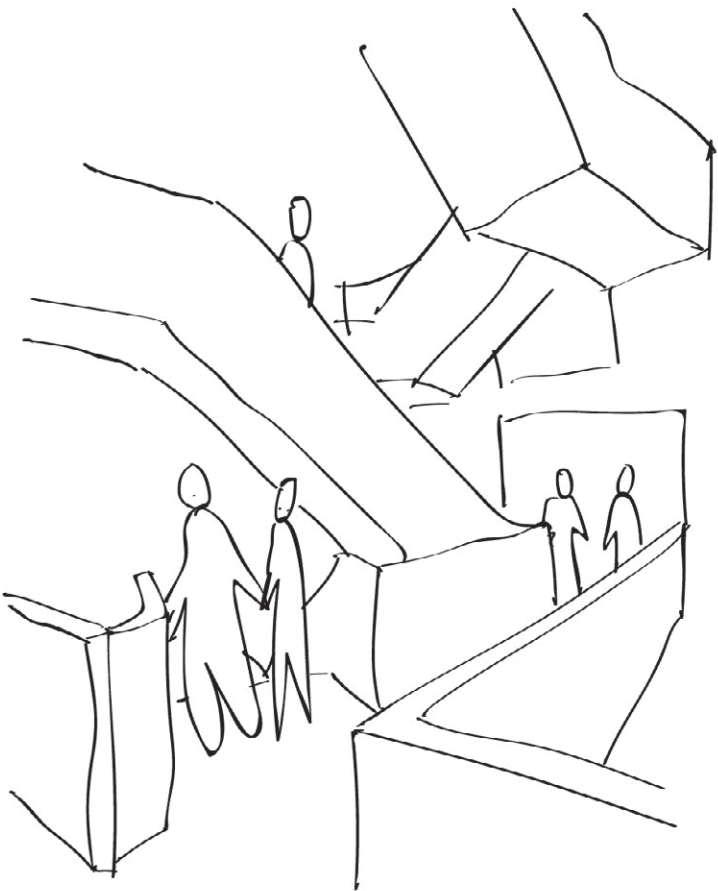


Biophilia



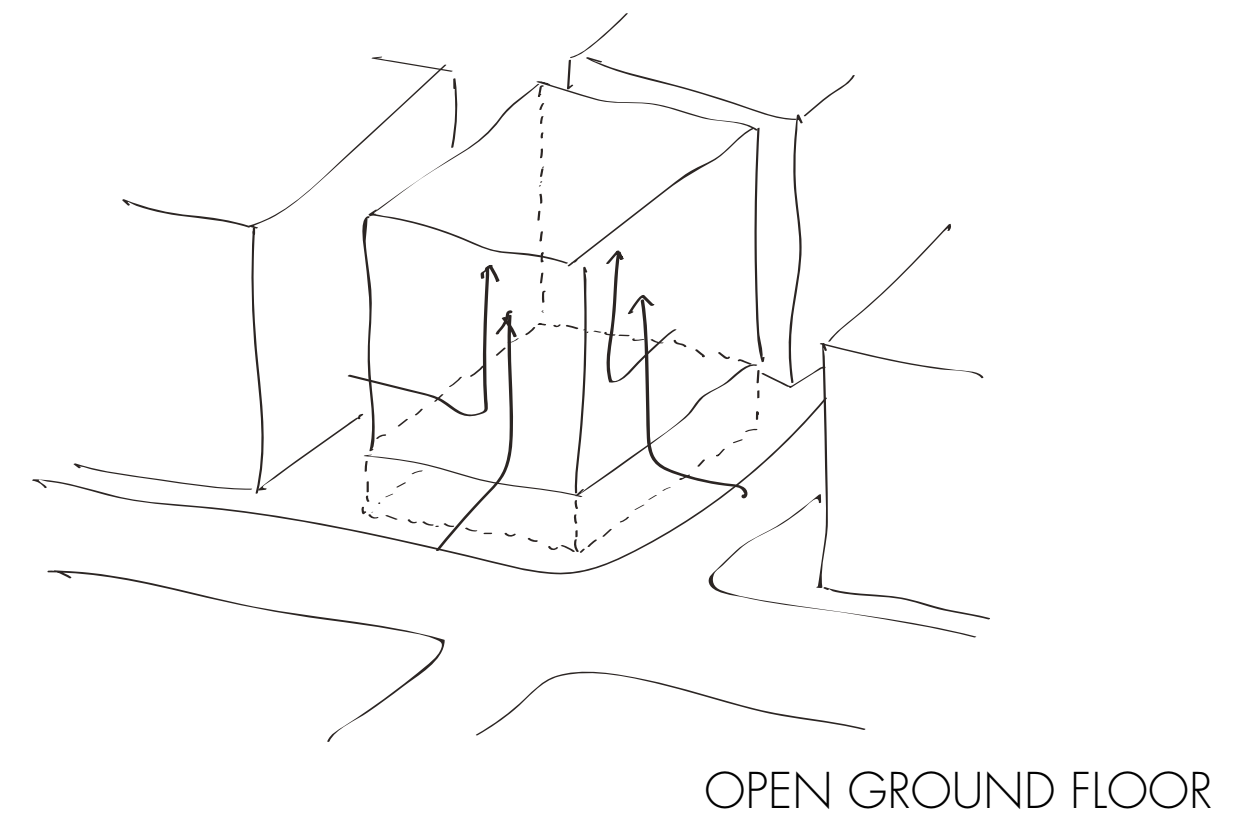
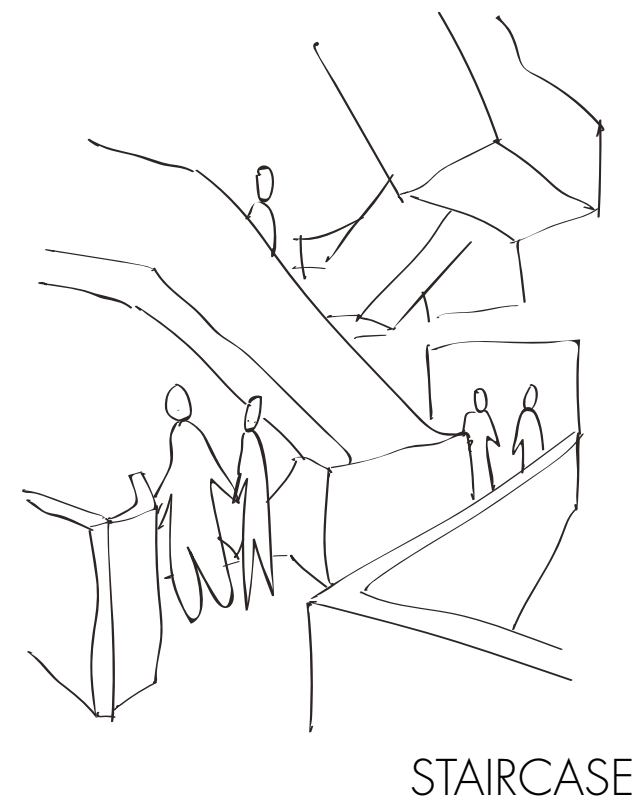
Materials

Interaction



INTERACTIONS

Work becomes more independent of time and place, the building's added value lies in the creation of spaces for interaction. Integrated the surrounding public space by drawing it into the building to create an open ground floor, un urban living room. The staircase becomes a social space where people can meet, a place that connects people to one another.



INTERACTIONS

Programming



EXISTING
PROGRAM

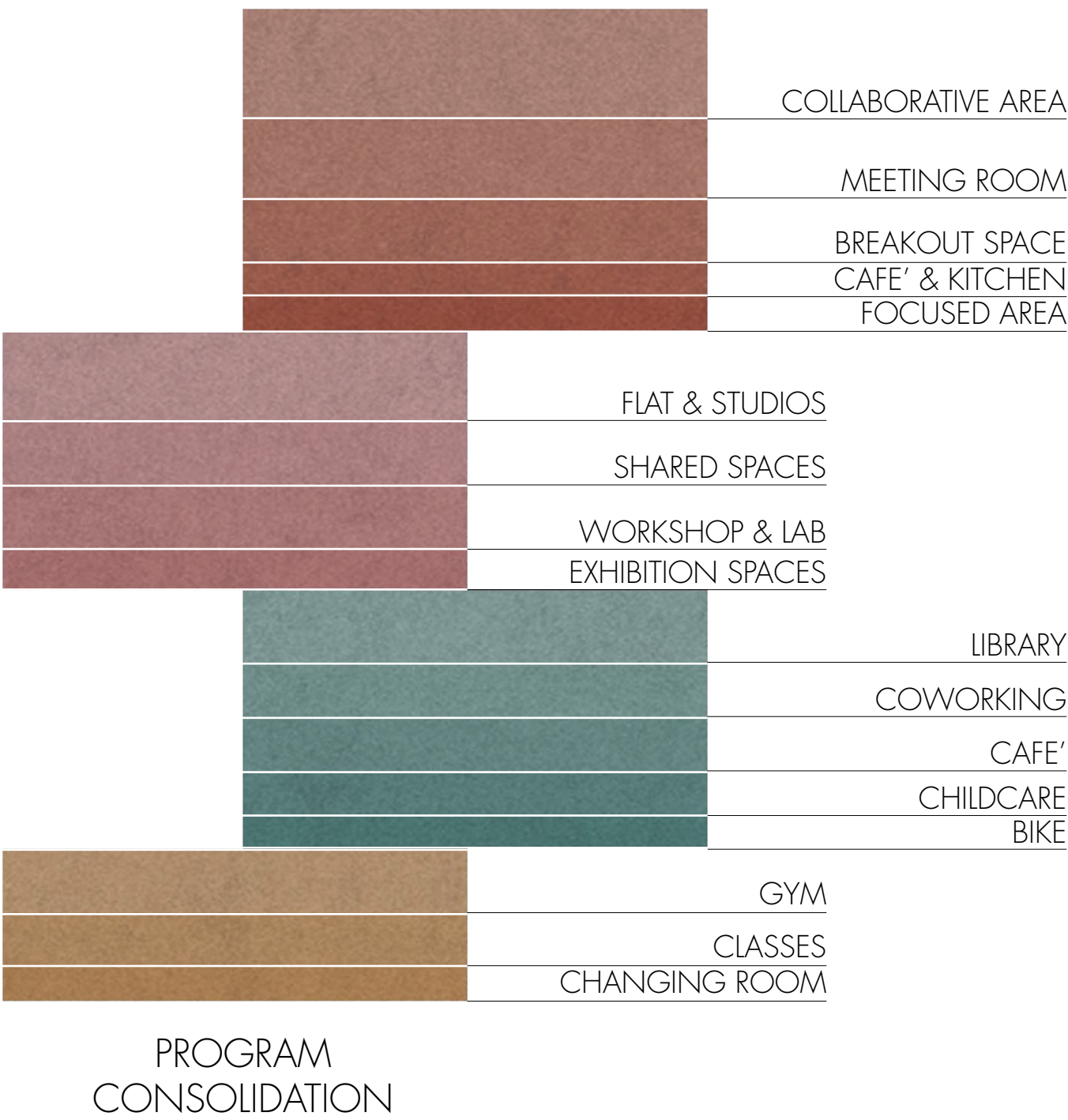
INTERACTIONS

Programming



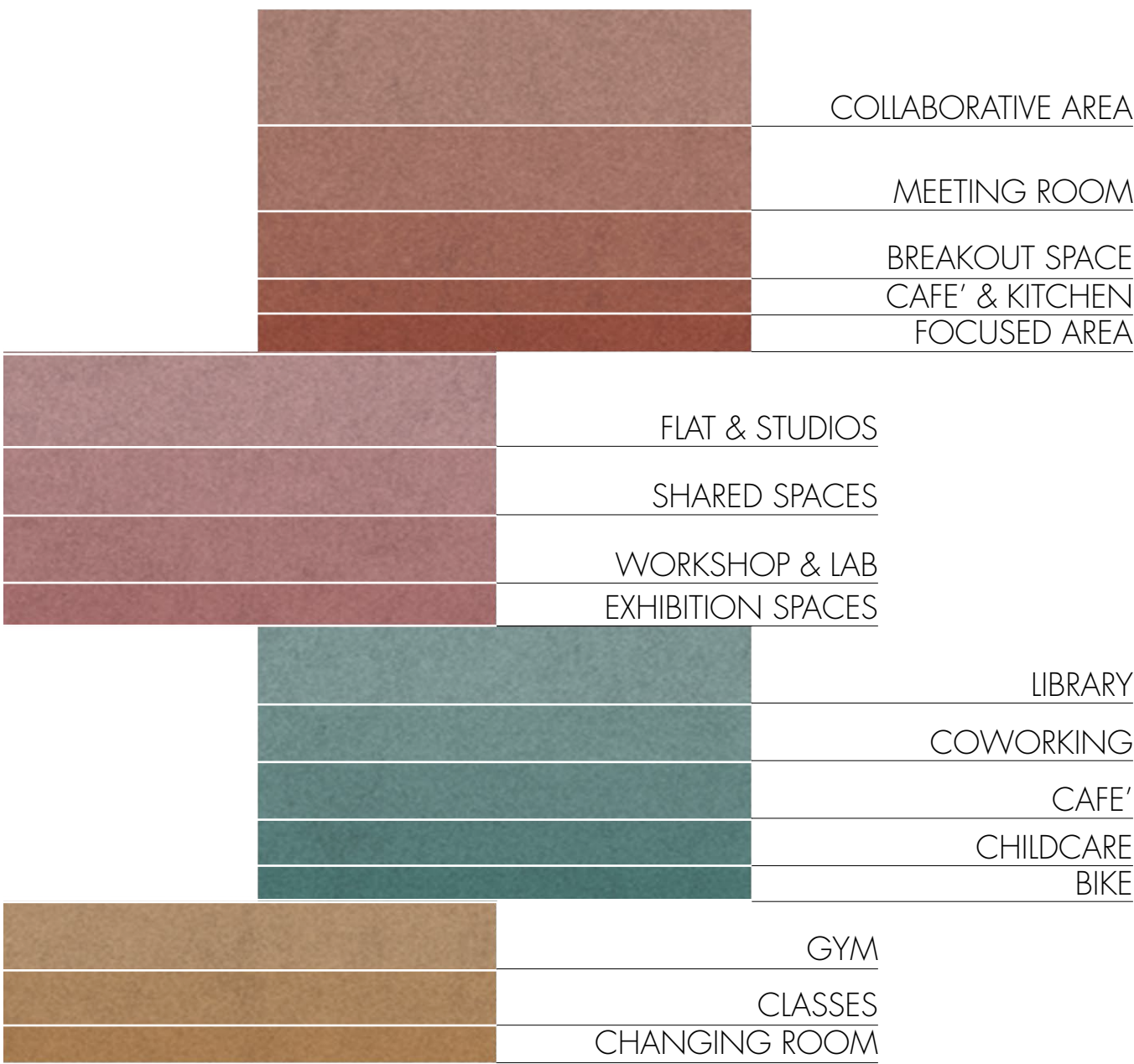
INTERACTIONS

Programming

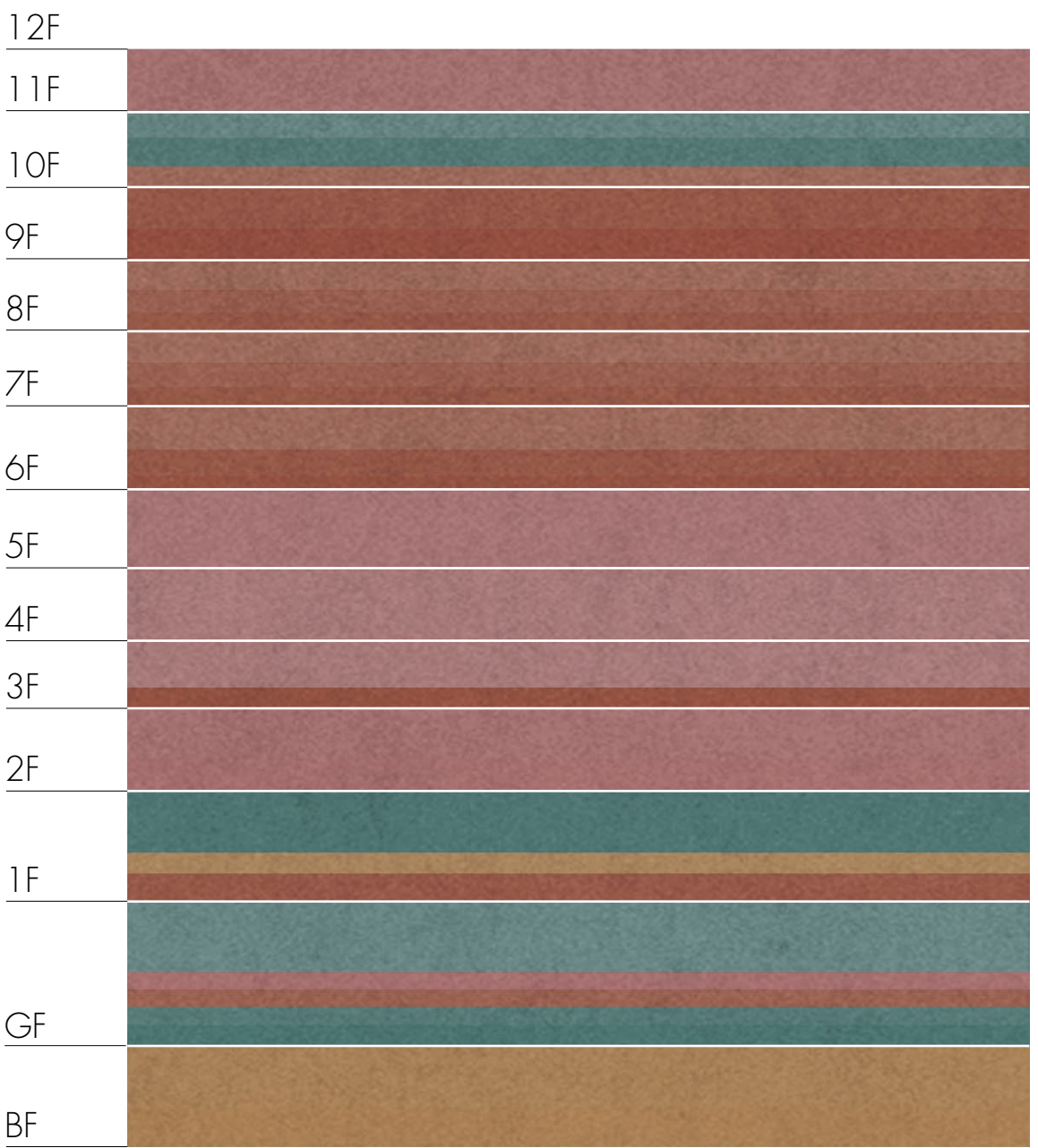


INTERACTIONS

Programming



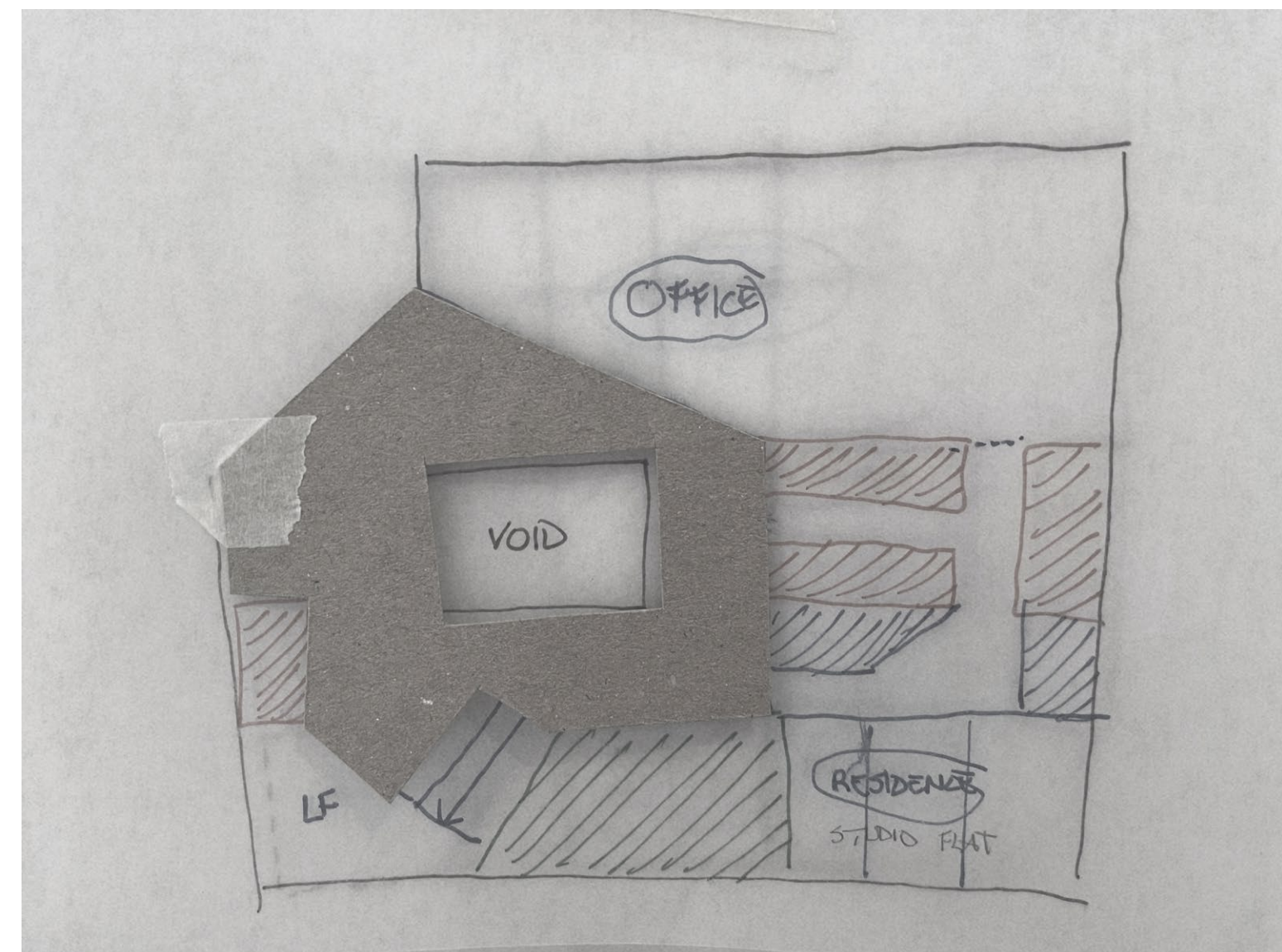
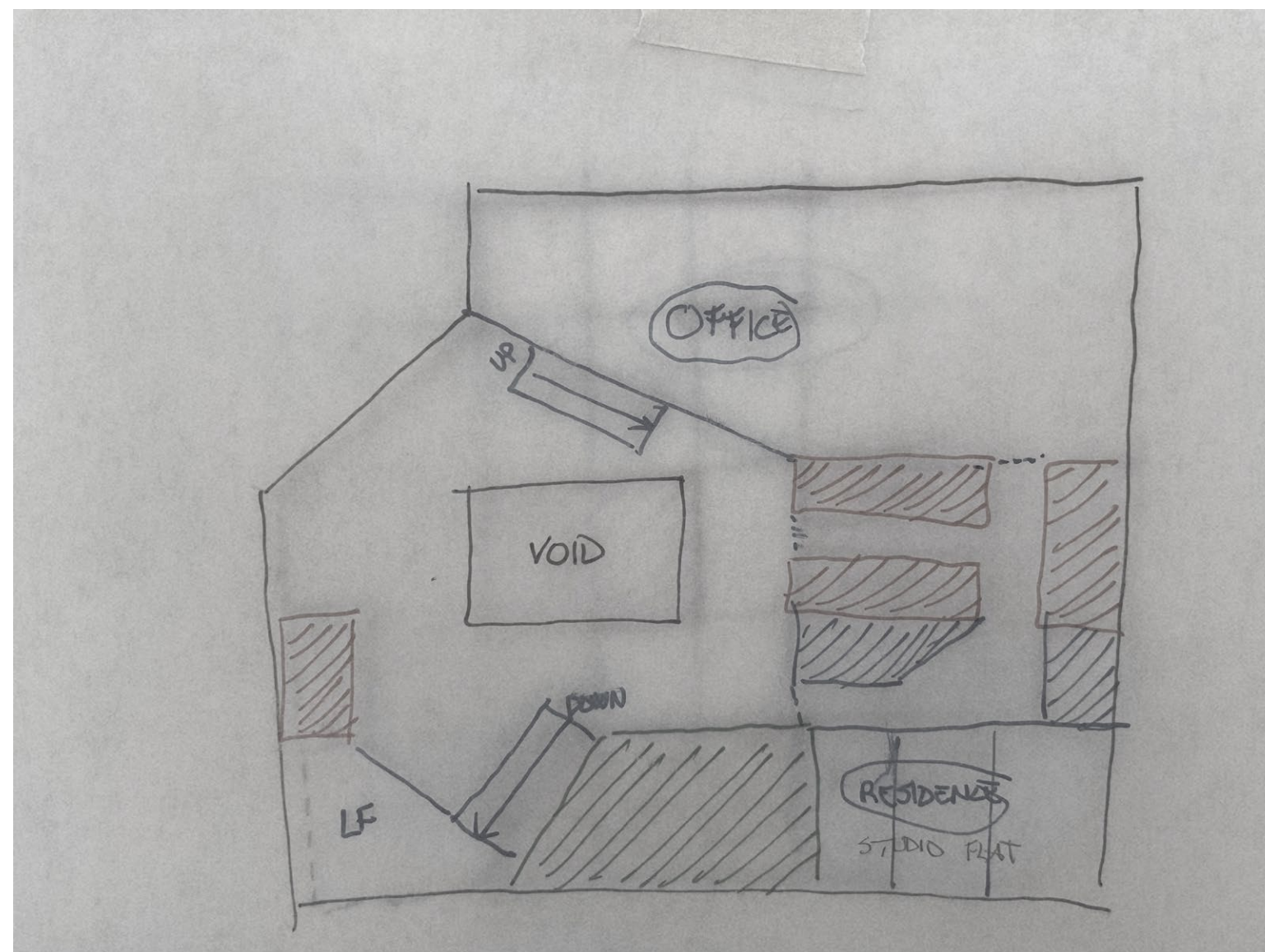
PROGRAM
CONSOLIDATION



PROGRAM
RESHUFFLE

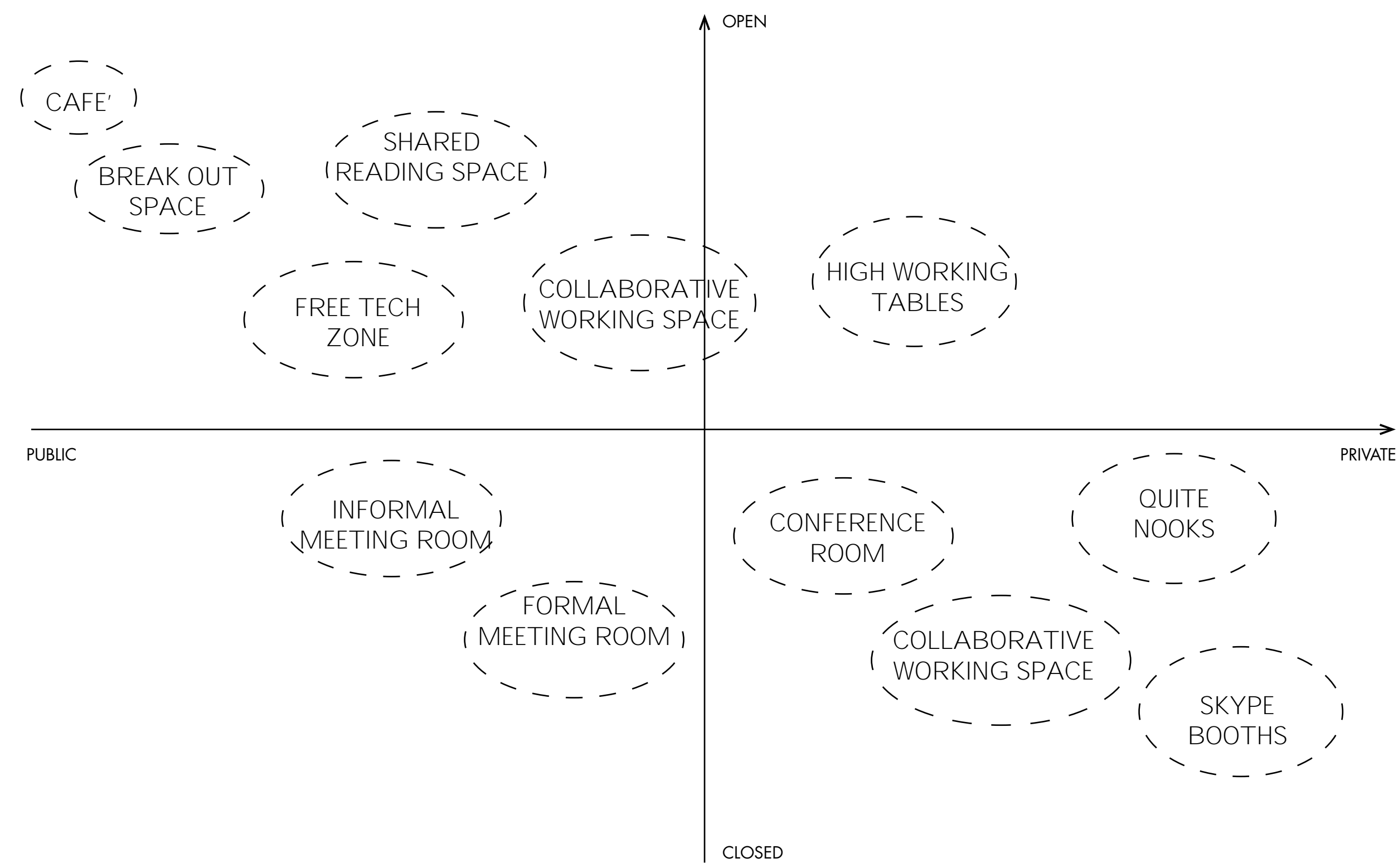
INTERACTIONS

The Weaving Space



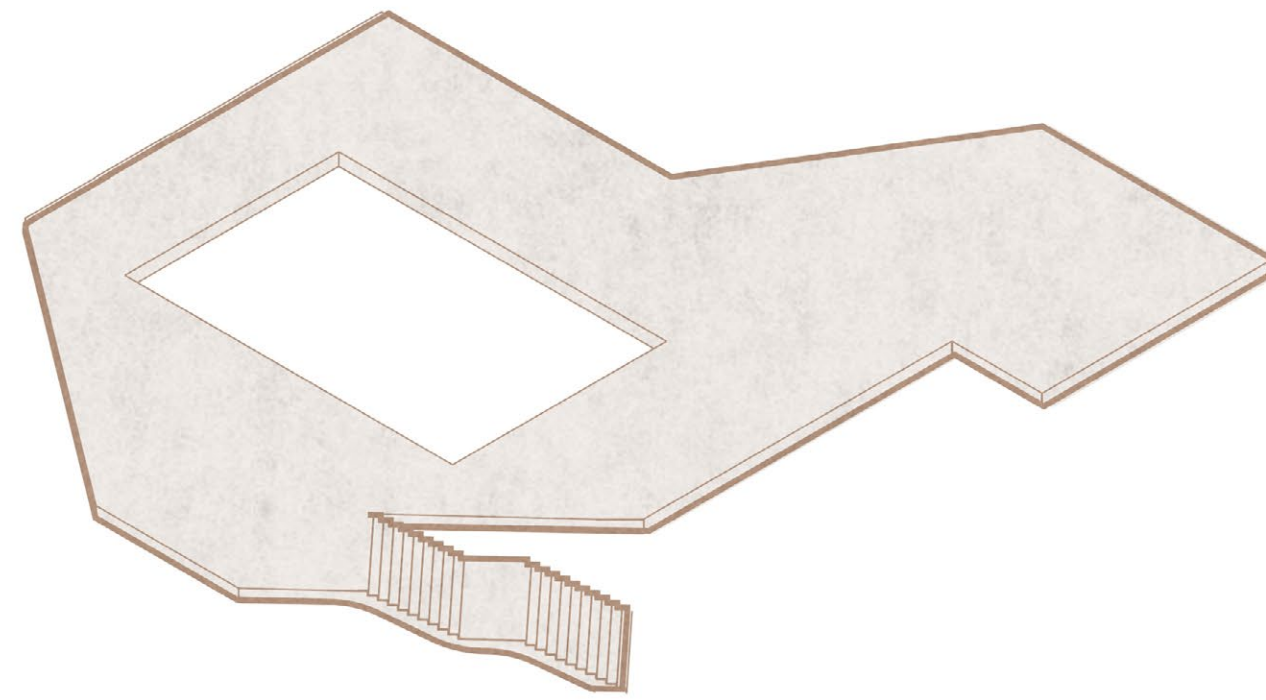
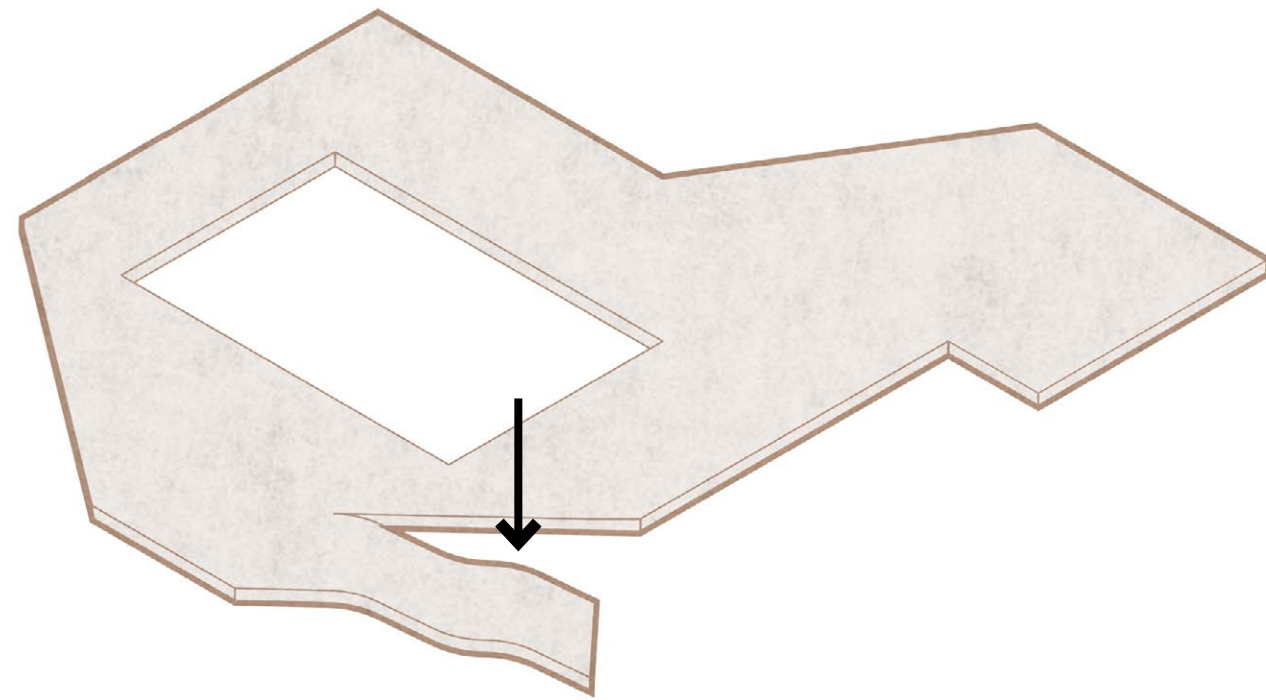
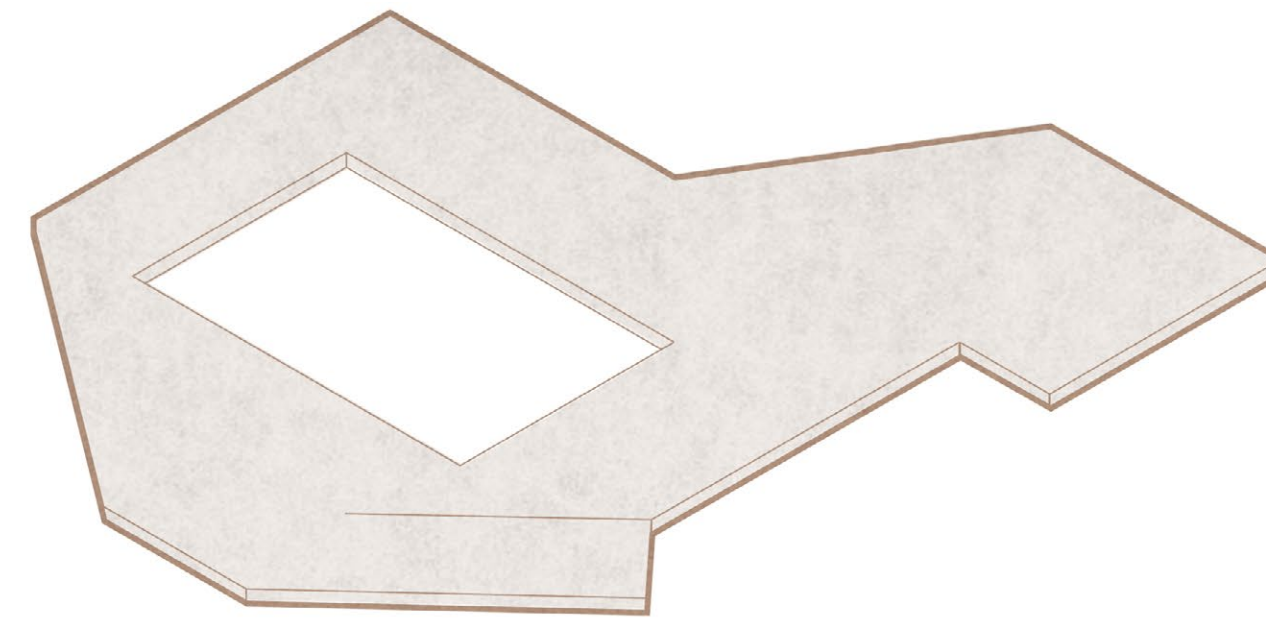
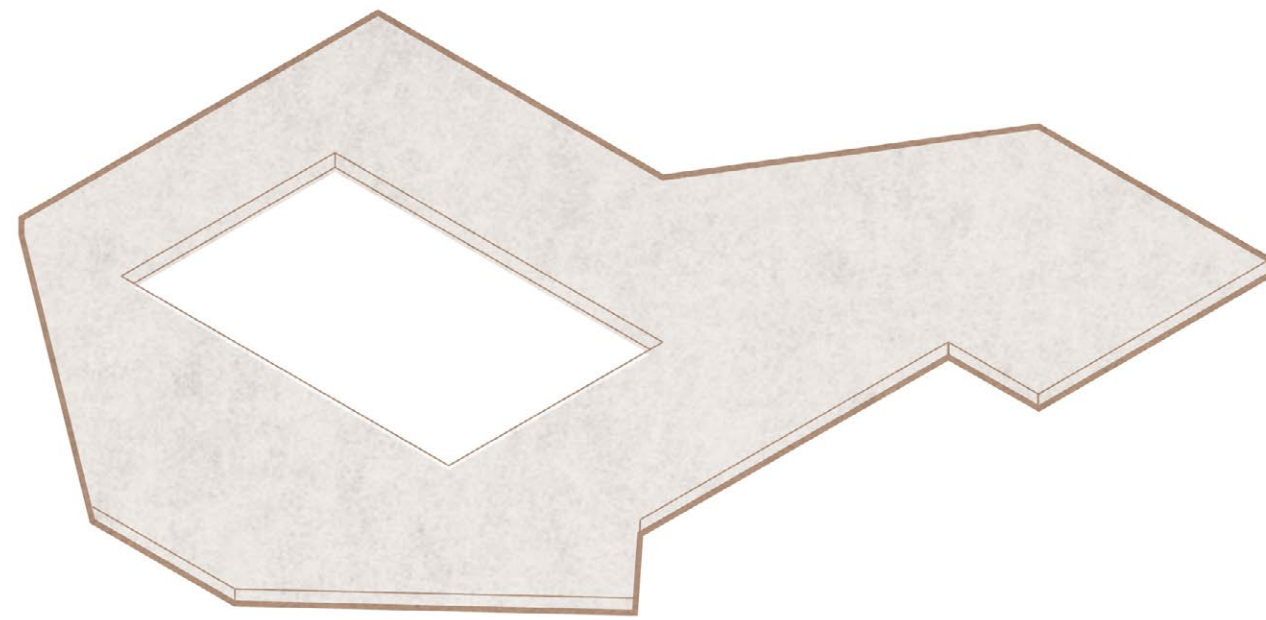
INTERACTIONS

The Weaving Space



INTERACTIONS

The Weaving Space



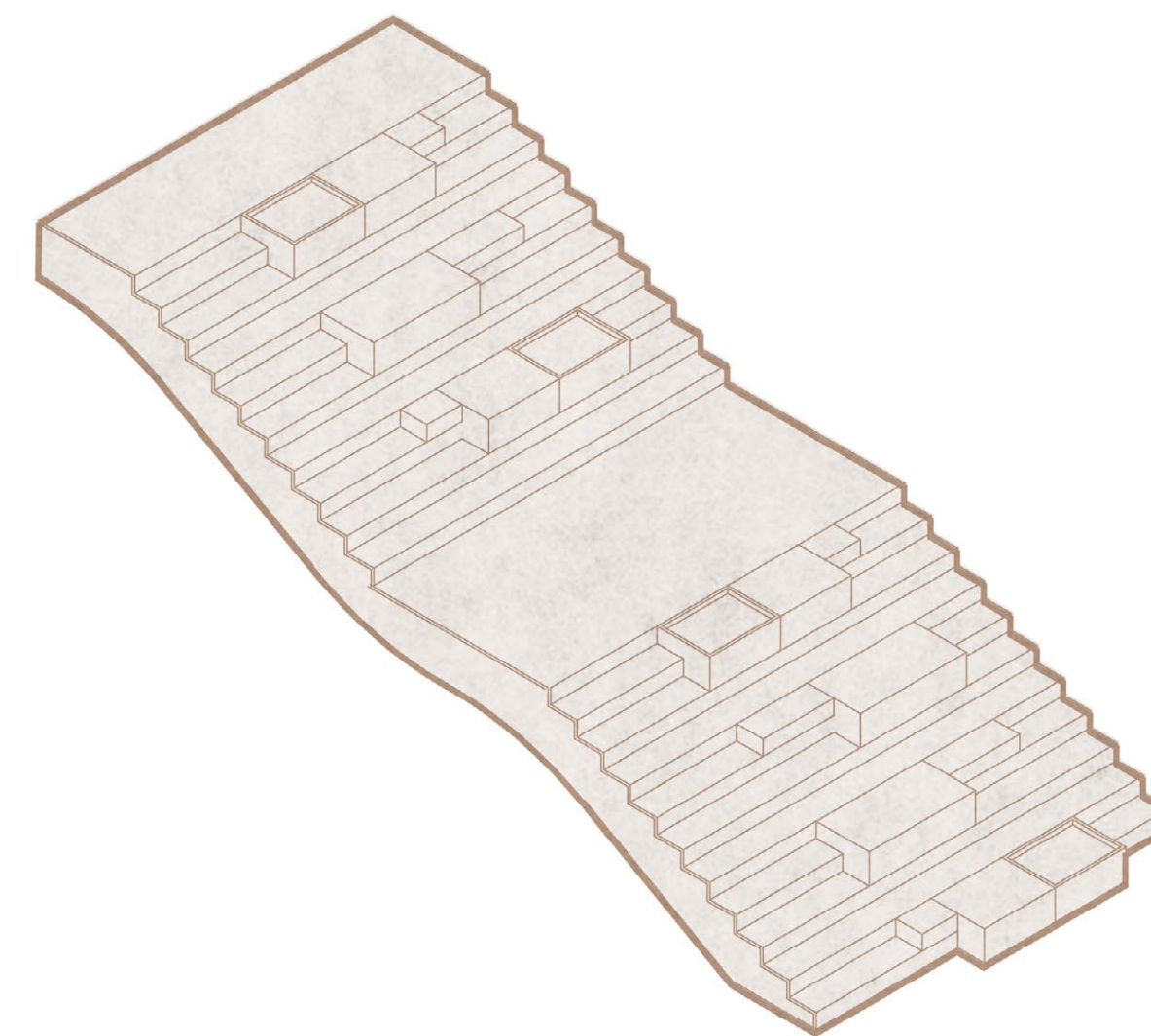
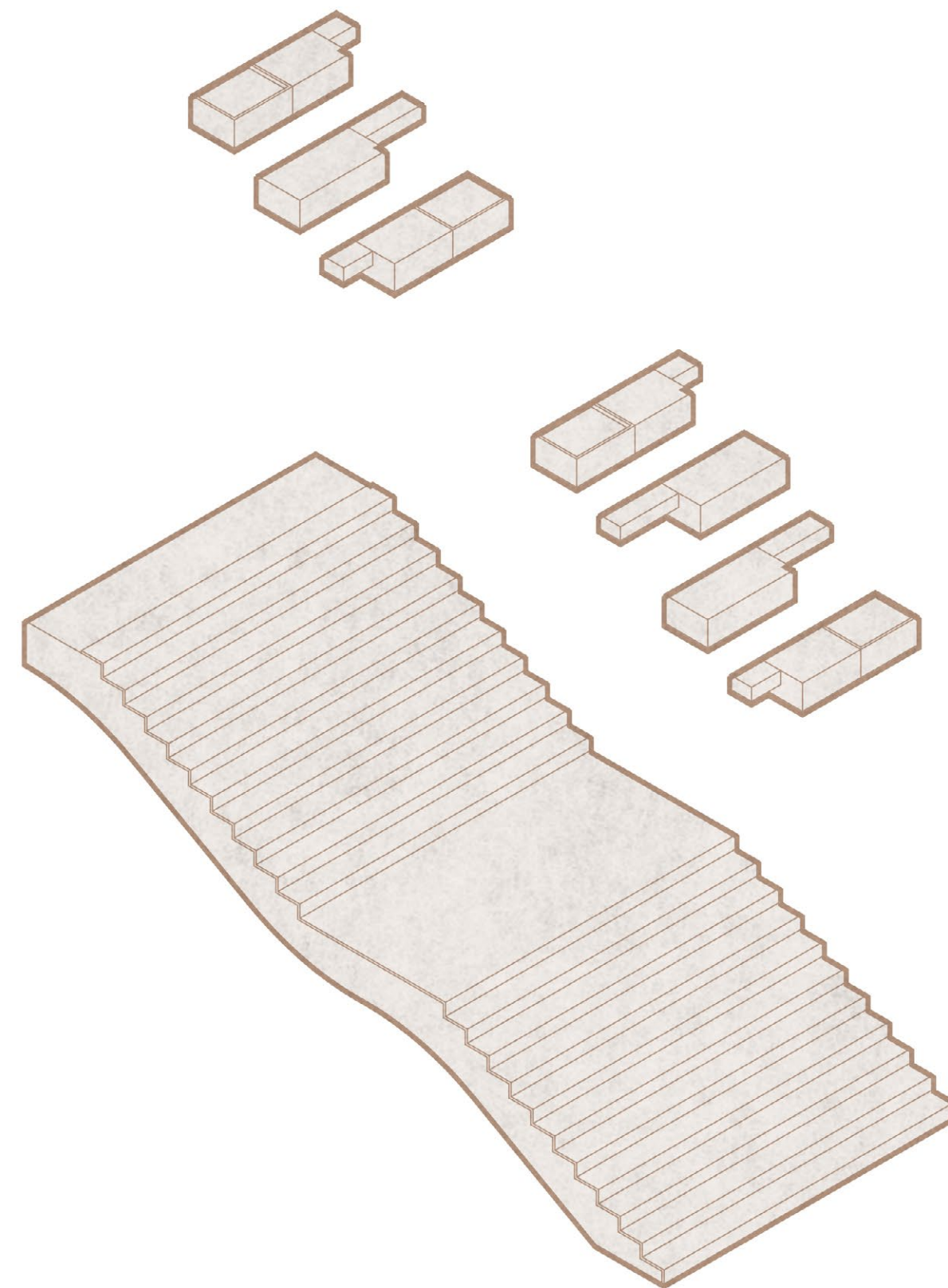
INTERACTIONS

The Weaving Space



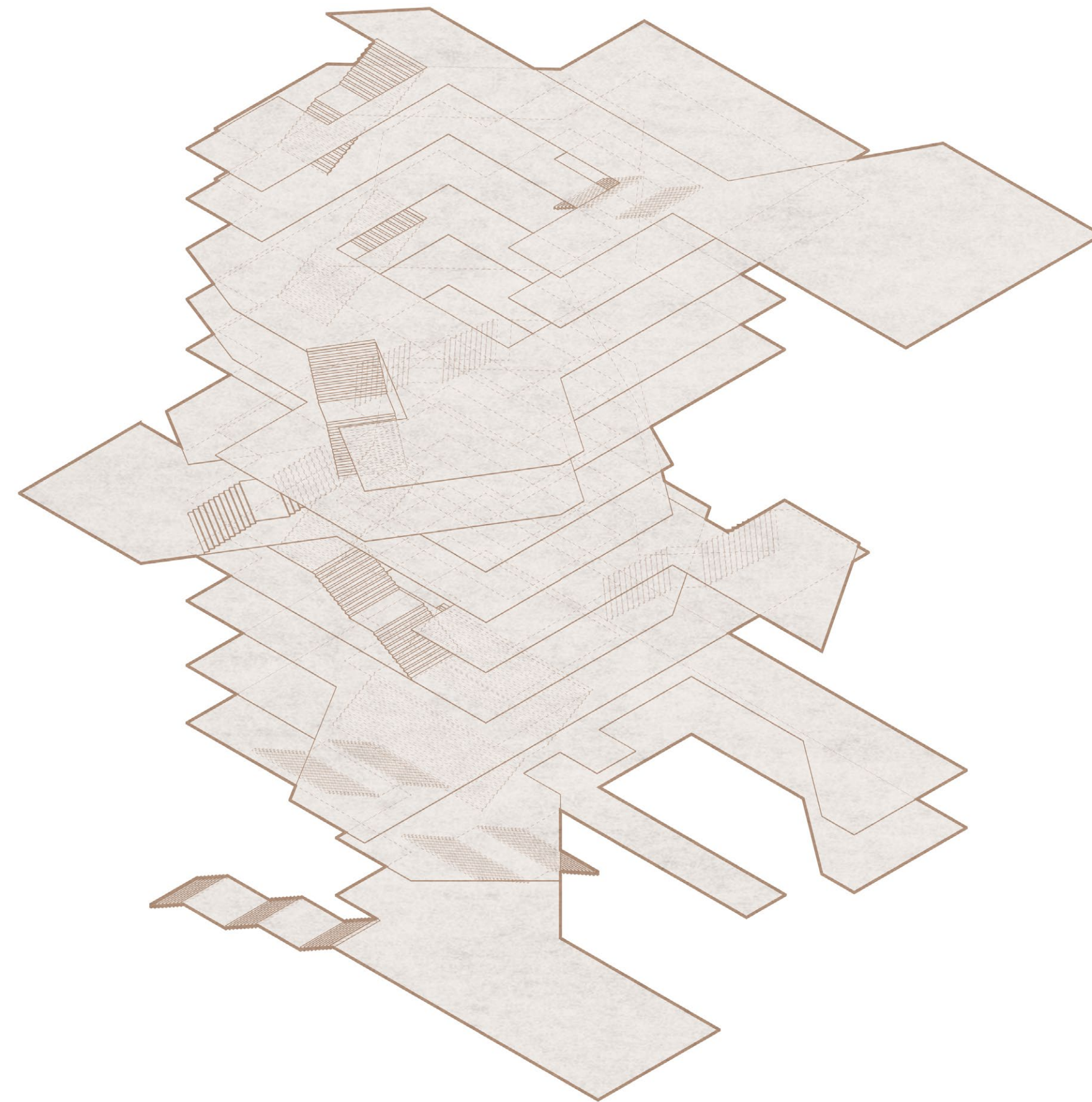
INTERACTIONS

The Weaving Space



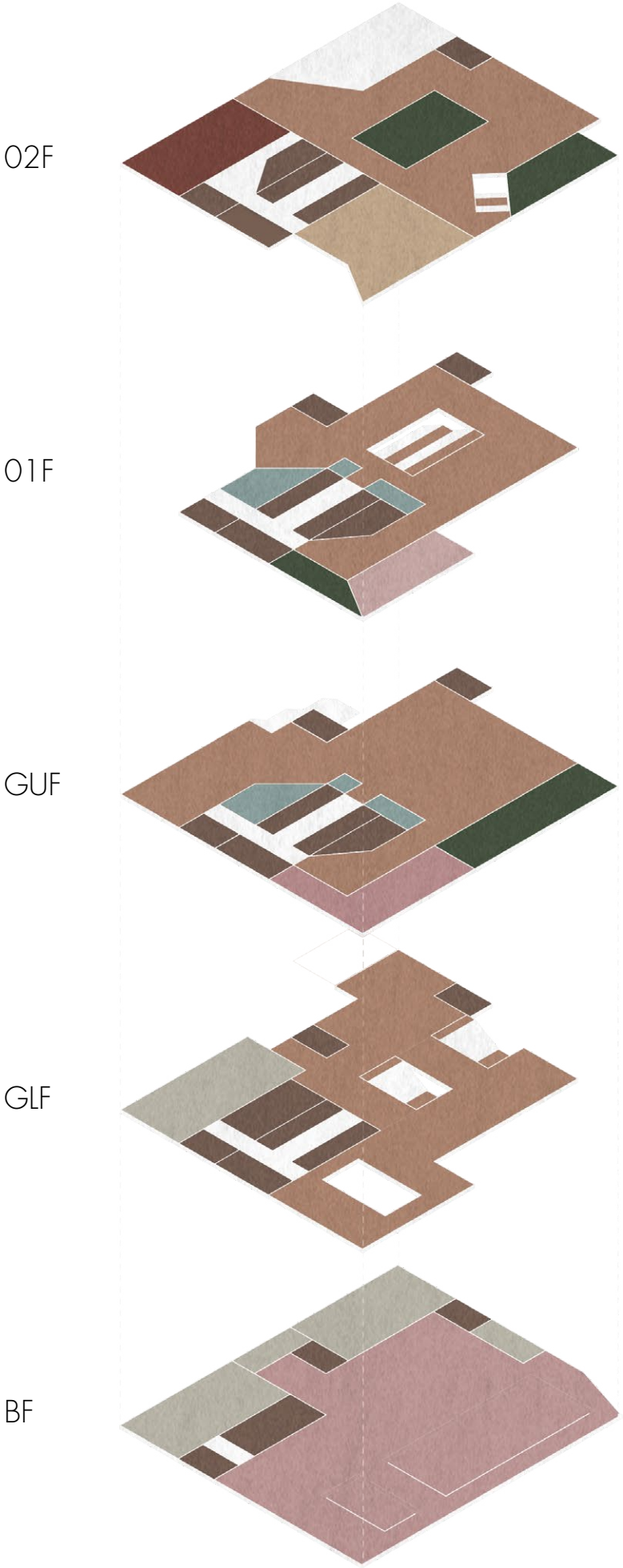
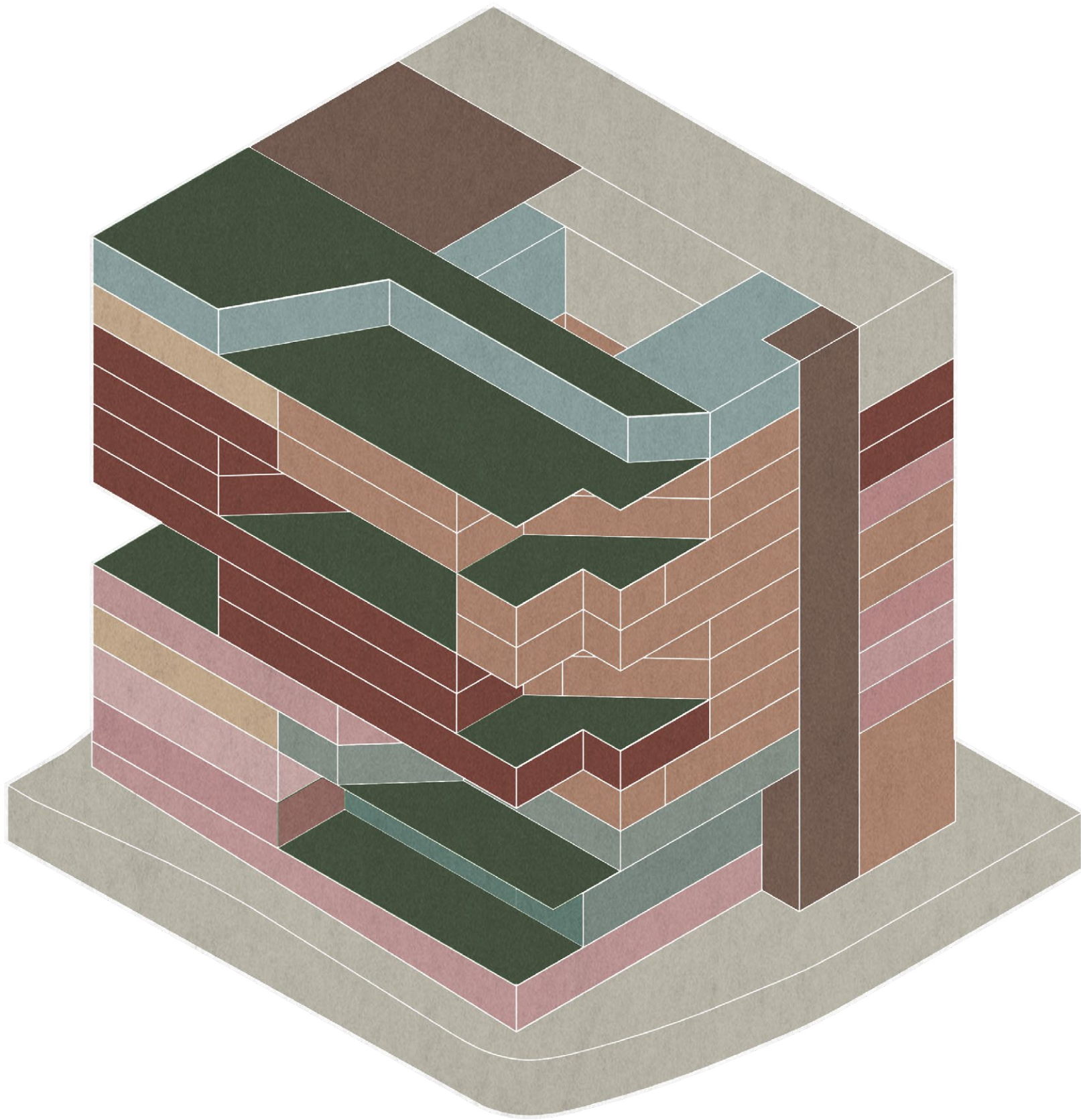
INTERACTIONS

The Weaving Space



INTERACTIONS

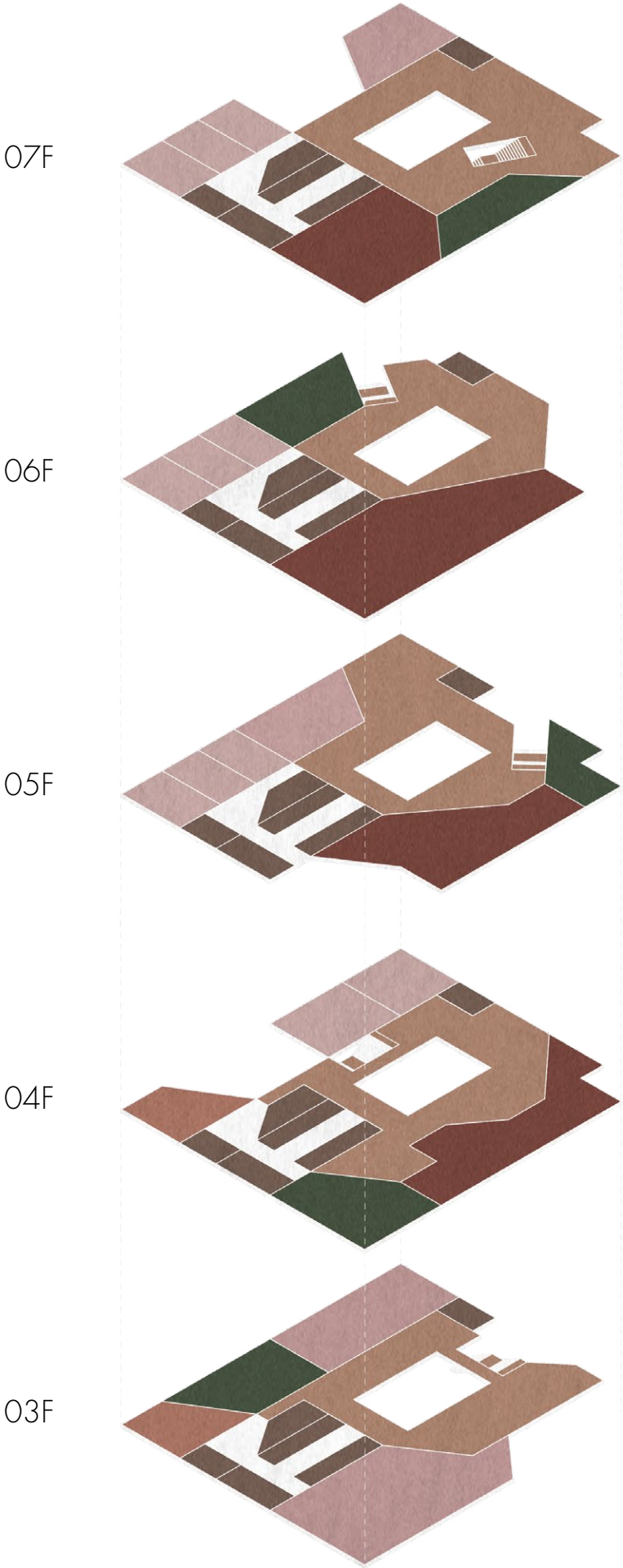
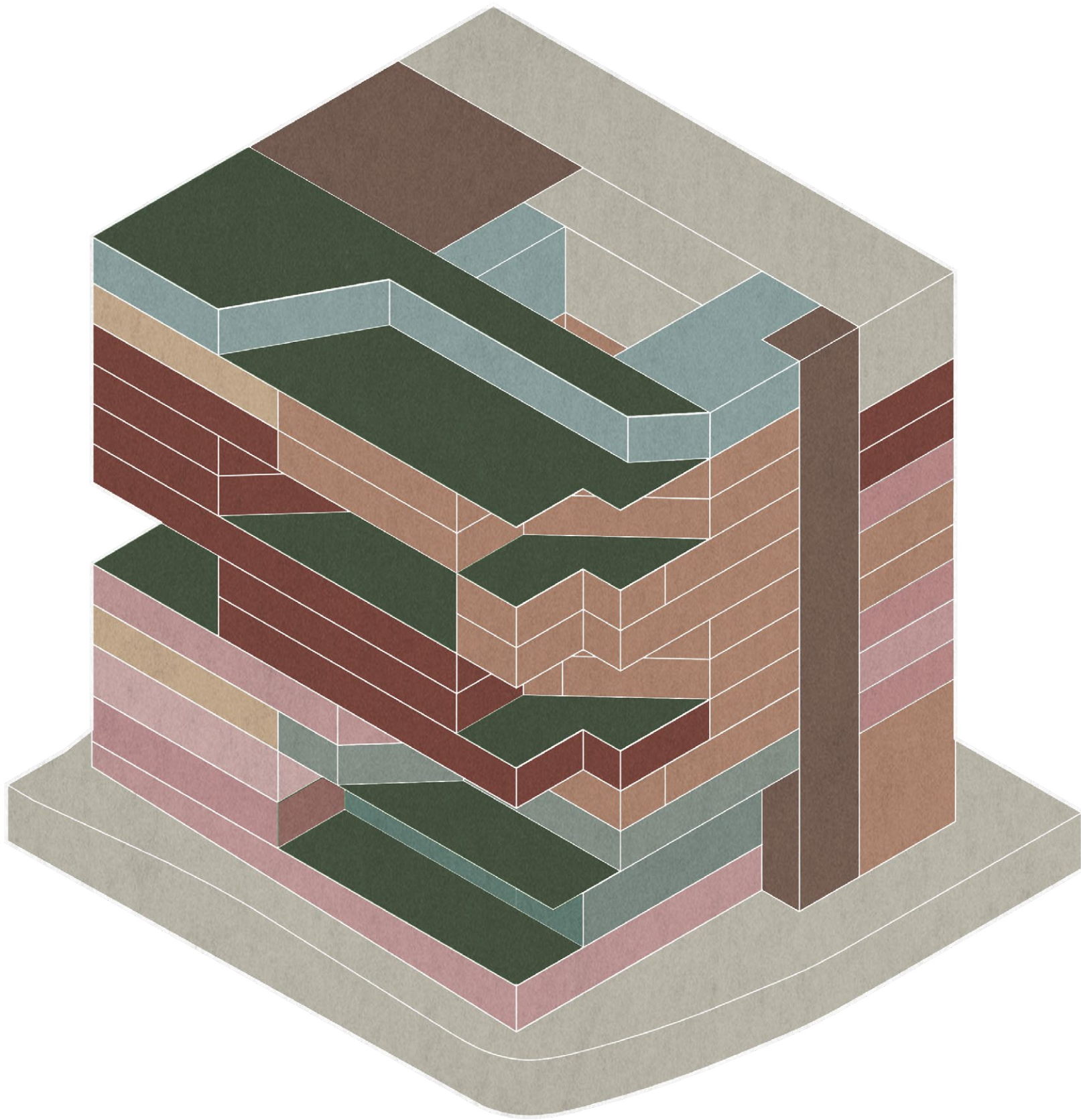
Programming



- TECHNICAL AREA
- SERVICE SPACES
- TERRACES
- GYM
- OFFICE
- WEAVING SPACE
- FLAT & STUDIOS
- WORKSHOP & LAB
- MARKET
- EXHIBITION SPACES
- CAFE'

INTERACTIONS

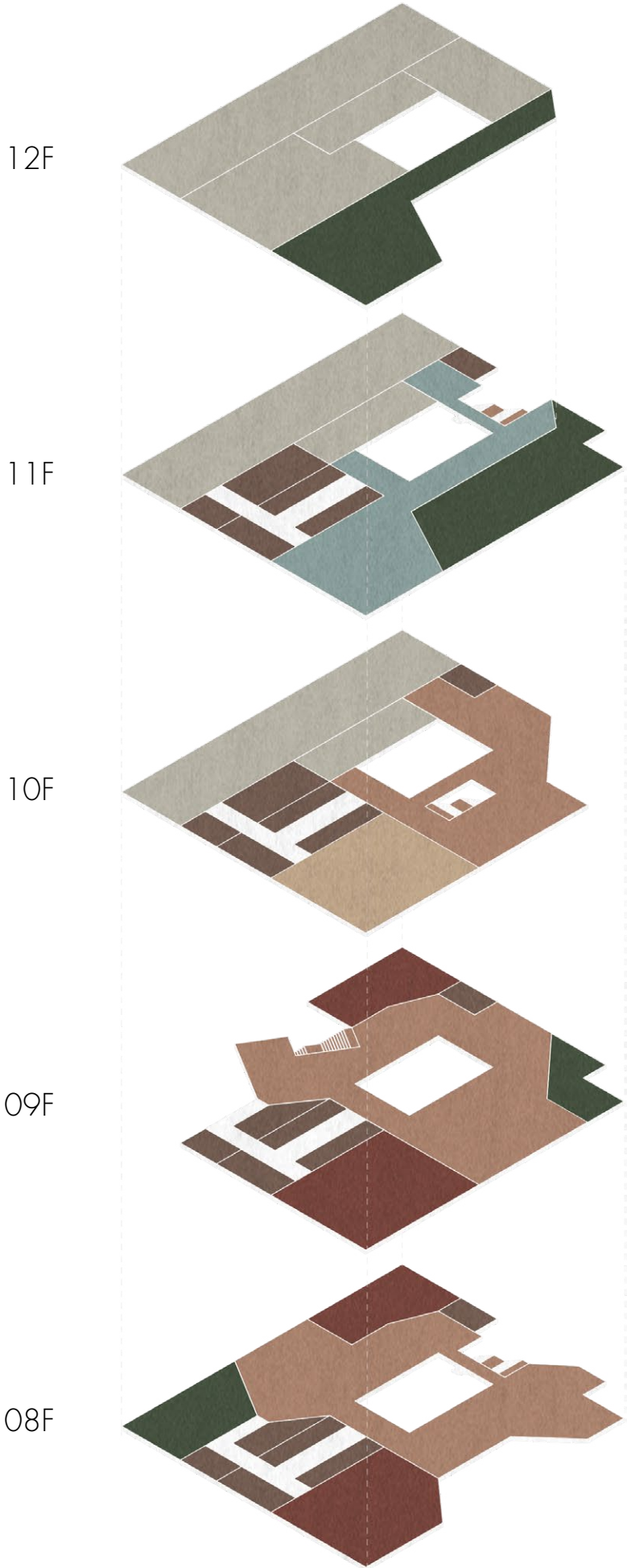
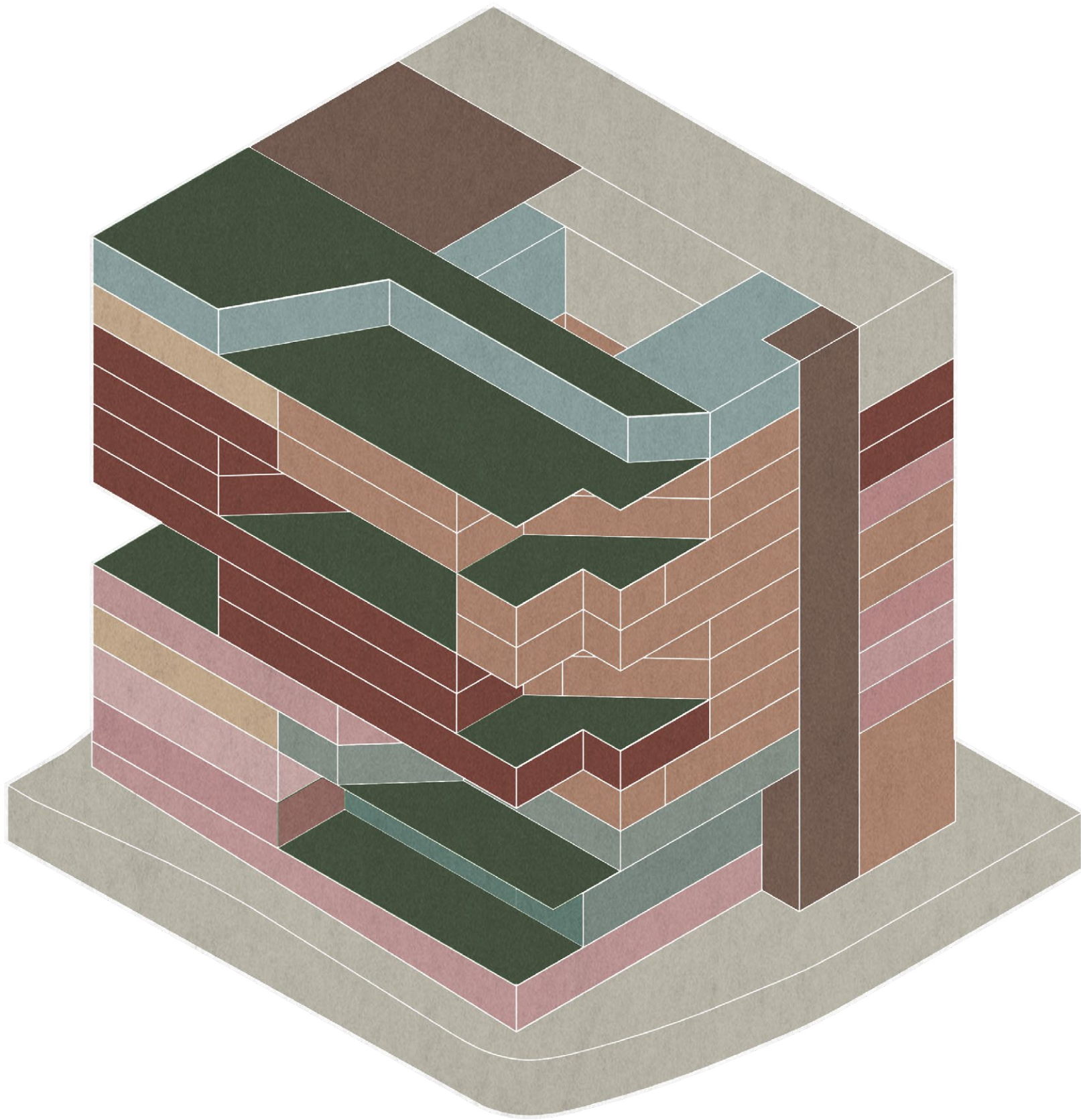
Programming



- TECHNICAL AREA
- SERVICE SPACES
- TERRACES
- GYM
- OFFICE
- WEAVING SPACE
- FLAT & STUDIOS
- WORKSHOP & LAB
- MARKET
- EXHIBITION SPACES
- CAFE'

INTERACTIONS

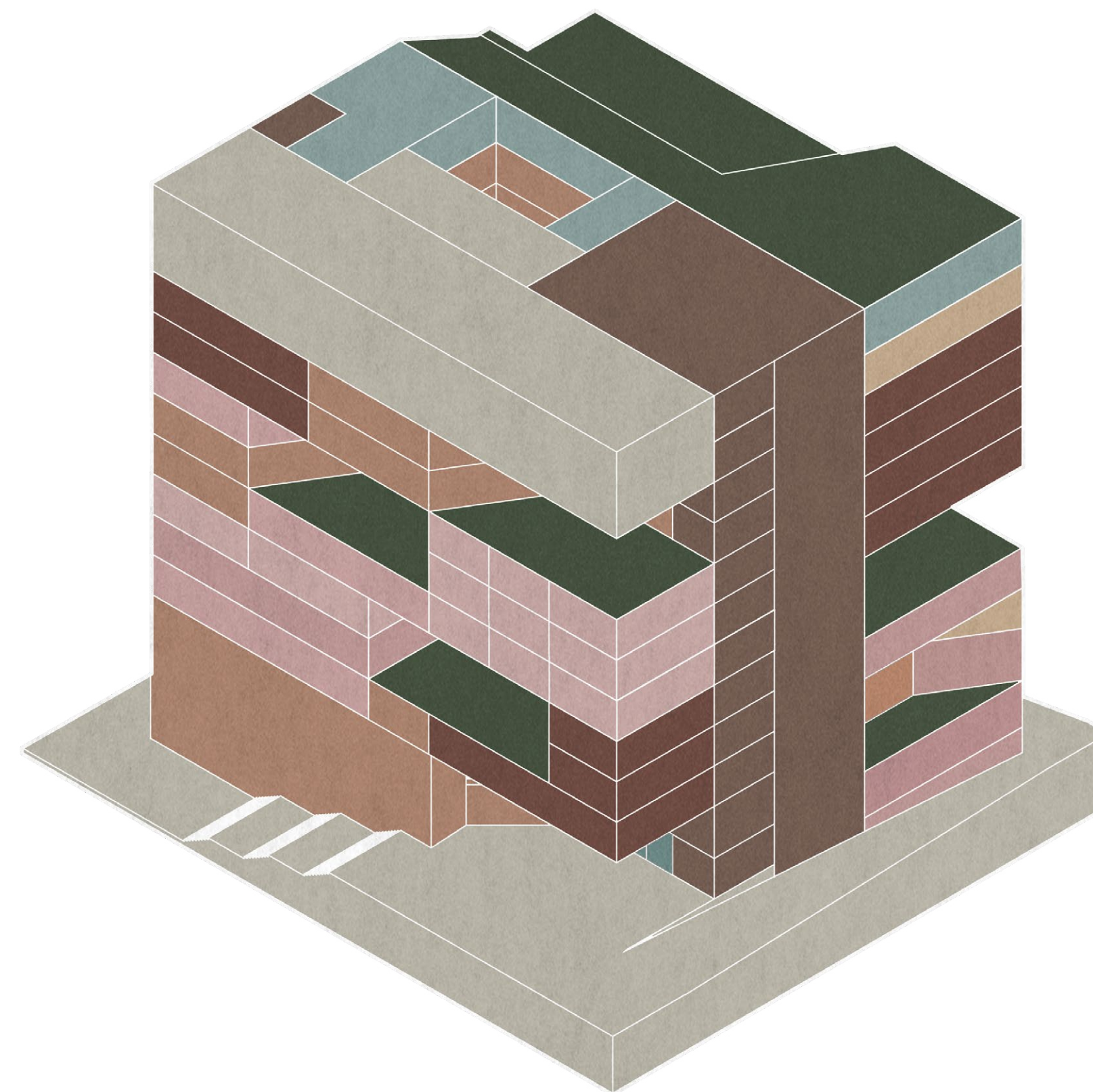
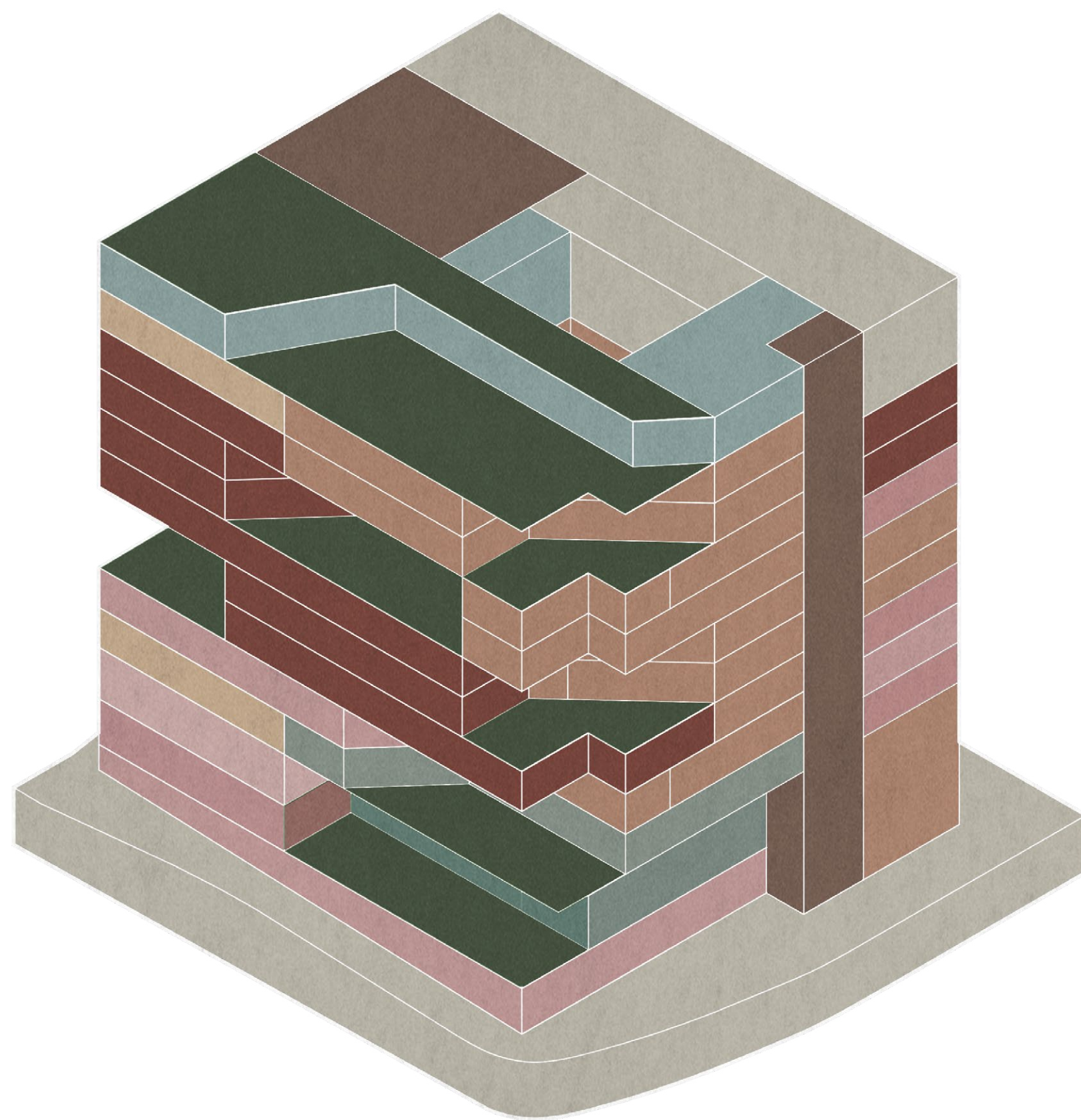
Programming



- TECHNICAL AREA
- SERVICE SPACES
- TERRACES
- GYM
- OFFICE
- WEAVING SPACE
- FLAT & STUDIOS
- WORKSHOP & LAB
- MARKET
- EXHIBITION SPACES
- CAFE'

INTERACTIONS

Programming



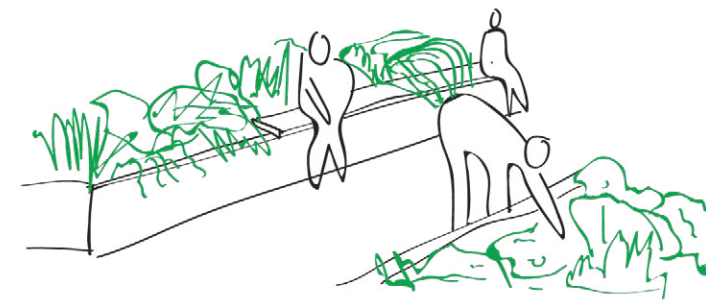
- TECHNICAL AREA
- SERVICE SPACES
- TERRACES
- GYM
- OFFICE
- WEAVING SPACE
- FLAT & STUDIOS
- WORKSHOP & LAB
- MARKET
- EXHIBITION SPACES
- CAFE'

Biophilia

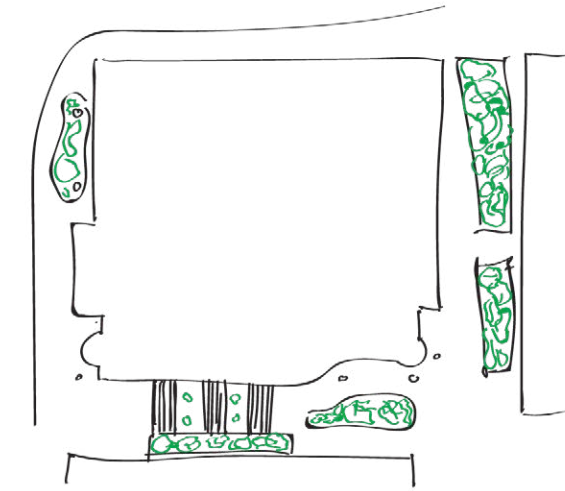


BIOPHILIA

People possess an inborn need for contact with nature essential to their physical and mental health, productivity and wellbeing. A green landscape that flows from the core to the outside.



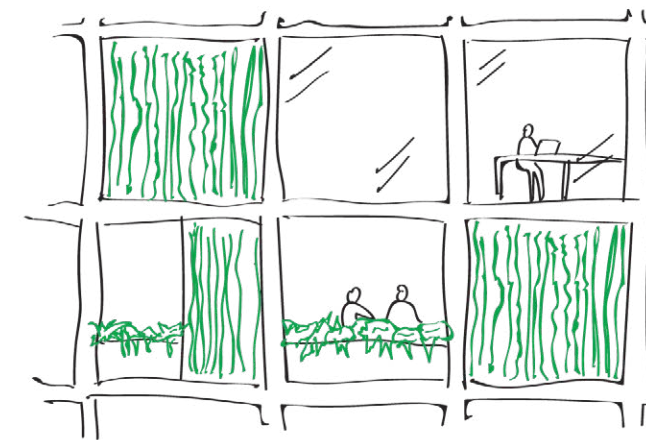
ROOFTOP



POCKET PARK



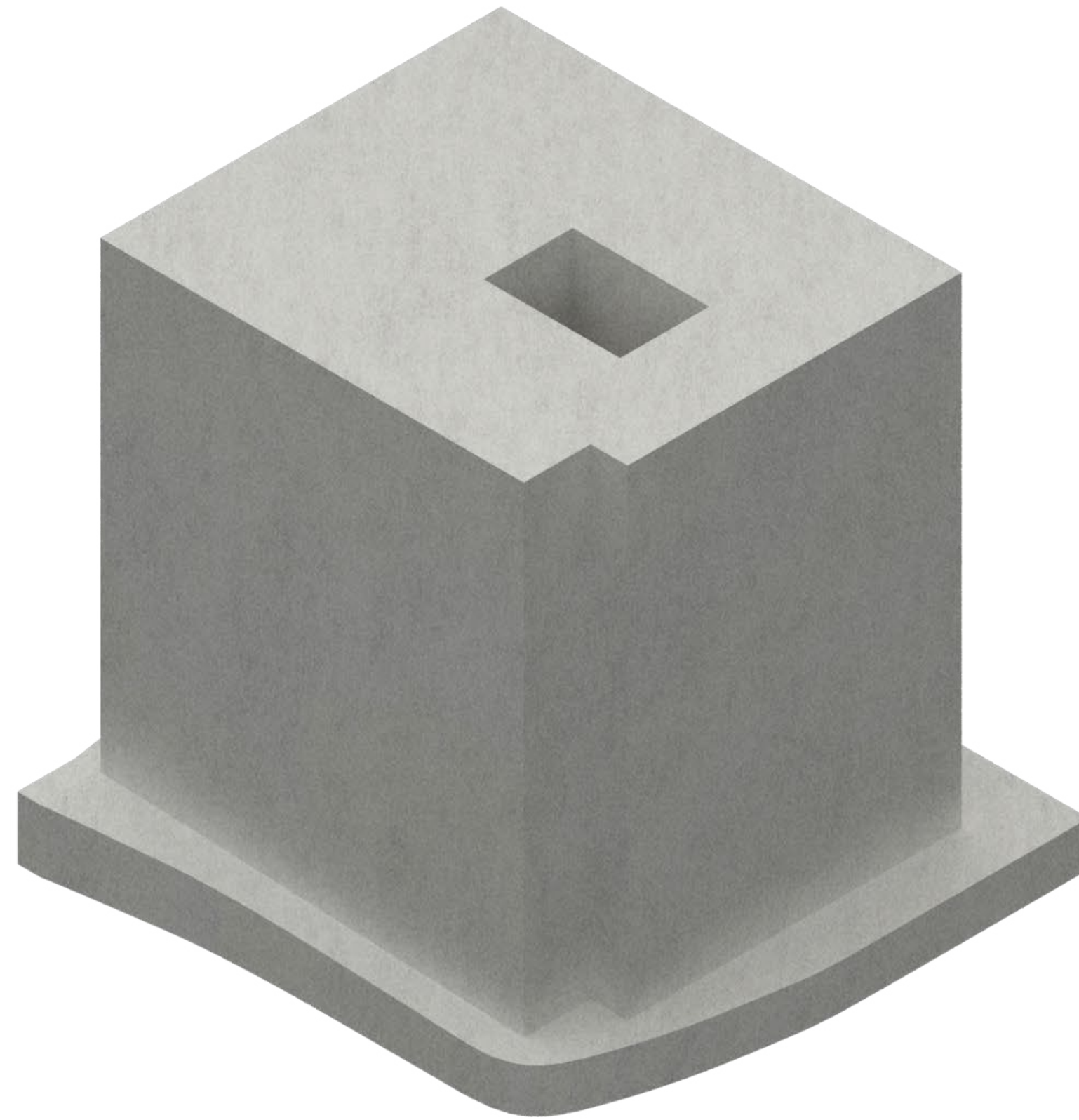
INTERNAL GARDENS



FACADE

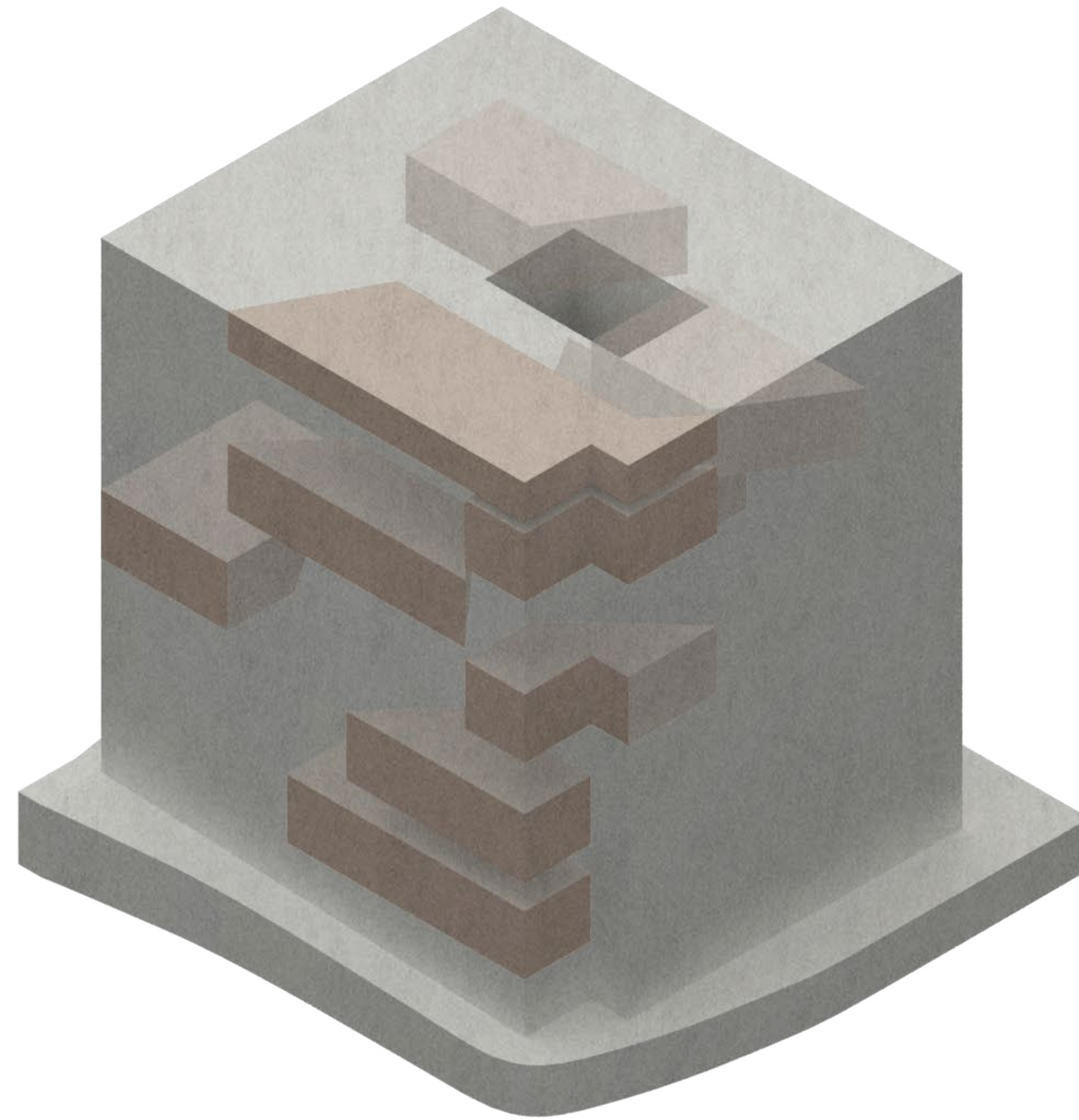
BIOPHILIA

The Green Landscape



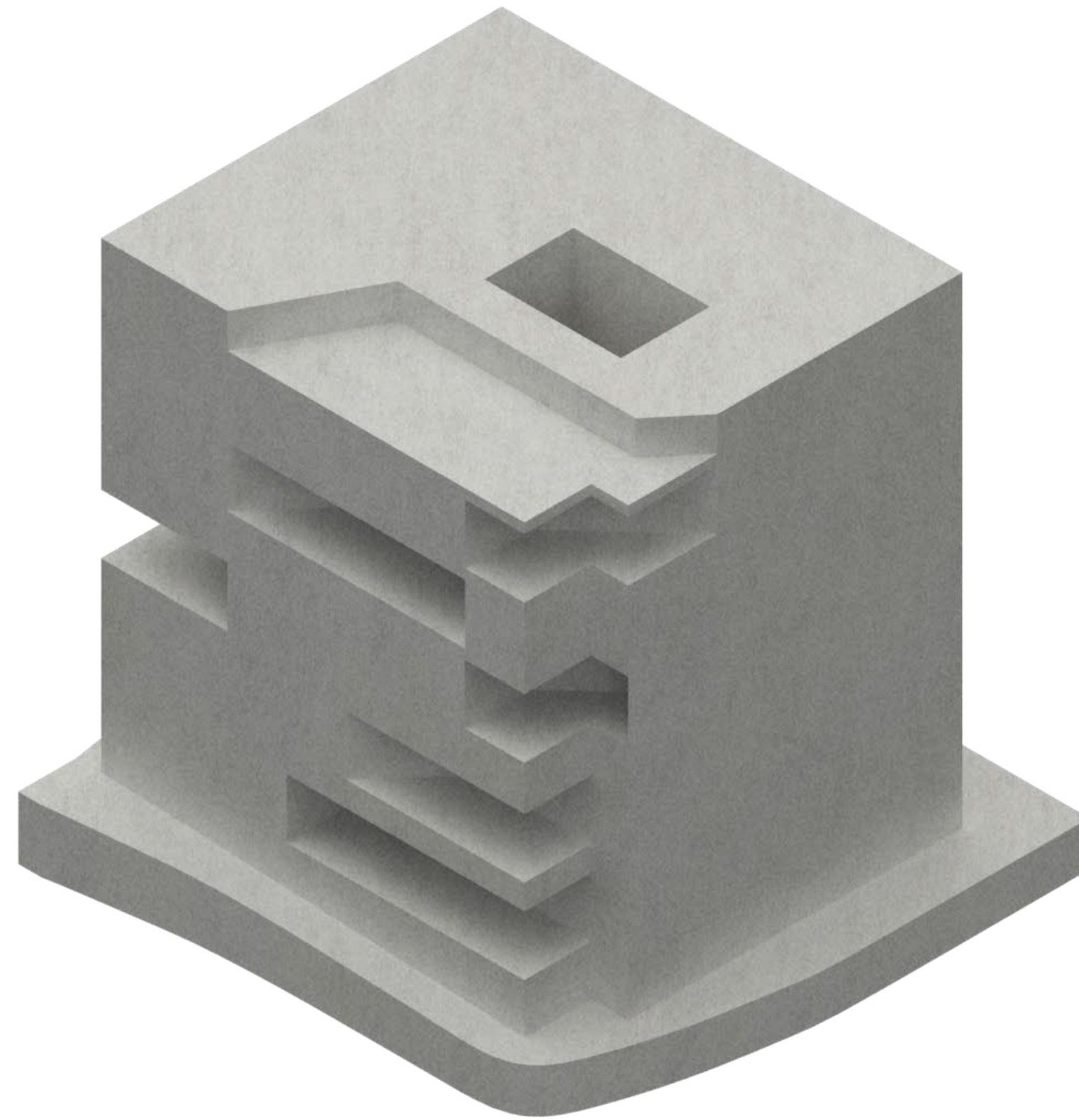
BIOPHILIA

The Green Landscape



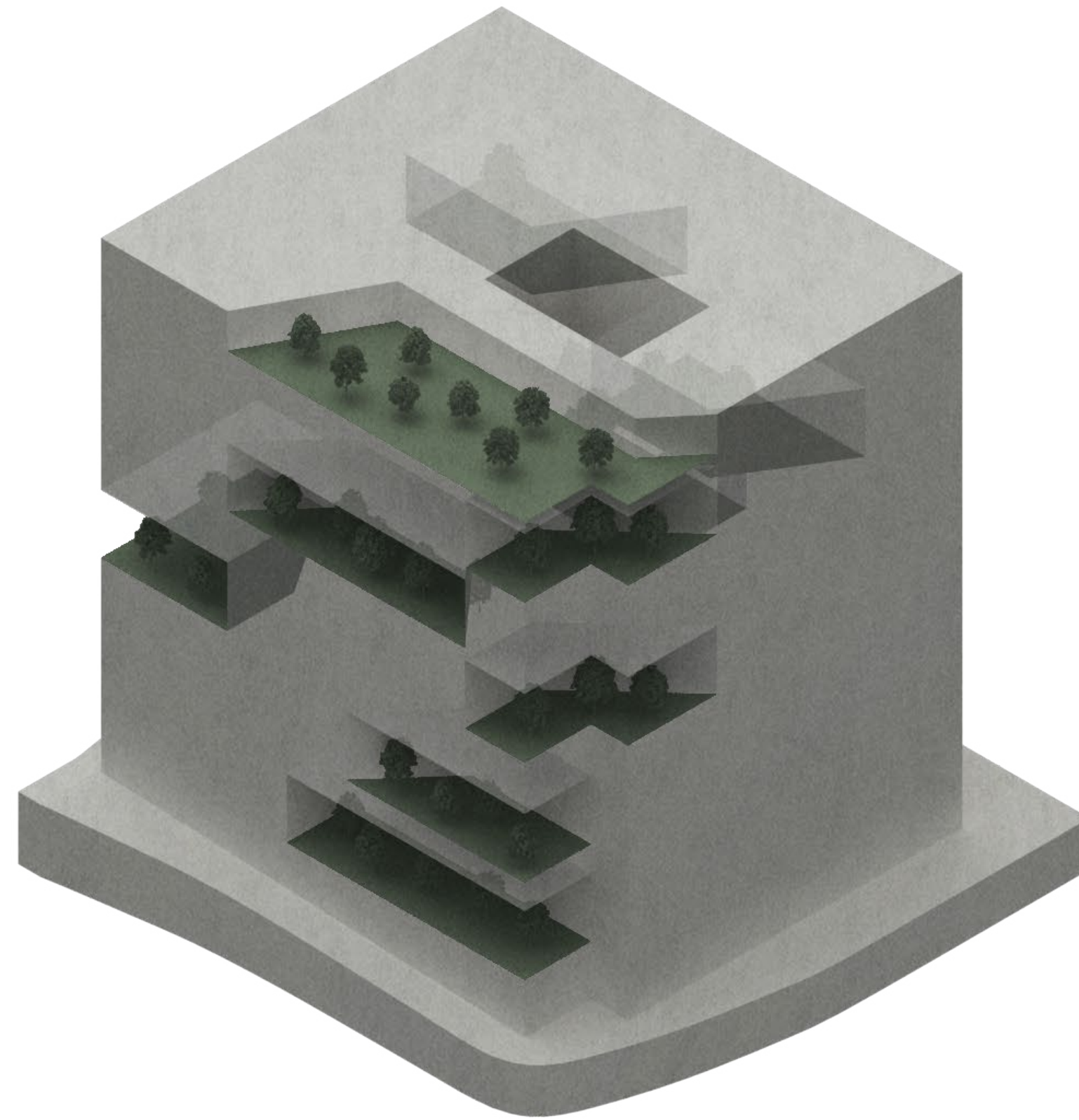
BIOPHILIA

The Green Landscape



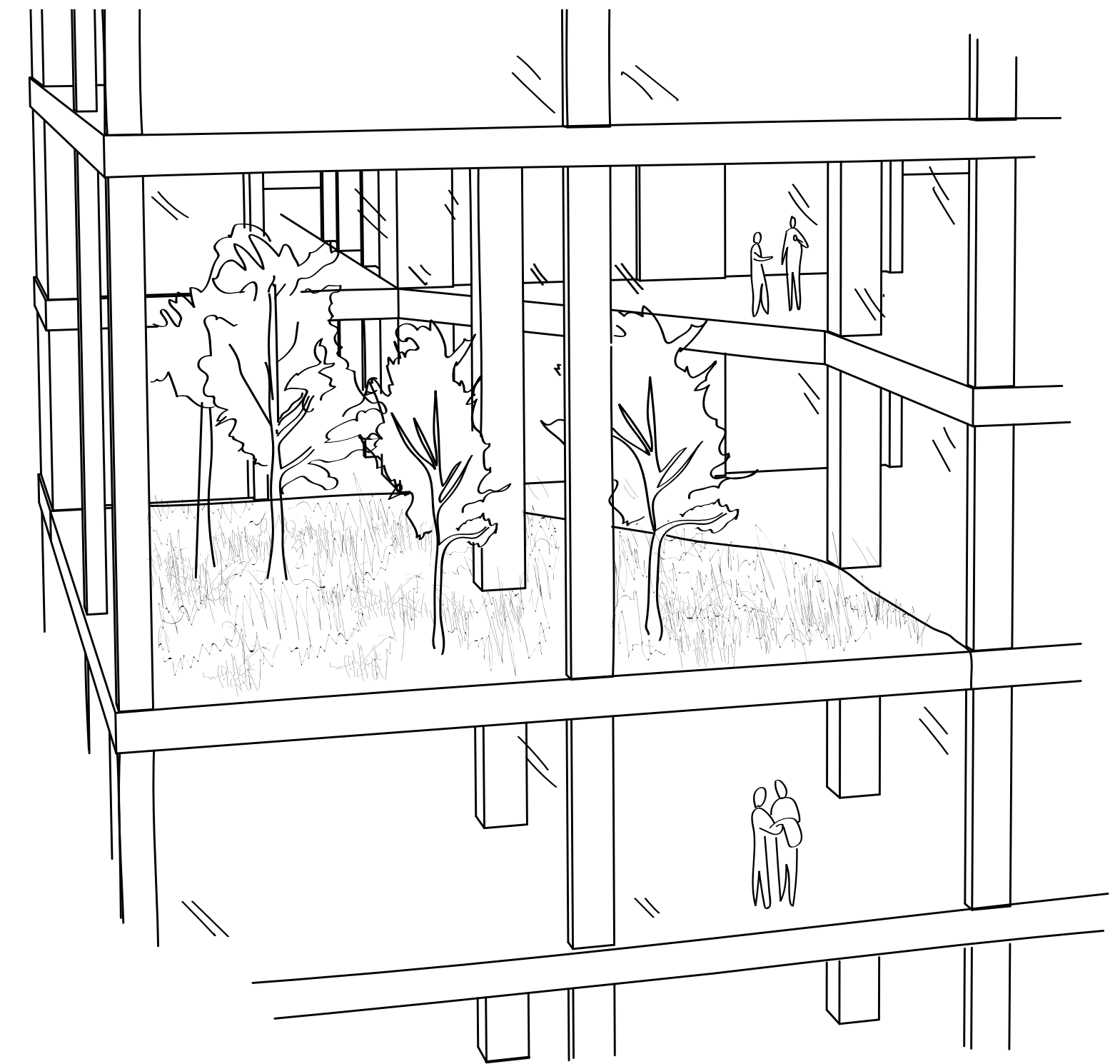
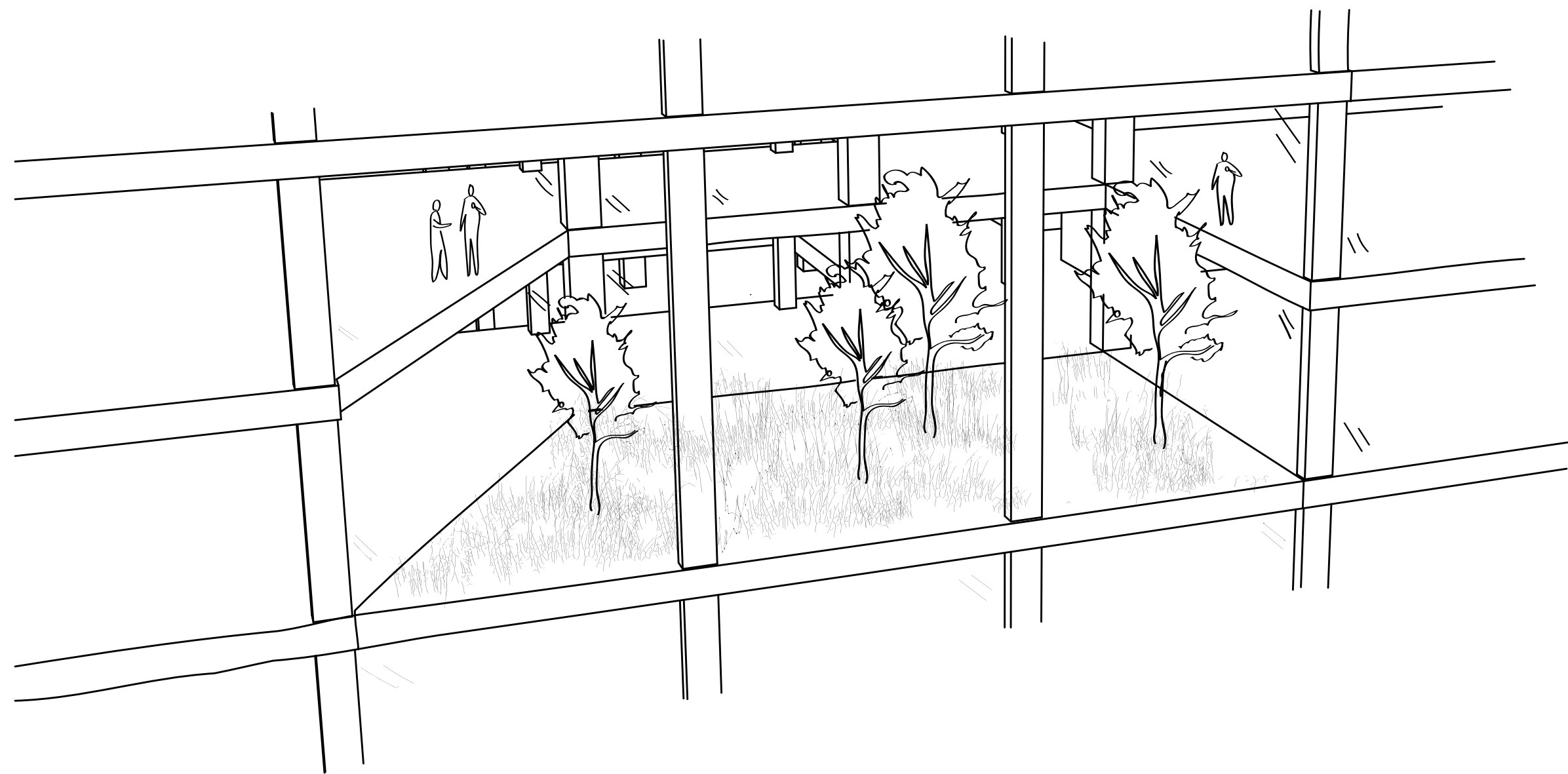
BIOPHILIA

The Green Landscape

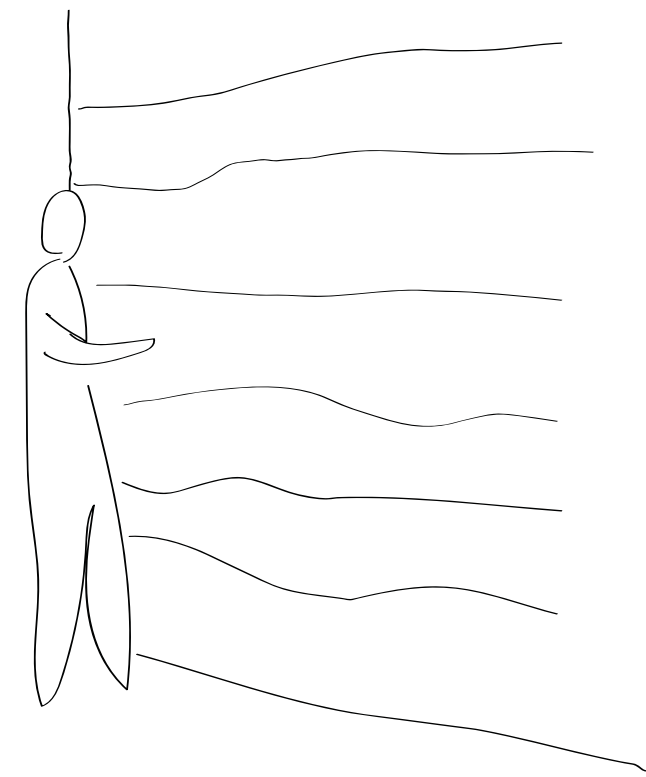


BIOPHILIA

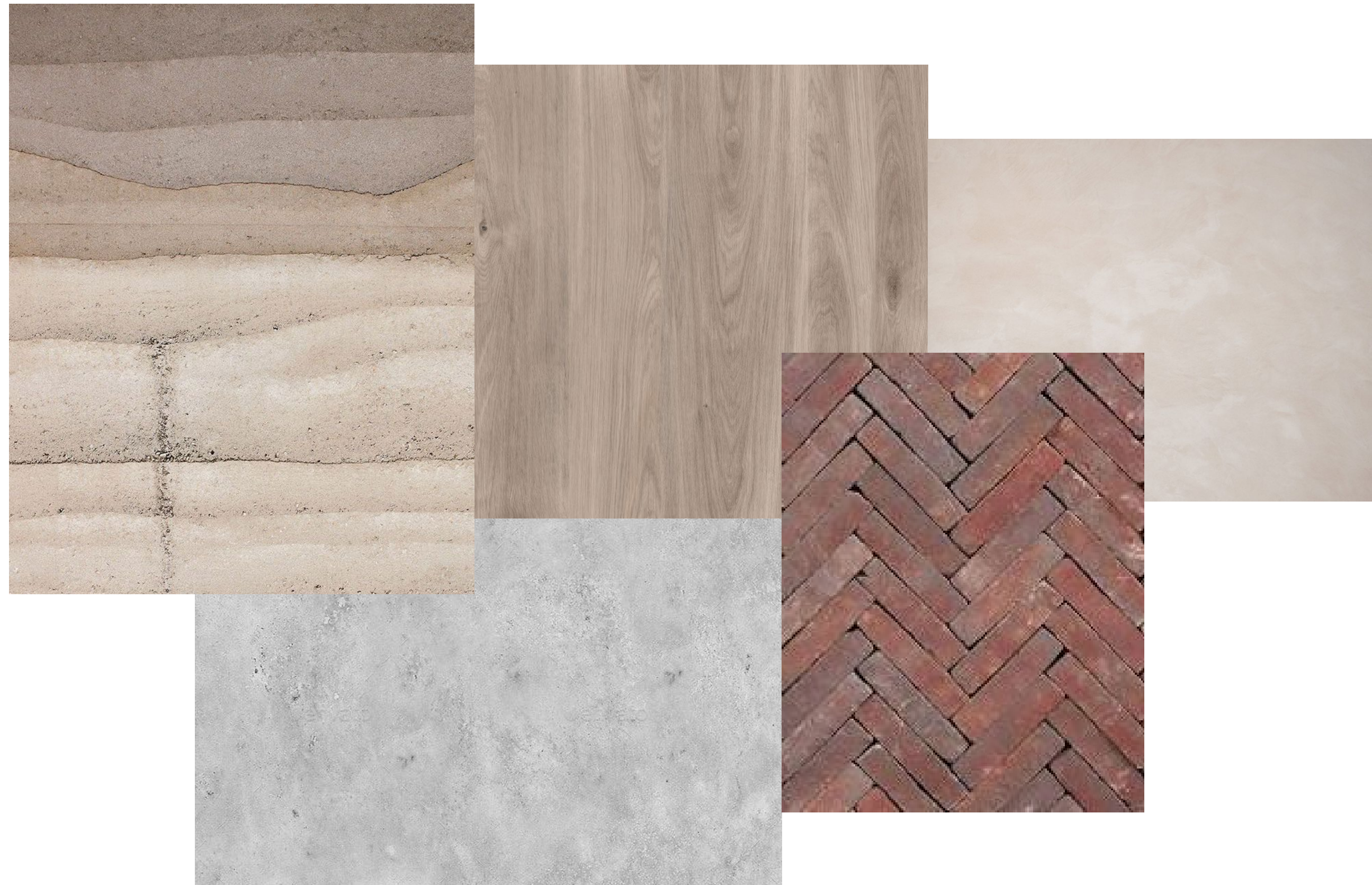
The Green Landscape



Materials

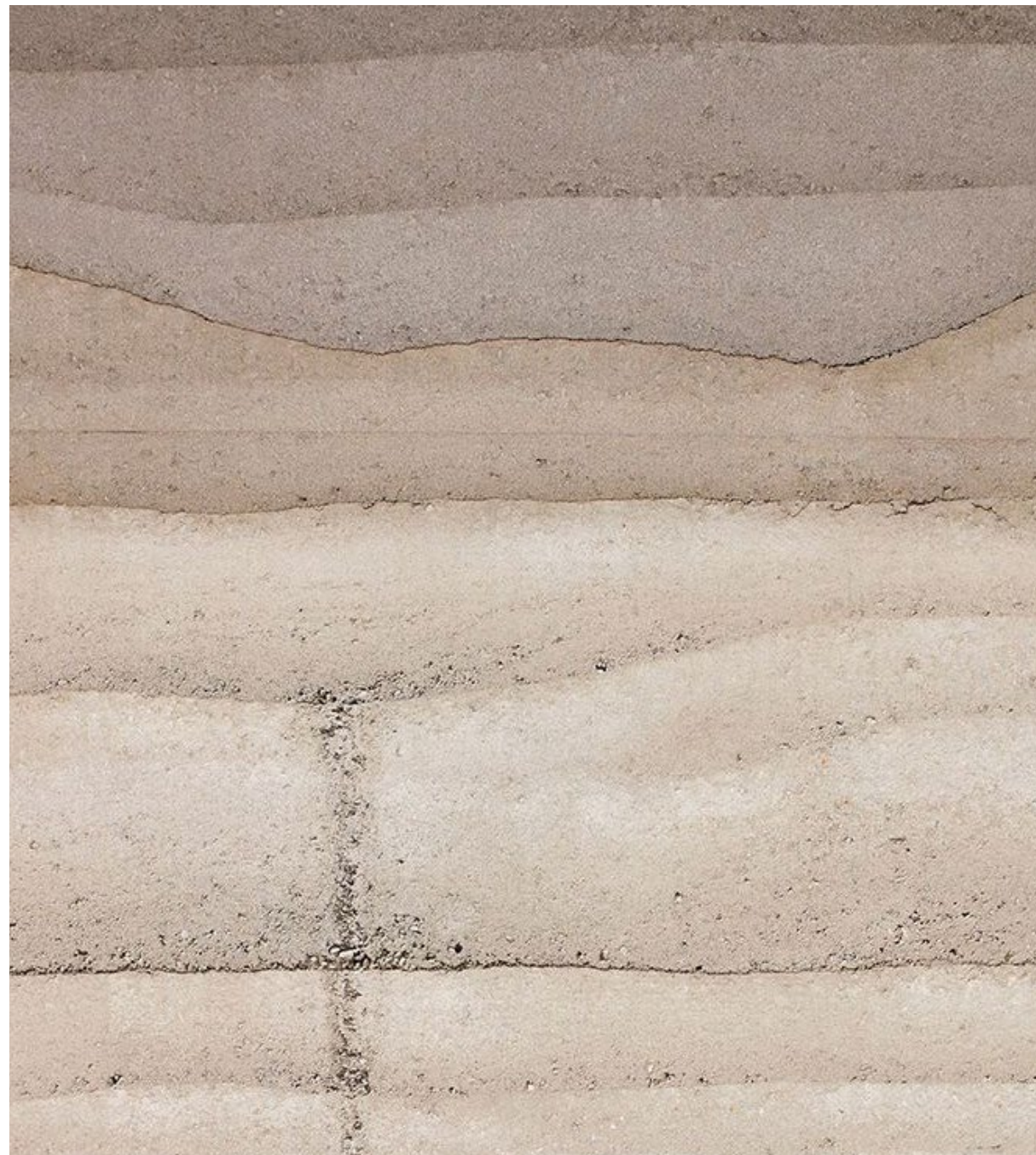


MATERIALS



MATERIALS

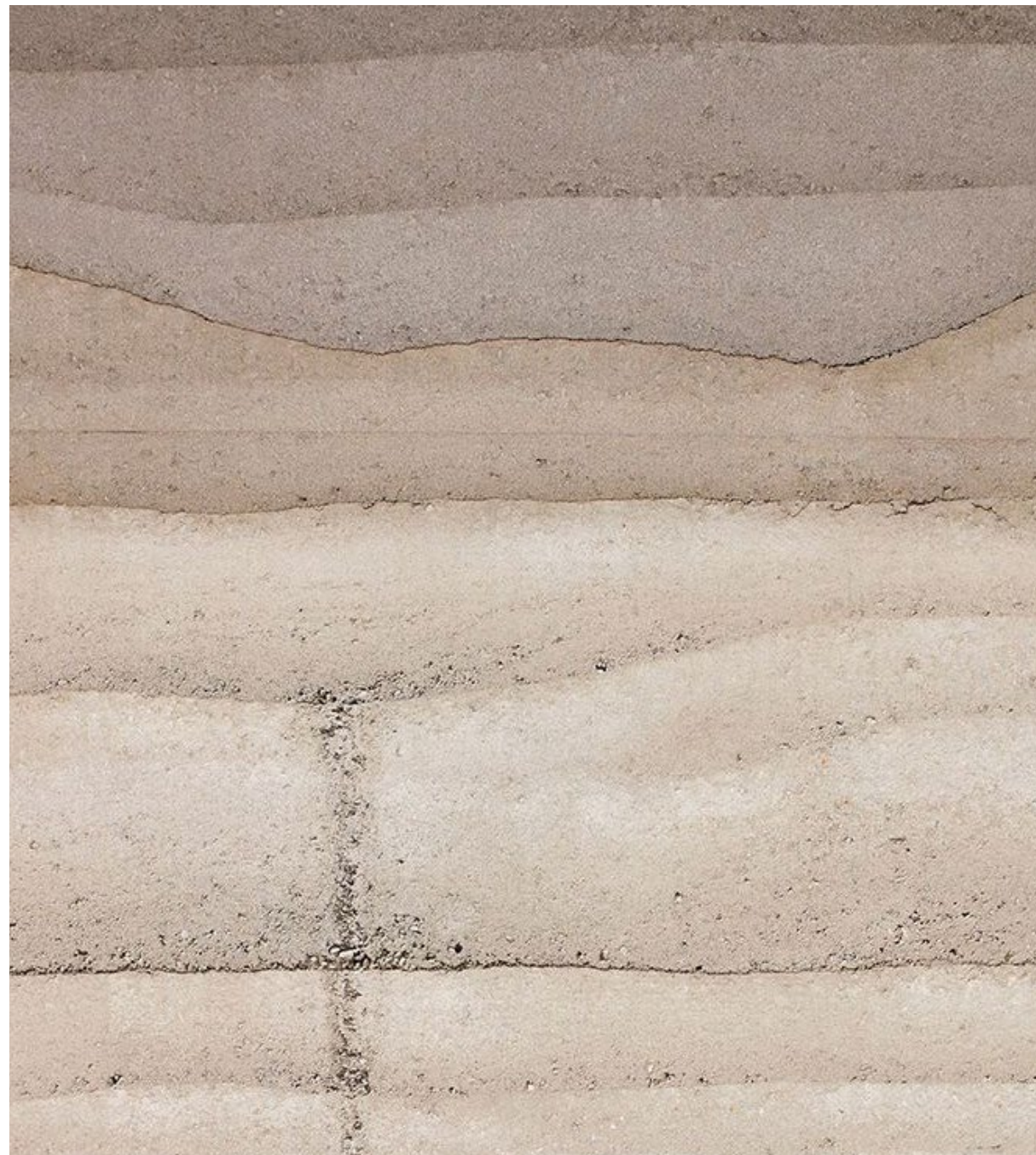
Threshold



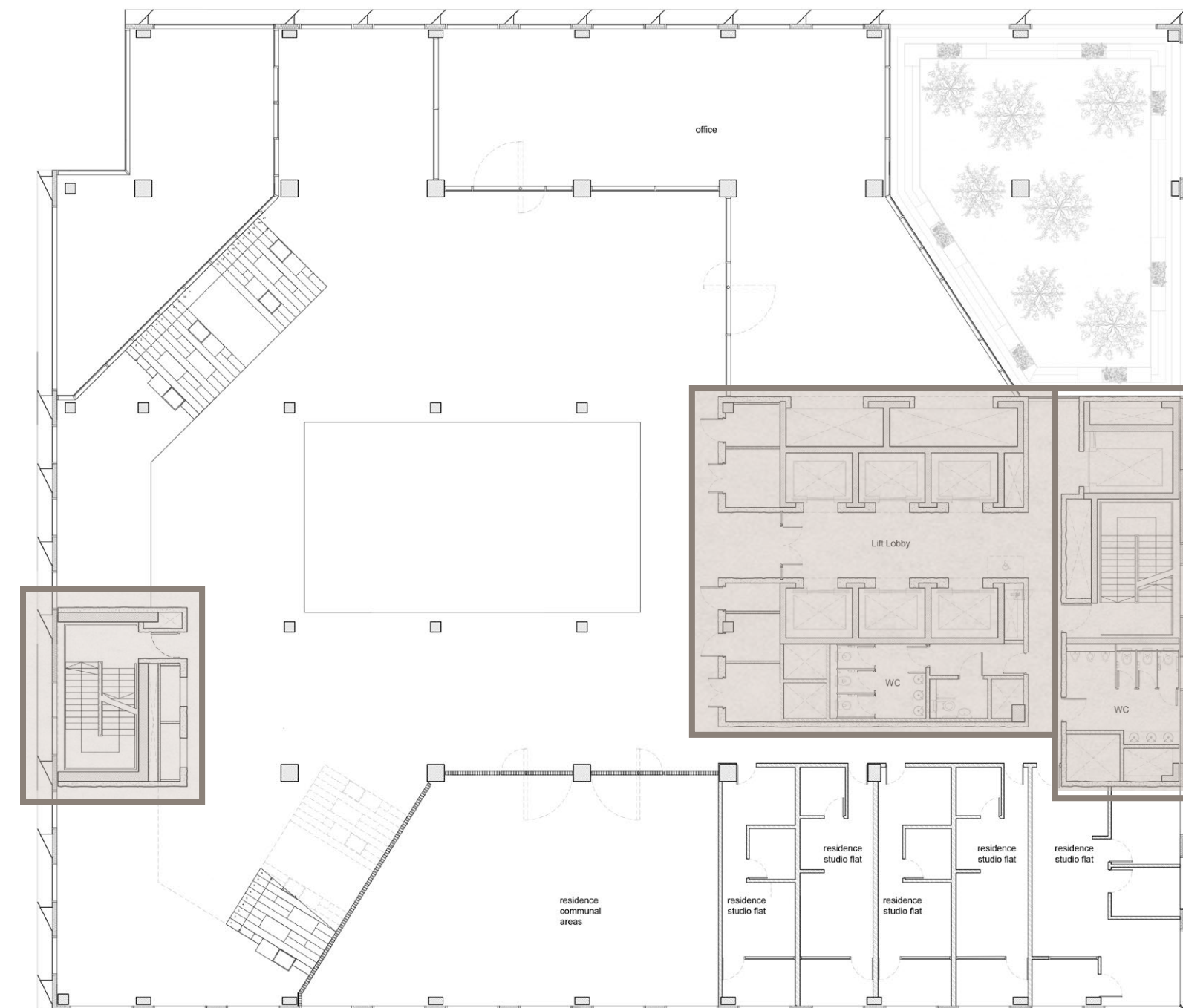
Local Hub
-
Rammed Earth

MATERIALS

Threshold

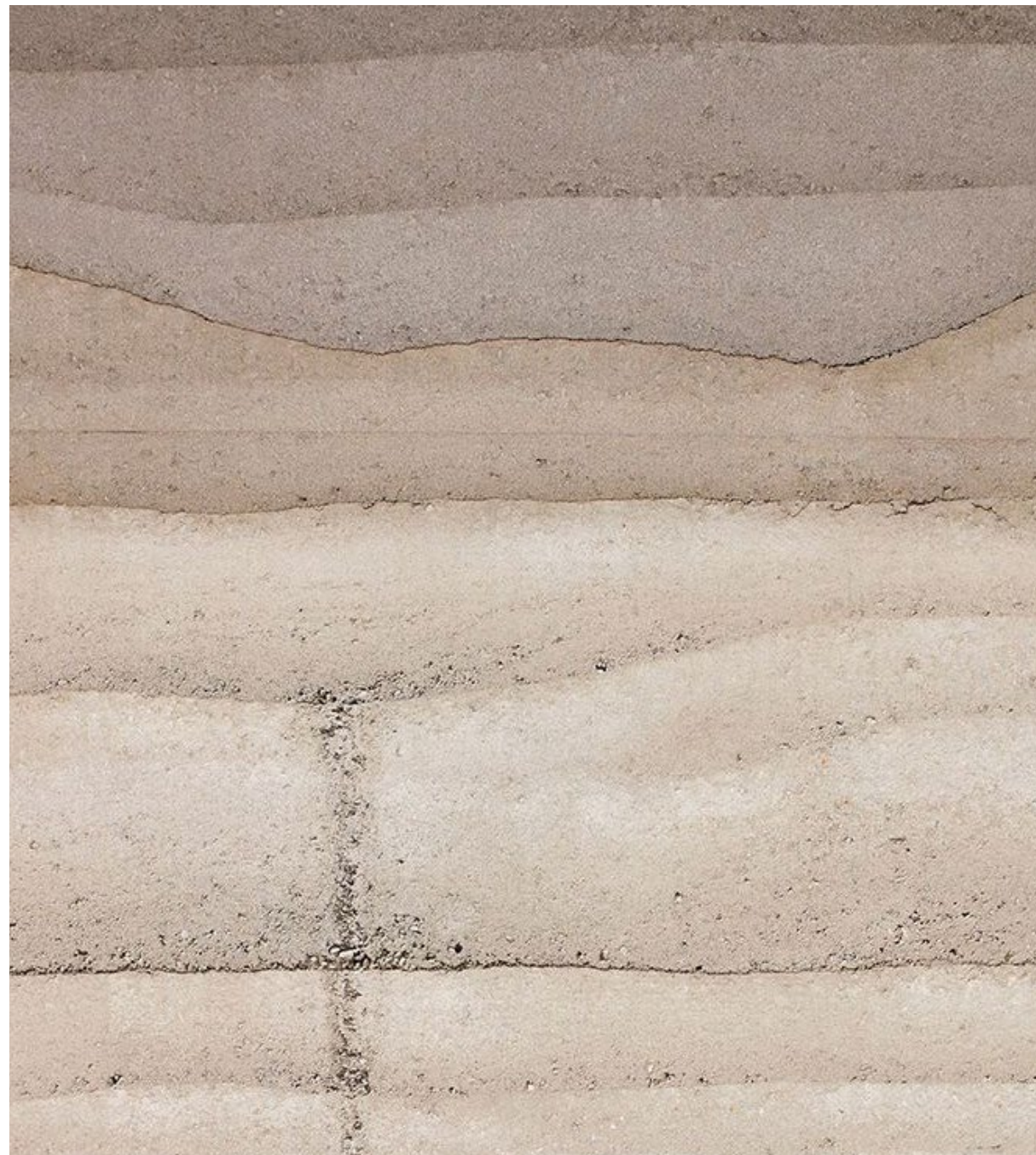


RAMMED EARTH

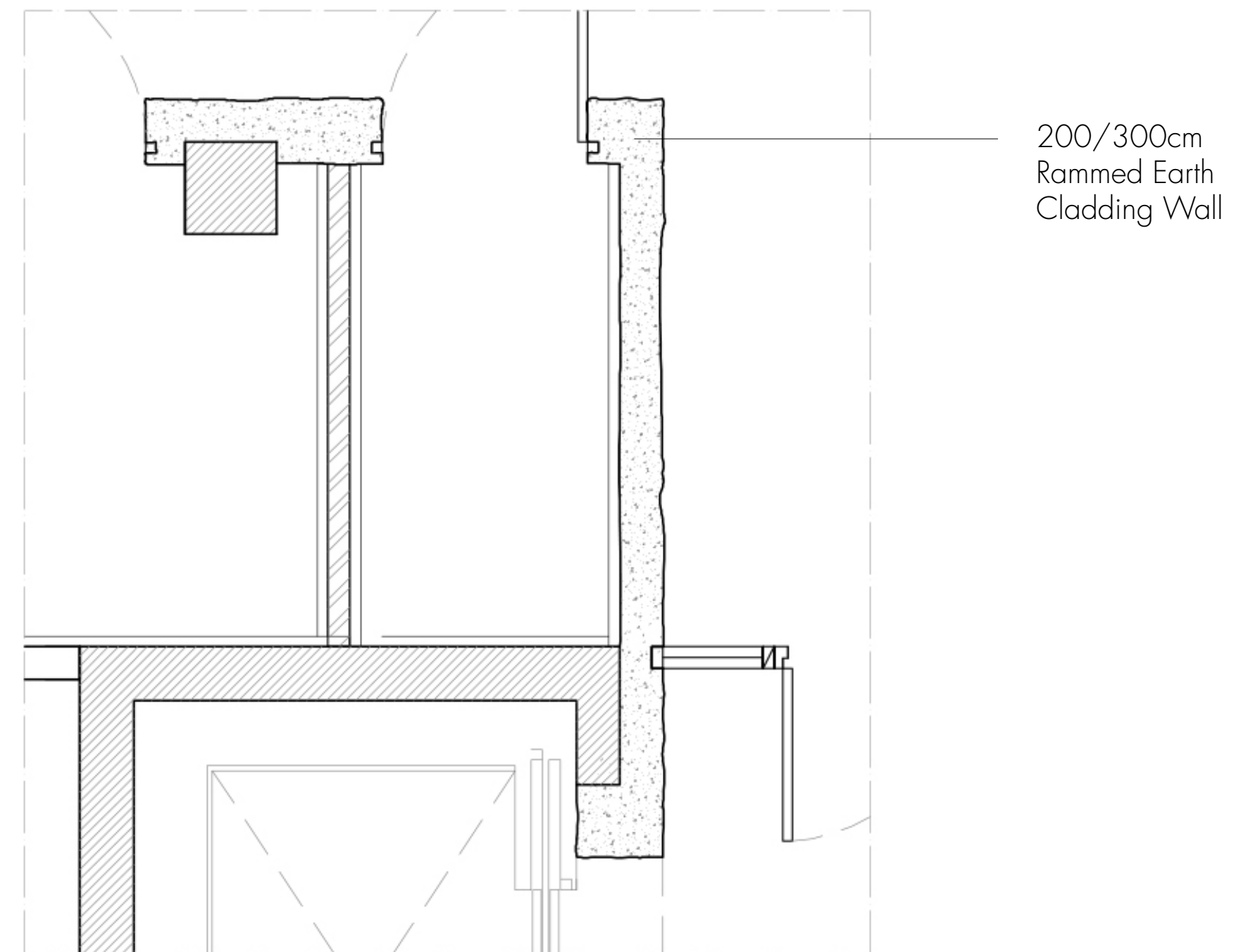


MATERIALS

Threshold



RAMMED EARTH



MATERIALS

Threshold



Residence
-
Clay & Oak

MATERIALS

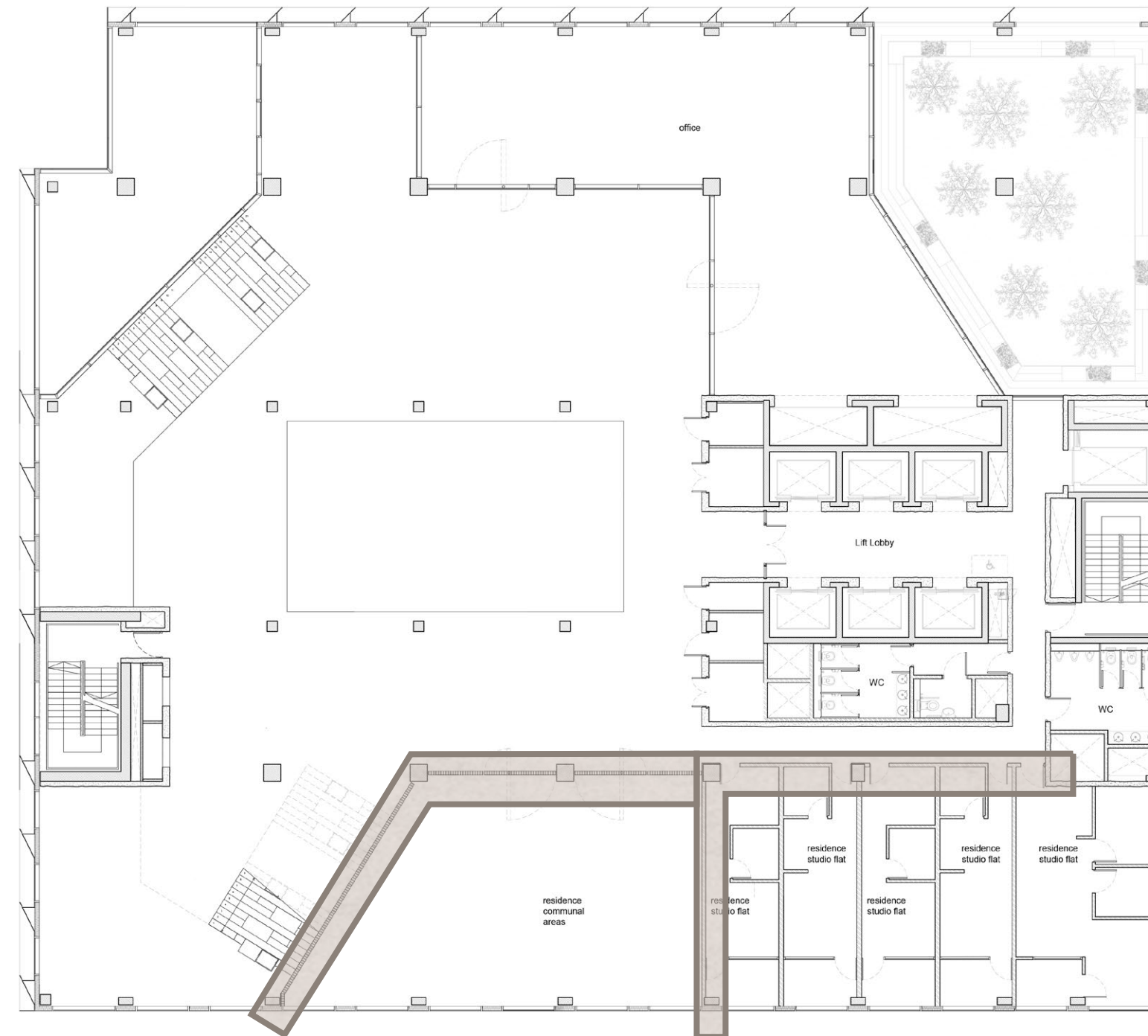
Threshold



CLAY



OAK



MATERIALS

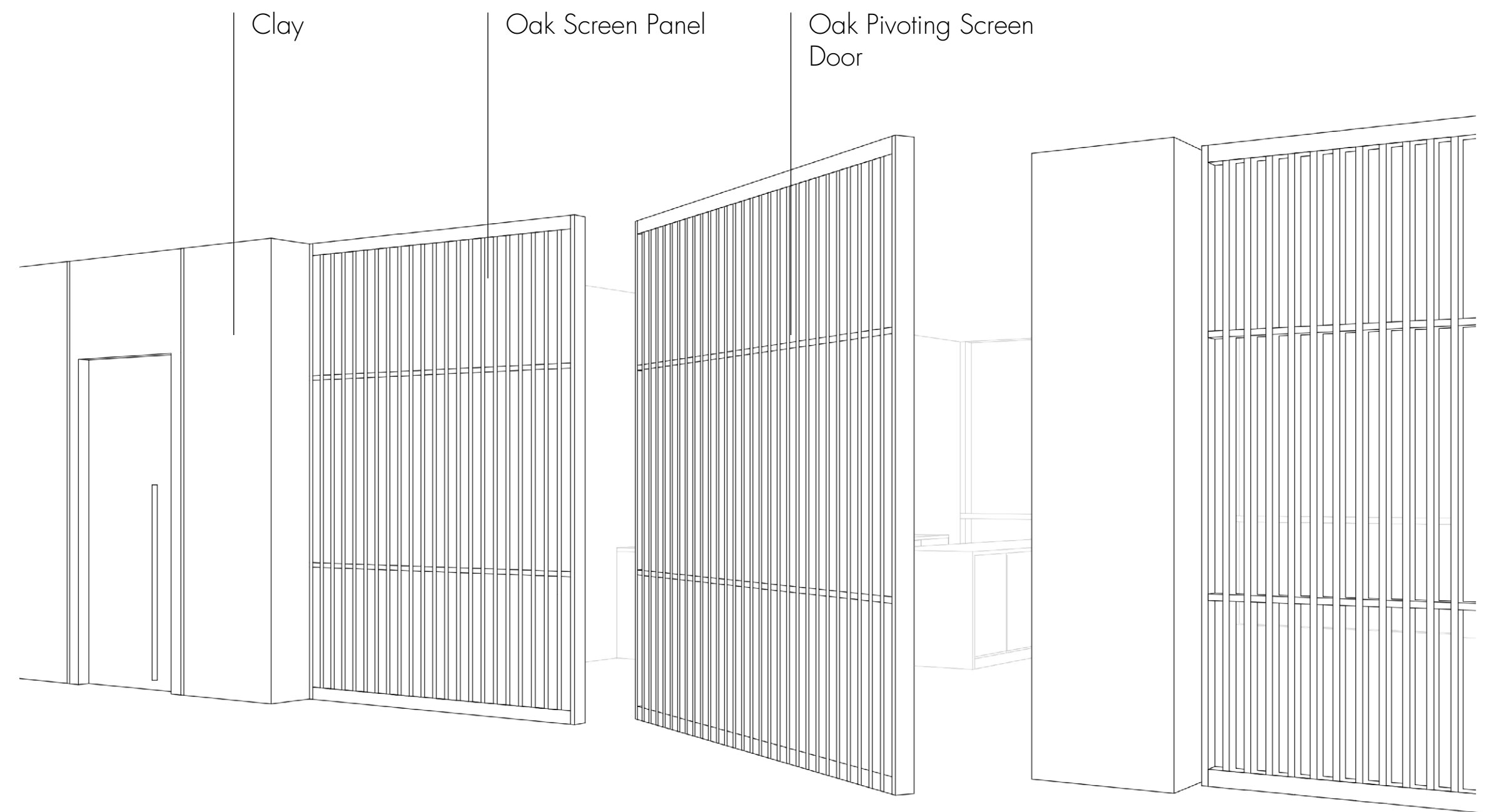
Threshold



CLAY



OAK



MATERIALS

Threshold



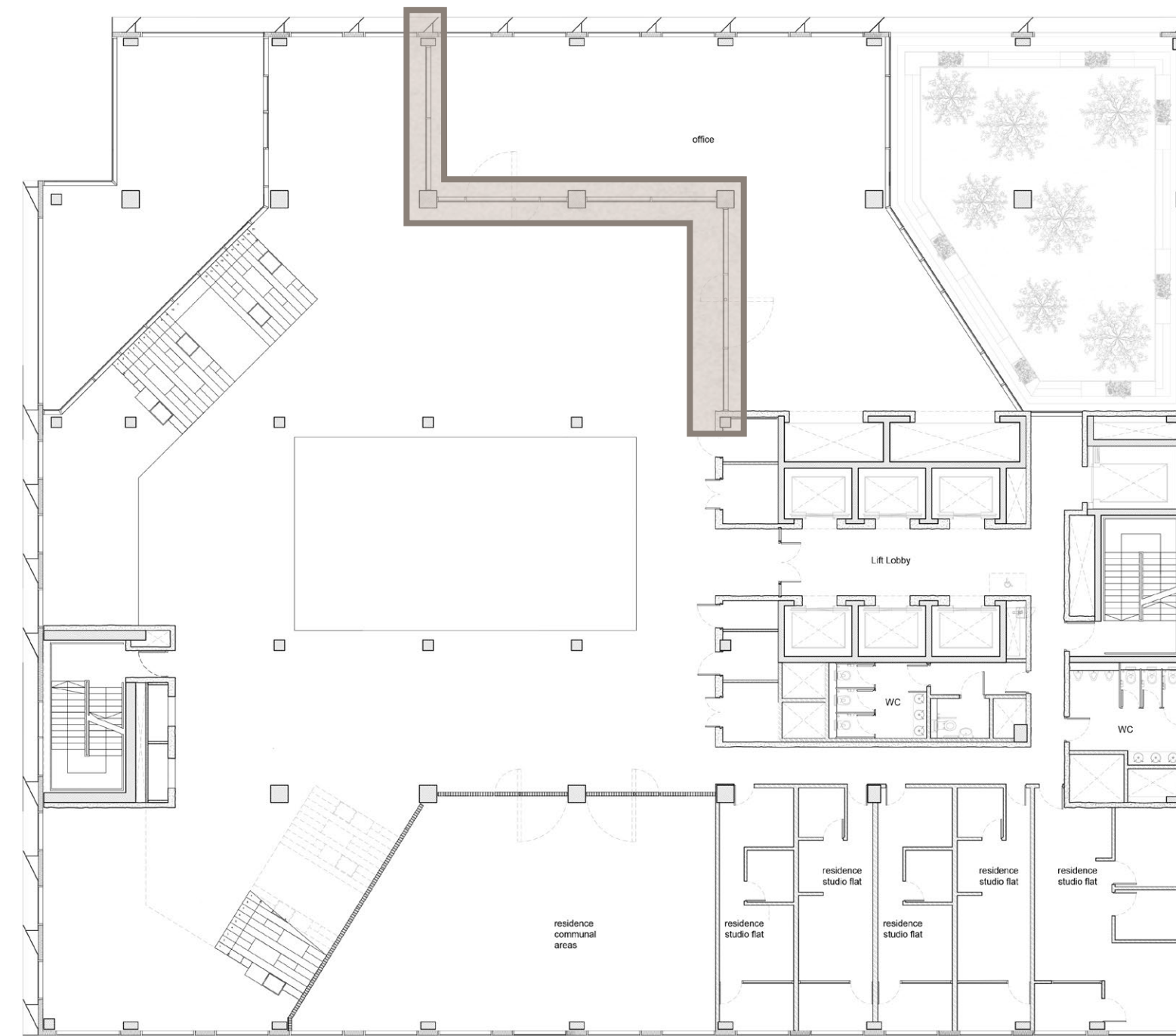
Office
-
Smoked Glass

MATERIALS

Threshold



SMOKED GLASS

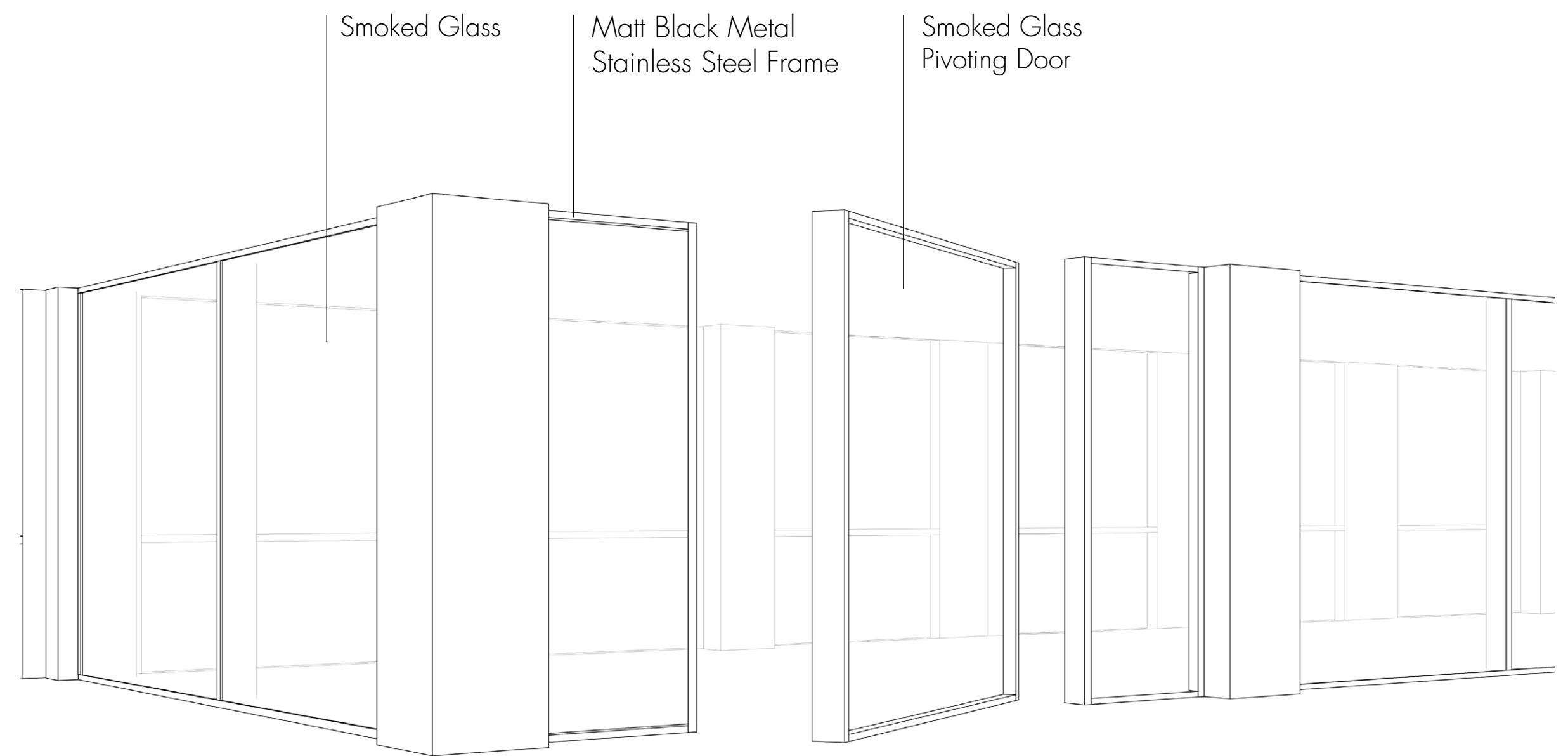


MATERIALS

Threshold



SMOKED GLASS



MATERIALS

Reuse



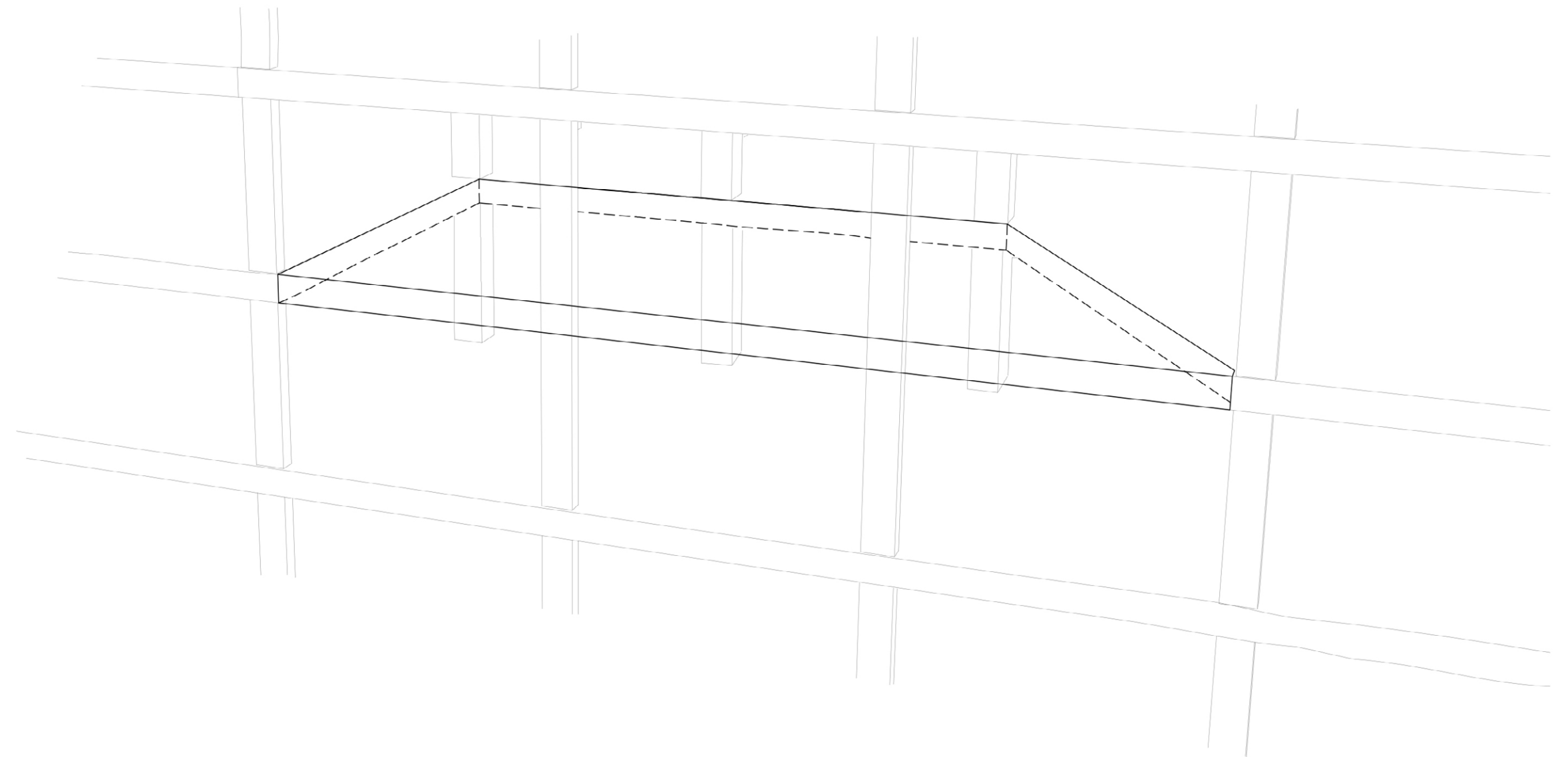
Concrete

MATERIALS

Reuse



CONCRETE

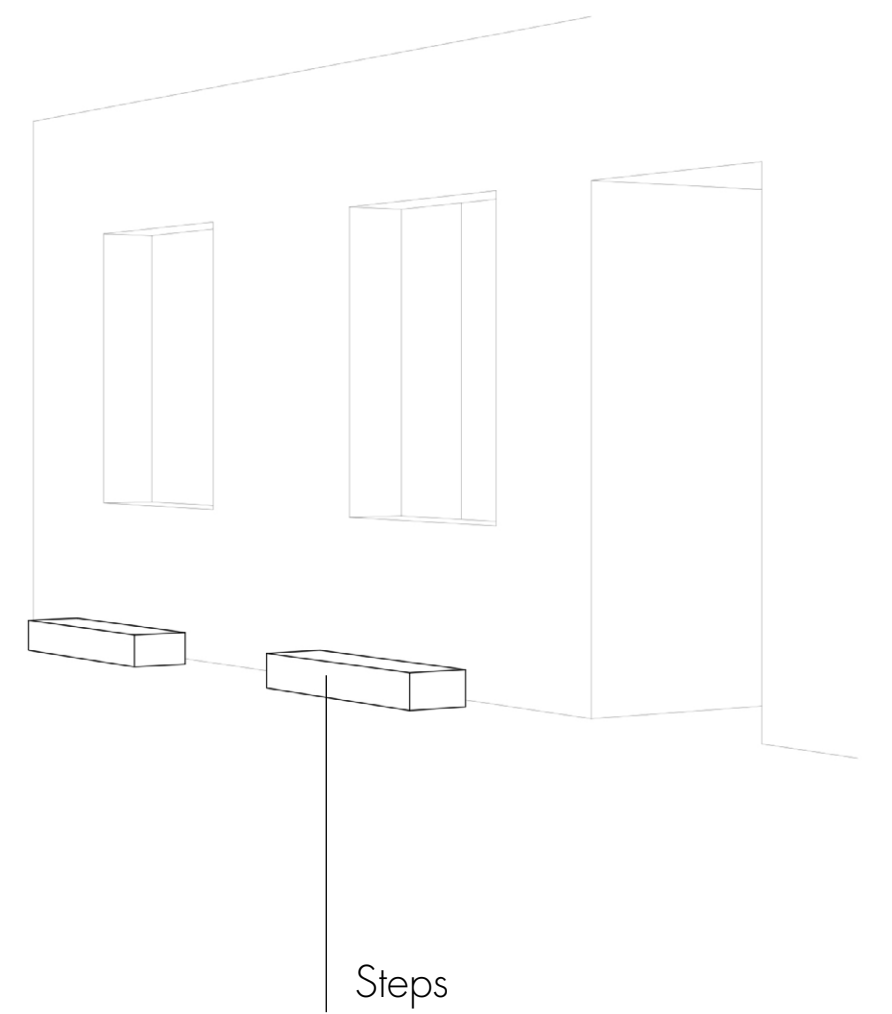
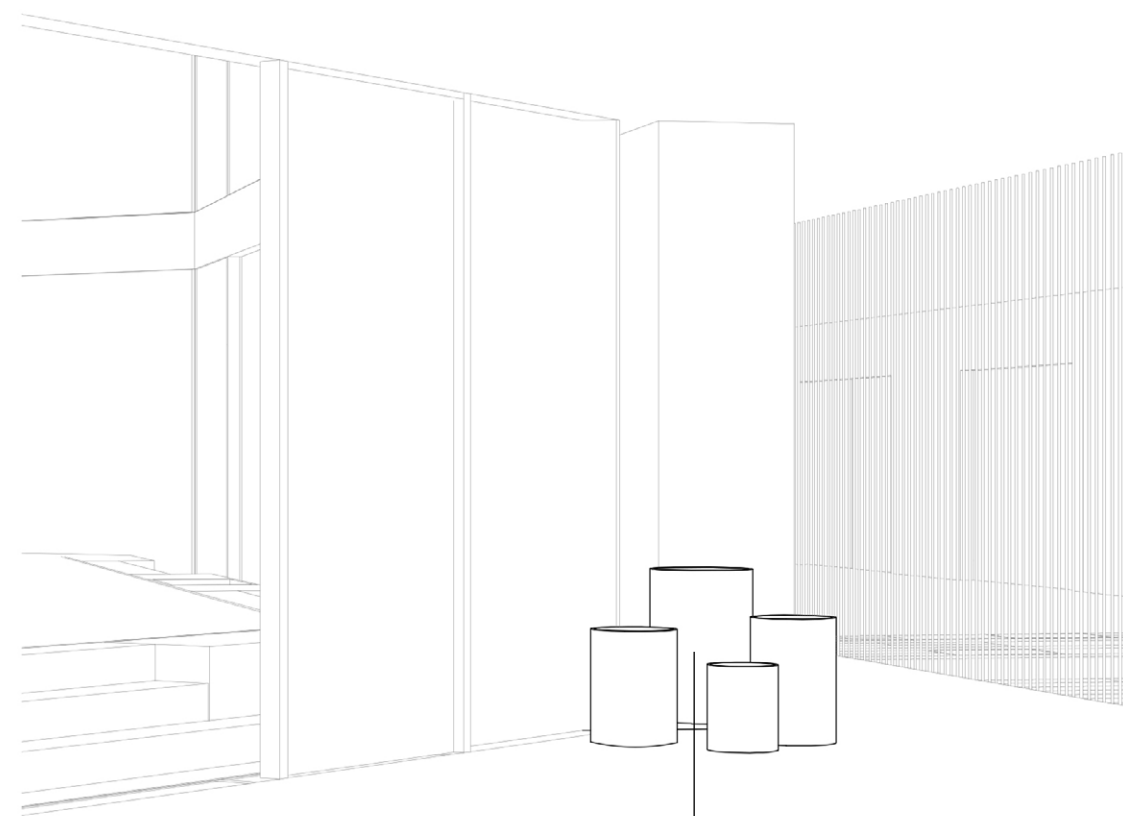
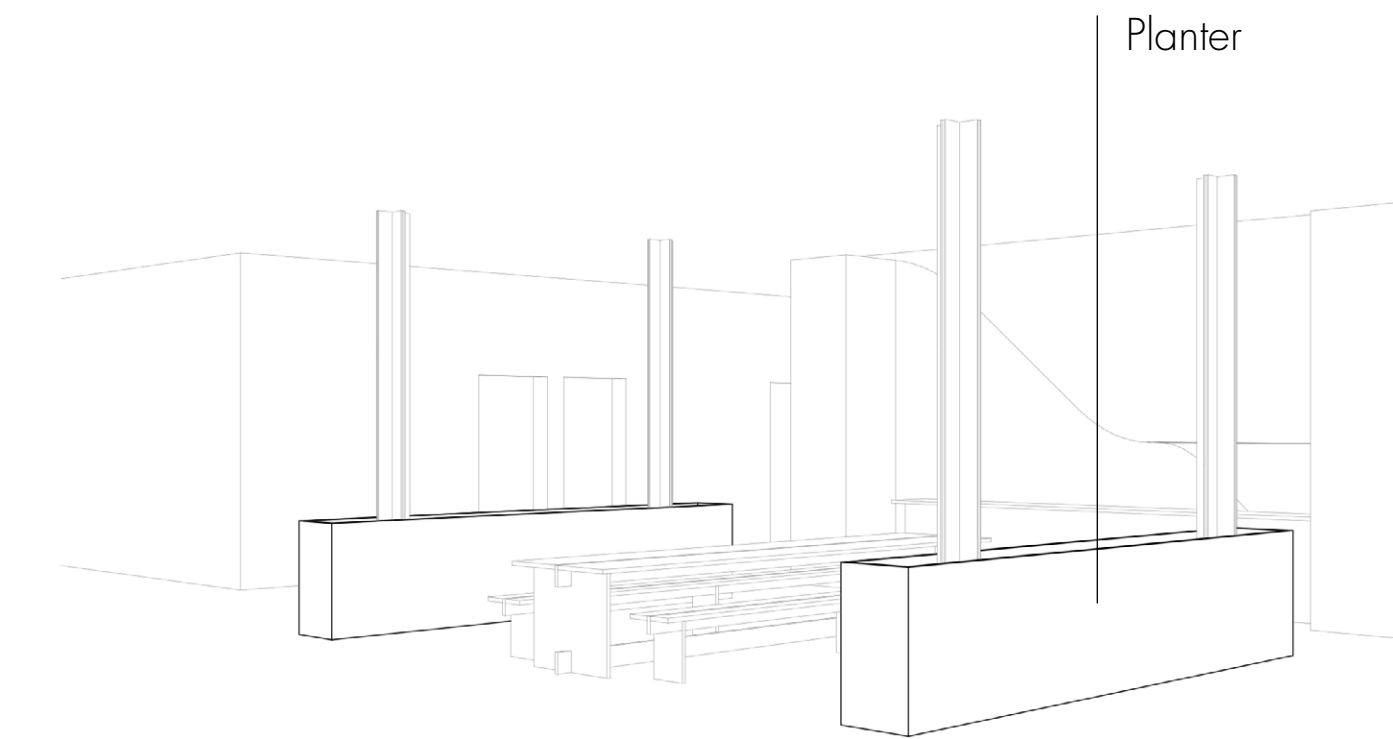


MATERIALS

Reuse



CONCRETE



MATERIALS

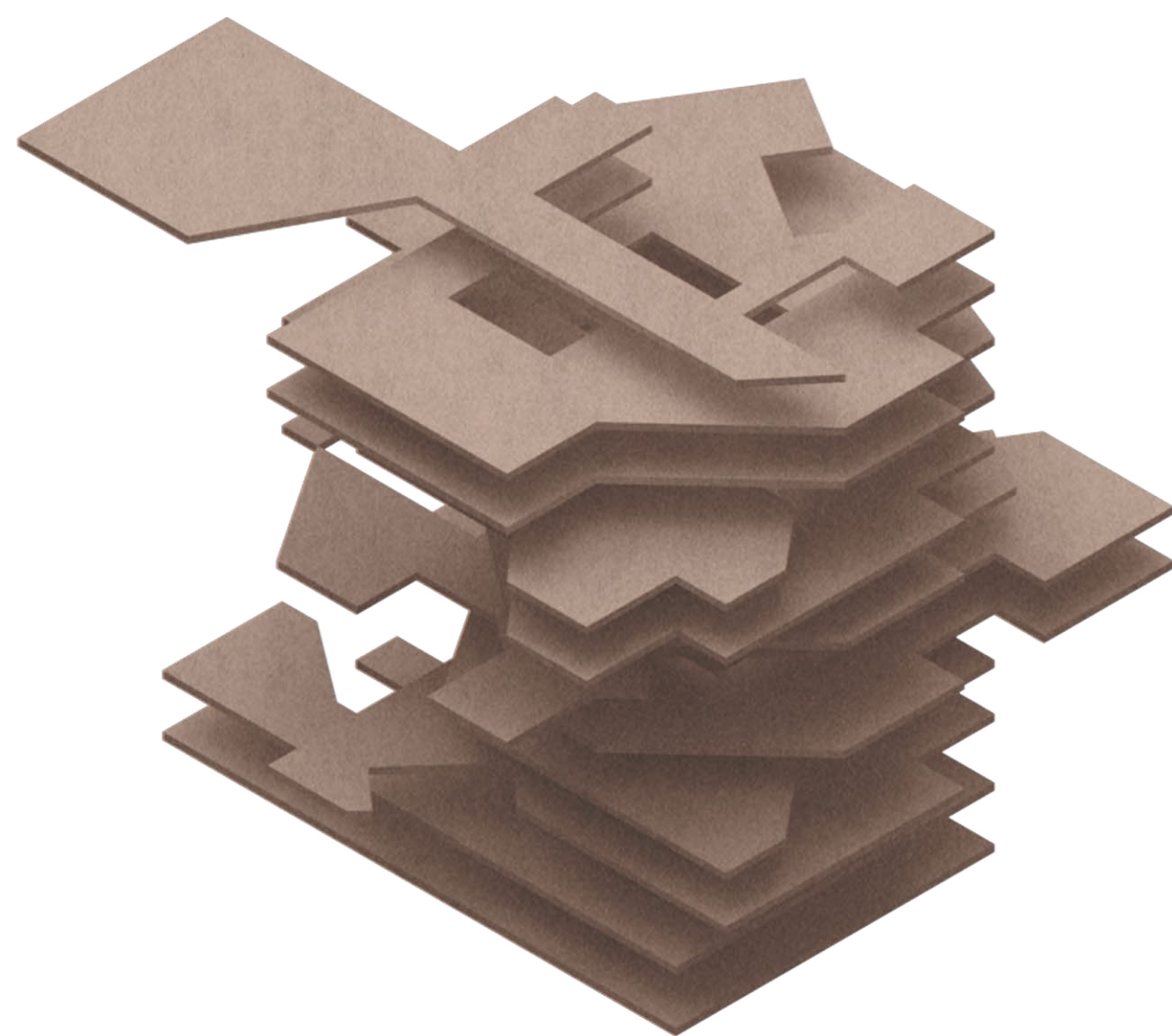
Reuse



CONCRETE

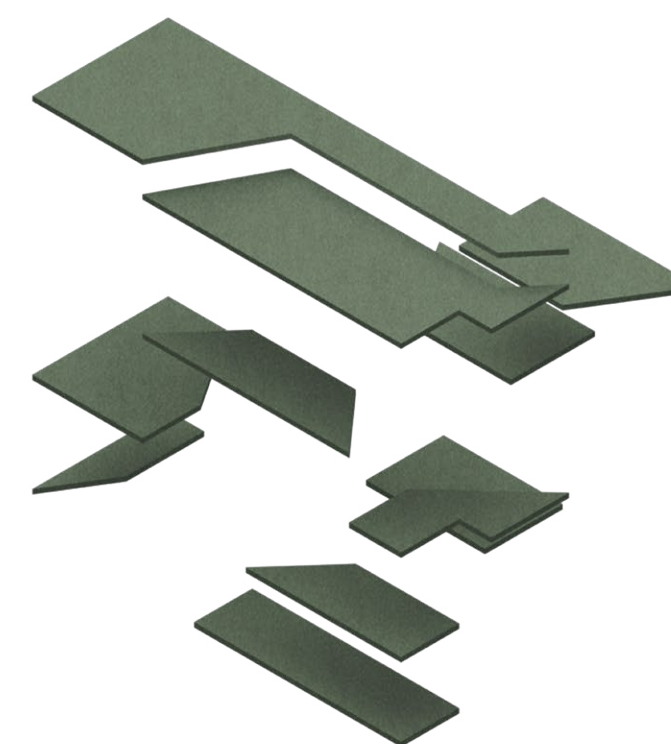
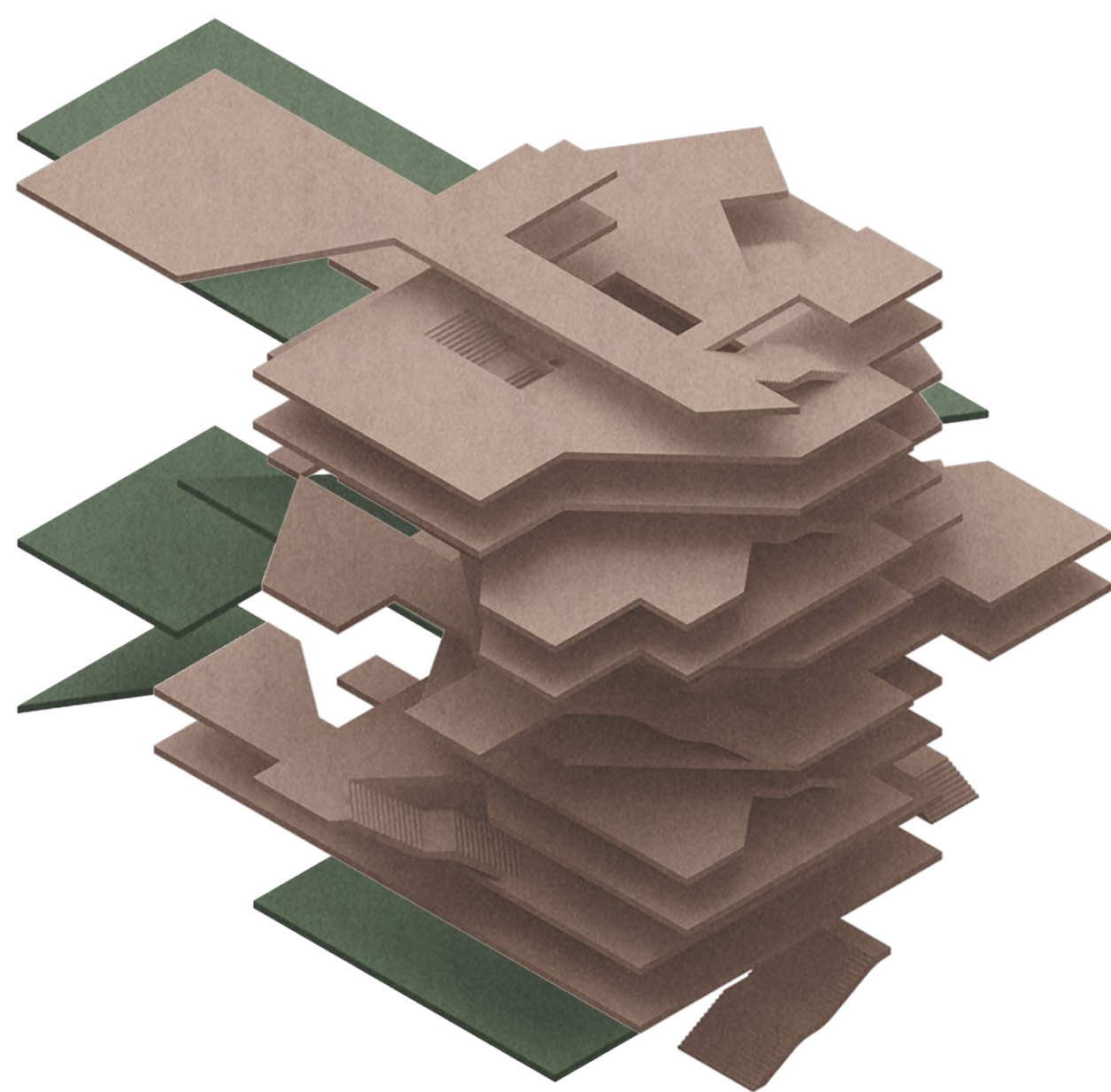


EXPOSED AGGREGATE CONCRETE

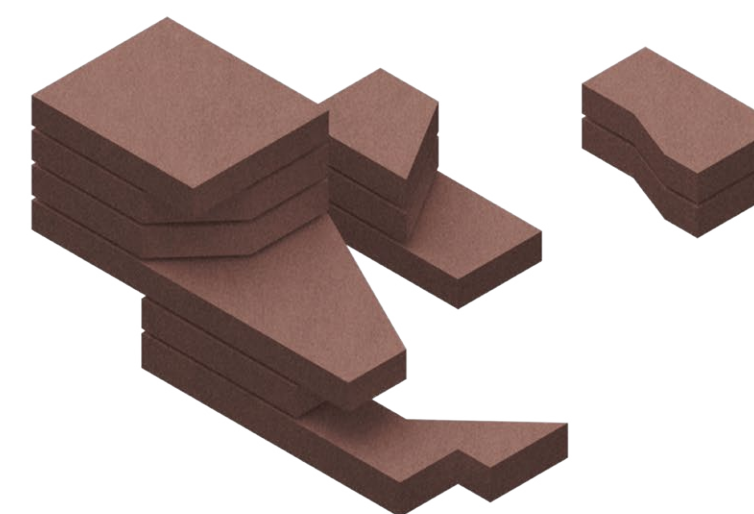
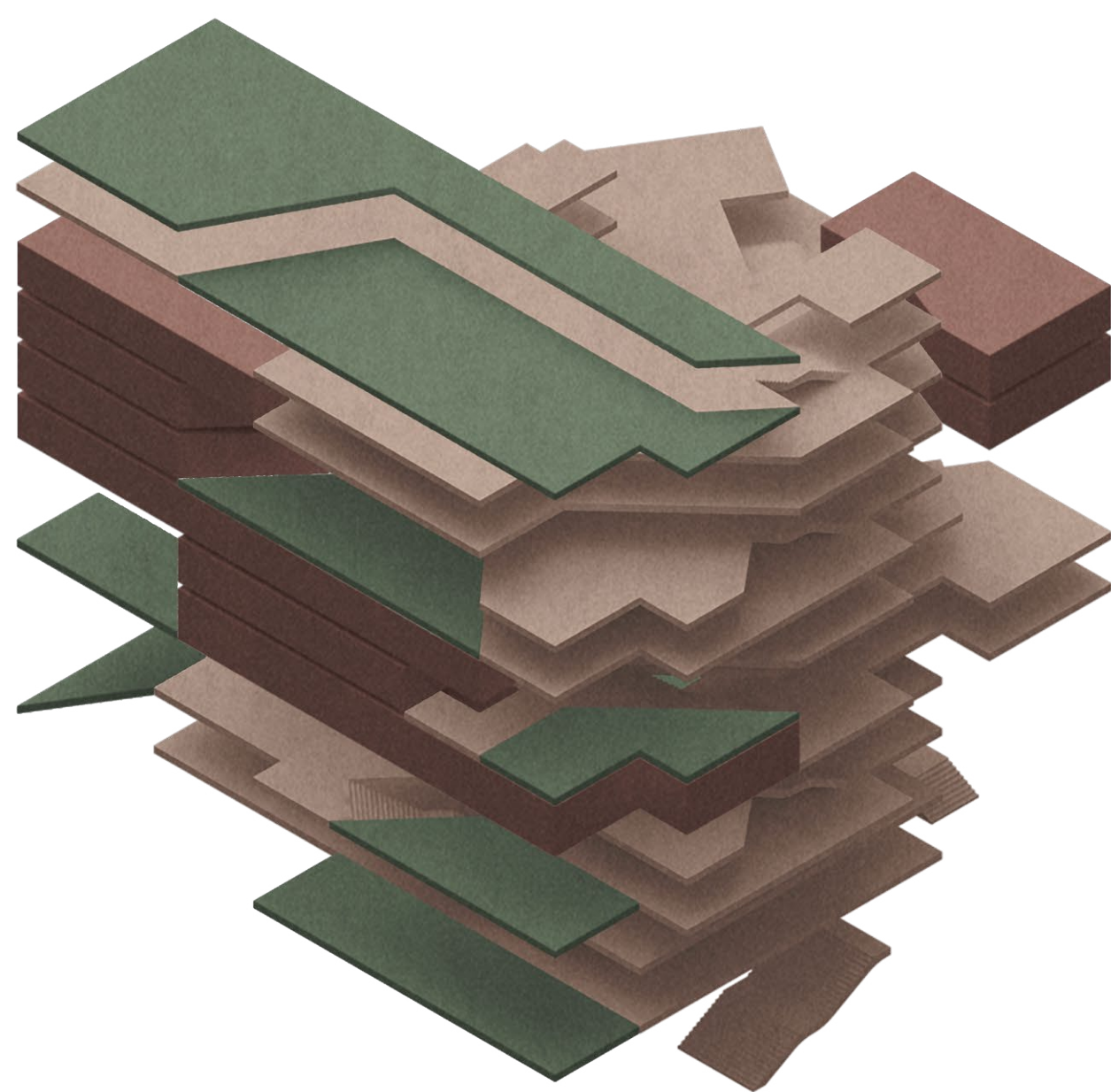




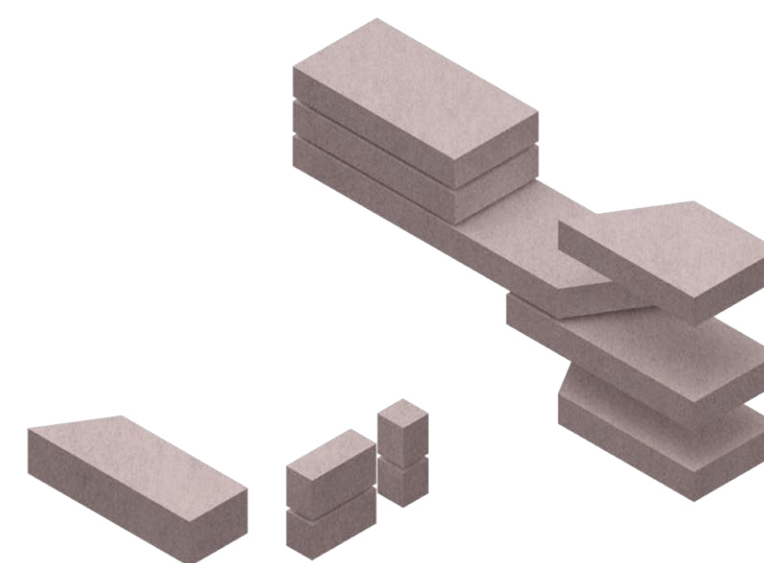
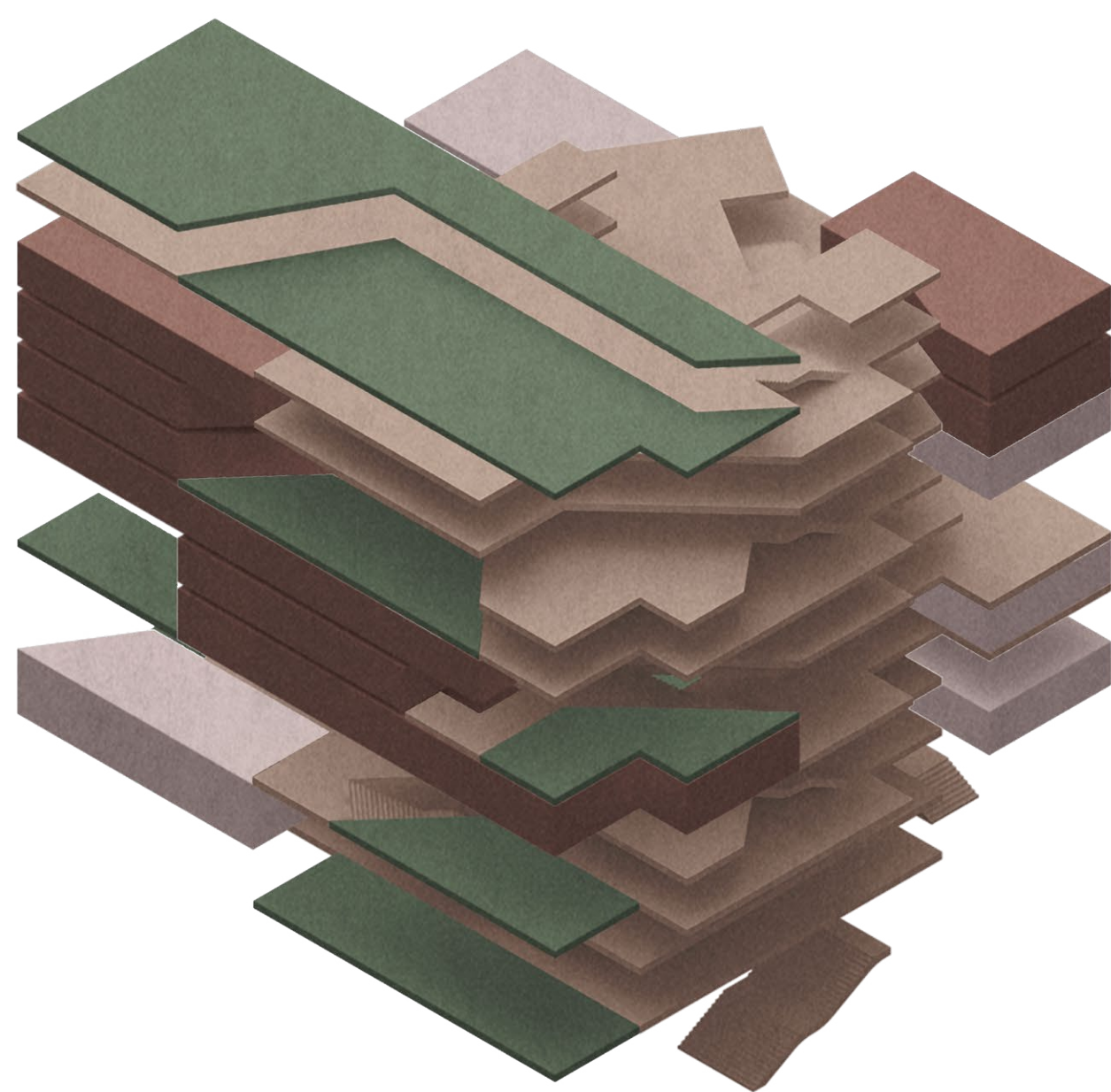
STAIRCASES



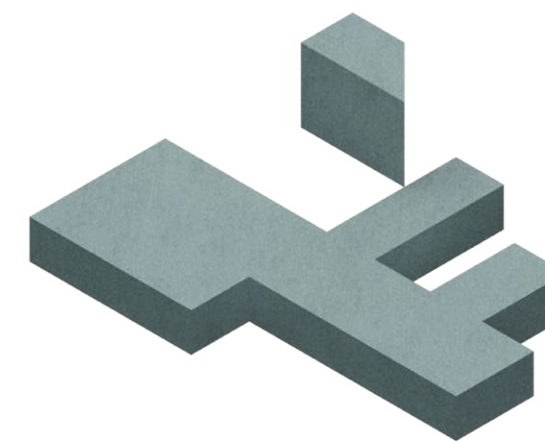
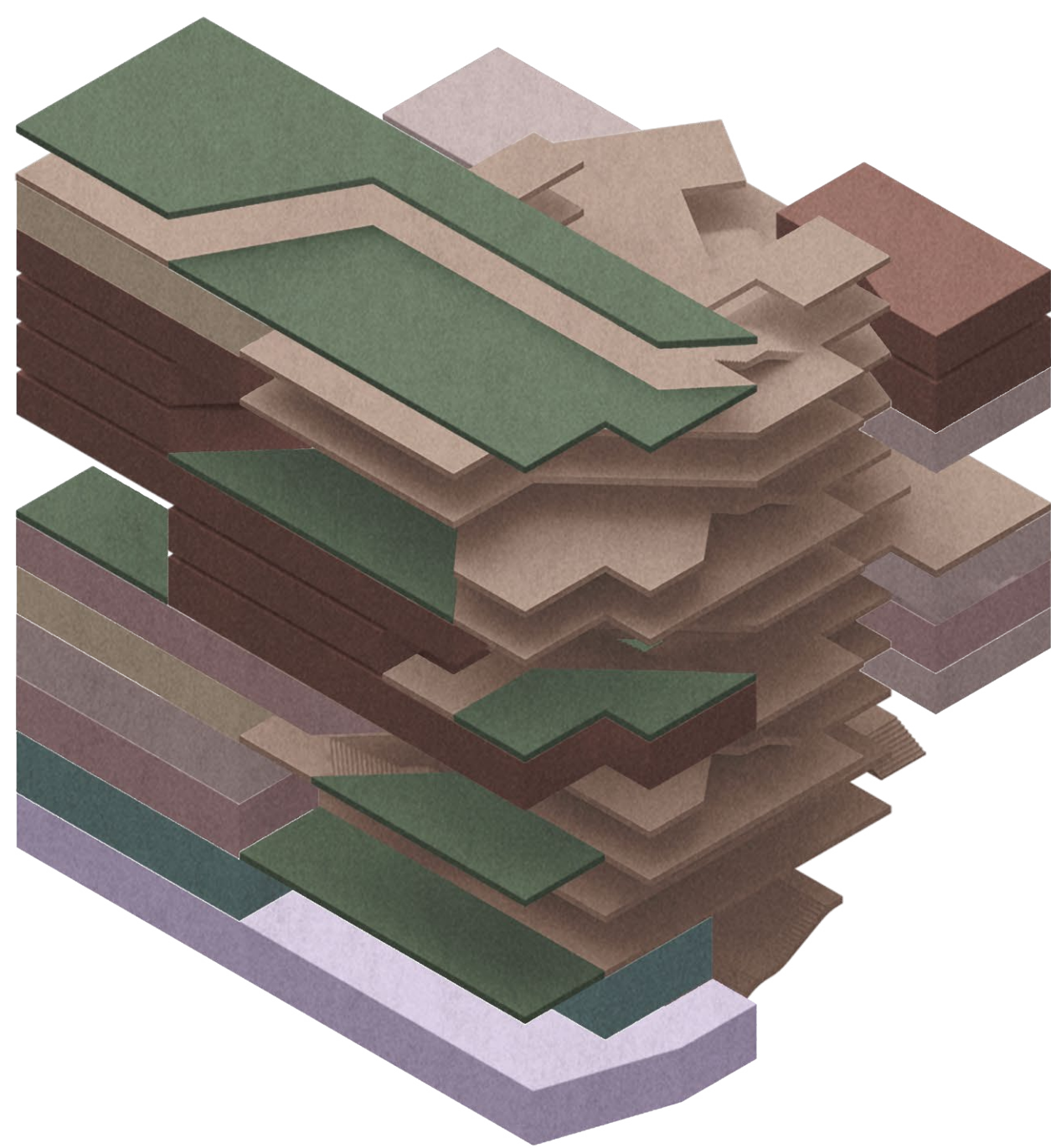
TERRACES



OFFICES



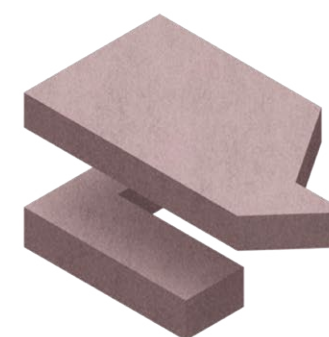
FLAT & STUDIOS



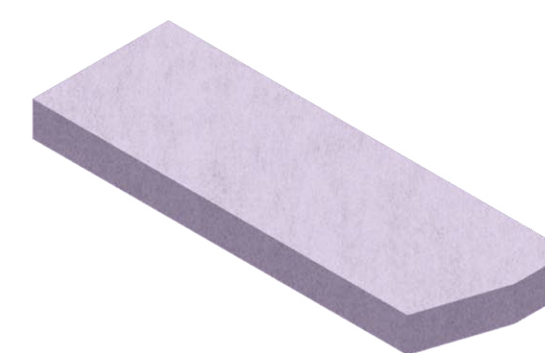
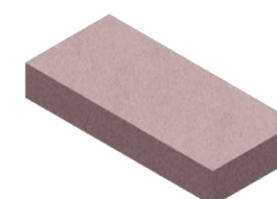
EXHIBITION SPACES



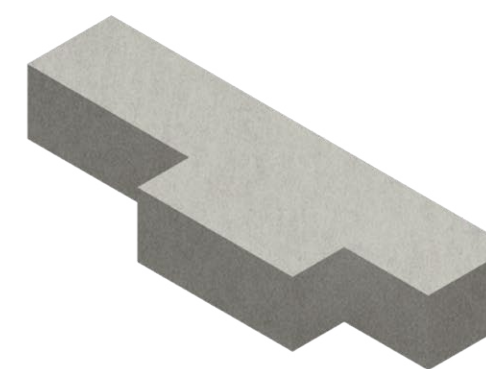
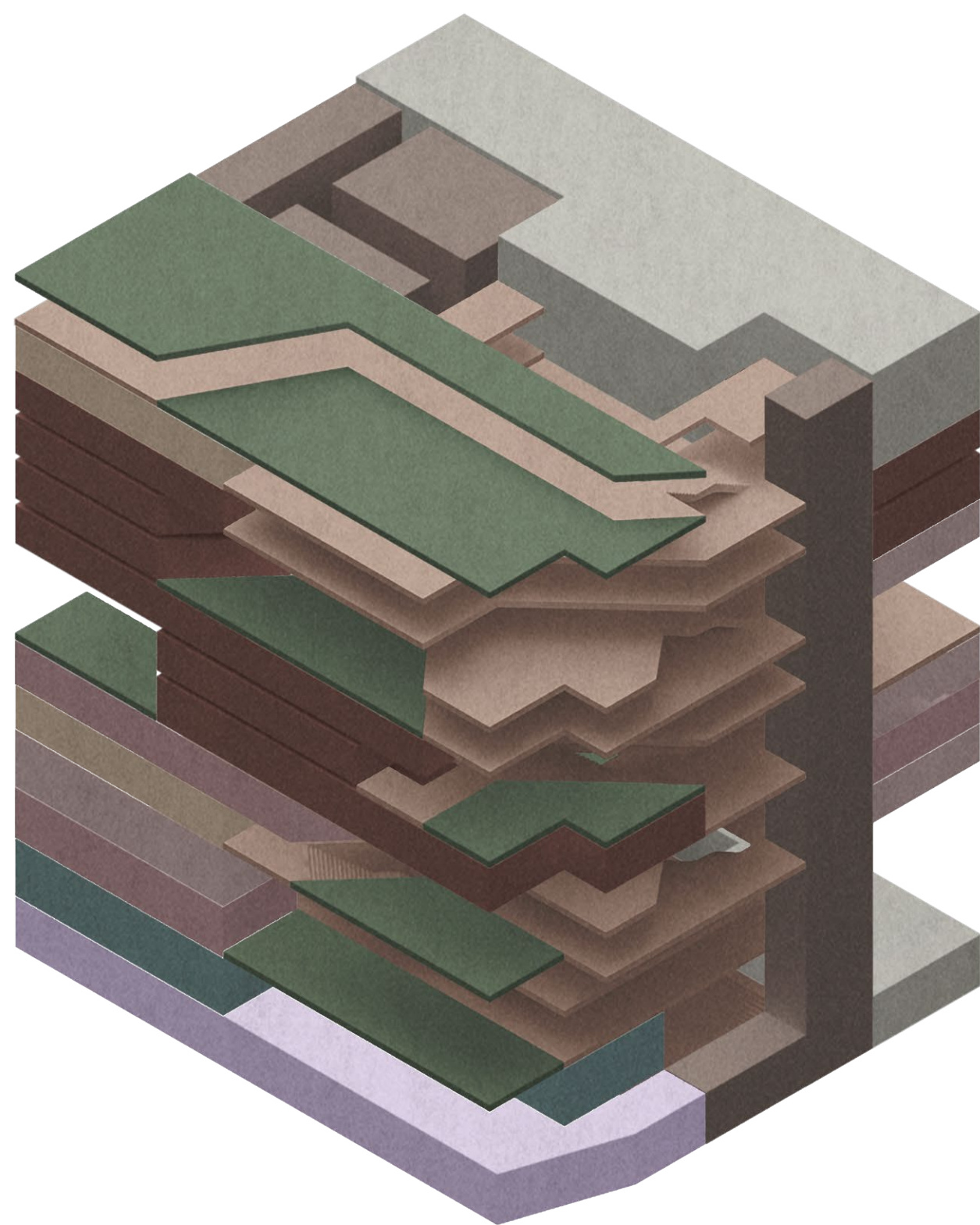
GYM



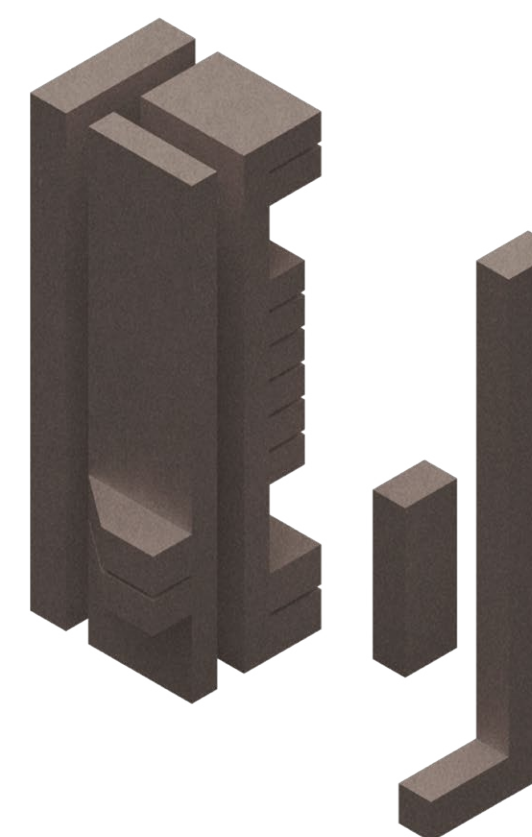
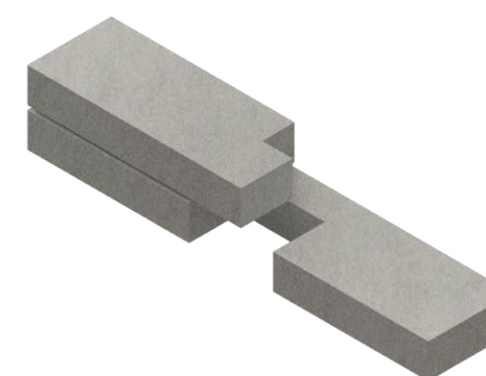
WORKSHOP & LAB



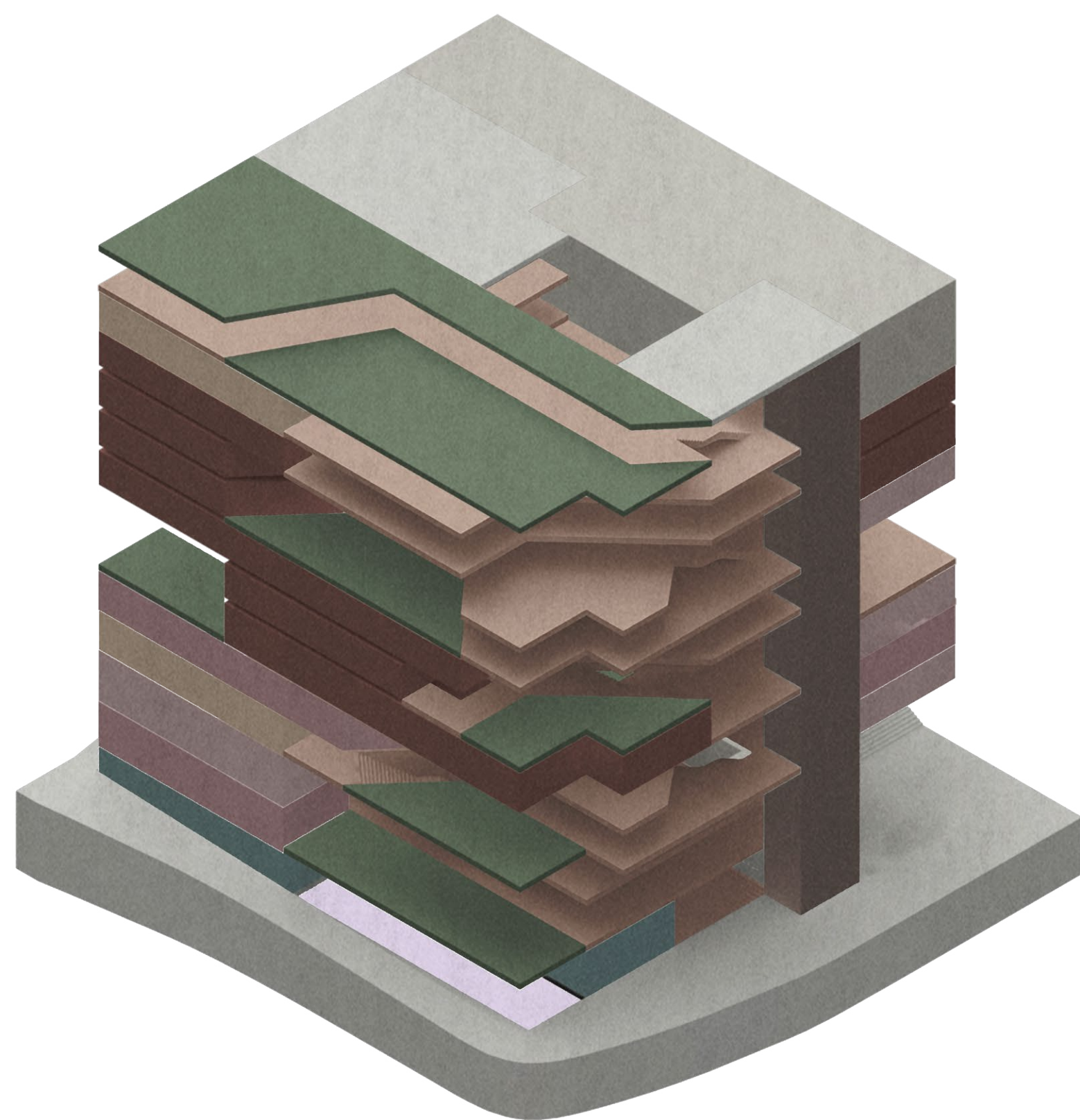
MARKET



TECHNICAL AREA



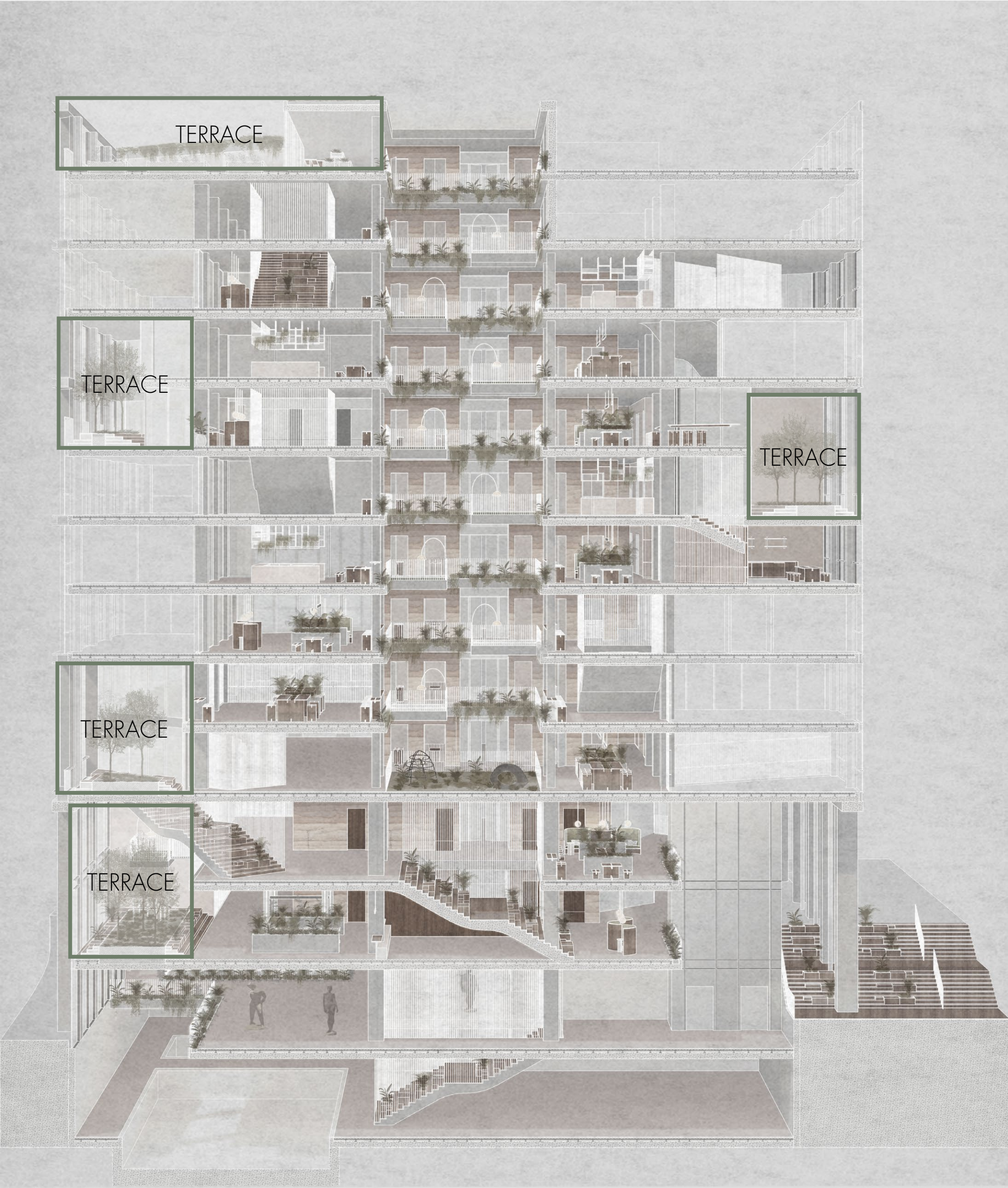
SERVICE SPACES







Offices



Terraces



COMMUNAL
AREAS

FLAT & STUDIO

FLAT & STUDIO

WORKSHOP

EXHIBITION
SPACES

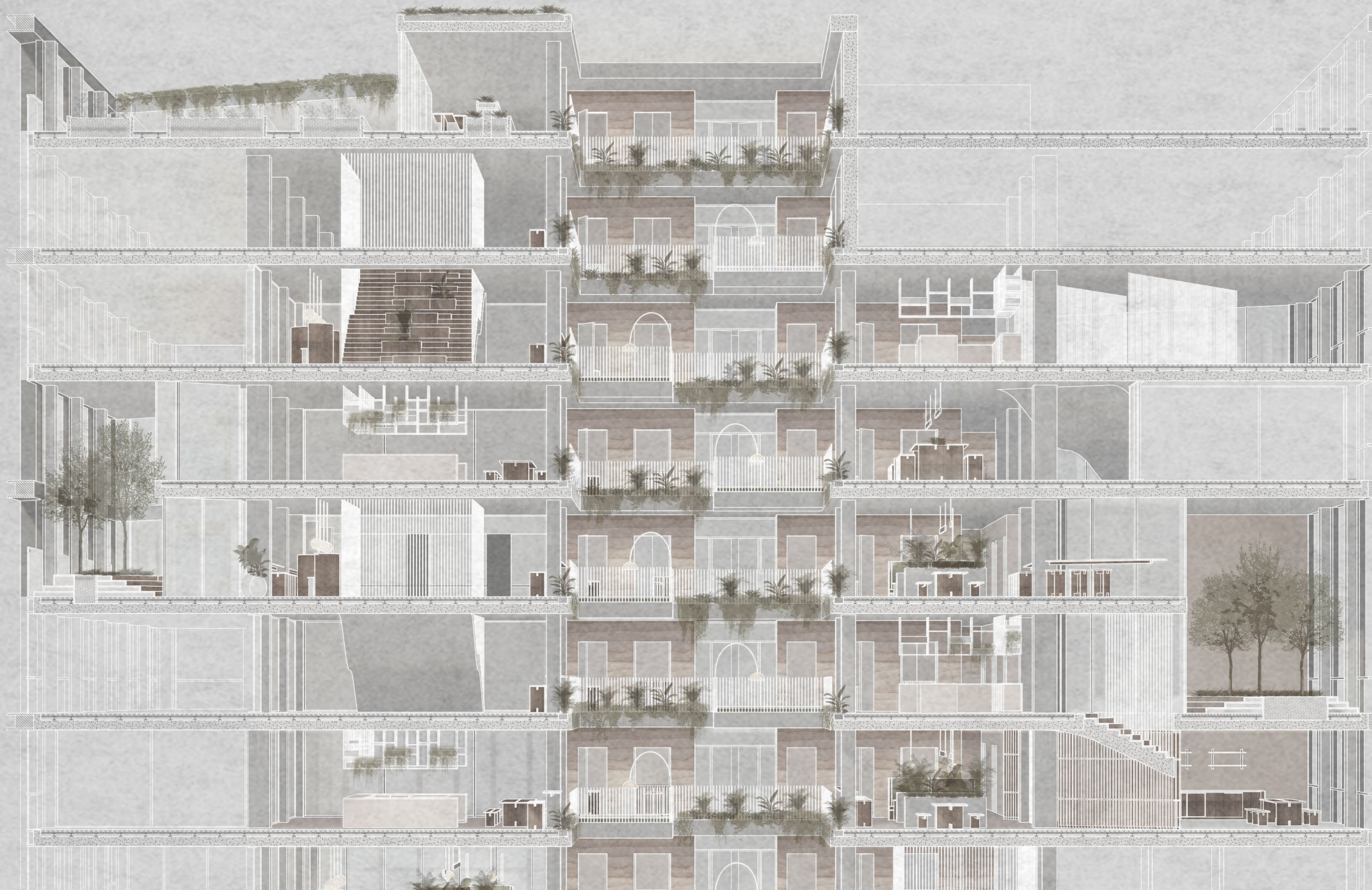
MARKET

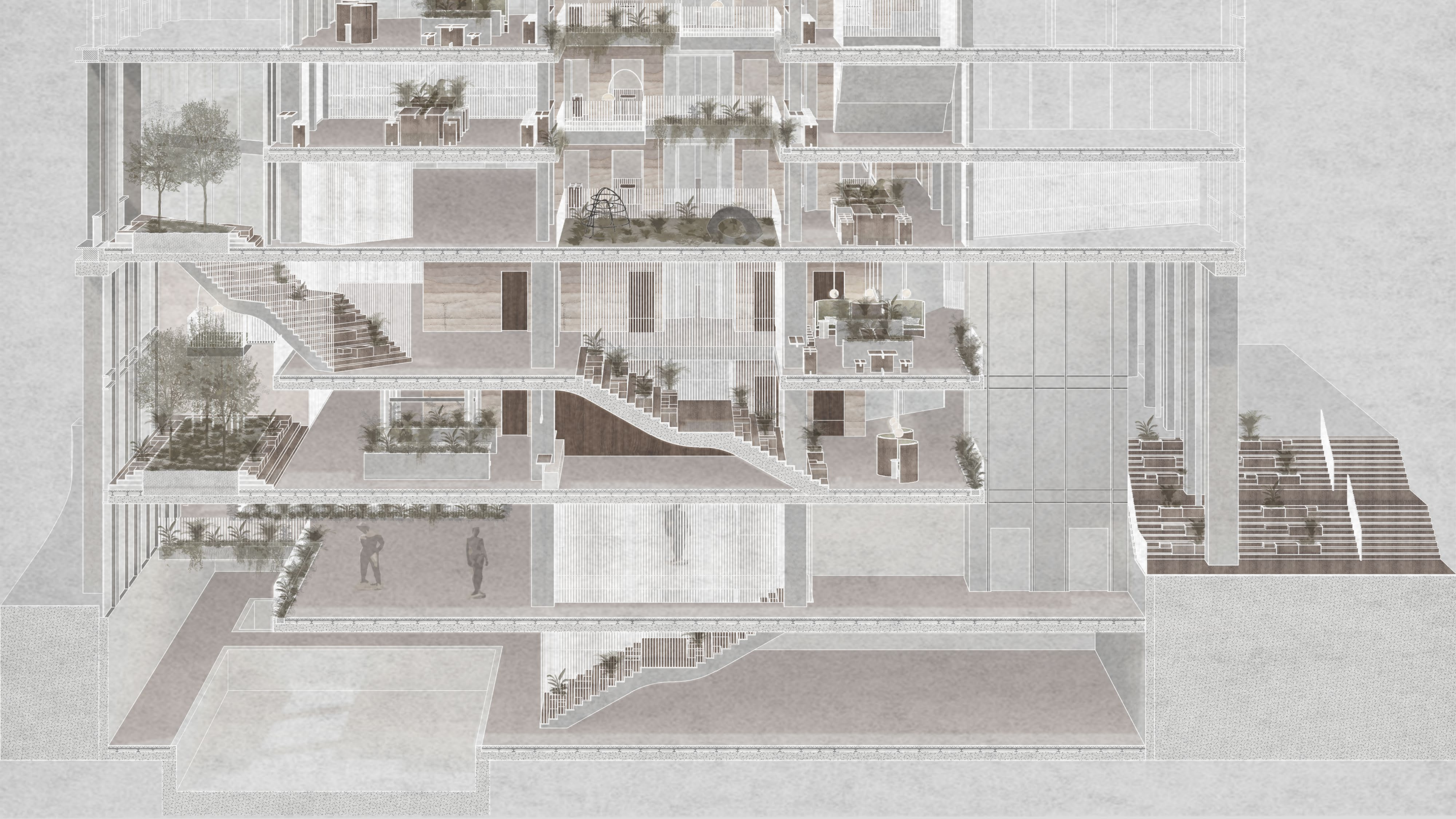
Residence



Local Hub

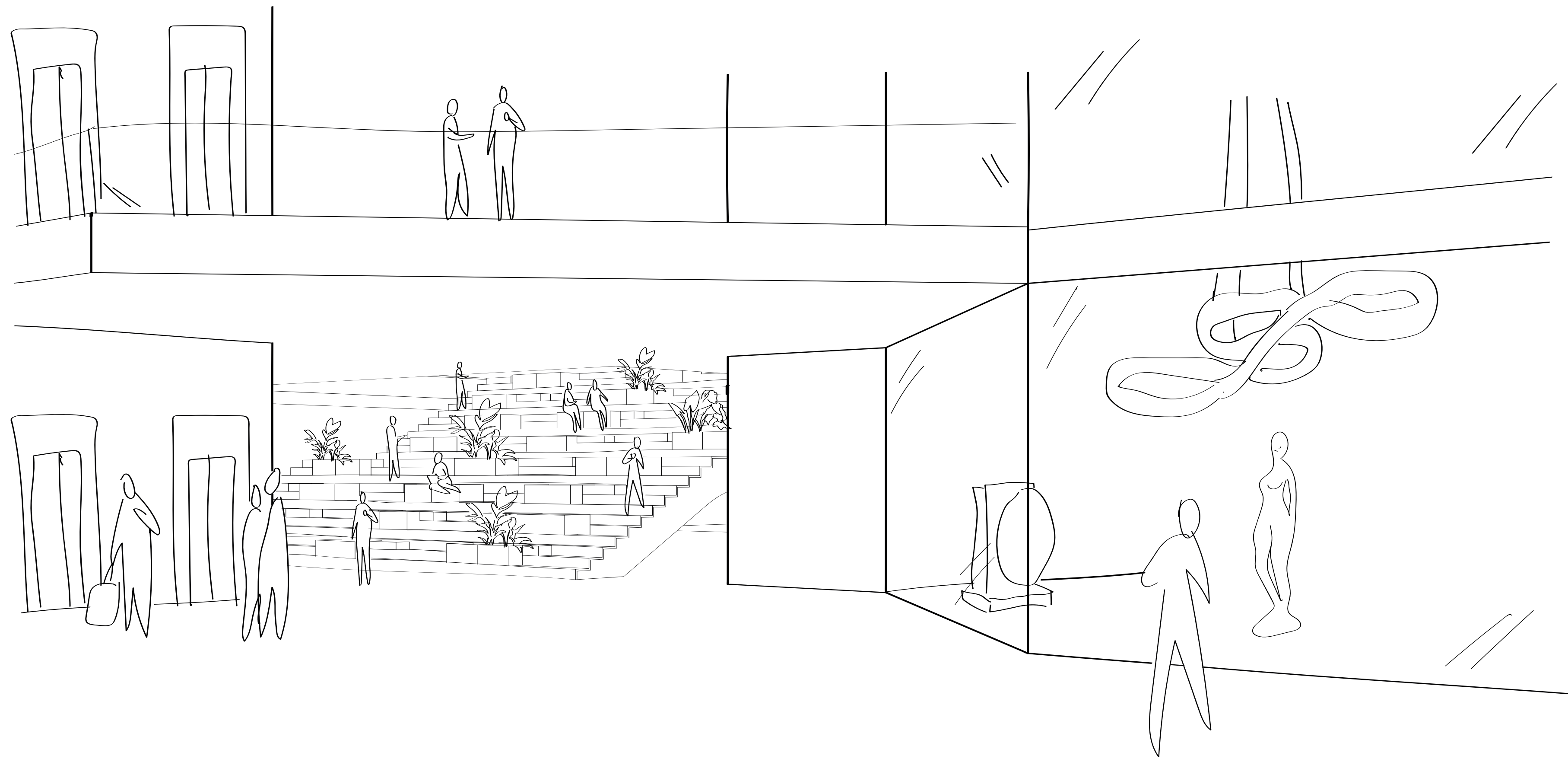




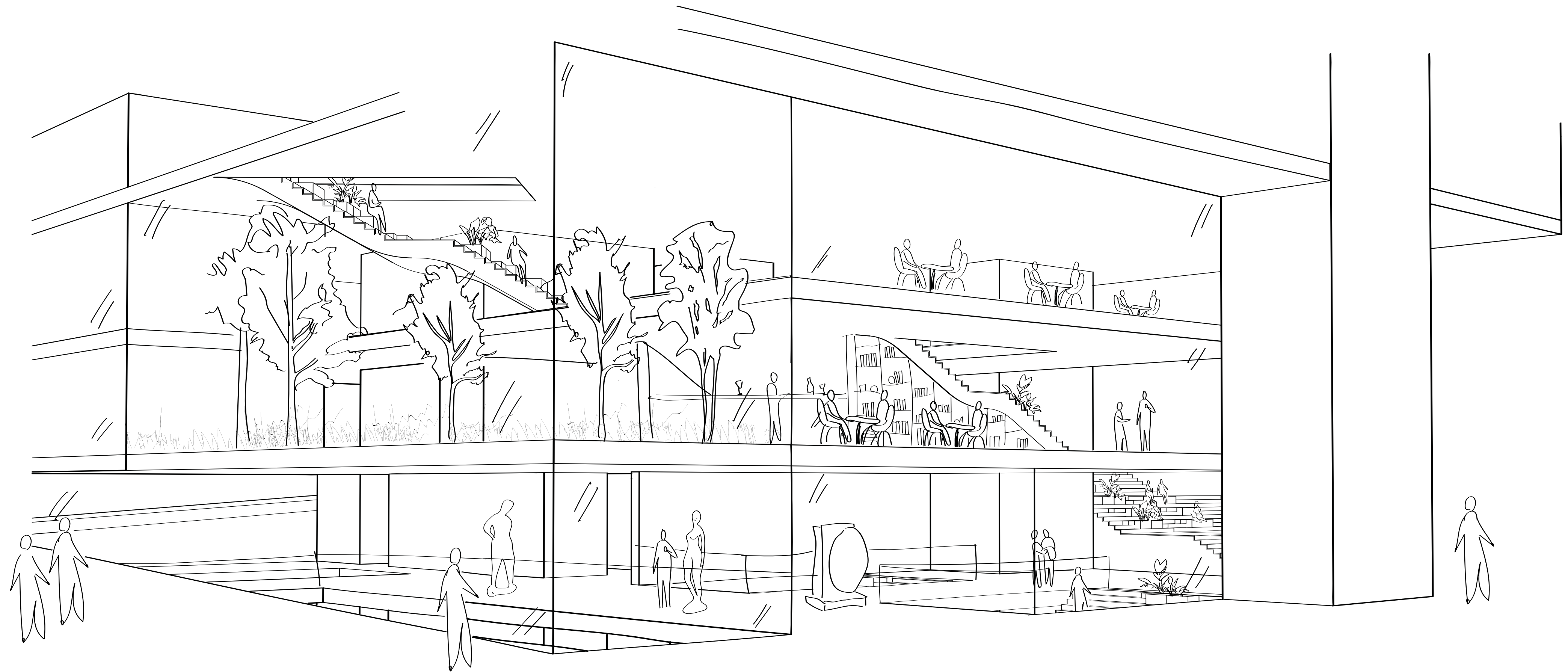


This is the story of a
Co-working, Co-living, Community...

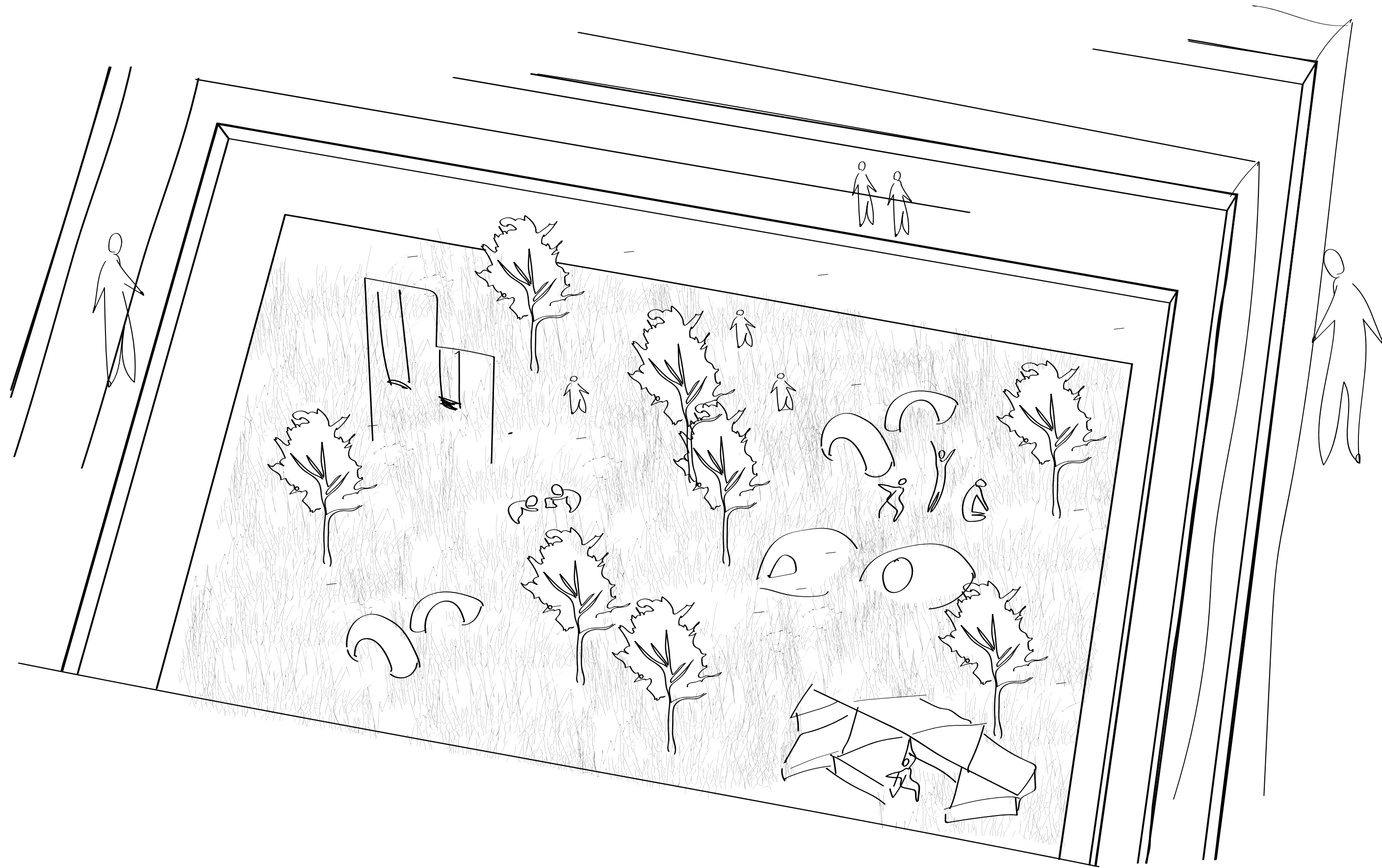
URBAN LIVING ROOM



URBAN LIVING ROOM



URBAN LIVING ROOM

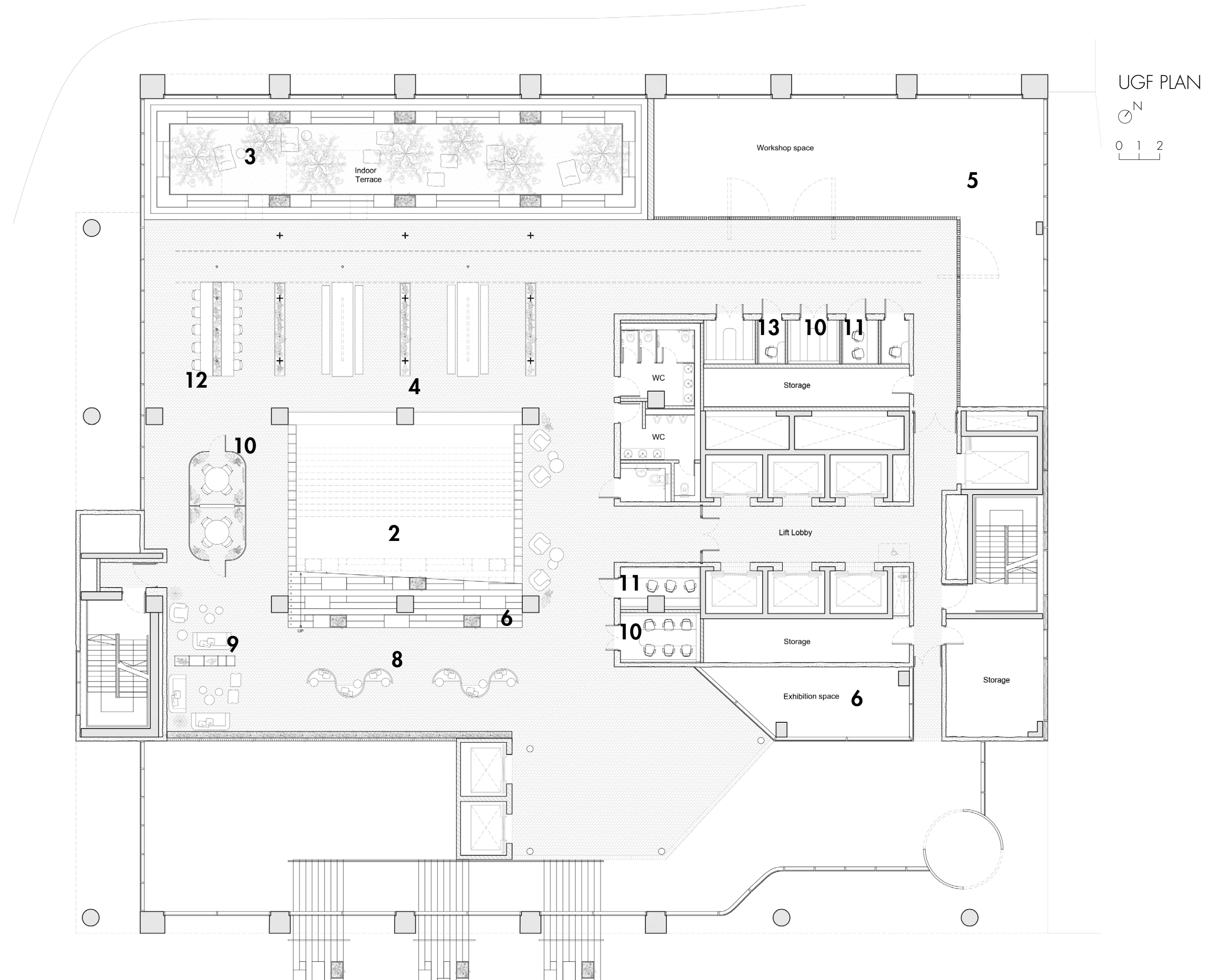


URBAN LIVING ROOM



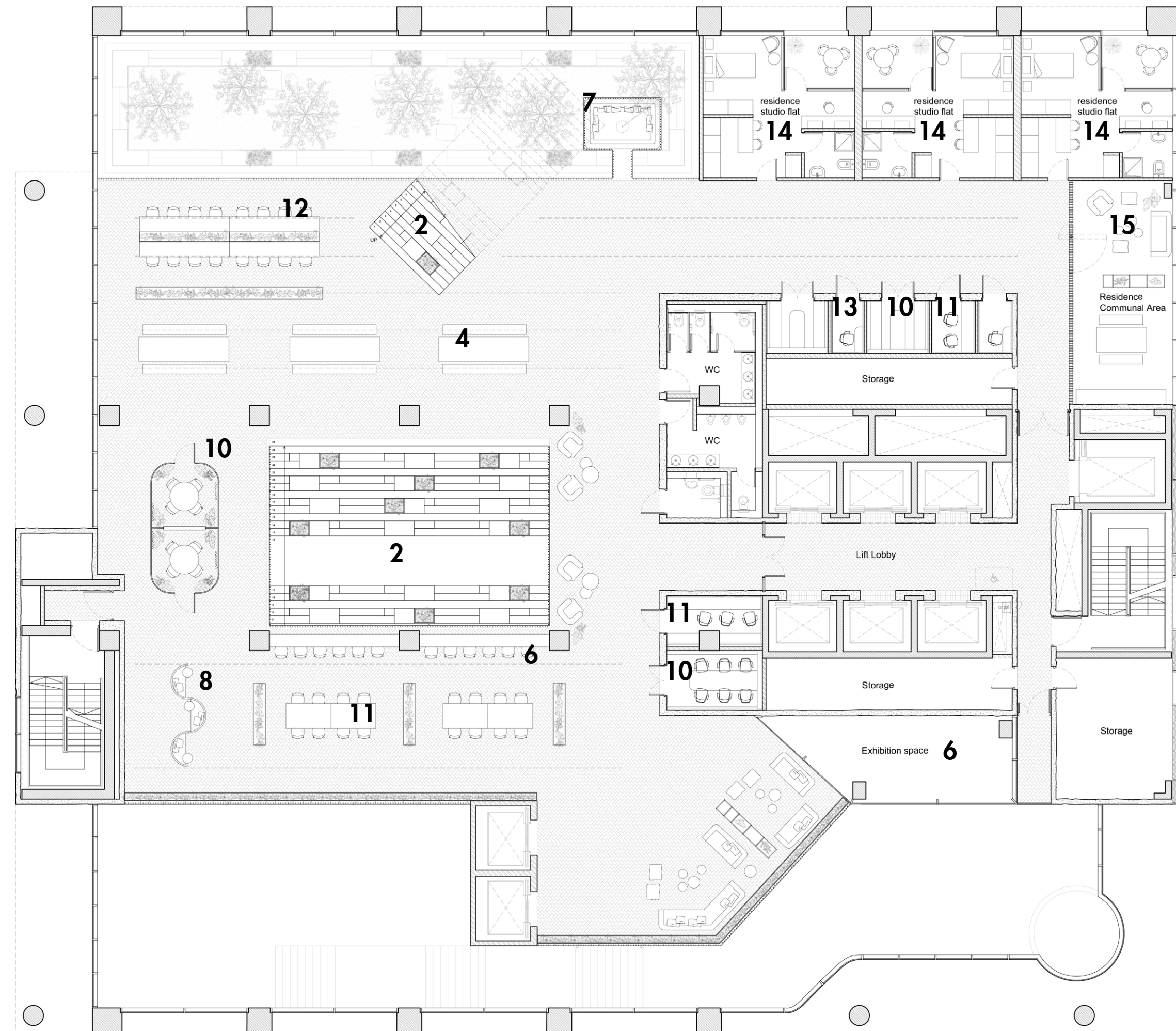
URBAN LIVING ROOM

1. main entrance
2. meeting staircase
3. indoor garden
4. cafe'
5. workshop space
6. exhibition space
6. shared reading tables
7. conversation pit
8. one-on-one zone
9. breakout space
10. meeting space
11. collaborative working space
12. high working tables
13. skype booth
14. residence studio flat
15. shared residence space

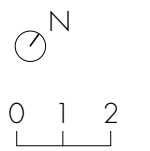


URBAN LIVING ROOM

1. main entrance
2. meeting staircase
3. indoor garden
4. cafe'
5. workshop space
6. exhibition space
6. shared reading tables
7. conversation pit
8. one-on-one zone
9. breakout space
10. meeting space
11. collaborative working space
12. high working tables
13. skype booth
14. residence studio flat
15. shared residence space



1F PLAN

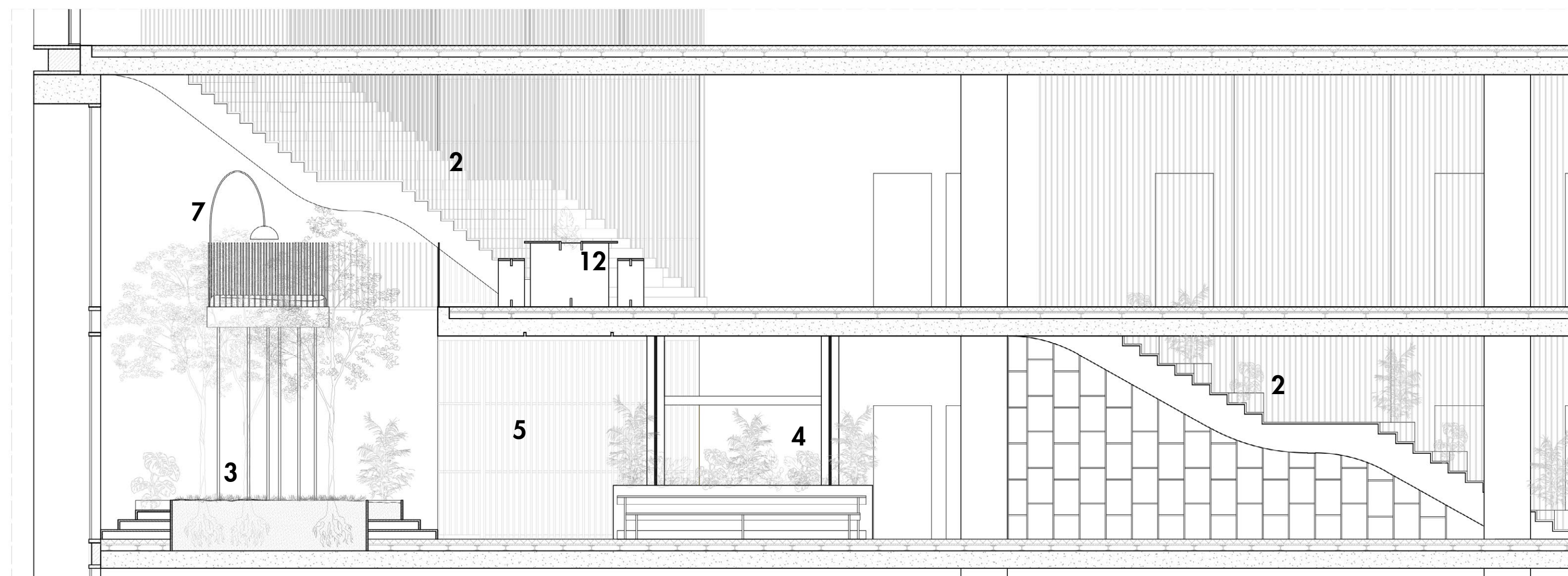


URBAN LIVING ROOM

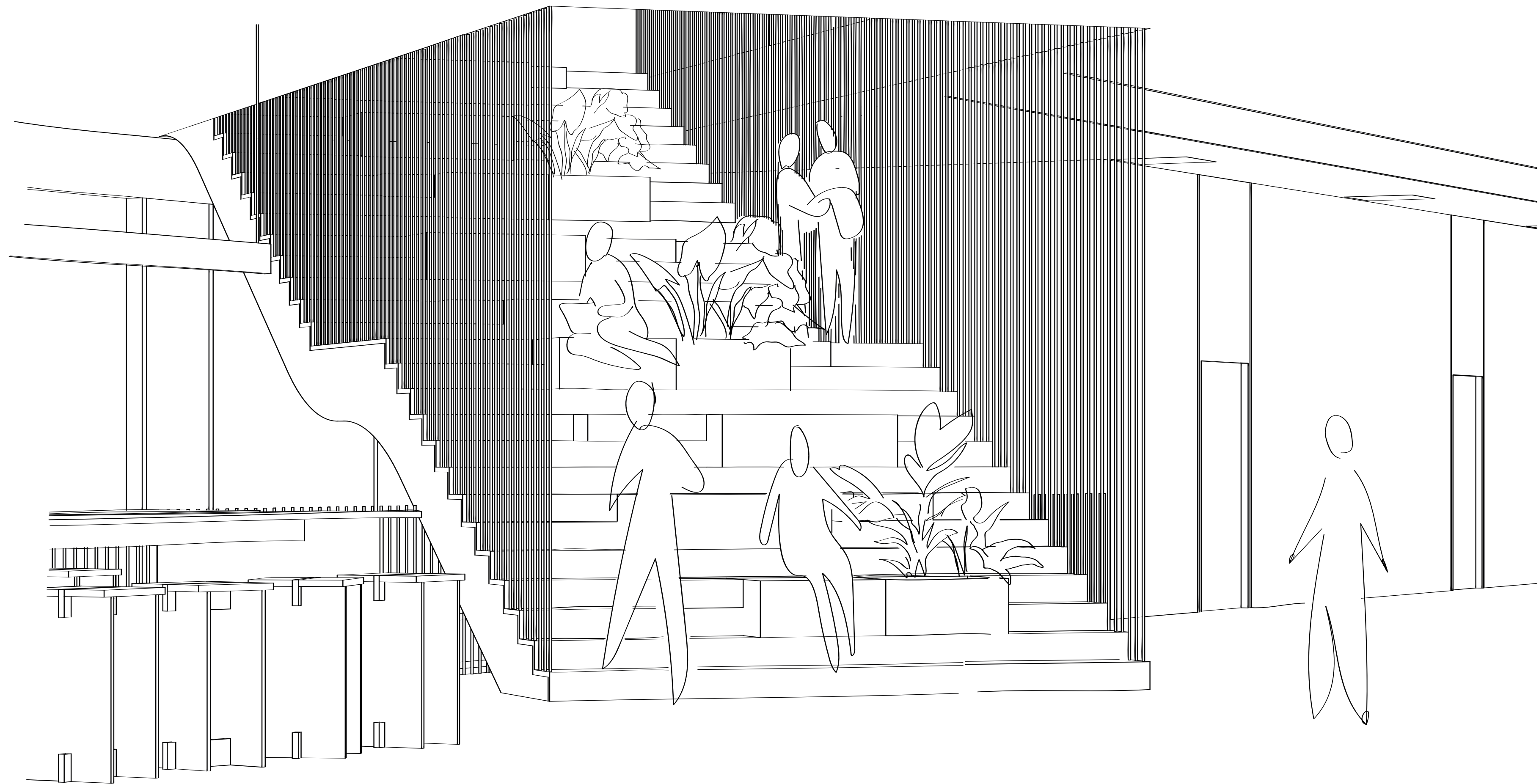
SECTION

0 1 2

1. main entrance
2. meeting staircase
3. indoor garden
4. cafe'
5. workshop space
6. exhibition space
6. shared reading tables
7. conversation pit
8. one-on-one zone
9. breakout space
10. meeting space
11. collaborative working space
12. high working tables
13. skype booth
14. residence studio flat
15. shared residence space



STAIRCASE



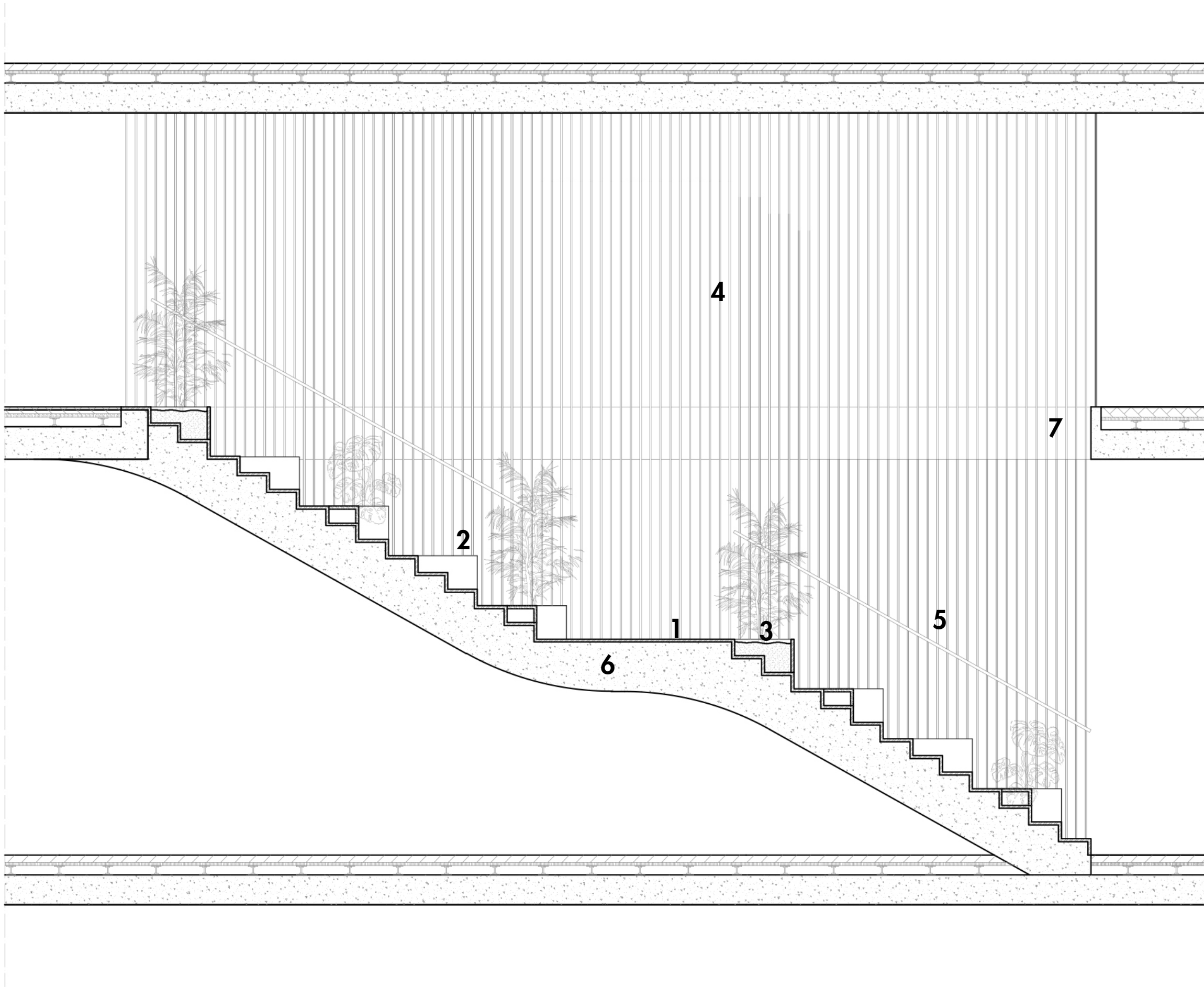
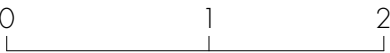
STAIRCASE



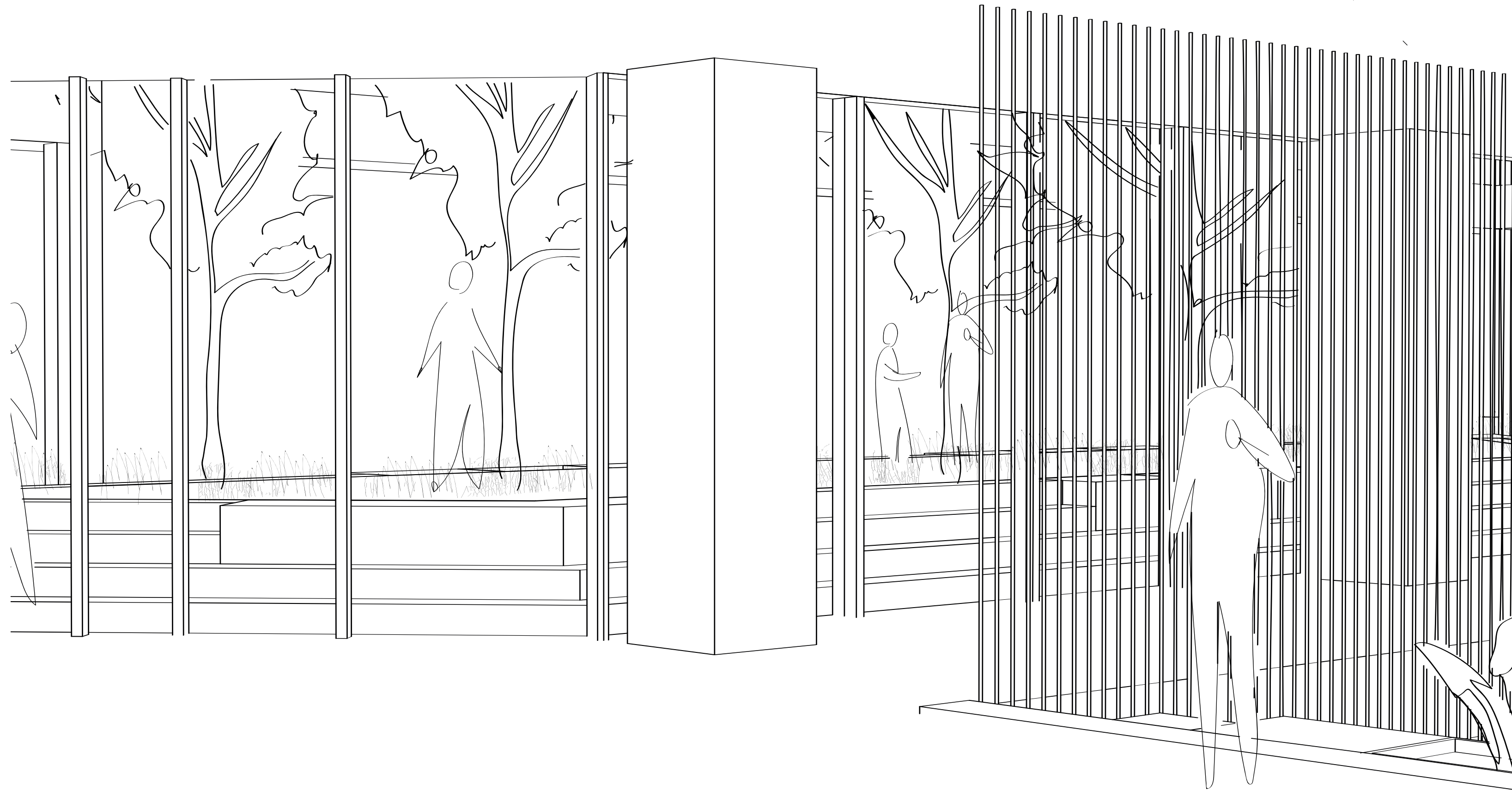
STAIRCASE

- 1. oak treads and risers
- 2. oak integrated seating element
- 3. oak integrated plant bed
- 4. matt black metal stainless steel guarding
- 5. matt black metal stainless steel handrail
- 6. hempcrete and steel stair structure
- 7. exposed aggregate concrete slab

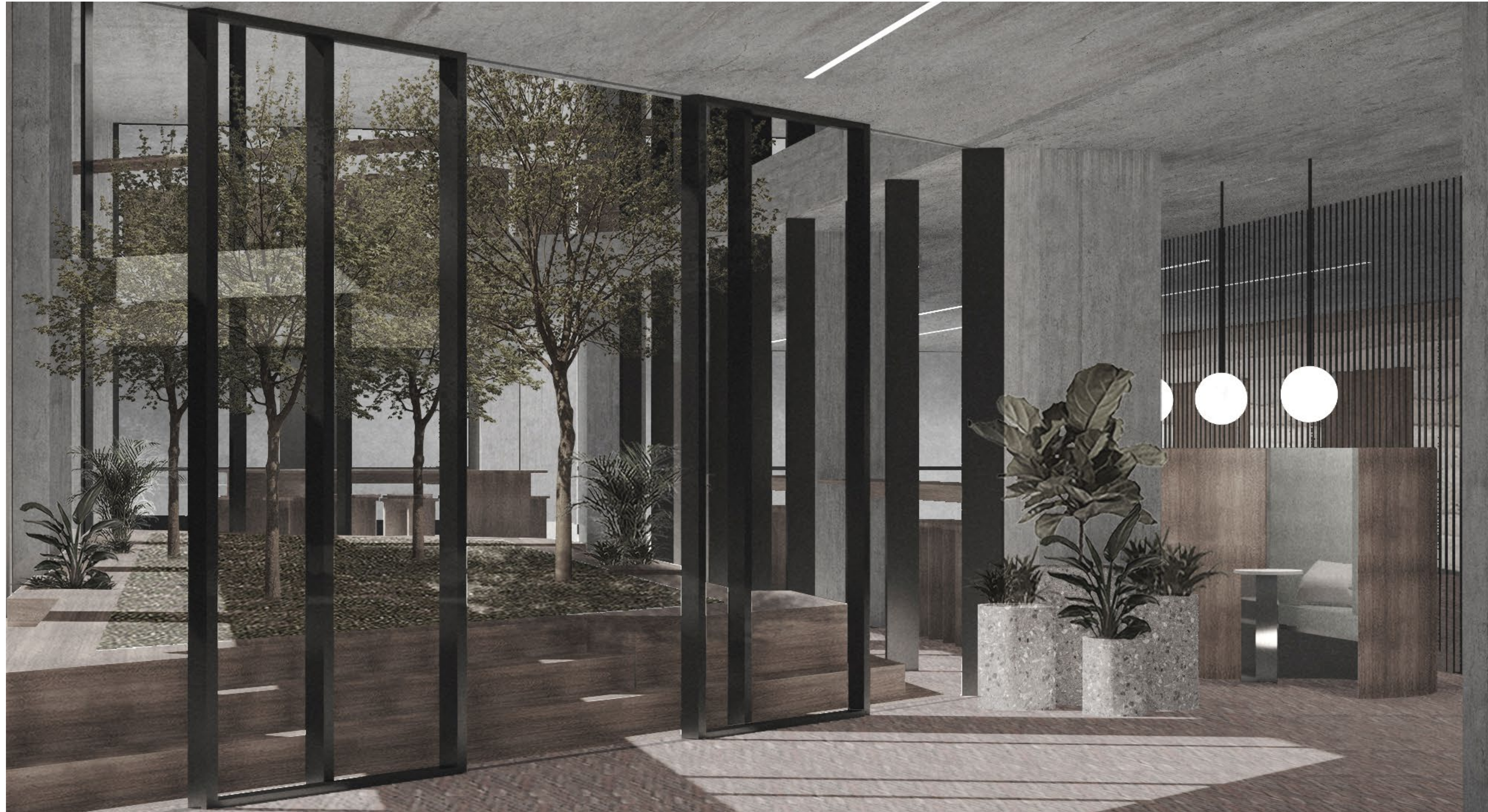
SECTION



FREE TECH GARDEN

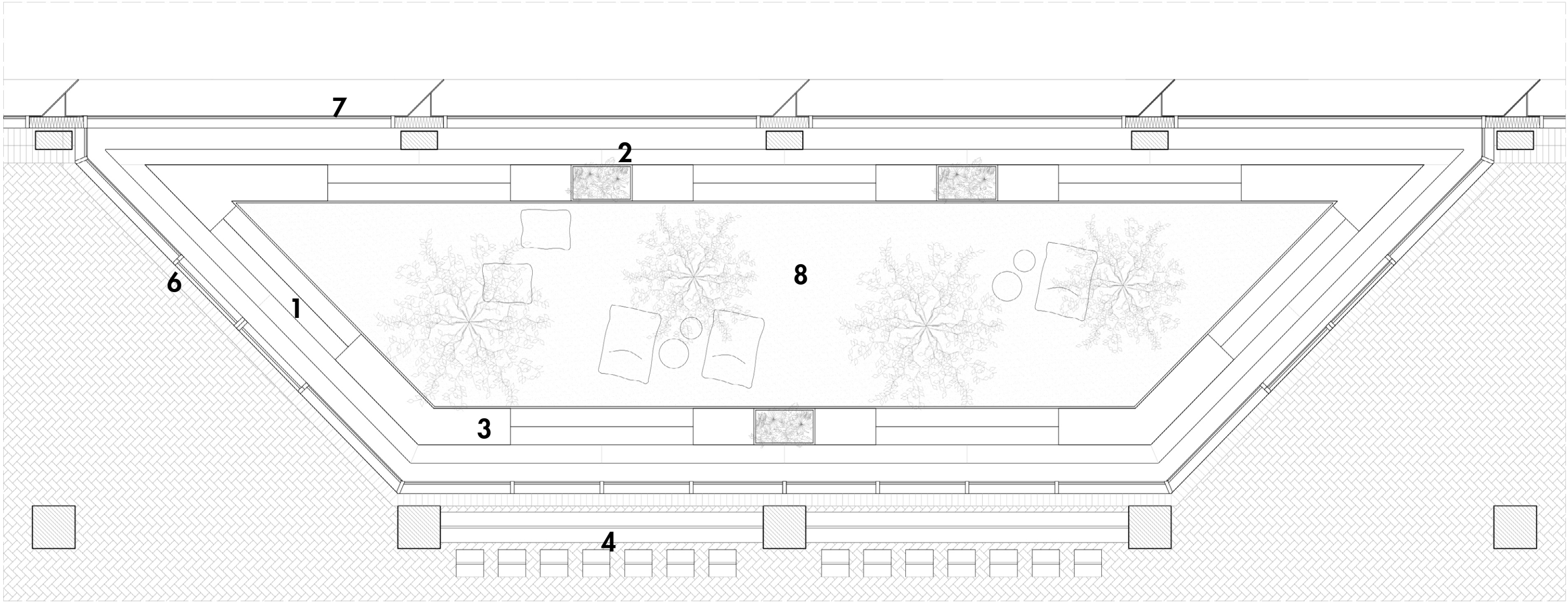


FREE TECH GARDEN



FREE TECH GARDEN

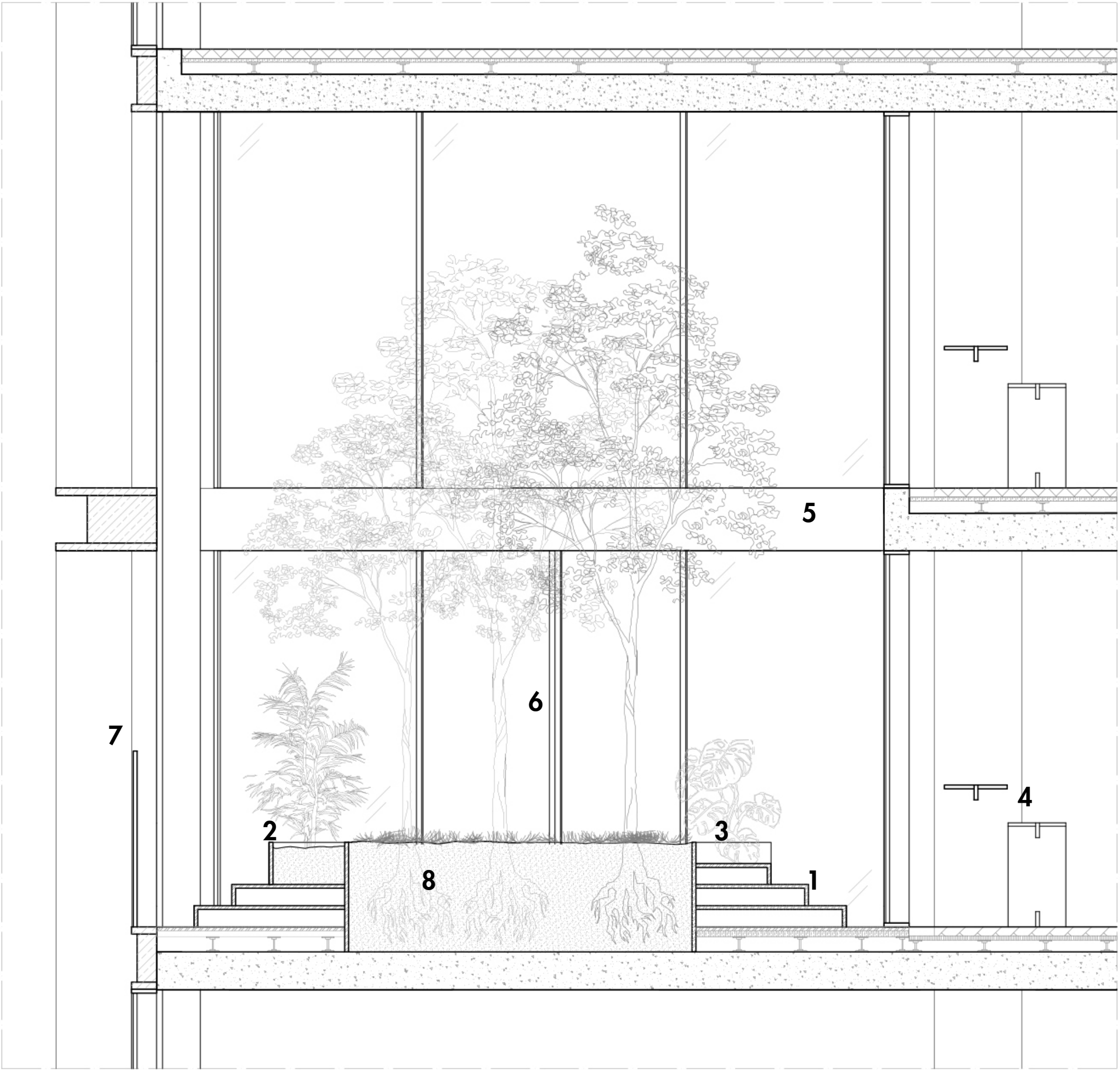
- 1. oak steps structure
- 2. integrated plant bed
- 3. integrated seating element
- 4. working/reading table
- 5. exposed aggregate concrete slab
- 6. sliding black stainless steel door
- 7. glass balaustrade
- 8. main plant bed for outdoor garden



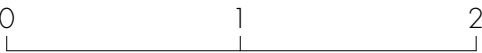
PLAN
N
0 1 2

FREE TECH GARDEN

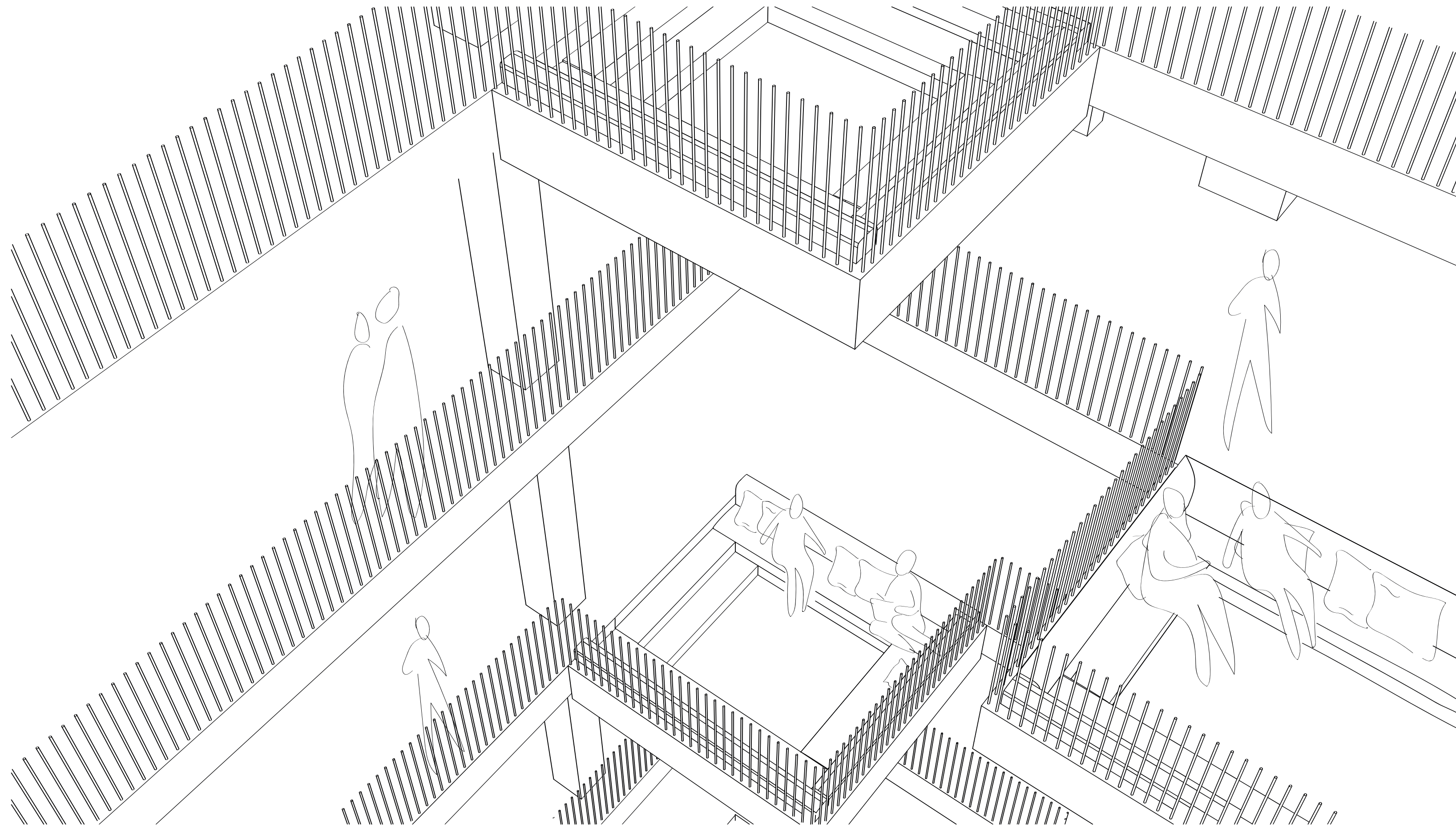
- 1. oak steps structure
- 2. integrated plant bed
- 3. integrated seating element
- 4. working/reading table
- 5. exposed aggregate concrete slab
- 6. sliding black stainless steel door
- 7. glass balaustrade
- 8. main plant bed for outdoor garden



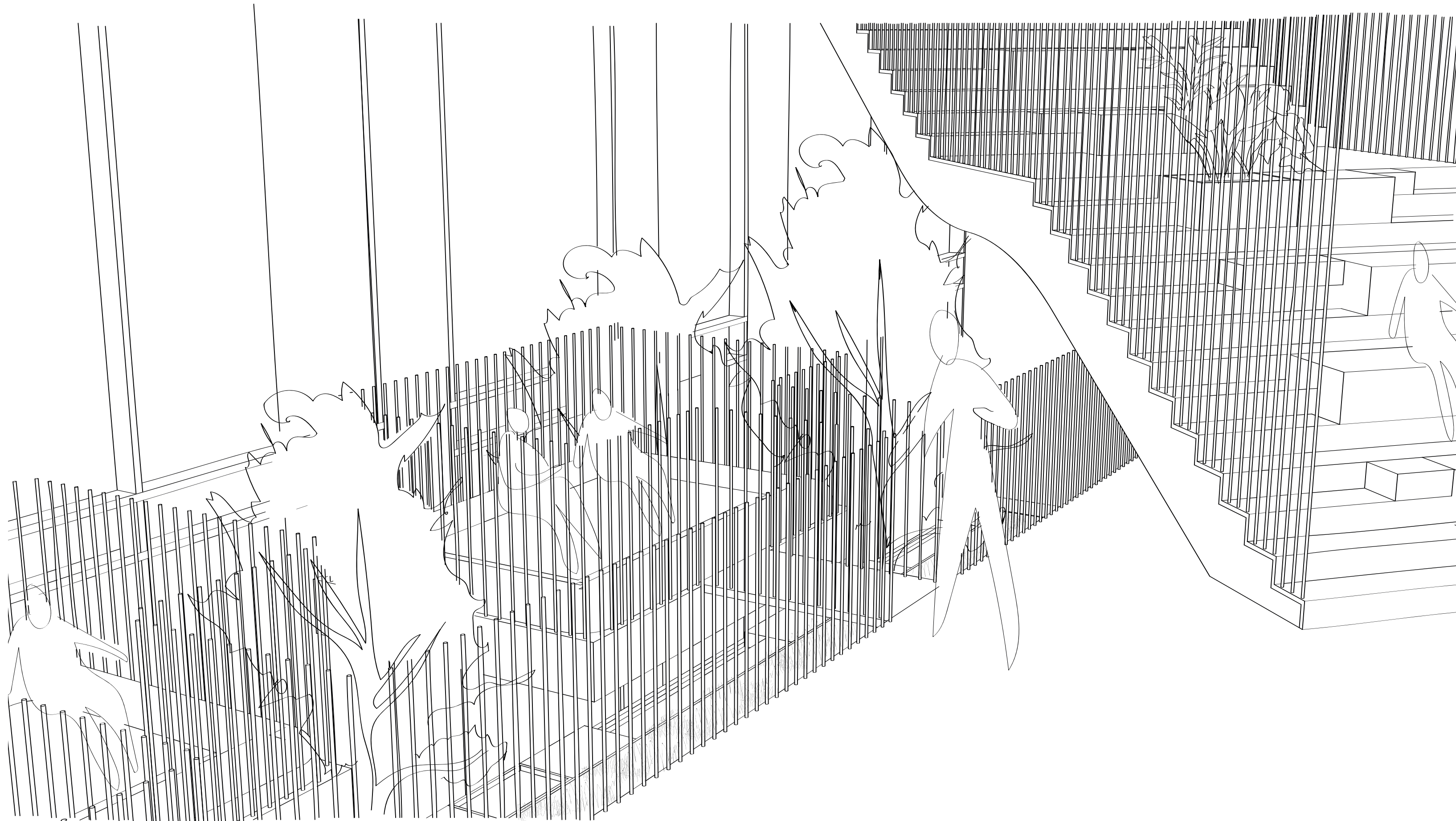
SECTION



CONVERSATION PITS



CONVERSATION PITS

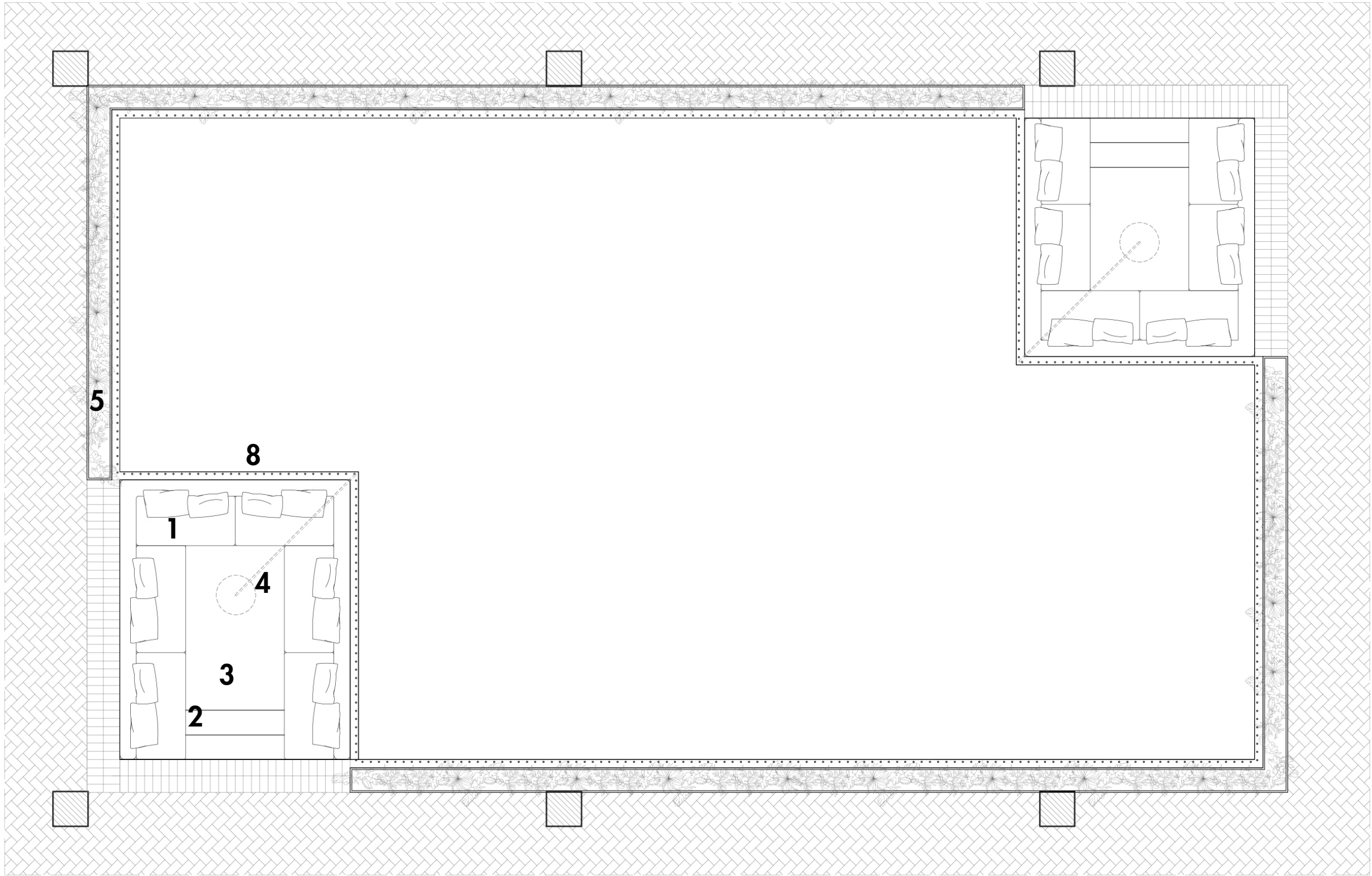


CONVERSATION PITS



CONVERSATION

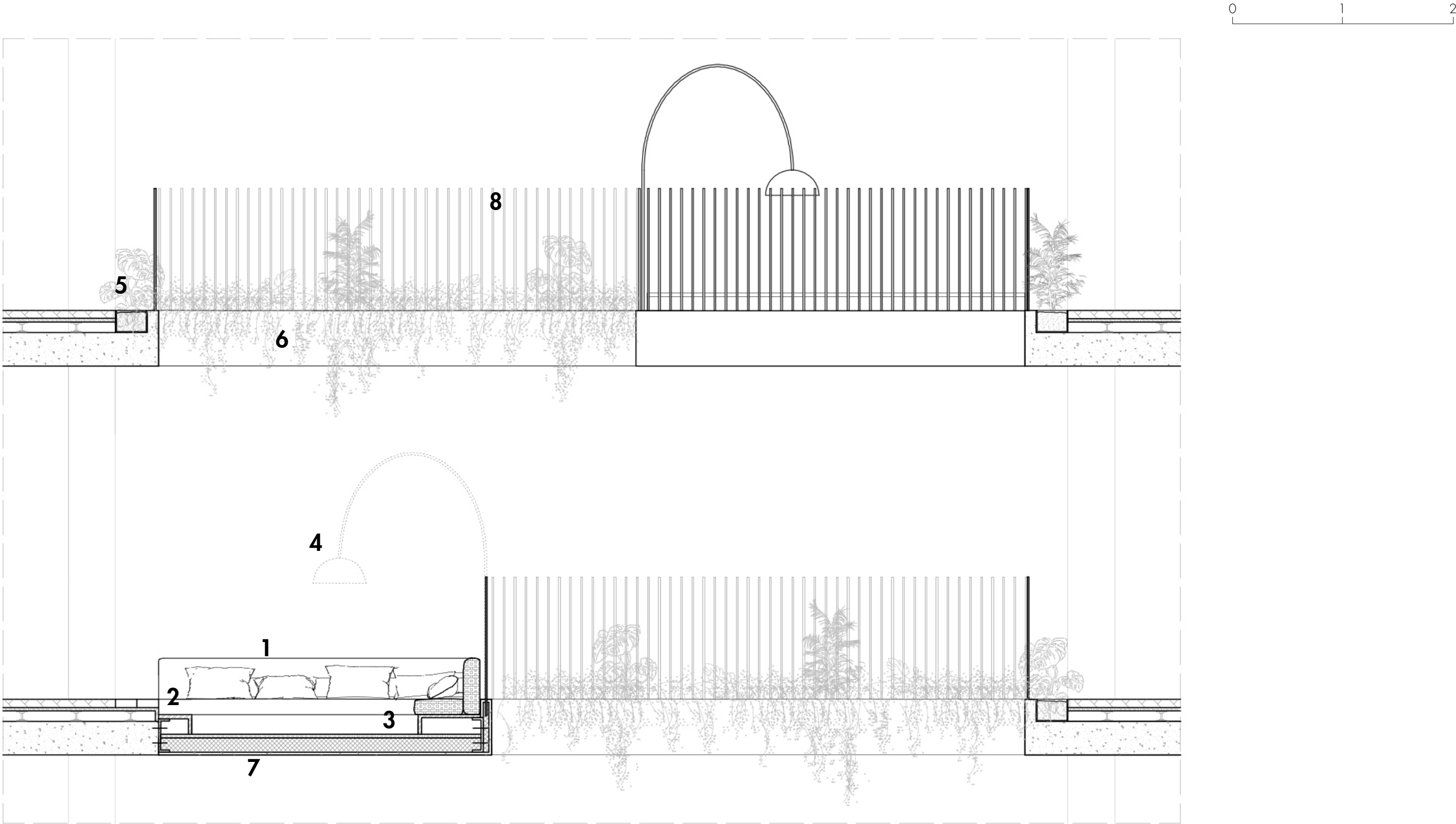
- 1. linen seating composition
- 2. oak steps structure
- 3. natural carpet
- 4. task light
- 5. plant bed
- 6. exposed aggregate concrete slab
- 7. micro cement cladding with steel metal structure
- 8. matt black metal stainless steel guarding



PLAN
N
0 1 2

CONVERSATION PITS

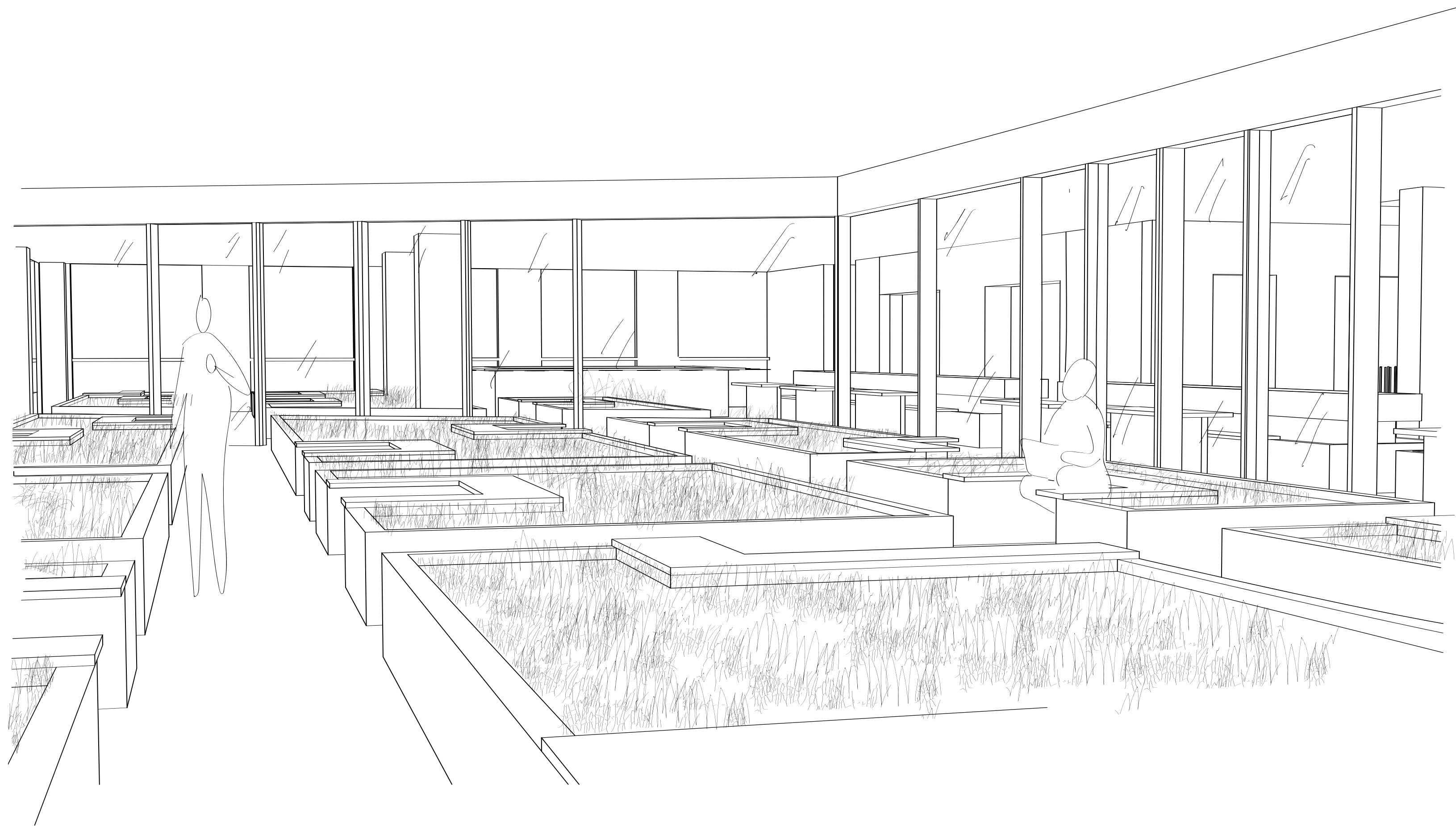
- 1. linen seating composition
- 2. oak steps structure
- 3. natural carpet
- 4. task light
- 5. plant bed
- 6. exposed aggregate concrete slab
- 7. micro cement cladding with steel metal structure
- 8. matt black metal stainless steel guarding



THE FARM CLUB



THE FARM CLUB

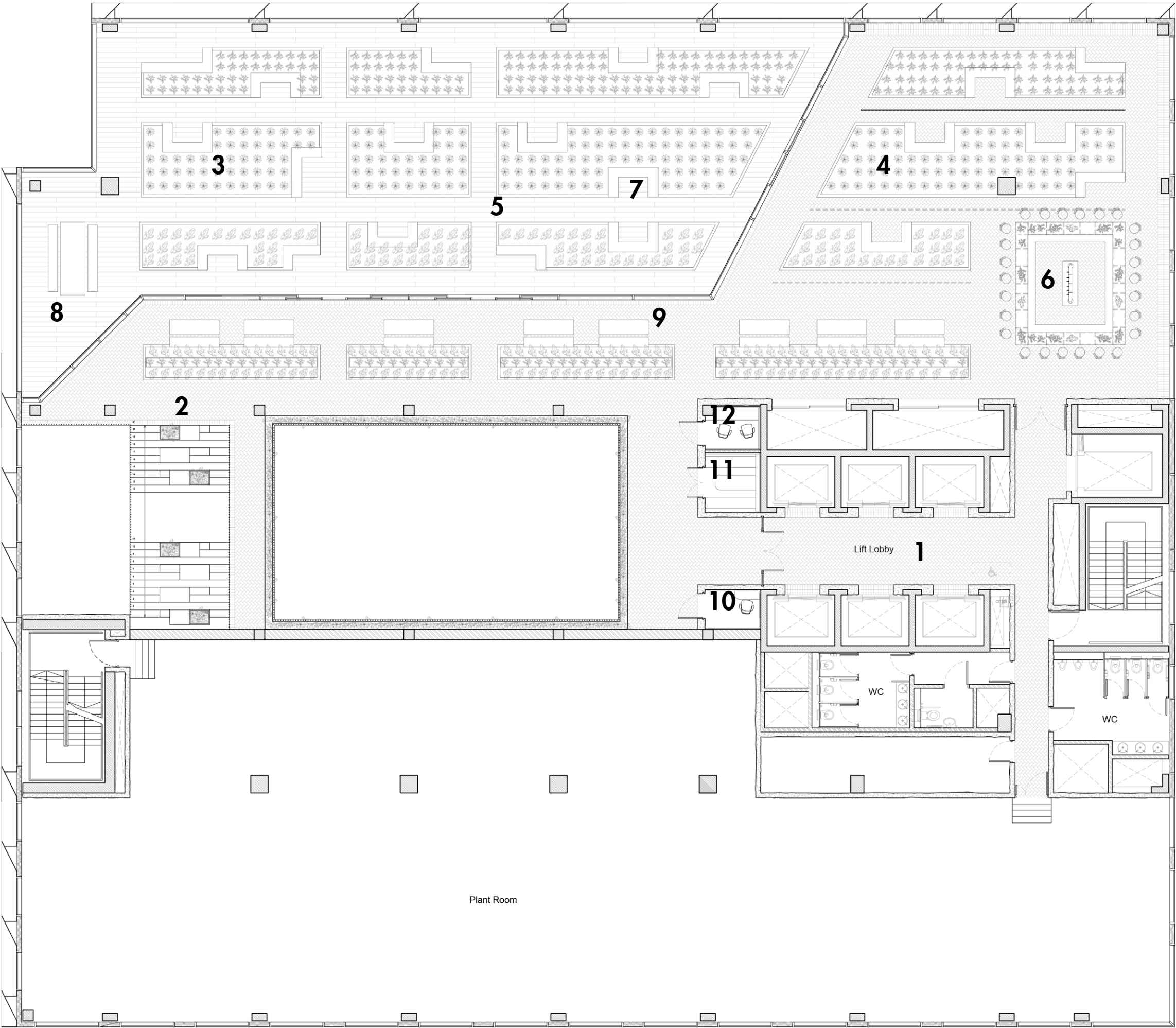


THE FARM CLUB



THE FARM CLUB

- 1. main entrance through elevators
- 2. main entrance through staircase
- 3. hempcrete plant bed for outdoor farming
- 4. hempcrete plant bed for indoor farming
- 5. oak deck pathway
- 6. cafe
- 7. oak bench
- 8. belvedere
- 9. working/reading table
- 10. skype booth
- 11. meeting space
- 12. collaborative working space



PLAN
N
0 1 2

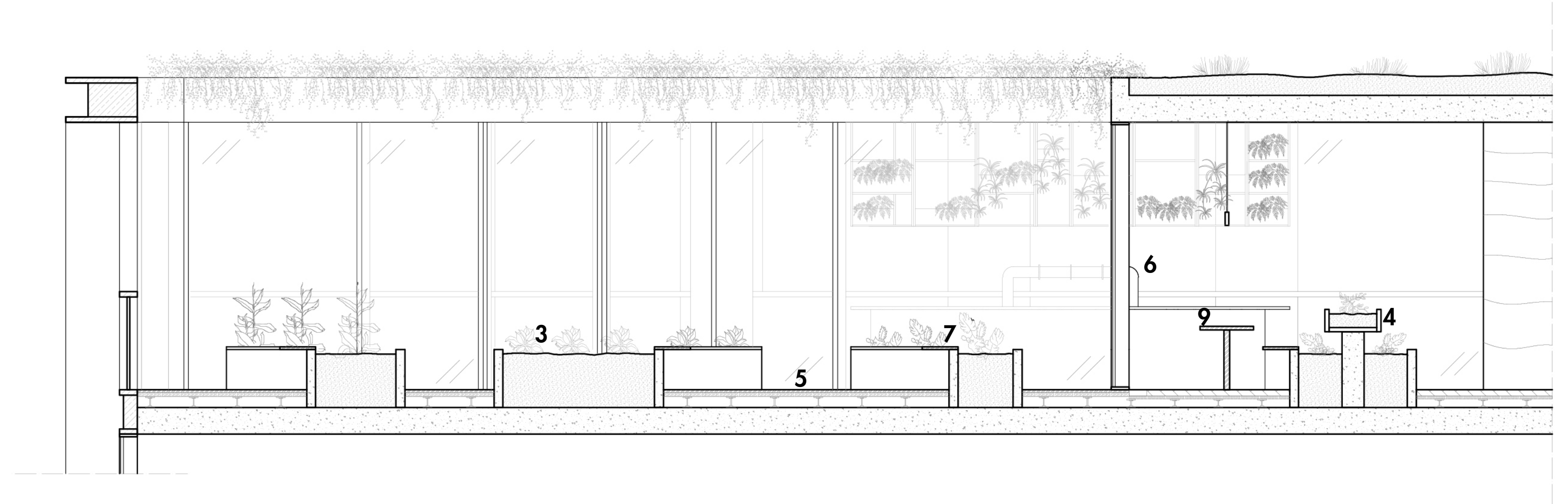
THE FARM CLUB

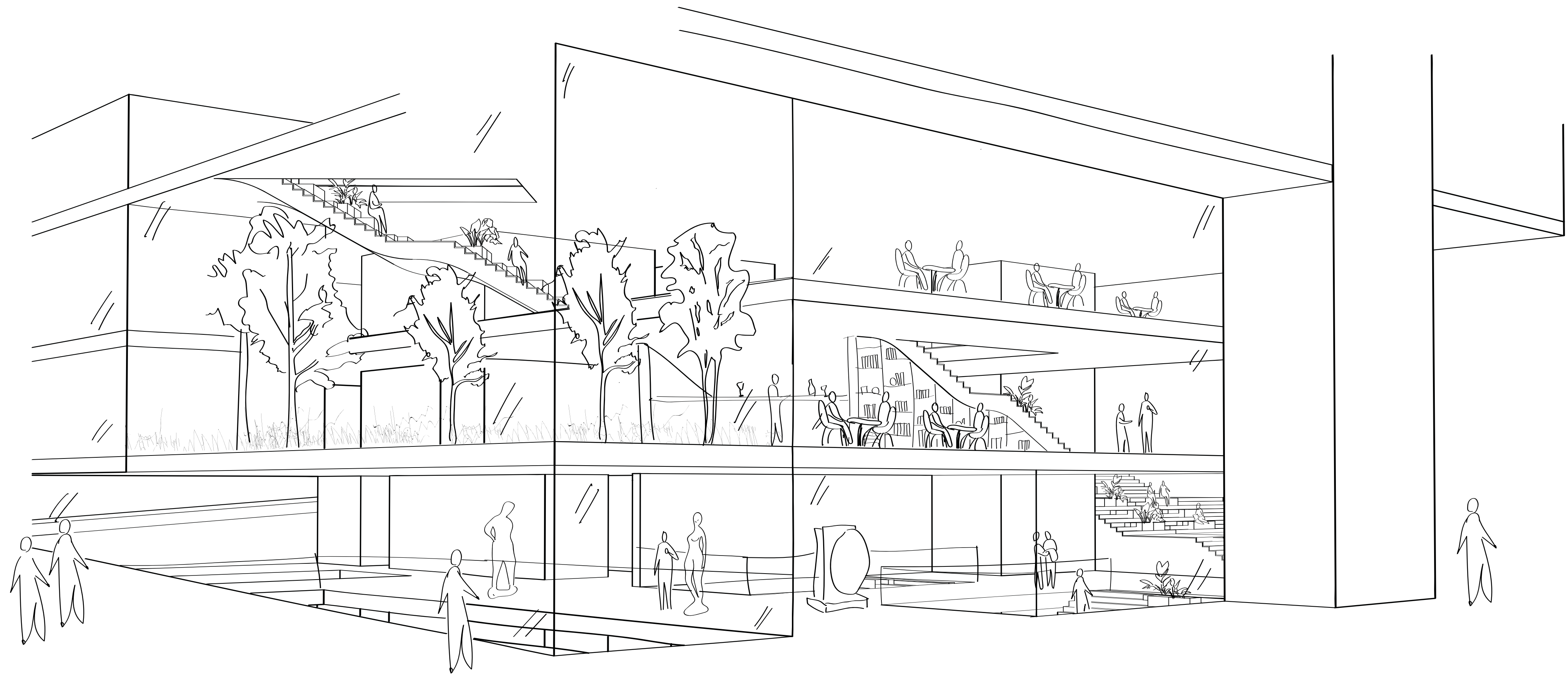
SECTION



0 1 2

1. main entrance through elevators
2. main entrance through staircase
3. hempcrete plant bed for outdoor farming
4. hempcrete plant bed for indoor farming
5. oak deck pathway
6. cafe
7. oak bench
8. belvedere
9. working/reading table
10. skype booth
11. meeting space
12. collaborative working space





THANKS TO

Jenny Jones (Studio Jenny Jones)
Ian Goggin (Gundry + Ducker Ltd)
Steve Jensen (Steve Jensen Design)
Peter Higgins (Land Design Studio)
Sacha Leong (Nice Projects)
Manijeh Verghese (AA; Unscene Architecture)
Gian Luca Amadei (Royal College of Art)
Graeme Brooker (Royal College of Art)
Steve Jensen (Steve Jensen Design)
Ian Hunter (Material Council)
Jake Heitland (Loneliness Lab)
Rachel Edwards (Loneliness Lab)
Jaimi Modha (Camden Council)
Adalberto Lonardi (Adalberto Lonardi)

Barbara Fumagalli Romario
Ugo Marco Fumagalli Romario
Prisca Fumagalli Romario
Micaela Gasparri
Pietro Strada
Grigoris Tsilimidos
Zeina Magazachi
Gaia Arnone
Paola Saade
Michele Antonelli