

OFFICE SPACE AND INNOVATION HUB

A THESIS

Submitted in partial fulfillment of the requirements for the award of

Bachelor of Architecture degree

By

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SATHYABAMA

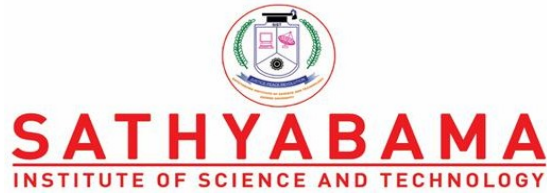
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NOVEMBER 2021



DEPARTMENT OF ARCHITECTURE

BONA FIDE CERTIFICATE

This is to certify that this Thesis Report is the bonafide work of C.Christina Gifty Grace (37210009) who carried out the Thesis entitled “Office Space and Innovation Hub” under our supervision from July 2021 to November 2021.

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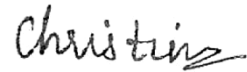
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DECLARATION

I, **C.Christina Gifty Grace** hereby declare that the Thesis Report entitled “OfficeSpace and Innovation Hub” done by me under the guidance of **Ar.Arun**(InternalGuide), **Ar.Sanghavi.V.V**(Internal Review Member) and **Ar.Hariesh K. Sankaran**(External Guide) Sathyabama Institute of Science and Technology is submitted inpartialfulfillmentoftherequirementsfortheawardofBachelorofArchitectureDegree.

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CHAPTER 1

INTRODUCTION

1.1 INTRODUCTION

This thesis is fundamentally based on the 3 triangle concept work, Live, Leisure. With the emerging trend of a more independent workplace with more informal spaces. The future of workplace will mainly focus on informal interaction spaces and social distancing. The role of the project is to generate the spatial conditions that empower the community by supporting innovation and creativity in a workplace.

1.2 NEED OF THE PROJECT

In the whirlwind of covid-19 everyone has come to a few shared realizations. According to a recent survey almost everyone is excited about returning back to work. Conversations are more productive and effective in person, people are more active, and lack of facilities at home are all motivating factors for a return to the office. It was observed that people working from home experienced higher levels of stress. Due to the fact that they did not have a proper work life balance. Working from home while all the other factors in the house is also there and the responsibility to take care of work and house side by side is a challenge of many people. And most of the people don't have a peaceful environment to work and to live simultaneously. And by following proper protocols and taking proper measures people can safely return back to the office.

1.3 AIM

The aim of this thesis is to investigate a solution for achieving an extroverted and inclusive working environment that can encourage its users to interact, thereby creating a social platform where they quickly bounce ideas back and forth. The intention is to combine people at different ages and background with a common interest for a comfortable homelike environment with incorporating creative ideas to enhance work efficiency and productivity. To design the office in a particular or various themes but has a relation to it or making it like a story, for example like a particular culture, or a place or a destination, or technology, using them to create an informal and creative workplace environment.

1.4 OBJECTIVE

- 1) By gaining in depth knowledge on human behaviour understanding.
- 2) By understanding hybrid work pattern.
- 3) Finding innovative ways to make work life environment a stress free place to work, Live, and gain experience.
- 4) Learning about startups in innovative hubs and how to incorporate in office space.

CHAPTER 2

LITERATURE CASE STUDIES

2.1 GOOGLE DOCKS DUBLIN-IRELAND

Area-507,000sqft, Architect-Camenzind Evolution in association with Henry J. Lyons

The campus represents an amazing workplace for Google's ever growing sales, marketing, finance and engineering teams, coming from more than 65 countries and speaking over 45 languages. A bridge is planned and built to connect 'Google Docks', 'Gasworks House' and Gordon House' together, encouraging an easy flow between buildings and people. Their aim was to create a stimulating and interactive campus within a bustling environment in the midst of the inner city. 'Google Docks' is the main campus building where each of the 14 floors represents the unique identity and strong values of Google. 'SEARCH' – dedicated to finding any information as a fast, seamless experience 'APPINESS' – dedicated to the popular Google Apps 'BEGREEN' – expresses Google's ecological focus '@HOME' – dedicated to Google's aspiration of giving its users the feeling of being at home 'CREATE' – expresses the free, unrestrained and open-minded spirit of Google, opening endless opportunities to its users and allowing them to create 'ORGANIZE' – dedicated to Google's mission to organize the world's information and make it universally accessible and useful 'INNOVATE' – expresses Google's boundlessly advanced, dynamic and progressive character. Their hubs consist of micro kitchens, indoor games, pool, open areas, relaxing areas. Informal areas give a relaxing and a balanced healthy work

environment. The meeting areas are placed in between the work areas so that they can easy access it and it provides a balanced healthy work environment. The work areas are alternatively placed within informal working areas for them to relax and work effectively. All these additional functions are part of the holistic work philosophy of Google, encouraging a balanced, healthy work environment and enabling as much interaction and communication between the Googlers as possible.



FIGURE 1.1



FIGURE 1.2



FIGURE 1.3



FIGURE 1.4



FIGURE 1.5



FIGURE 1.6

CHAPTER 3

DATA COLLECTION AND STANDARDS

RECEPTION	-12 sq.m
LOBBY	-30 sq.m
CONFERENCE ROOM	-80 sq.m
BRAINSTORMING ROOM	-30 sq.m
VIDEO CONFERENCING ROOM	-48 sq.m
MEETING ROOM	-30 sq.m
WORK AREA	-150 sq.m
SEMI OUTDOOR WORK AREA	-300 sq.m
INFORMAL WORK AREAS	-300 sq.m
KITCHEN	-54 sq.m
MICRO KITCHEN	-6 sq.m
CAFE	-150 sq.m
GAMING ROOM	-80 sq.m
OUTDOOR PLAY AREA	-
RELAXATION SPOTS	-24 sq.m
MUSICAL ROOM	-40 sq.m
WELLNESS ROOM	-20 sq.m
FITNESS ROOM	-150 sq.m
POOL	-200 sq.m
COMMUNICATION HUB	-150 sq.m
STAFF ROOMS	-30 sq.m
IT ROOM	-60 sq.m
LOCKER ROOM	-80 sq.m
RESTROOMS	-

	Sq.m	acres
Site area	32368	8
Osr	3236.8	10
Site extent	29131.2	7.1

	Percentage	Area (sq.m)
Plot coverage	55	17802.4
OSR	10	323.68
Open space	15	4369.68
Circulation	10	3236.8
Parking	10	3236.8

	FSI	Area (Sq.m)
Permissible	1.5	48552
Achieved		

LOBBY	-150 sq.m
RECEPTION	-40 sq.m
INDIVIDUAL WORK ROOMS	-250 sq.m
SUPERVISORS ROOMS	-30 sq.m
CONFERENCE ROOM	-80 sq.m
MEETING ROOM	-80 sq.m
SELECTION HALL	-300 sq.m
MEETING HALL/AUDITORIUM	-150 sq.m
INFROMAL WORK AREA	-150 sq.m
CAFE	-375 sq.m
INDOOR GAME AREAS	-30 sq.m
RELAXATION SPOTS	-24 sq.m

CHAPTER 4

SITE STUDY AND ANALYSIS

4.1 SITE SELECTION

- Cosmopolitan Koramangala is popular with young tech workers and students, due to the many IT companies and colleges in the area.
- The IT growth in Bangalore is increasing more and more over the years.
- It's a non-traffic zone.
- It has a peaceful environment with a lake view on one side and Agarapark on the other side.
- It is easy to access - metro station and bus stop is near the site.
- Considering all the factors on site and off site, it is

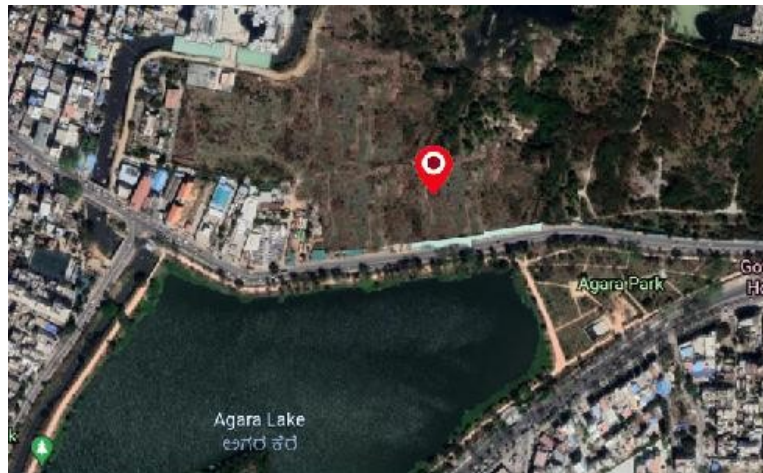
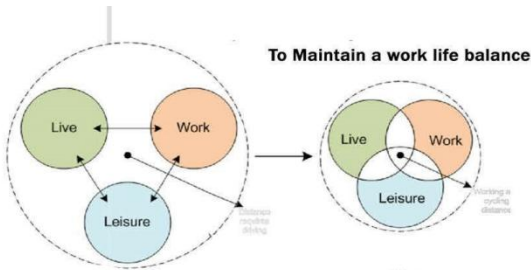


FIGURE 4.1

SITE LOCATION	-	Jakkasandra Extension, Koramangala, Bangalore, Karnataka
SITE AREA	-	8 acres
ROAD WIDTH	-	18m
TRAFFIC	-	Non-traffic area

CHAPTER 5

5.1 CONCEPT

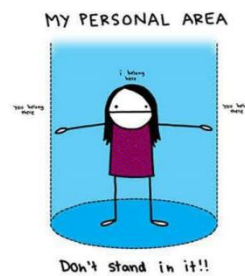


Employees are not work machines

WAYS TO IMPROVE WORK ENVIRONMENT TO STRESS FREE WORKPLACE



connectivity with different levels to have activity during the work



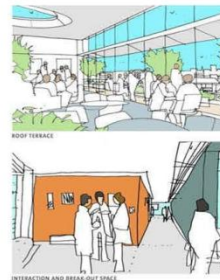
work privacy



Designing different sizes to create a form



Additional functions for holistic work philosophy



Interactive spaces



Creating landscape spaces around the building



outdoor visibility



Elevation of a building is as important as other factors in an office.

Connecting indoor spaces with outdoor and allowing the nature to be a part of the space

Using minimal colours to create a wholesome environment to work.

Designing a spaces solely for the purpose of creating a space where employees are not treated like work machines and to give them some work privacy. Connecting with different levels to have productive activity between work, Interaction between co-workers is vital in everyday routine in an office so designing an office including such spaces are truly important. Elevation of a building is important as much as everything else in designing a building, It attracts people and it gives a pleasant environment to work. Connection between indoor spaces and outdoor environment allowing nature to be a part of the work environment can provide relaxation, peace of mind, and it helps in delivering productive everyday goals.

START UP:

Innovation hubs are often created by start-ups, established company or a group of companies. Innovation hubs aim to discover new faces and identify their talents to help them create career for themselves. A Innovation hub is built environment which is made attractive for a viariety of creative entrepreneurs, start-ups and cultural organizations in terms of financial and facility circumstances. The main characteristics of creative Hubs are work spaces of affordable rent, scale, mix of creative disciplines and a mix of functions. The challenge is to design a space considering all these factors and help them feel comfortable and feel innovative in their own individual cabins.



5.2 SITE PLAN



Planning has been done considering all the factors on site and off site to produce an effective design. Site level vegetation and the open spaces evolving around it are part of the holistic design approach. Designing the services according to the norms of the office is a challenge in this site level approach. This building has two entries one through the oat in the front of the building, this is the main common entry for both the office and the innovation hub, second entry is only for the office building. Landscapes are designed to have a connection between the indoor spaces. This approach can make the office an stress free environment to work with.

SERVICES :

MANHOLES
(EVERY 30M)

SUMP (CAPACITY - 23,500 Lit)
(per day per person - 45 lits)

FIRE HYDRANT POINTS

(EVERY 20M AROUND THE BUILDING)



SITE AREA - 8 ACRE
 ROAD WIDTH - 18M
 OSR - 10%
 FSI - 1.5
 PLOT COVERAGE - 55%

PARKING :

TOTAL NO. OF CAR PARKING - 100
 TOTAL NO. OF BIKE PARKING - 150
 TOTAL NO. OF BUS PARKING - 5 (CAPACITY - 50)

USERS :

TOTAL NO. OF USERS IN OFFICE BUILDING - 450 USERS
 TOTAL NO. OF USERS IN INNOVATION HUB - 175 USERS
 OFFICE + INNOVATION HUB - 625 USERS

NO. OF FLOORS IN OFFICE BUILDING - 7 FLOORS
 OFFICE BUILDING HEIGHT - 4M X 7 FLOORS - 28M
 NO. OF FLOORS IN INNOVATION HUB - 6 FLOORS
 INNOVATION HUB HEIGHT - 4M X 6 FLOORS - 24M

5.3 MASTER PLAN

Common relaxing work areas are designed between the office building and the innovation hub with landscapes to have holistic design approach.

5.4 DETAILED DRAWING - OFFICE SPACE



Infinite stairs with landscape atrium are designed in the center of the office and all the others functions such as work areas, gym, informal work areas, etc are designed around it.



SCALE - 1:100



SIXTH FLOOR



SEVENTH FLOOR

SCALE - 1:100

Office is divided into three parts, common areas, private areas, service areas. Service wing has a separate entry/exit point with all services included..

5.5 INNOVATION HUB



GROUND FLOOR

Ground floor is a common dinning area for the innovation hub. In the middle is the supervisors co-working double floor area.

Innovation hub is where fresh new ideas and brain storming sessions happen, so the design approach helps them to feel enthusiastic and refreshing for them to work in their office. One side of the building is a open landscape area and on each floor the size of the open areas decreases.



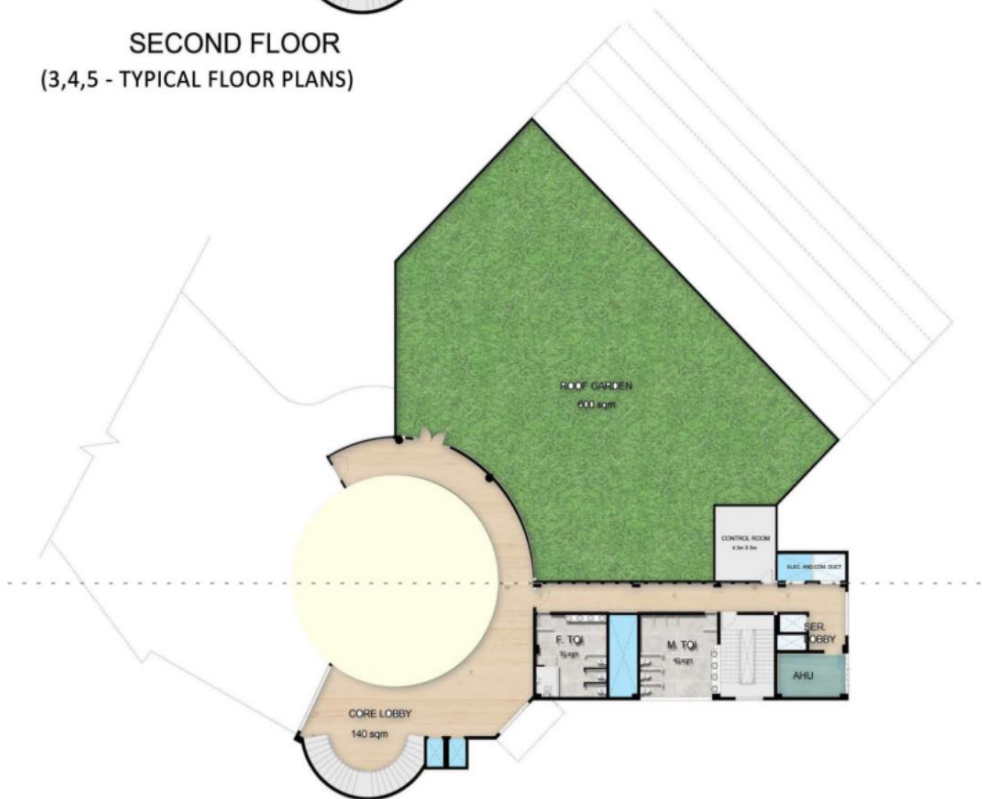
FIRST FLOOR

Above the lobby space is landscape area with overall covered roof, which gives a closed yet open space for them to relax or work in that particular space, it is secluded so they have the work privacy they need.



SECOND FLOOR
(3,4,5 - TYPICAL FLOOR PLANS)

Second floor till the fifth floor is where the individual office space are designed for the start-ups to have their own personal space to work which directly leads to the landscape areas outside of the building which is a large balcony space where they can relax or work.



SIXTH FLOOR

Sixth floor of the innovation hub is a roof garden floor with service wing included. View from the roof top will be beautiful as from the top sixth floor till the first floor the landscape balcony gradually increase in size and is aesthetically pleasing to work with.

SCALE - 1:100

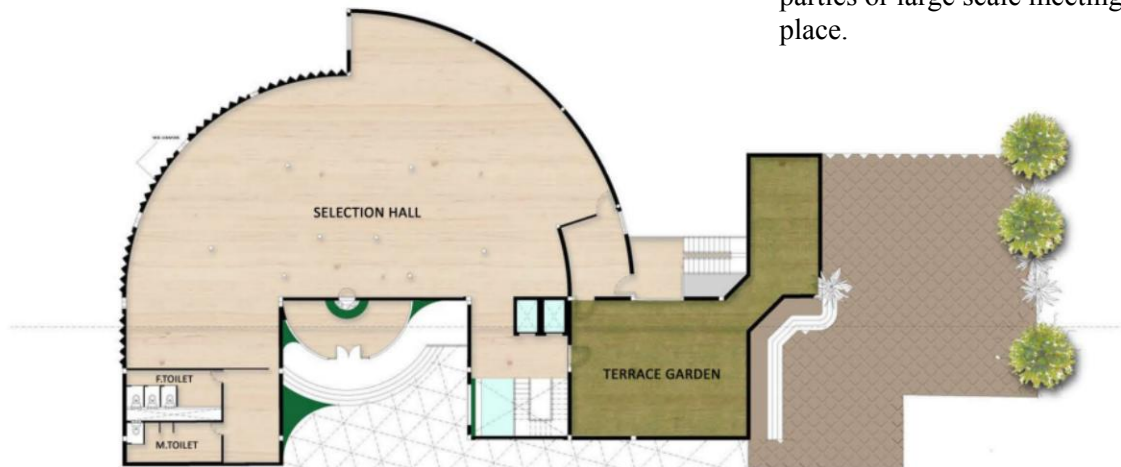
5.6 DINING BLOCK

Dining block is a common cafe or dining area for both the office building and the innovation. All the sides have a great view and natural light can enter easily avoiding the need for artificial light in the day time.



GROUND FLOOR PLAN

On the first floor of the dinning block is the selection hall where all the selection process for the start-ups takes place and office building and innovation hub office parties or large scale meetings also takes place.

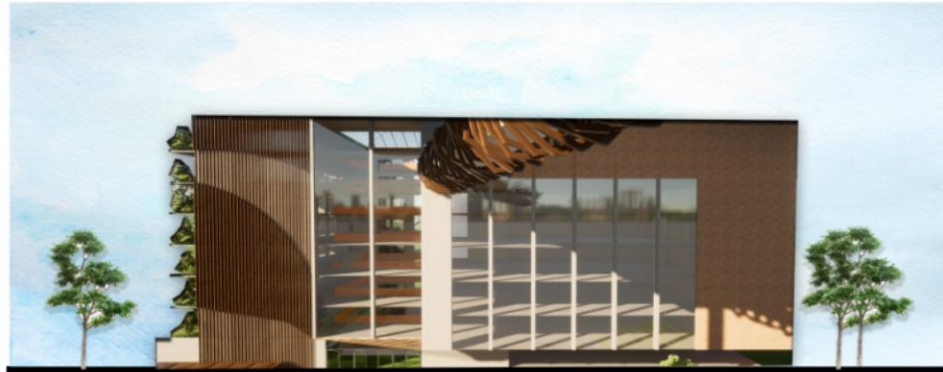


FIRST FLOOR PLAN

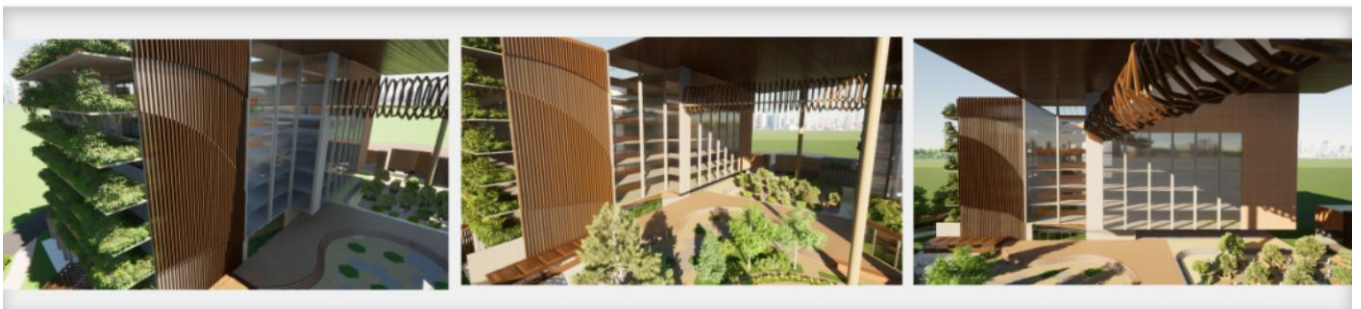
SCALE - 1:100



SECTION



ELEVATION



VIEWS

5.7 OFFICE SECTION

5.8 INNOVATION HUB SECTION



SECTION

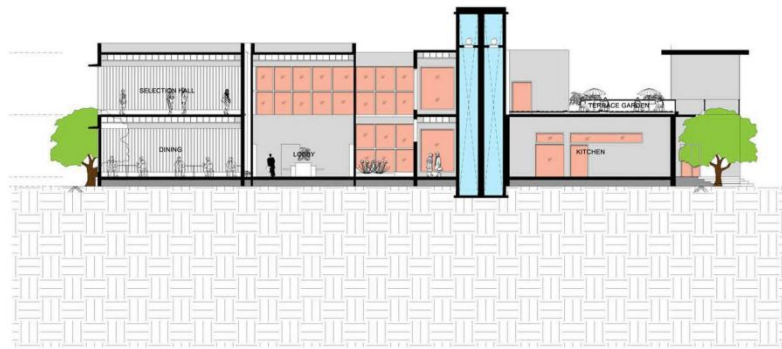


ELEVATION



VIEWS

5.9 DINNING BLOCK SECTION



SECTION



ELEVATION

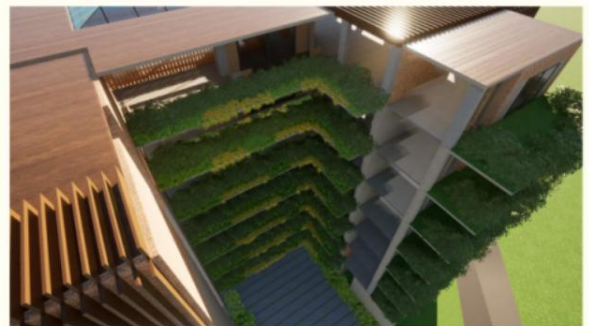
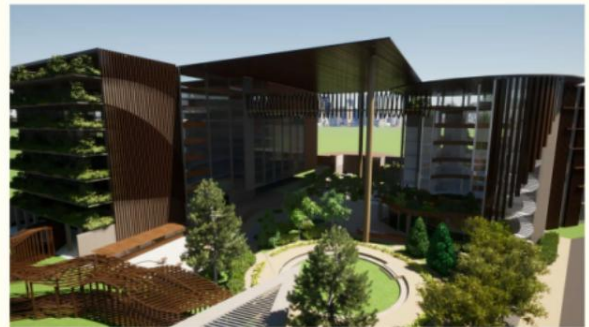


VIEWS

CHAPTER 6

6.1 RENDERED VIEWS

VIEWS



CHAPTER 7

7.1 REFERENCE

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