

DESIGN the FUTURE

A TURNKEY BUSINESS UNUSUAL
BUILT ENVIRONMENT CONSULTANCY

SO LOCKDOWN HAS PARTIALLY LIFTED, AND YOU ARE CHALLENGED WITH RE-ENTERING THE WORK PLACE. BUT RESTRICTIONS AND SOCIAL DISTANCING MEASURES LEAVE YOU QUESTIONING WHAT IS THE BEST WAY TO DO THIS?

AS WE LOOK AT OUR OWN SPACES, GLOBAL BEST PRACTICE AND TRIED AND TESTED AGILE WORKING SOLUTIONS, WE BELIEVE THAT THERE IS A MARKET NEED TO RE-THINK YOUR WORKPLACE IN ORDER TO ADJUST TO THE PANDEMIC SITUATION, AND ONGOING CHALLENGES AND OPPORTUNITIES THAT THE COVID-19 PANDEMIC OFFERS US.

WORK
THE
FUTURE

SHORT TERM
LOCKDOWN EASING

RIGHT NOW

**NEED TO GET BACK
INTO BUSINESS
SPACE NOW?**

**WHAT SOLUTIONS
DO YOU REQUIRE
TO START THE
MIGRATION
BACK INTO THE
WORKPLACE.**

MID TERM
18 - 24 months

DURING PANDEMIC / CRISIS

**WHAT IS BEST FOR
YOUR BUSINESS
DURING BUSINESS
UNUSUAL?**

**WHAT ARE THE
MOST EFFECTIVE
SPACES THAT
INSPIRE
PRODUCTIVE
BUSINESS
CULTURES?**

LONG TERM
AFTER CRISIS

BEYOND

**THE NEW
NORMAL
ACCELERATES
NEW WORKPLACE
OPPORTUNITIES.
WHAT DOES THE
FUTURE MEAN FOR
YOUR BUSINESS?**

Refresh

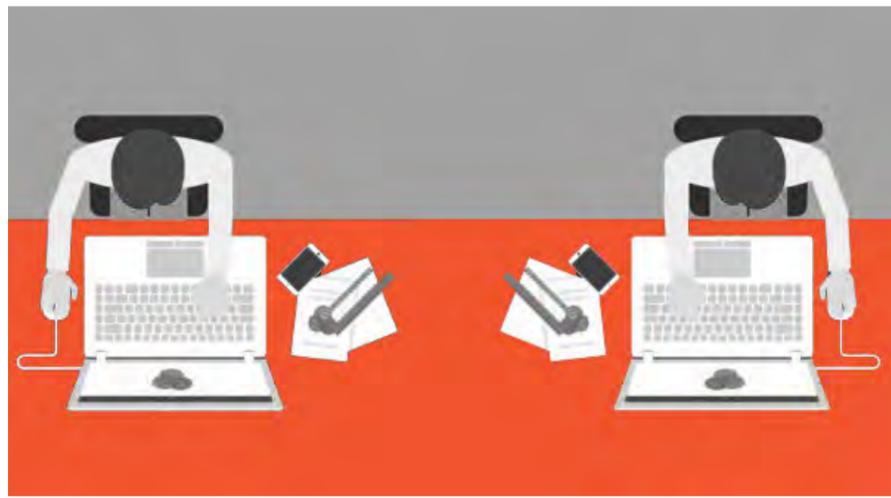


SOCIAL DISTANCING: WHAT DOES THIS MEAN FOR YOUR WORKPLACE?

SOCIAL DISTANCING, also called “physical distancing,” means keeping space between yourself and other people outside of your home... keeping space between you and others is one of the best tools we have to avoid being exposed to this [COVID-19] virus and slowing its spread locally and across the country and world.”

www.cdc.gov

Although this is all new, and we are still getting to grips with what social distancing means for our workspaces, there are aspects of consideration that guide us in re-configuring the workplace. This is an ongoing learning process, and with time we plan to develop, evolve, and refine our strategies in a creative manner.



RETURN TO **WORK** TO BE PRODUCTIVE

- Fewer distractions enable greater focus and creativity
- Collaboration and innovation benefit from rapid decision-making when being together with others
- In-person interaction streamlines communication, replacing multiple emails, calls, virtual meetings etc

FOR ACCESS TO PHYSICAL WORK + REQUIRED TOOLS

- Equipment, testing or data infrastructure may only be available / better quality in the workplace
- Better computational power, monitors, printers and files may be available in the workplace
- Some work can only be done in the workplace [eg: labs, command centres, manufacturing etc]

FOR THE PEOPLE AND THE PLACE

- To gain better access to leaders, teams, peers, clients and trainers
- For socialising: to see people, be part of a community with a shared purpose, diversity of thoughts, camaraderie
- Better/more amenities and food choices are often available than at home

Re-worked from "RECOVERY READINESS. A HOW-TO GUIDE FOR REOPENING YOUR WORKPLACE." Version 1.0. Cushman Wakefield.

VS



WORK FROM **HOME** TO BE PRODUCTIVE

- Because the whole team can't necessarily be together
- Communication through current technology tools can be well-synchronised if whole team is using them remotely
- Focused work is often easier from home
- Reduce time lost due to the commute

INDIVIDUAL HEALTH + PERSONAL SITUATIONS:

- Personal health risks may be exacerbated by commuting, or the anxiety of being at the office when not mentally ready
- Lack of child/elder-care options [school shutdowns]
- Desire to reduce environmental footprint due to carbon emissions
- Need to reduce transport costs

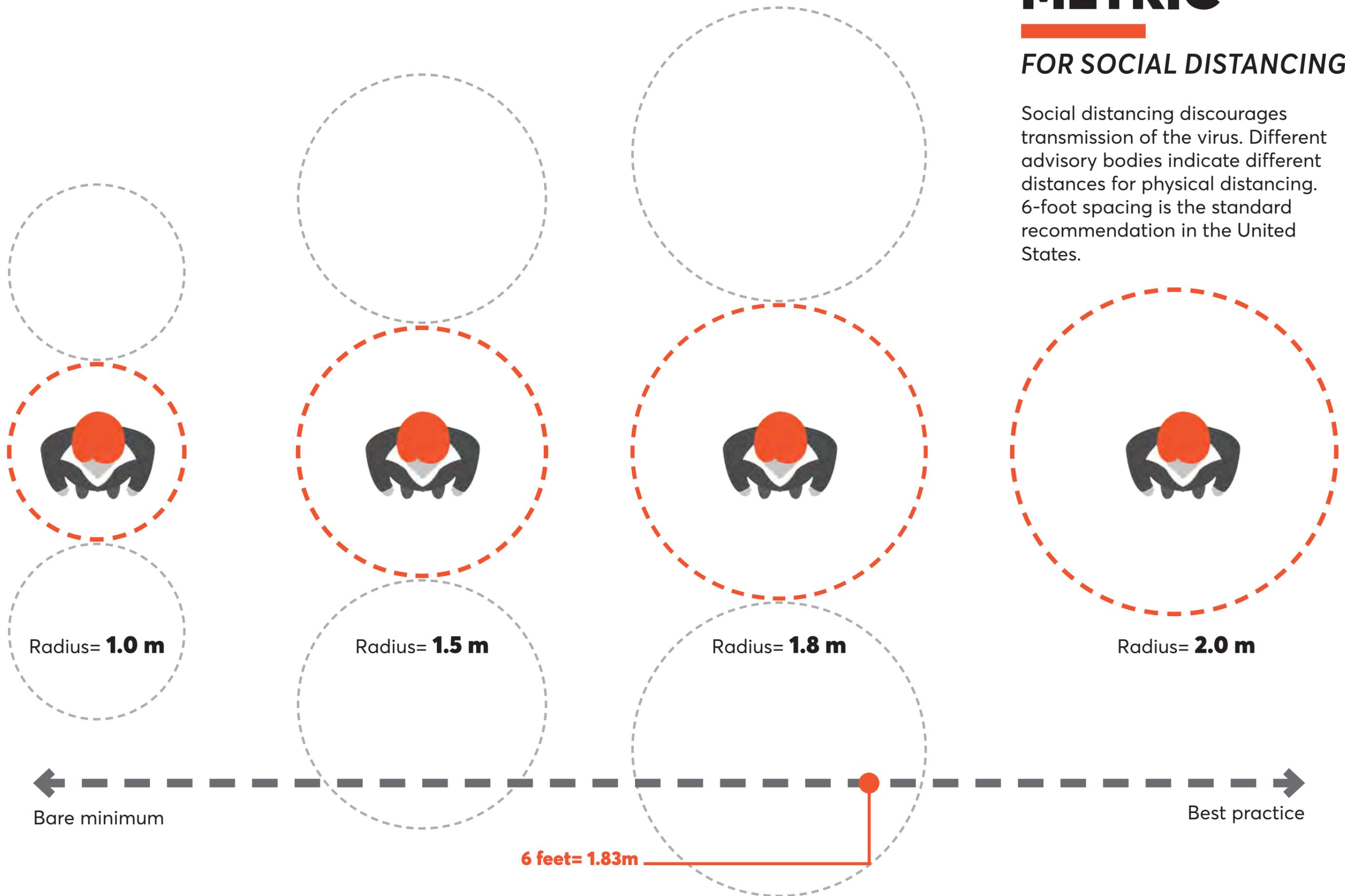
What do you need from your workplace?

THE FOCUS IN WORKPLACE PREPARATION IS TO DESIGN OR RECONFIGURE SPACES THAT FACILITATE THE TYPE OF ACTIVITIES PEOPLE WILL BE RETURNING TO THE WORKPLACE FOR.

WHAT IS THE METRIC

FOR SOCIAL DISTANCING?

Social distancing discourages transmission of the virus. Different advisory bodies indicate different distances for physical distancing. 6-foot spacing is the standard recommendation in the United States.

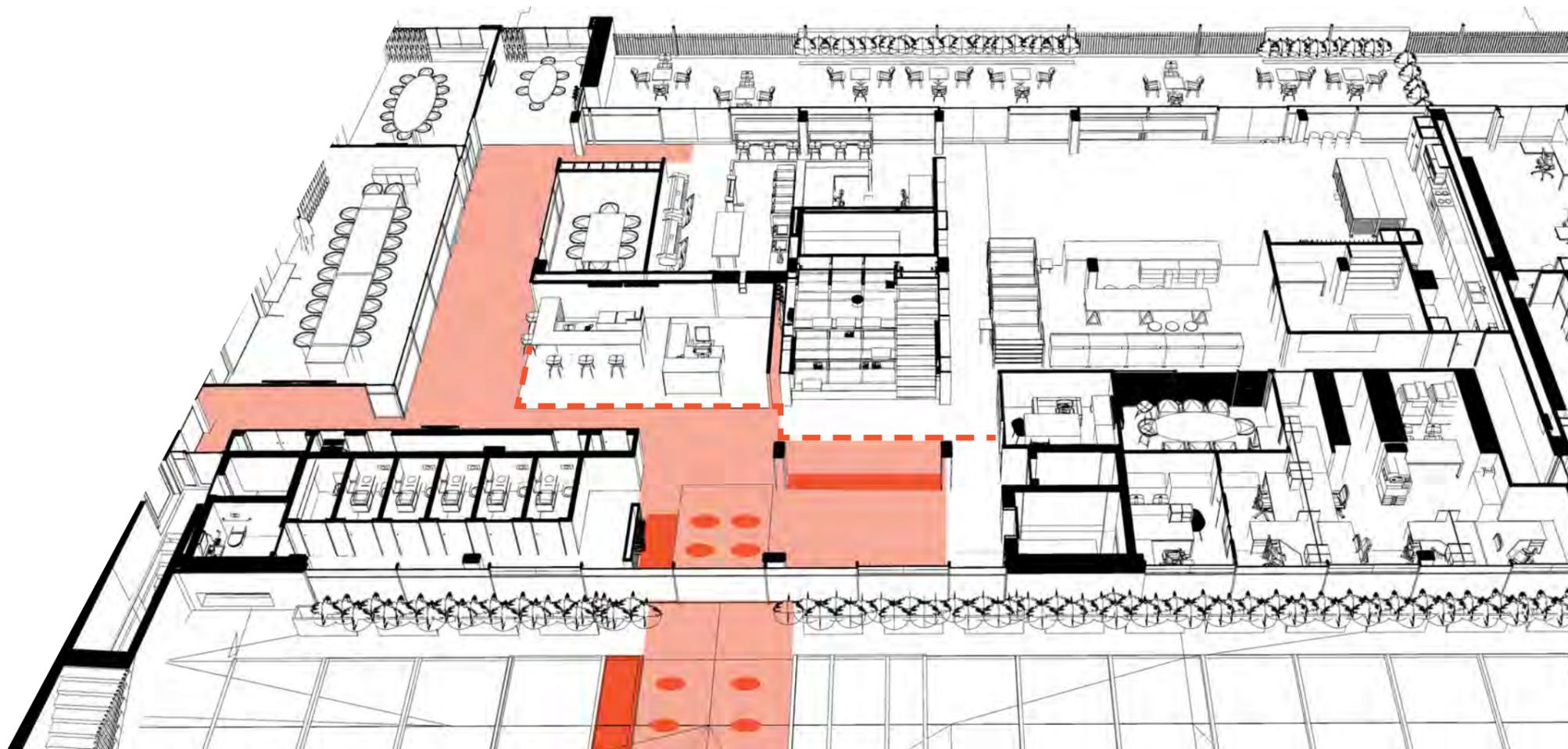


CASE STUDY

BLOCK C, THE MAIN STRAIGHT

[OFFICES OF BOOGERTMAN + PARTNERS, JOHANNESBURG]



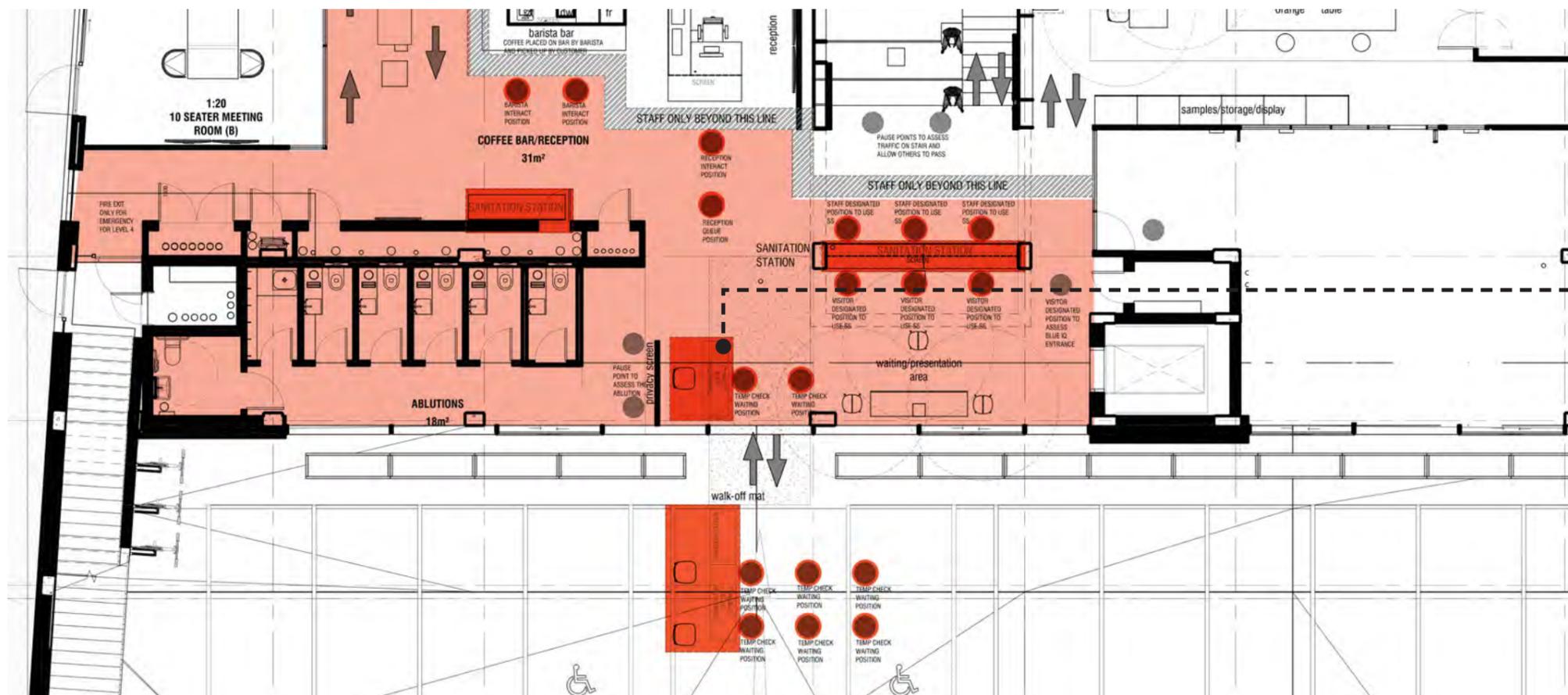


CONTROL POINTS FOR SCREENING

Part of your mitigation strategy may be to create points where you screen staff and visitors, through temperature monitoring and other devices. All movement into the building needs to be channeled via these points. This may impact your circulation from parking areas, where you position entrances, through to your workspace.

BEST PRACTICE suggests that these screening points should be placed outside the building to prevent interior contamination.

ADDITIONAL CONSIDERATIONS: Where do deliveries occur, and how are items sanitised before being introduced into the workplace?



VISITORS

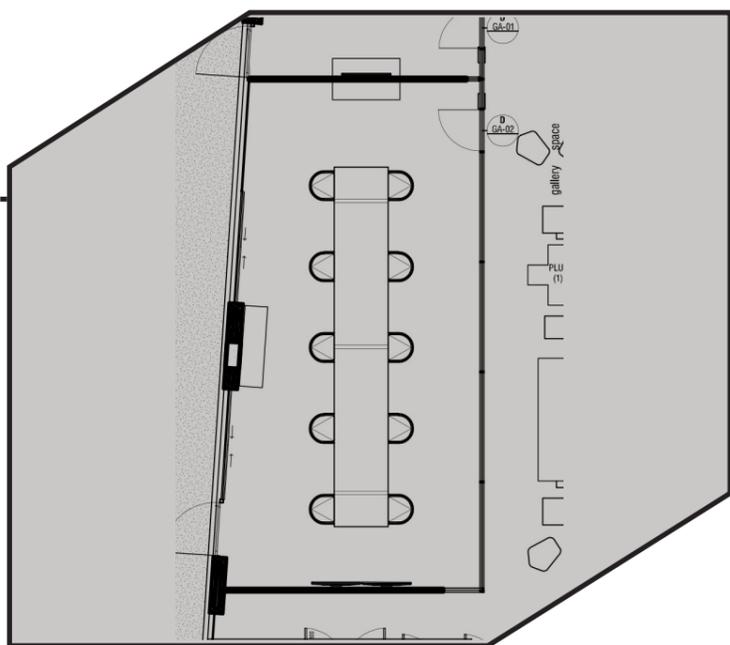
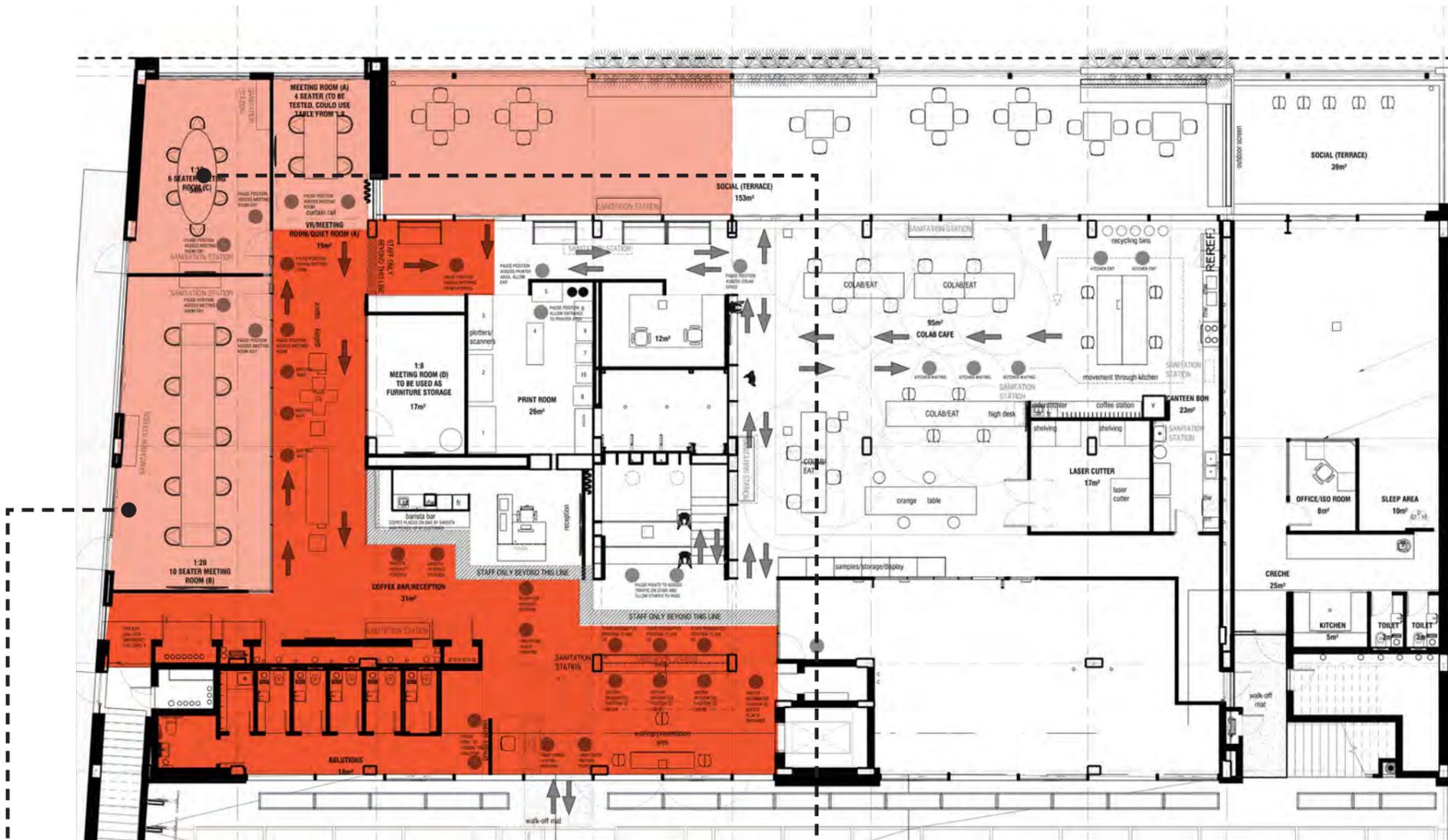
MANAGEMENT

The flow of visitors into your building and the meeting spaces they use must be controlled and managed. Visitor screening, and proper database capturing will allow you to manage your company's exposure to outside infections and also map any exposure to the virus for early response and efficient tracking.

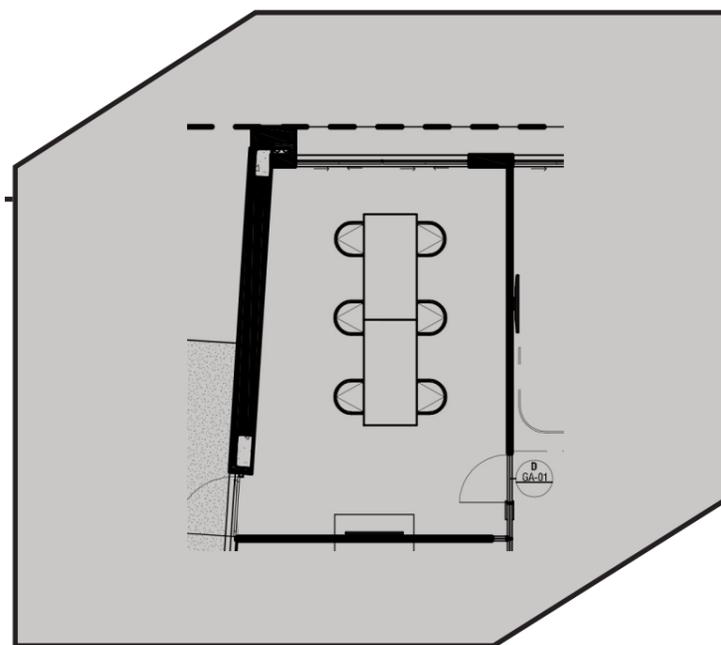
Social distancing measures in meeting rooms will reduce capacity. Meeting rooms will need to be rigorously cleaned after each use, which will reduce the number of occupancy cycles that can be accommodated per day.

MEETING ROOM CAPACITY

In the case study, meeting room capacity is roughly halved. So for example, a large meeting room that could previously accommodate 20 people, can now only house 10 people with social distancing measures. Meeting room social distancing is reduced to 1m between seats, as time spent in meeting rooms is shorter. Staff and visitors are encouraged to sanitize rigorously before and after meetings. The wearing of face masks or the use of special screening is required.



20 seat boardroom now = **10 pax**



12 seat boardroom now = **6 pax**

CIRCULATION

ROUTE MODELING

Movement into the building and through the interior needs to be carefully considered. Movement routes must allow for adequate distance between people and also reduce 'hot-spots' for spread of the virus. One-way movement corridors, and 'movement control' guides may need to be considered. Interventions and communication strategies should focus on positive messaging, encouraging co-operation without becoming too controlling.

SOCIAL DISTANCING

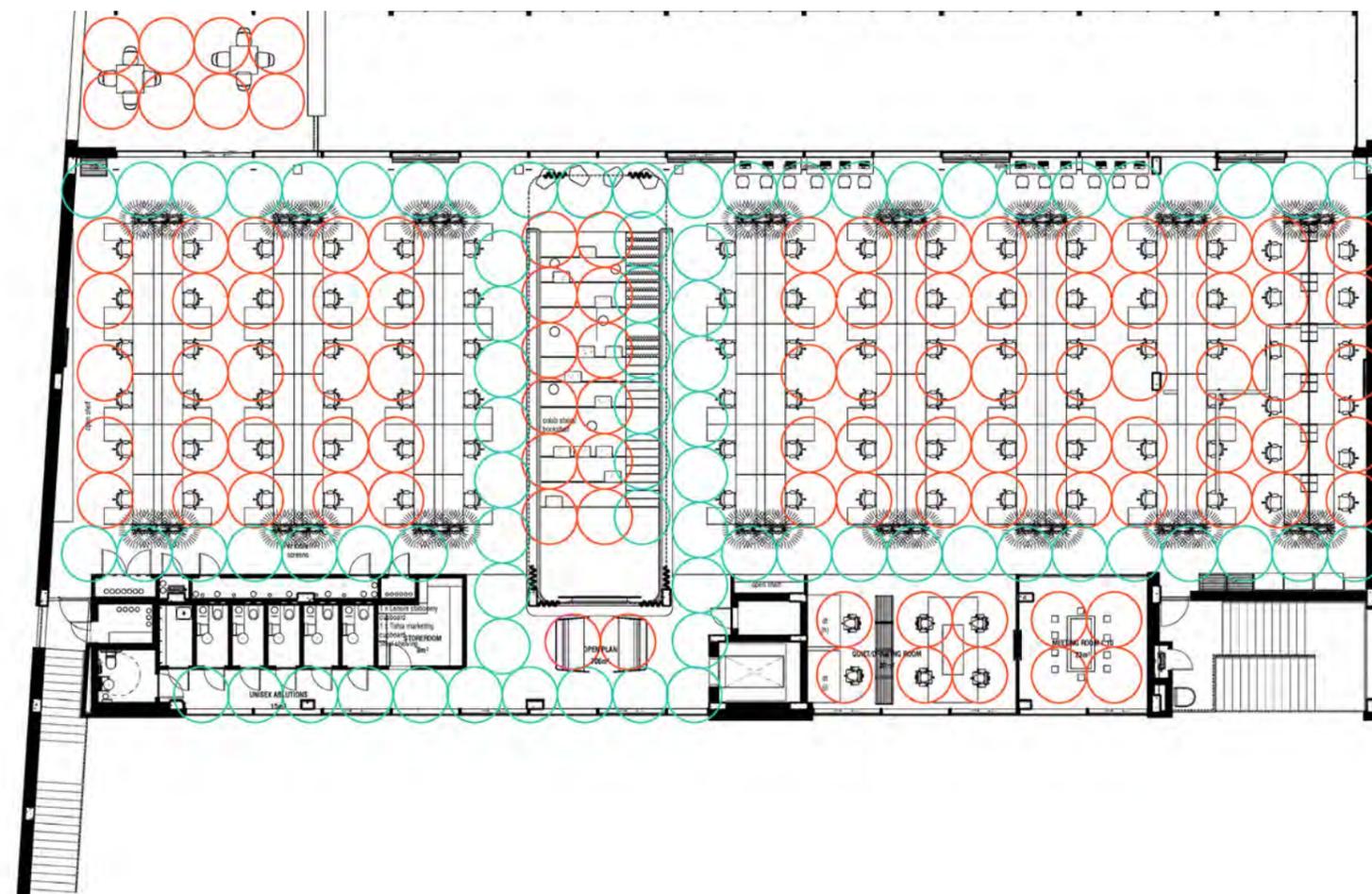
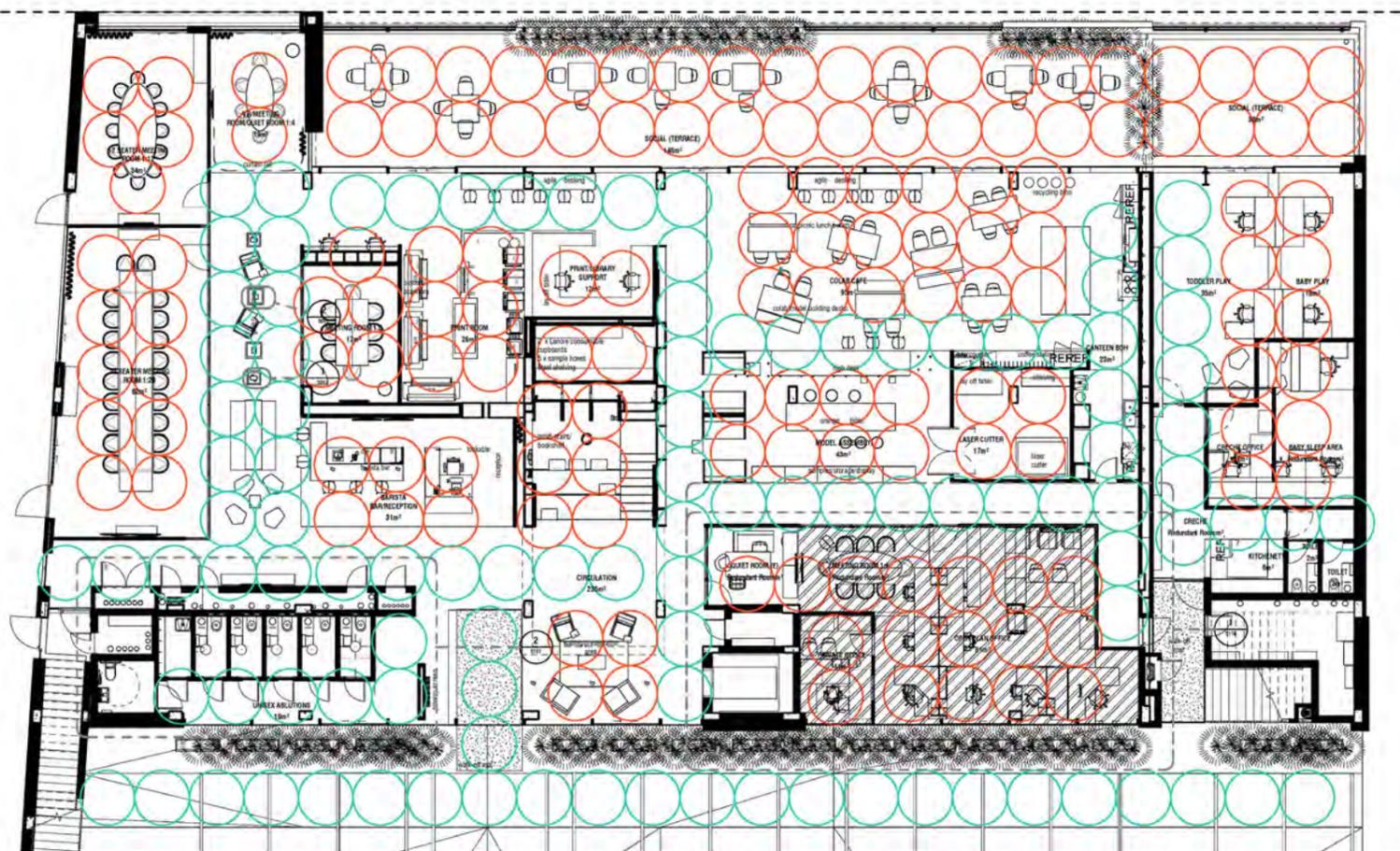
A 2 meter radius is overlaid on the existing floorplan- taking into account physical barriers and furniture. This allows us to understand the spatial challenges that define movement and capacity strategies.

 = **Active Zones**

[Movement routes/circulation]

 = **Static Zones**

[Work, Collaborate, Meet, Socialise]





INTERACTION

DIGITAL/PHYSICAL

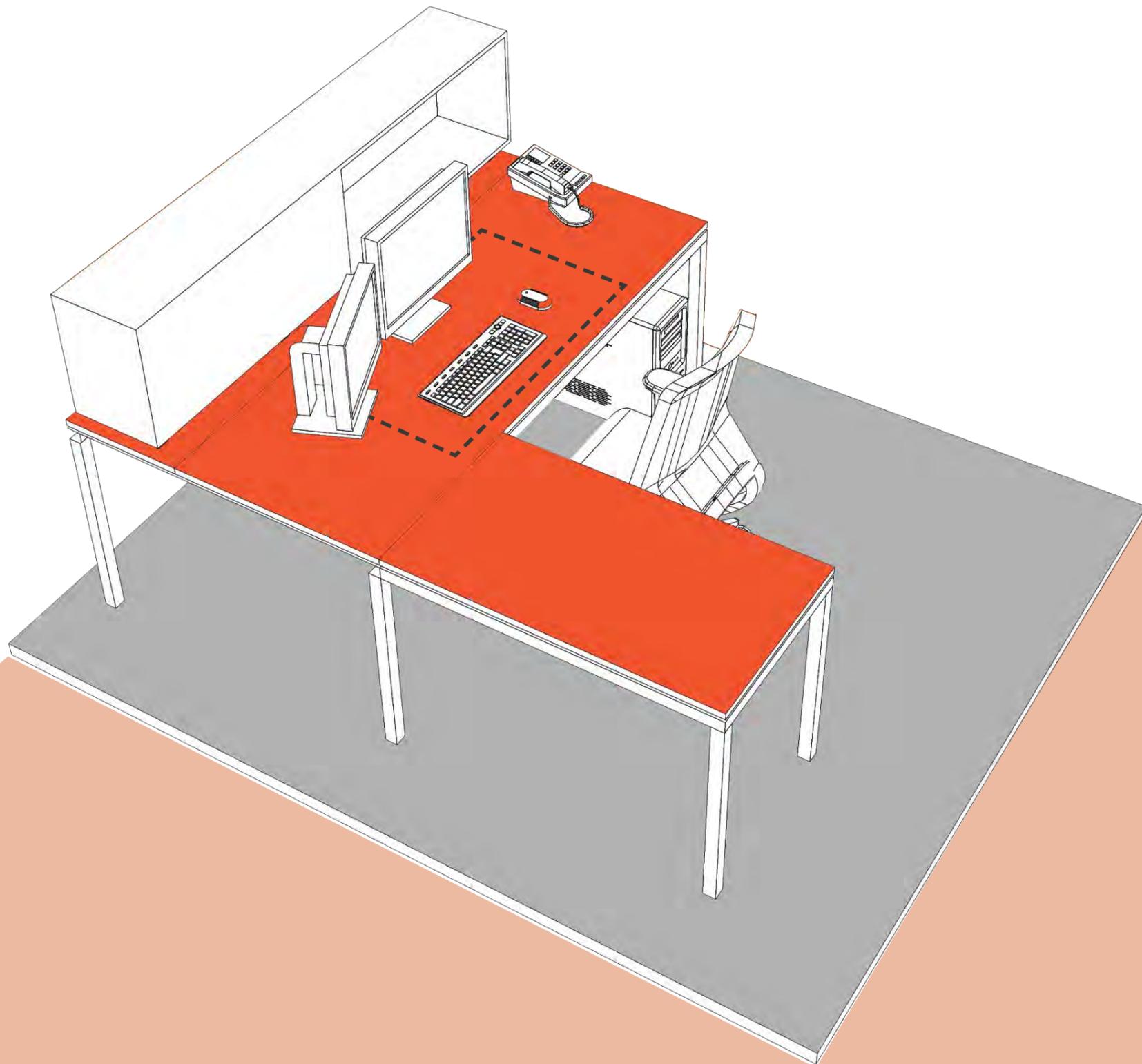
Large percentages of staff are encouraged to continue to work-from-home where possible. Traveling locally and domestically will be severely restricted for some time. Even in-office staff will have a greater requirement for digital interaction with other staff, and outside organisations in your business ecosystem. Digital meeting space, technologies that support digital interaction, and hybrid spaces that support both digital and physical collaboration are going to be in demand.

HOTELLING

OF SPACE

With low-touch thinking, the manner and frequency with which we engage with shared surfaces becomes an important consideration. Multiple use of surfaces should be separated by rigorous cleaning, to ensure that virus transmittal does not occur through shared surfaces. Strategies such as replaceable paper desk pads ensure that users feel comfortable and safe when using shared furniture.

Many workspace strategies and the area allocated for work-points [desks] will be hinged on whether work-points are assigned, or shared in a 'hot-desk' manner. Where a work-point is assigned, the space becomes a 'safe zone' that a user can trust to be uncontaminated by others. Where work-points are shared, intervals of use may change. It is preferable that a work-point is 'booked out' for a period of time. After use, all surfaces must be rigorously cleaned, before a new user can occupy that work-point. Using one work-point for the day, as opposed to moving between multiple work-points is preferable.



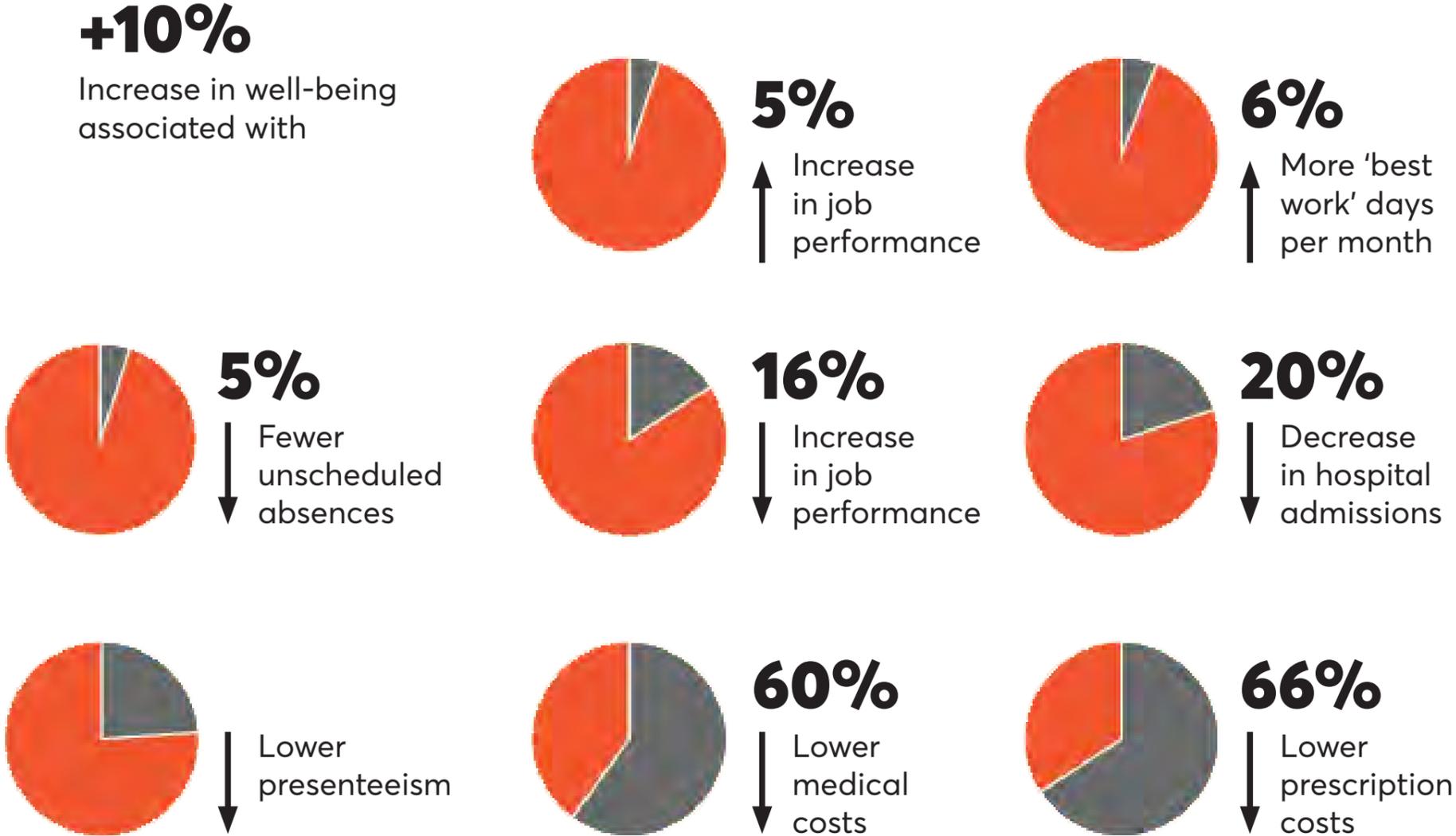
HEALTH & WELLNESS

IN THE WORKSPACE

The pandemic has accelerated the trend for workplaces which not only cater to the physical requirements of occupants, but also to their wellbeing. Careful consideration to the qualitative nature of the spaces, will impact the level to which staff embrace a return to the office, and can engage positively with the workplace and those they share it with. A physical strategy must be paired with communication and wellness campaigns, to ensure staff are adequately supported through the transition.

THE IMPACT OF OFFICE WORKPLACE WELLNESS AND WELLBEING PROGRAMMES ON CORPORATE COSTS AND EMPLOYEE WORK PRODUCTIVITY

Source: Research diagrams sourced from Moderncities.com, Cushman Wakefield Research, www.cushmanwakefield.com





VENTILATION

STRATEGIES

Ventilation in the workplace is a critical focus for virus spread mitigation. Increasing air exchanges through mechanical and natural means allows any airborne contamination to be diluted.

As general principles, the following should be considered to improve the ventilation quality in the workplace:

- Open all open-able windows to encourage natural cross-ventilation
- Increase fresh air volumes and number of air exchanges in a 24-hour cycle
- Where possible, intake air in the HVAC system is to be treated/filtered with UV filters to remove airborne pathogens
- Building air systems should be 'flushed' at night. Smoke extraction systems can also be employed to assist with the flushing process.

source: Developed from information sourced www.cushmanwakefield.com and Guideline published by Spoomaker & Partners.

LOW-TOUCH COLLABORATION

With much of the workforce newly awakened to the fact that working from home is possible, and for many a more appealing option than being office-bound, reasons for returning to the workplace may shift.

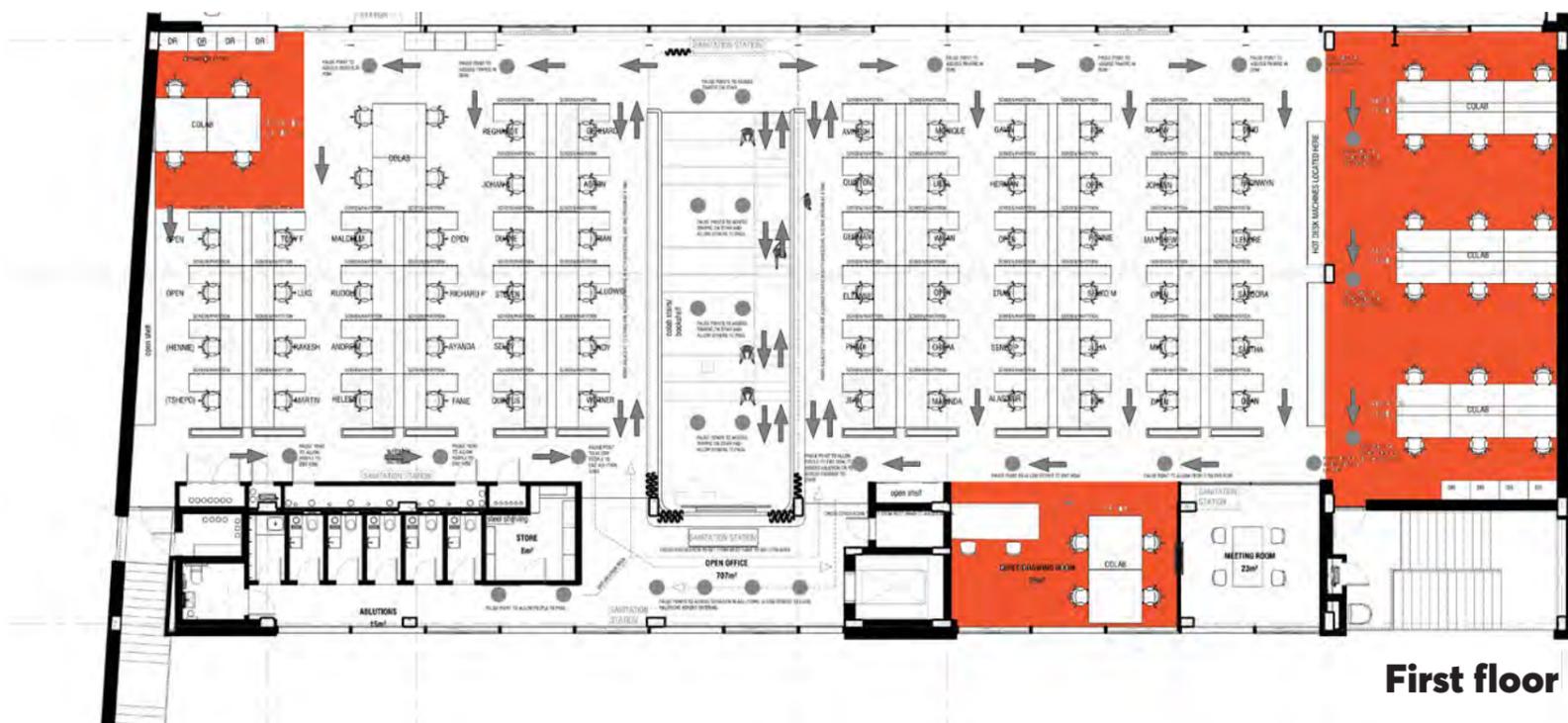
THE WORKPLACE BECOMES A SPACE FOR COLLABORATION, FOR INTERACTING IN WAYS THAT ARE NOT AS SUCCESSFUL DIGITALLY.

Meeting rooms become hot-spots for virus transmittal, so ensuring social distancing measures can be implemented, while still ensuring effective collaboration is a key focus area.

The case study already had a high percentage of collaboration area. Due to a drop of capacity in the downstairs co-lab area, additional co-lab space is proposed on the first floor.



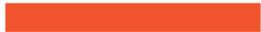
Ground floor



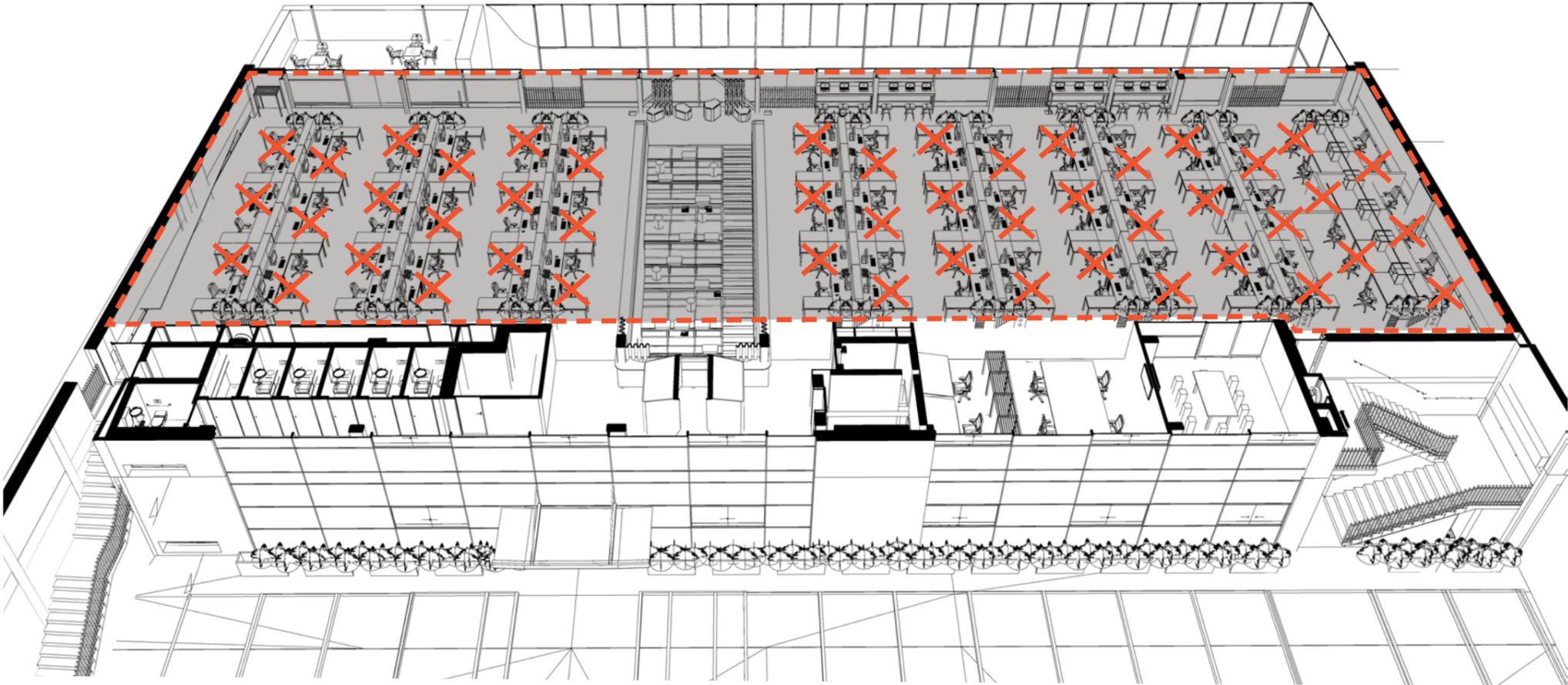
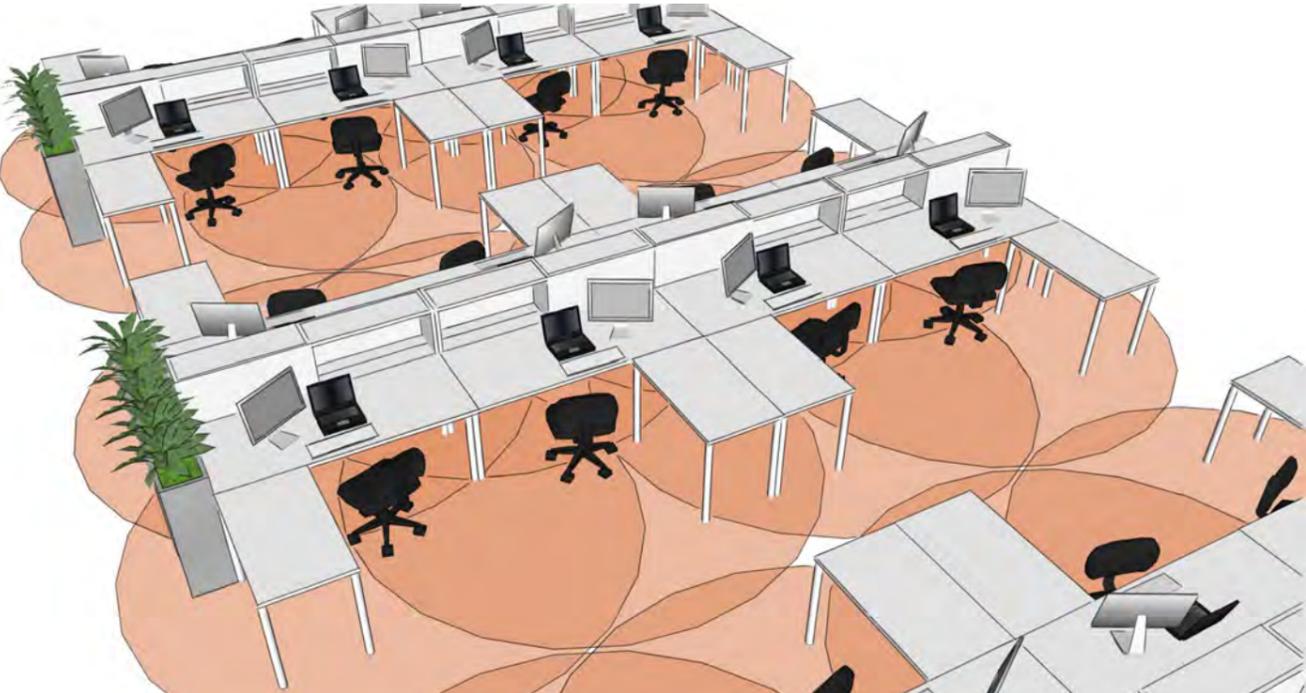
First floor

WORKSPACE

REDISTRIBUTION



Government risk-assessed levels may restrict number of staff permitted to return to the workplace. But paired with this, social distancing requirements may require a different space plan of your workspace. The existing furniture layout, and the parameters by which you want to space your staff will inform the strategy for de-densification or redistribution which is right for you. This may include changing geometries of seating, staggering use of workspace opportunities, introducing protection barriers and other strategies. These solutions may evolve in the short, medium and long-term as workspace needs change.



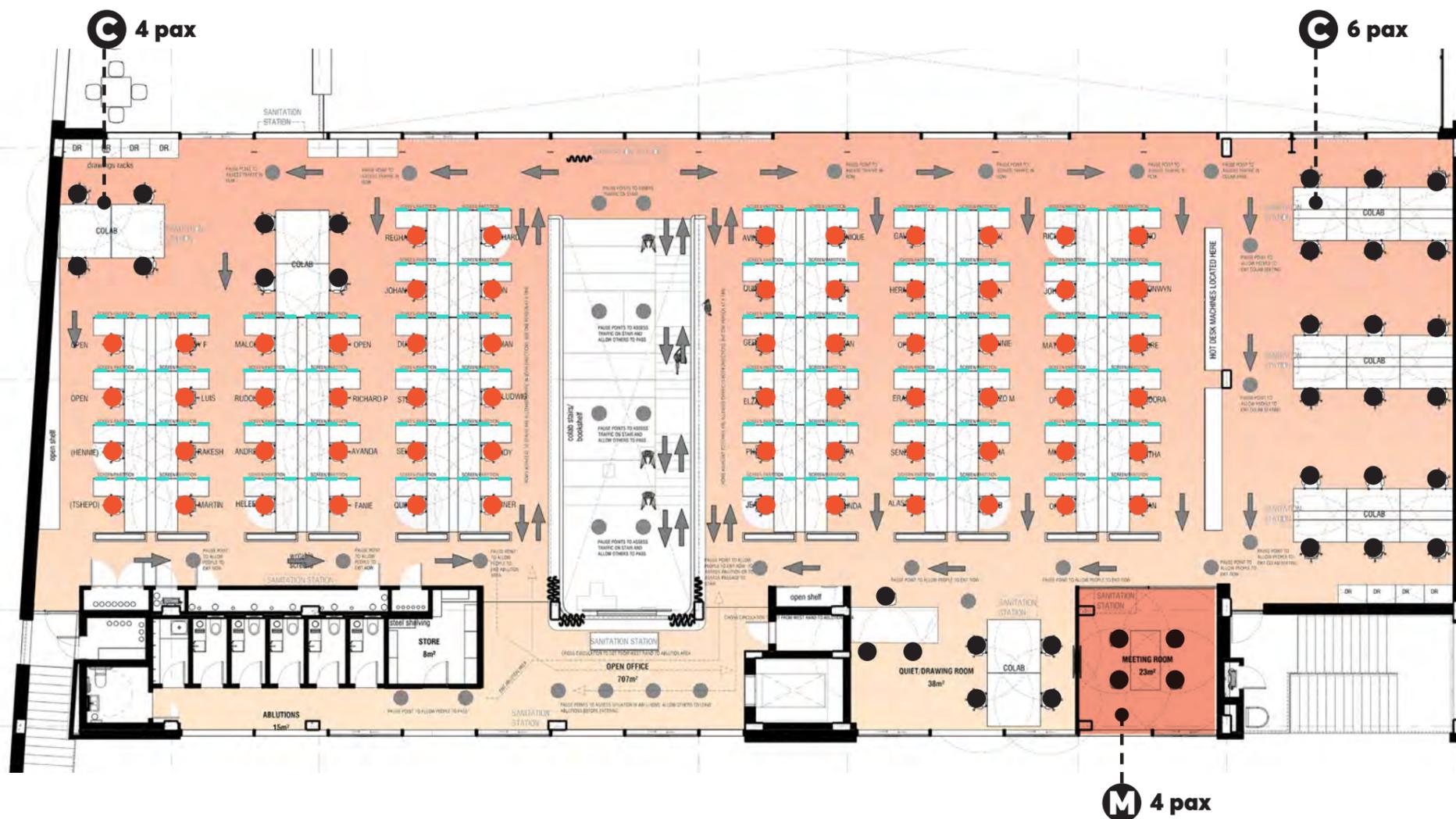
SCREENED

MODEL



This configuration includes transparent dividers between workspaces. These dividers allow a more dense seating arrangement and can be retro-fitted to existing furniture.

- No of work-points available:**
60 designated work-points
- Square meters per work-point:**
12 m²/designated work-point
- Square meters per opportunity:**
8.6 m²/opportunity



- = a designated work-point [60]
- = an undesigned seat/work-point [26]
- = divider
- = general traffic movement [multi/shared use]
- = one-way traffic movement
- ↔
 = two-way traffic movement
- M = meeting room
- C = collaboration area

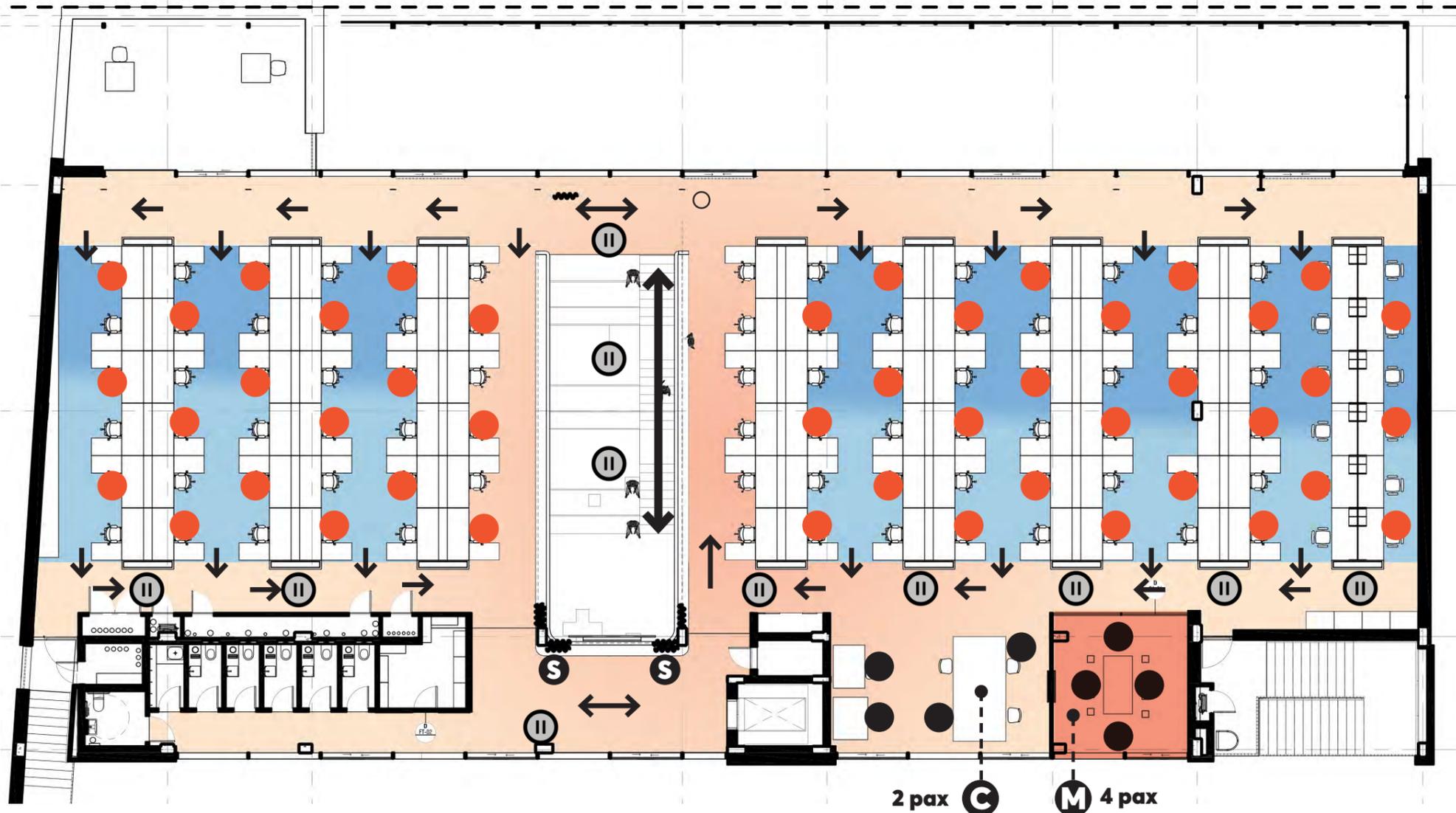
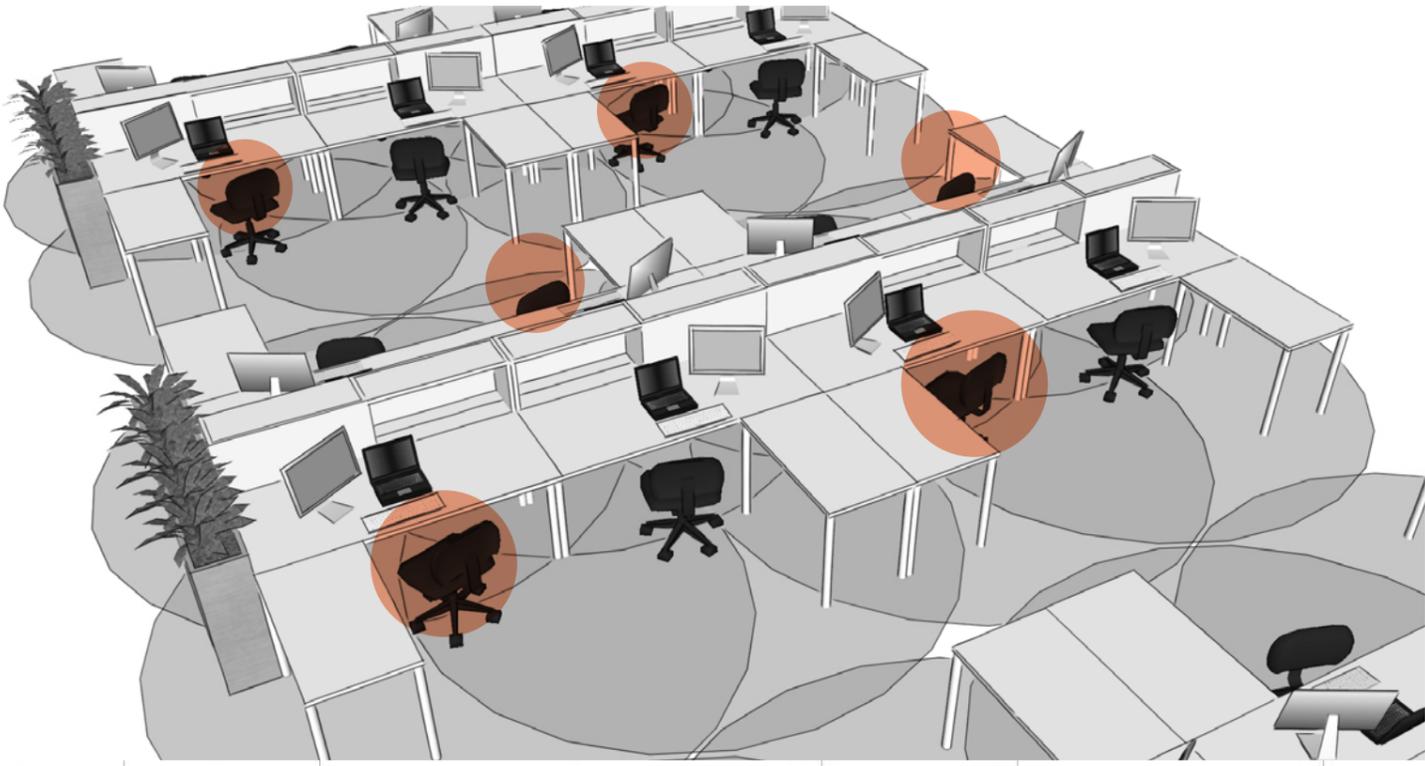
STAGGERED

MODEL



This configuration decommission alternate work-points in a staggered geometry, to increase physical distance between active work-points.

- No of work-points available:**
45 designated work-points
- Square meters per work-point:**
16.4 m²/designated work-point
- Square meters per opportunity:**
15.1 m²/opportunity



- = a designated work-point [45]
- = an undesignated seat/work-point [4]
- = low traffic movement [designated use only]
- = general traffic movement [multi/shared use]
- = one-way traffic movement
- ↔ = two-way traffic movement

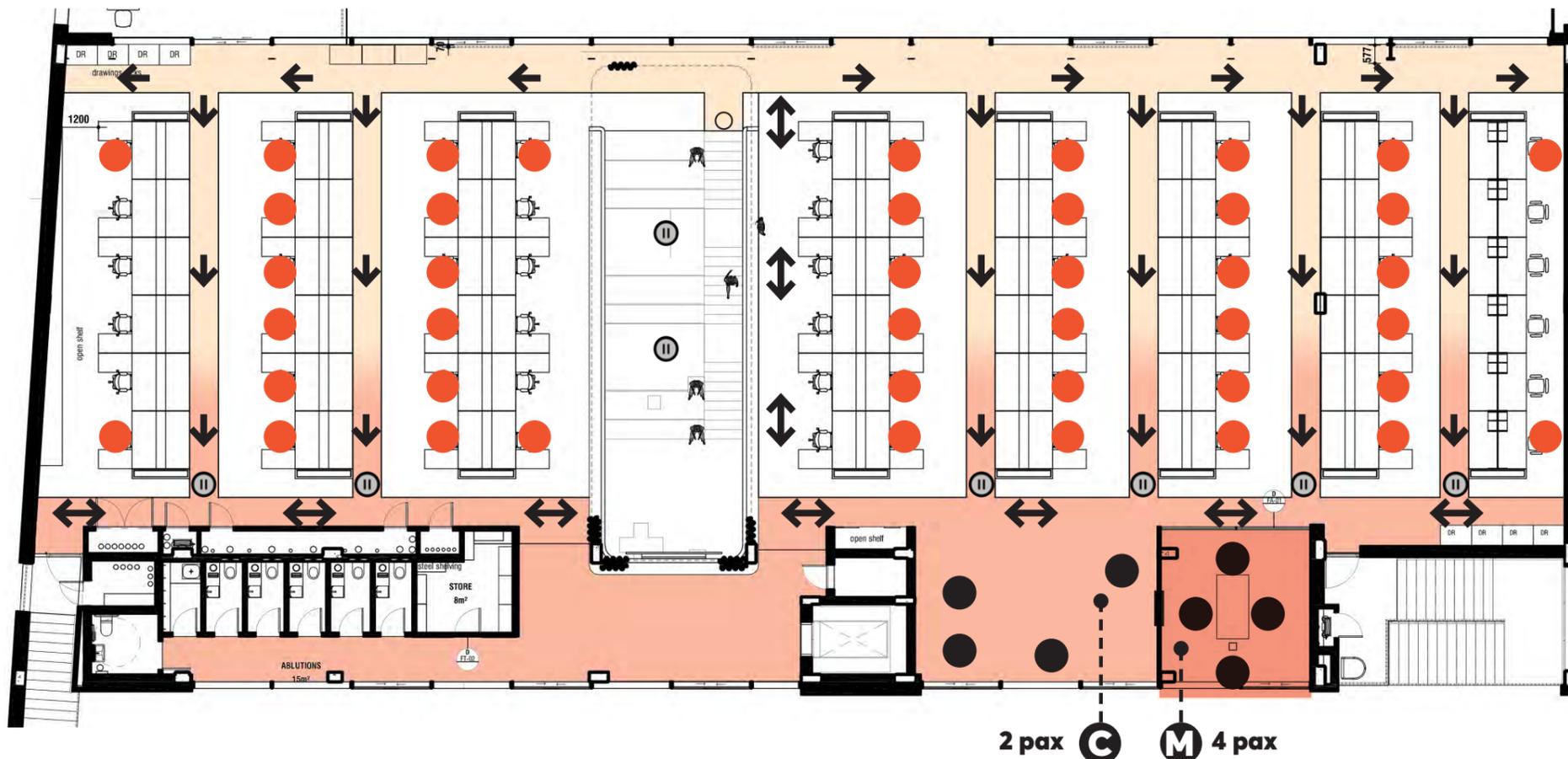
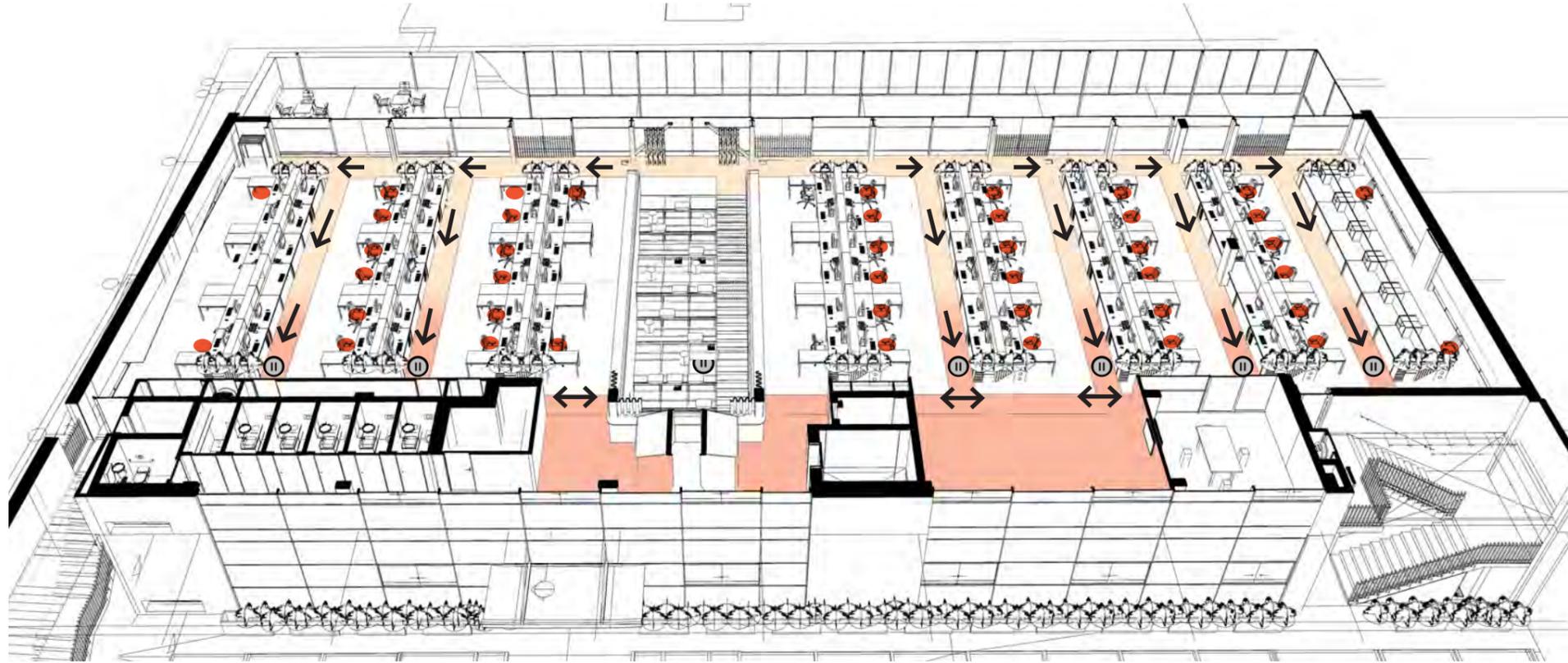
CORRIDOR

MODEL



This configuration creates safe movement corridors throughout the workspace. This requires the decommissioning of entire rows of work-points. This prevents contamination of work surfaces by passers-by.

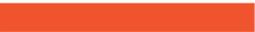
No of work-points available:
42 designated work-points
Square meters per work-point:
17.6 m²/designated work-point
Square meters per opportunity:
16.1 m²/opportunity



- = a designated work-point [42]
- = an undesignated seat/work-point [4]
- = general traffic movement [multi/shared use]
- = one-way traffic movement
- ↔ = two-way traffic movement

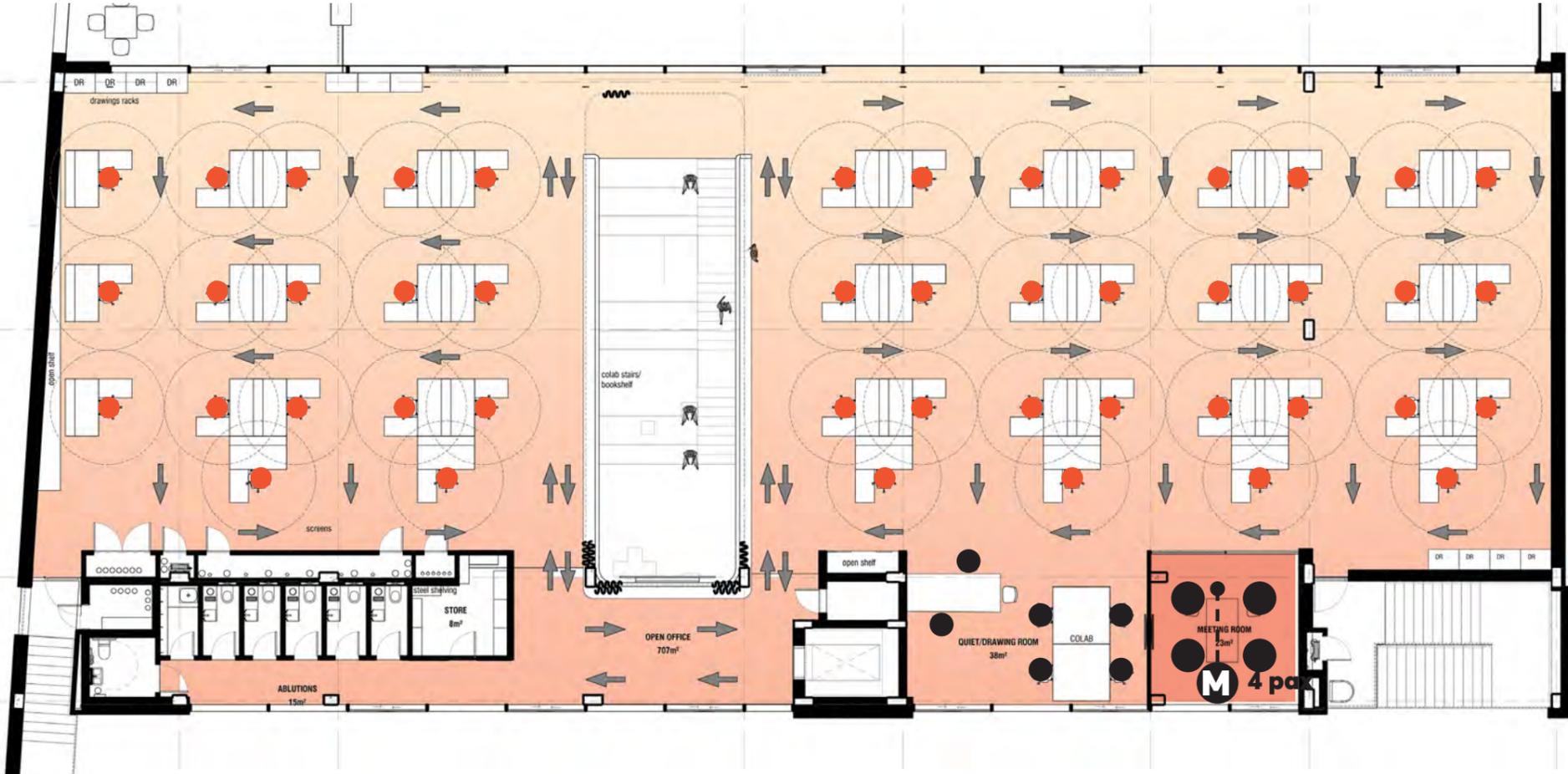
ISLAND

MODEL



This configuration creates work-point 'islands' separated by appropriate physical distance. This requires re-arrangement of furniture and may depend on infrastructure setup available.

- No of work-points available:**
39 designated work-points
- Square meters per work-point:**
19 m²/designated work-point
- Square meters per opportunity:**
17.2 m²/opportunity



- = a designated work-point [39]
- = an undesignated seat/work-point [4]
- = general traffic movement [multi/shared use]
- = one-way traffic movement
- ↔
 = two-way traffic movement



IMAGINING

THE OUTCOMES

“Over and above moving into safe distancing parameters for businesses there is the critical component of how to make people feel safe and productive when they are back at work,” says Bob van Bebber (Director, Boogertman + Partners). “The explored solution in our own offices goes further than compliance and challenges the notion of ‘distancing’. We want people to come back into the space to collaborate and need to devise tools for encouraging safe sharing.”

The floating 2m x 2m grid of balls shifts the idea of ‘distance’ to create a landmark system of sharing safely. Provided you are under a ball, and the person you wish to work with is as well – you can safely share. The festive grid of markers refreshes the workspace and changes the perspective of how the space is viewed with colour coding that provides wayfinding signals.

THIS SOLUTION IS A DEMONSTRATION OF HOW IMAGINATION AND DESIGN ARE CRITICAL COMPONENTS OF PROVIDING SOLUTIONS FOR BUSINESS UNUSUAL

IMAGINING

THE OUTCOMES



WHAT WORKSPACE TRENDS DO WE ANTICIPATE IN THE FUTURE?

Trends already seen in the market

[Prior to Covid-19]

- The need for collaboration spaces has increased.
- Diverse collaboration space is required to cater for different ways of engaging.
- Awareness around Health & wellness of employees in the workplace has increased.
- Access to amenities and safe public space is in greater demand
- Digital tools for collaboration and video-conferencing facilities are more widely used.
- The 'Home away from home' workplace design approach has become a focus.
- Workplaces must cater to diverse ways and types of working.
- The workplace is seen as an opportunity to connect with others in your professional ecosystem.

New trends anticipated in the market

[Due to Covid-19]

- Economic consideration will be paramount.
- Low-touch technologies will increase
- The Phygital of things- where physical meets digital- will impact workspace design.
- Food preparation areas and methodology will change.
- Visitor control and low-touch security measures will change.
- Workspace occupancies and densities will change.
- Demand for cellular/single user offices and cubicles to increase.
- Shared space and surface use will be separated by stringent cleaning protocols.
- Materiality choices will favour sanitisation considerations.

And the workplace keeps evolving...

THE WORLD IS CHANGING, WHAT DOES THIS MEAN FOR YOUR FUTURE?

As we start to understand the impact of the current shifts on our society and businesses, we need new insight to inform our strategies going forward.

FUTURE PART IS A COLLECTIVE AGENCY FOR RIGOROUS RESEARCH AND EXPERIMENTAL DESIGN THINKING.

**Future
Part**

Future Part

Research and Practice

FuturePart is an experimental start towards exploring a sustainable economy shaped by ideas, where there is an opportunity for research and design to each play a significant role in contributing to each other's processes and outputs. For an architectural practice to remain relevant, it needs to explore how these new collaborations and intersections of disciplines can engage with its core focus of designing better buildings in order to shape our future cities.

FuturePart has leapt into action on several projects that explore the intersection between thinking and doing, a celebration of process and collaboration with many diverse skill sets and stakeholders. From architects to filmmakers, scientists and artists, FuturePart is pushing process to formulate and live up to its proposition.

Sustainability in Architecture Practice

Our objective is to apply collaborative thinking within architectural practice to prepare for:

- the ideas economy and knowledge production which will challenge outmoded business models of architecture
- designing within the accelerated degradation of the planet and growth in population
- new technologies from socially and digitally connected "smart cities" to innovative materials.

Defining Collaborative Practice

While FuturePart is situated within the Boogertman+Partners practice and operates mainly from their Johannesburg and Pretoria offices, the teams collaborate on and spearhead design and research projects throughout Africa with multiple stakeholders.

"When facing new challenges that cannot be met with previous approaches, people need to learn new ways of operating. It is during these times of uncertainty and increased complexity when results cannot be predicted conclusively, that leaders need to invite others in to share diverse knowledge, discover new processes, and revitalise strategies."

Spaces for Innovation, Kirsty Groves and Oliver Marlow

FuturePart is a multi-disciplinary studio that uses the insights gathered from academic and desktop research along with interactive workshops to inform and stretch architectural practice. By rigorously exploring insights and mapping process the quality of design outcomes shift into new spaces - we call this *Meaning in the Making*.



NEED TO GET BACK INTO BUSINESS SPACE ?

HOW?

1. ANALYSE YOUR ASSET

To start re-configuring your space, you need to understand your asset properly. For this you require base build drawings. Don't have drawings?

KYA CAN ASSIST YOU WITH DIGITISING YOUR ASSETS.

[CONTACT US](#)



2. RE-THINK YOUR STRATEGY

You need an overall strategy- to ensure social distancing and mitigation methods can be accommodated in your space. You also need to understand what the impact will be of these measures on your workspace.

BOOGERTMAN + PARTNERS INTERIOR TEAM CAN ASSIST WITH YOUR SPATIAL STRATEGIES.

[CONTACT US](#)



3. DESIGN THE DETAIL

In order to implement these strategies requires a toolkit of interventions. From posters to sneeze screens- the market has a growing number of solutions, but you need to understand what is right for you.

BOOGERTMAN + PARTNERS INTERIOR TEAM CAN ASSIST WITH DETAIL DESIGN SPECIFIC TO YOUR NEEDS. THE DESIGN TEAM AT DOT CAN ASSIST WITH COMMUNICATION TEMPLATES, SIGNAGE AND MORE.

[CONTACT US](#)



4. RE-FIT YOUR SPACE

Your new design and associated interventions need to be implemented before your company can re-claim its workspace. Need assistance with fitting out your office?

THE IMPLEMENTATION TEAM AT BIT CAN ASSIST YOU WITH YOUR FITOUT.

[CONTACT US](#)



A TURNKEY SOLUTION



WHAT DOES THIS MEAN FOR YOUR FUTURE

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Future
Part



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