

# World Interiors

## 世界室内空间设计大系

(德) 波加德编 鄢格译

# Offices IV

## 办公空间 4

辽宁科学技术出版社

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30 Philipp and Keuntje Advertising Agency Philip&Keuntje 广告公司	BFGF   Büro für Gestaltungsfragen 室内设计公司
38 fluxx.com Fluxx 广告公司	König + Veancombe Architekten 设计事务所
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# Inspiration Office 灵感办公室

by Daniela Pogade

作者: 丹妮加·波加德

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In his 1967 film *Playtime* the director Jacques Tati finds an image for the highest level of alienation in modern office work. His hero Monsieur Hulot wanders through a steel-and-glass world, where he comes across a huge open-plan office. Here dozens of staff are performing their daily tasks in little cubicles, as busy and as undifferentiated as ants; the monotony for eye and ear is overwhelming. In this world the individual completely disappears, subsumed in the administrative apparatus. What is happening outside his own four square metres is beyond him; his vision of the great totality is blocked. Tati's film images take Taylor's model of the worker as an appendage of the machine and transfer it to the world of the office and of administration. Like the factory, the office, in its first prime during the early-middle of the last century, was supposed to be an efficient machine, a place of rationalised work processes and standardised architecture.

6 If you are designing office interiors today and want to be contemporary, there is one thing above all which you must not be: undifferentiated. Individualism is the characteristic in demand, in numerous aspects. Thus – as far as compatible – the individual employee must be able to enjoy an element of self realisation in the work place. The tendency to design and decorate his own work space is apparently one of Man's innate characteristics: it may be hanging a poster of cats over his desk in the communications room, or – but this is for bosses of advertising agencies – installing a miniature golf course for practice on the office floor.

Individuality, however, is not something reserved for the individual member of the great corporate family; today it is part of corporate culture and of the way corporate culture sees itself. The unique selling proposition (USP), the outstanding individual characteristic, is the ideal essence of a marketable product. And, as competition grows, a company – whether it produces heating pipes or sells PR – needs to position itself uniquely; it must be clearly identifiable at long range; and this identification needs to use physical attributes. That is why it is becoming ever more important to make corporate identity part of a company's physical architecture. Thus company logos – enlarged, projected or distorted – are applied to walls and furniture, CI colours dominate the colour design, and many a company suggests the form of its products in the details of its office interior. In this way

a company is positioning itself not only outwardly. It is using a characteristic, indicative image to raise the identification which staff feel between themselves and their employer.

Lifestyle is another element which is becoming increasingly important in modern office design. The task is to design rooms and office areas which, at first sight, have nothing to do with the actual process of work. But if a copywriter is sitting in the »Lounge« or »Recreation Area« on his office floor, following his own thoughts over a cup of coffee or excitedly exchanging ideas with one of his colleagues, we will have no trouble in counting this as a stage in his creative work. Since people nowadays draw much of their self worth from their professional status, work and leisure are generally becoming ever less mutually exclusive worlds. The office is becoming a »living space.« In a (largely urban) society, where the number of singles is rising and a good many of these singles do double shifts in their offices, this type of living space can become, in an extreme case, a protective space. It is place where a person spends most of his or her time, where he or she makes social contact, and even on occasions seeks active relaxation. Since it is usually impossible for staff at an IT company in a major city to go for a walk through the forest during their break, the countryside is now being brought into the office. There are already offices which devote lavish space to bamboo copses, exotic shrubs or flowerbeds. The table-football game so beloved of advertising agencies in the recreation area (a classy word for »break room«) may be fashionable evidence of how worker in some industries seem to practice eternal youth, but it does indicate also a new form of rationalisation: leisure is being integrated into work, something which makes the everyday round easier for staff who work overtime, while their employer can bask in a feeling of increased tolerance and *savoir vivre*.

Employers – or so it seems when we look at modern planning for the workplace – want not just to maximise profit; they also want to be respected and well regarded. Now, unlike a hundred years ago, the staff are supposed to look beyond the edge of their desks; indeed, even if they do not participate in the overarching decision-making processes, they are supposed to have an overview of the whole and feel they are in a democratically organised apparatus. »Transparency« is therefore the thing which clients are constantly asking their planners to provide when it comes to designing their head offices. If work areas and conference rooms

are still separated at all, the walls between them are literally transparent: glass is the dominant material on many modern office storeys. The eye view is meant to be a spacious one and should ideally cover whole floors. In this point, however, the open image so desired may definitely collide with the wishes of the staff. Their need for somewhere they can withdraw to, for somewhere offering temporary seclusion, can hardly be denied. No-one wants to sit from morning to night in a glass box. Thus the planners are challenged to mediate between the »image« the client wants and the needs of the building's users - just as the planning of office interiors needs, in the most general terms, a sense for practical details: where can the individual member of staff store his materials, how can he reach the archive easily, which office units are suitable for multiple use, how can you divide internal areas and customer areas, how can technology and office furnishing be combined into an aesthetic design. Sometimes radical solutions are sought - when, for example, the personalised workplace disappears entirely from the office, to be replaced by desk sharing, a mode of working which gives every employee a chance freely to select his workplace depending on the work he is doing. Even more flexible to use is the completely mobile work station, which can be dismantled and moved around on wheels. If this kind of arrangement, which reflects the nomadic tendencies of the modern office, will stand the test of time will depend not least on how ready its users are to practice the required flexibility on a permanent basis. In accordance with the law of inertia, people tend to occupy their own nests and to defend their space - and not to clear away their coffee cups.

The office of the future may be expected to look less and less like an office, for the equipment which, at first sight, shows that somewhere is an office, is getting smaller all the time or being abandoned entirely. It is not just that work tools such as computers and copiers are taking up ever less space; over the long term, in an age of wireless networks, we shall no longer be tripping over cables in our offices. Robbed thus of the compulsory features of its infrastructure, the office will become increasingly more adept as a foil for the visions and the self realisation of employers and architects.

The forms these visions may take, and the way in which planners today are approaching the task of designing workspaces, is the subject of this volume, which uses a selection of representative

projects. They are projects which take a wide variety of different approaches: some mark a break with the traditional organisation of offices; some, it would seem, want to make offices into artistic interiors; others yet again work with the psychology of colours and shapes, or combine the interior with the landscape and environment. They have one thing in common: a happy desire to create designs which transcend mere functionality.

雅克·塔蒂于1967年执导了电影《游戏时间》，并在影片中塑造了现代办公室工作最高层次的异化空间。男主角胡洛先生独自徘徊在钢铁玻璃构成的世界中，偶然间看见了一个宽阔的开敞式办公空间。上个世纪早期，办公室正处于第一个鼎盛时期，如同工厂一样被称为有效的机器；一个工作进程合理化，体系机构标准化的场所。在今天，如果设计一个现代化的办公室内部空间，最重要的一点就是要摒除“一致”这一风格。在很多层面最需要的是个性化的特色。除了设计风格的协调，要给员工提供一个能够自我实现的个性化办公空间。当今社会，个性已不仅仅体现在企业大家庭中每个成员身上，而已成为企业文化或企业文化体现方式的一部分。独特的销售方案与鲜明的个性特征是易售商品的主旨。许多公司建议将其产品形状应用到办公室内部装饰的细节中。这样公司不仅仅在外面宣传了自己，而且通过特色的标志图片在员工之间，员工与老板之间提升了识别度。生活方式作为一种元素在现代办公空间设计中扮演着愈来愈重要的角色。从现代化工作场所的格局规划上可以看出，老板不只是注重利润，同时他们也需要得到尊敬和重视。与一百年前不同，员工不仅仅局限于自身的工作，即使不参与总体决策过程，也要对整体有一个了解，让他们感觉到自己是这个民主组织的一分子。“透明化”是许多客户在总公司的设计中对规划者不断提出的要求。今后办公室也许会逐渐缺少办公室的风格，因为作为其标志的办公设备日趋微小化或被彻底摒除。不仅仅是电脑，复印机这样的工具占据越来越小的空间，在无线网络时代，办公室里的一簇簇电缆也会消失殆尽。缺少了基础设施的必要特征，办公室会变得像箔片一样灵巧，这也是老板们的设想，设计师们的自我实现。这本书就老板们所设想的现代办公空间的表现形式，以及设计师们的手法进行阐述，并且收录了代表性的精选案例。这些案例工程在设计上采用了多种多样的方法：一些打破了传统的结构布局；一些设计了艺术性的内部；一些采用了颜色和形状心理学；一些结合内部设计与外部景观环境。但是它们都有一个共性的特征：创造设计的快乐愿望超越了单纯的功能设计。

# Office Areas

by Silke Kühfuß and Roland Pawlitschko

# 办公区

斯奥克·库赫夫和罗兰德·帕威斯克

If office workplaces during the 1960s were still marked by cells arranged together in rows or over-dimensional large-area offices, office worlds today are characterised by a high degree of fine details, flexibility and sensuality. They are increasingly understood, correctly, as living spaces. New work-time models, flatter hierarchies and more dynamic working processes first brought forth reversible, then non-territorial office concepts.

With each of these steps, the dissolution of the office as such seemed to be in the offing. However, such considerations have so far led nowhere; on the one hand, because there are only a few locally detached, above all paperless working worlds which can manage without real rooms. On the other hand, because it has meanwhile been recognised that especially unforced, informal communication is indispensable for the optimisation of information processing and for the improvement of the working atmosphere.

Nonetheless, the individualised cell office belongs to the most widespread forms of office, although the step from here to far more advantageous – because more communicative – forms of office organisation with porous working areas (such as the combi-office or group office, for example) is not far, in principle. Thus, economical and functional combi-office ground-plans can be generated even with a façade grid of 1.50 metres with only 12.20 building depth.

The selection of the correct form of office organisation will always remain an individual decision, dependent on the respective working processes. On the other hand, it is certain that office forms which are too rigid at least make concepts pointing towards the future more difficult.

如今的办公世界已经由20世纪60年代隔断式依次排列或开放式大型办公空间演变成追求品质卓越，注重性能灵活，讲求感官舒适的生活空间。新颖的工作时间制度和充满激情的工作流程率先提出崭新的理念：多功能办公室和无界限办公室。在潮流的驱使下，取消办公室的趋势势不可挡。然而事与愿违，首先数据信息时代并不需要真正意义上的办公空间；其次，自然亲切的交谈对于获取信息和改善办公气氛是必不可少的。尽管如此，个性化隔断办公室仍属于最普遍的形式。在理论上，隔断式办公室与随后而来的更具交流性的办公空间（复合式办公室或集合式办公室）相差不远。虽然选择合适的办公格局将始终取决于工作形式由个人来决定，但是僵硬呆板的办公环境桎梏人们奔向未来的步伐。

**Open-Plan Office**

开放式办公室

**Group Office**

集合式办公室

**Cellular Office**

隔断式办公室

**Combi-Office**

复合式办公室

**Non-Territorial Office**

无界限办公室

**Reversible Office**

多功能办公室

# Open-Plan Office 开放式办公室

Free choice of furniture without dividing walls or doors, equal workplaces for all and a flat hierarchy – during the 1960s, the open-plan office rapidly developed to become the epitome of the working world of the future. However, this euphoria was soon confronted with acoustical problems, a lack of withdrawal possibilities and the lack of contact with the outside world, so that already twenty years later the trend moved away from completely freely divisible office landscapes towards ever smaller office units with individual control possibilities. Thus the transitions to the subsequently realised group office are often unclear. The open-plan office is especially important today with highly communicative office utilisations – e.g. with call-centres.

20世纪60年代，开放式办公室以其特有的通透结构——无需区分门与墙的随意安放设备和平等的办公空间格局迅速走红，成为办公领域的前沿。然而这股浪潮很快面临声学问题，以至于20年后由可任意划分板块的办公景观转型为个人操控的稍小办公空间。随后转型为集合式办公也是潜移默化的。这种开放式办公在当今需要集中交流的场所如客服中心也是至关重要的办公格局。

## Profile 外观

Office landscapes with predominantly dissolved room structures

空间结构主体分离的办公景观

Zoning through mobile walls, cabinets and

room-in-room systems

空间划分通过移动墙壁、橱柜和室中室结构

The space has an open, transparent effect;

non-transparent room-division approx. 1.6 m high (fire protection ordinance)

产生开阔、通透的空间效果，非透明间壁约1.6米高（防火条例）

High flexibility for the reproduction of different organisational structures and requirements of the employees through room-in-room systems and flexible movable walls

不同空间格局的高度灵活重建性，员工的不同需求通过室中室结构和柔性活动墙的便捷性实现

Occupation of 25 to 100 employees per office unit

每个办公空间可容纳25到100人

Differing quality of workplaces near the windows

and placed in the middle of the building, strong hierarchical division through this, connection of the workplaces without corridors

近窗区特有的工作空间置于建筑中部，强烈的格局层次划分，无走廊衔接

Workplace orientated accumulation room and central filing place (team filing place)

工作区面向储物室和中央资料室

Central arrangement of discussion, technical and regeneration areas

居中安置研讨区、技术区和重建区

## Economical Efficiency 经济效益

Good use of space through connection of the 2nd furnishing zone and the room core with workplaces, discussion, technical and regeneration areas

充分利用空间，第二设备区和核心区由工作区、研讨区，技术区和重建区相连

High rooms and great room-depths result in

relatively high operating costs (constant artificial lighting and complete air-conditioning)

高深宽阔的房间结构导致相对高成本投入（持续人工照明和完整空调装置）

Cost-intensive flexibility requirements of the facade; lighting and air-conditioning are usually lacking because the room is

hardly ever operated as a totality without technical subdivisions  
基于成本高度集中的灵活性要求，房间很难进行整体运营，照明，空调通常是短缺的

Increased fire protection requirements and increased operating costs for flexibility in utilisation

增强防火意识和提高运营成本适应灵活多变的需求

High flexibility in case of changes in the organisational and communicational structure

(slight reconstruction costs)  
高度灵活性使其适应格局和交流结构的变更（降低重建成本）

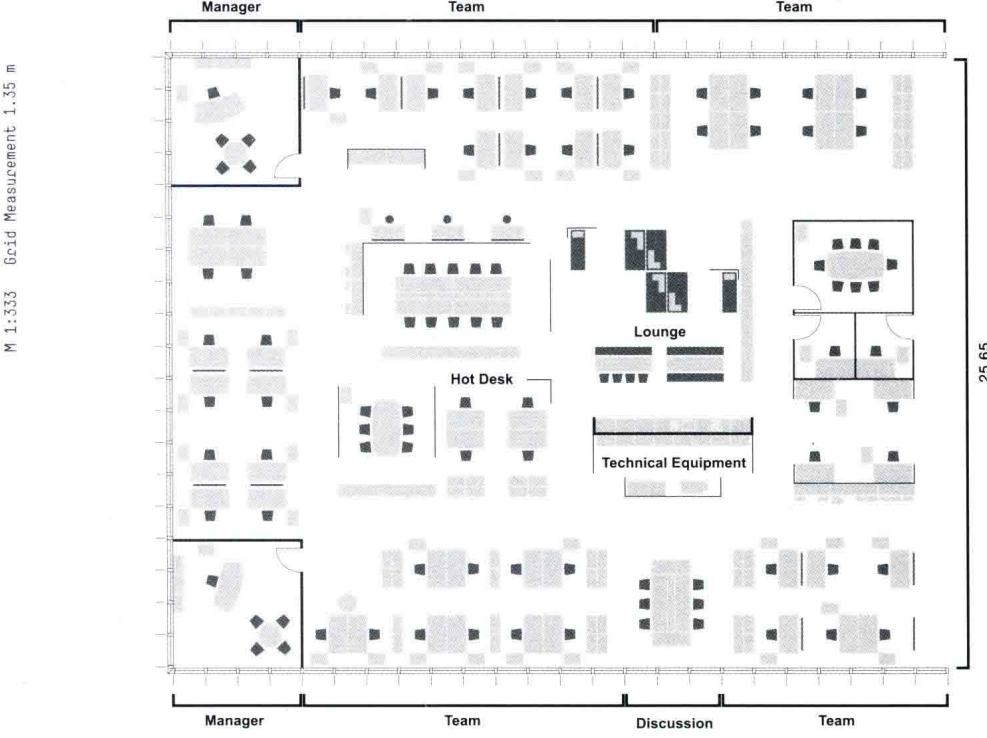
Furnishing is not bound to the axis measurement

of the facade, resulting in improved surface-area efficiency  
设施不必按轴线分布，提高地面利用率

Average workplace requirements of 12 to 15 m<sup>2</sup>,

lower costs per workplace with higher density

工作区面积平均为12到15平方米，高密度集中工作空间，低成本运营



Principle drawing: PLEX GmbH

## Characteristics of the building and the rooms 建筑与房间的特征

**Grid measurement:** 1.20 - 1.55 m, variable  
 网格测距: 1.20至1.55米, 变距

**Facade grid:** irrelevant  
 立面网格: 不相连

**Building depth:** approx. 20 - 40 m  
 建筑进深: 20米至40米

**Storey height:** approx. 3.8 - 4.5 m  
 楼层高度: 3.8米至4.5米

**Room depth:** approx. 20 - 30 m  
 房间进深: 20米至30米

**Room surface area:** 400 - 1,200 m<sup>2</sup>  
 房间表面积: 400平方米至1,200平方米

**Office surface area/workplace:**  
 approx. 26.5 m<sup>2</sup>

[standard occupation]  
 办公区表面积: 26.5平方米 (标准占地)

**Lighting:**  
 Artificial lighting, ceiling-grid lights, pendulum lights,  
 standing lights (reflection-free and glare-free lights)

照明:  
 人工照明, 天花网灯, 吊灯, 落地灯 (防反射, 不刺眼)

**Air-conditioning:**  
 Necessary full air-conditioning, cannot be individually regulated [slight acceptance]

空调:  
 空调设备不可单独调节

**Electricity/data:**  
 For the most part through flexible double floors or subsurface channel system, in places through suspended ceilings

供电:  
 通过双层地板或地下排水渠和吊顶布电

## Communication 交流

Spontaneous, intensive communication and agreement in the team  
 团队沟通协调的畅通性和有效性

Communication beyond the boundaries of work, faster processes through direct decision-making channels  
 交流打破工作组间的界限, 形成直接决策通道展开高速流程

Encouragement of informal discussions through central arrangement of discussion, technical equipment and regeneration areas  
 研讨区、技术设备区和重建区的居中布局促进非正式交流

Encouragement of the integration of members through open structure, strengthening of the »we« feeling  
 开放式结构促进员工间的融合统一, 增强凝聚力

View connection to and accessibility of colleagues  
 同事间目光交流沟通无障碍

## Concentration 独立的工作

Slight shielding against acoustic and visual disturbances  
 微小屏蔽阻挡声觉和视觉干扰

Lack of withdrawal possibilities, unsuitable for concentrated individual work  
 不存在可回避空间, 不适合个人集中精力工作

Lack of individuality and private sphere  
 缺乏个人空间及私人领地

## Flexibility 灵活性

High flexibility in case of changes in the organisational and communicational structure  
 交流结构与格局可变更的高度灵活性

Good utilisation of the space through use of the 2nd furnishing zone and room core  
 使用第二设备区和核心间充分利用空间

Building axes can be neglected, resulting in considerable increase in density of the workplaces and higher surface-area efficiency  
 忽略建筑轴线, 办公区密度高度集中, 提高地面利用率

Artificial lighting, temperature and ventilation cannot be individually regulated (a lack of acceptance)  
 采光、温度、通风不可单独调节

## Creativity 创新

Communication and regeneration areas used as community  
 交流区和重建区一体化

Spontaneous communication and idea exchange in the group, also between groups  
 工作小组内外信息、思想交流畅通

Different areas for creative team and project work  
 创新团队与项目设计组办公区域分离

Expression of open enterprise culture, high degree of transparency  
 展示开放式企业文化, 体现高透明度工作流程

# Group Office 集合式办公室

Originally developed in the early 1980s as a further development of the open-plan office, the group office today is a popular form of spatial organisation, especially for small teams in creative professions with a great need for communication. The connection between easily surveyed large areas and closed-off individual cells also leads to the formation of qualified individual work areas. The room depth is clearly reduced compared to the open-plan office, so that the room can be more easily surveyed – which, on the one hand, leads to a better lighting situation, and also, on the other hand, to an increase in the feeling of belonging amongst the employees. Acoustical disturbances which may arise must be accepted.

始于80年代初期，由开放式办公演变而来的集合式办公，如今已经成为空间格局的潮流趋势，深受需要大量讨论交流的创新领域中的小型团队钟爱。易于监督的宽敞空间和封闭的单人空间形成彰显个性的办公空间。集合式办公相对于开放式办公，房间的高度明显有所降低，提高了空间的可监督性，照明环境有所改善，员工间的凝聚力增强，产生的噪音干扰也在可以接受的范围之内。

## Profile 外观

Rooms of different sizes with open structure,  
slight zoning possibilities through movable walls and cabinets  
大小不一的开放式办公格局，由可移动墙和橱柜稍微地划分区域

Alternation between open and closed rooms due to  
the partial lack of corridor walls  
开放式和封闭式房间交替取决于缺乏局部走廊墙壁

View axes open up through open workplaces arranged over the  
corridor  
外形轴线穿透办公区安置在走廊里

Easily surveyed, continuous organisational units, teams and  
small groups  
小组和团队工作模式易于监督

Connection to a 2nd furniture zone makes better surface-area  
efficiency possible, usually 8 to 25 employees per room  
充分利用地表面积，空间连接第二设备区，房间可容纳8到25人

High number of workplaces near windows  
近窗区域高密度工作空间

Connection of workplaces over corridor zone  
工作区由走廊相连接

Workplace orientated accumulation area, cabinet walls on the  
corridor side and team filing place  
工作区面向储物区，橱柜墙通向走廊过道的档案室

Central arrangement of discussion, technical and regeneration  
areas advantageous for contact  
研讨区、技术区、重置区的中央安置模式利于沟通交流

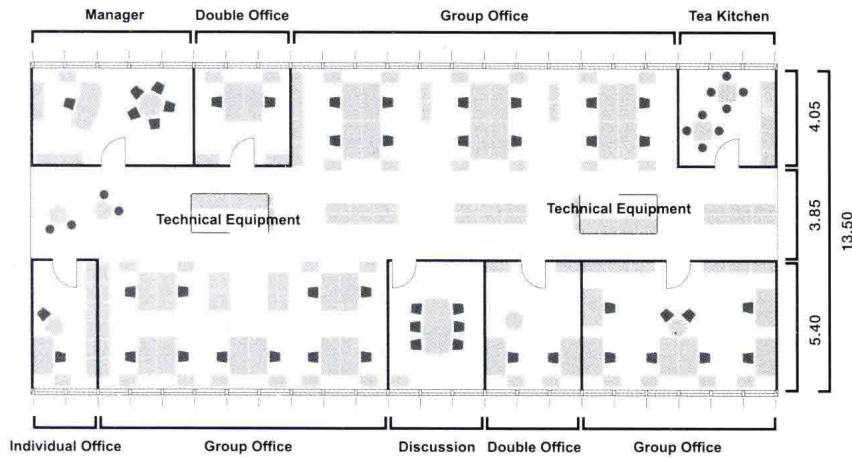
## Economical Efficiency 经济效益

Utilisation extending beyond borders, such as discussion and  
technical rooms as well as tea kitchens can be arranged in the  
inner zones; expensive office areas along the façade are thus  
kept free  
空间在利用上跨越界限，研讨区、技术区和茶水间安置在中心地带

Compared to open-plan offices, operating costs can be lower due  
to fewer building-technical requirements  
运营成本相对于开放式办公来讲，因减少了建筑技术的需求而有所降低

Flexibility in case of changes in the organisational and commu-  
nicational structure [reconstruction costs are easily surveyed]  
灵活应对格局和交流结构中的变化

Through the connection of the 2nd furniture zone, the furnishing  
is not bound to the axis measurement of the façade, resulting in  
high surface-area efficiency  
连接第二设备区提高地表利用率



## Characteristics of the building and the rooms 建筑与房间的特征

**Facade grid:** irrelevant  
 墙面网格: 不相连

**Building depth:** approx. 12 – 18 m  
 建筑进深: 12米至18米

**Storey height:** approx. 3.5 – 4 m  
 楼层高度: 3.5米至4米

**Room height clearance:**  
 at least 3 m  
 房间净高: 3米以上

**Room depth:** approx. 5 – 15 m  
 房间进深: 5米至15米

**Room surface area:** 100 – 300 m<sup>2</sup>  
 房间表面积: 100平方米至300平方米

**AP requirements/MA:**

approx. 12 – 15 m<sup>2</sup>  
 AP: 12平方米至15平方米

**Office surface area/workplace:**

approx. 26 – 28 m<sup>2</sup>

[standard occupation]

办公区表面积: 26平方米至28平方米 (标准占地)

**Lighting:**

For the most part natural lighting, in places artificial lighting of the 2nd furnishing zone, inner areas and corridors, ceiling grid lights, pendulum lights, standing lights [reflection-free and glare-free lighting]

照明: 大部分为自然采光, 第二设备区为人工照明, 内部和走廊, 天花网格灯, 吊灯, 落地灯 (防反射, 不刺眼)

**Air-conditioning:** for the most part natural ventilation,

partial air-conditioning, to some extent it can be individually regulated

空调: 大部分为自然通风, 局部安置可单独调节的空调

**Electricity/data:**

through double/hollow-space floors

供电: 通过双/空地板布线

## Communication 交流

Good communication and agreement in the groups

[especially suitable for project and team work]

团队间良好的沟通协调能力 (尤其适用于项目研究和协同工作组)

Encouragement of communication between work groups

工作组间提倡交流沟通

Stimulus for informal discussion through central

arrangement of discussion, technical and regeneration areas  
 研讨区、技术区和重置区的集中安置促进非正式沟通

Support of the integration of new employees

through open room structure, strengthening of the «we» feeling  
 开放式结构, 增强员工间的凝聚力, 促进新员工的融合

View connections to and accessibility of colleagues

同事间目光交流沟通无障碍

## Flexibility 灵活性

Adaptation to changes in the organisational and

communicational structure

适应交流结构和格局中的变化

Good utilisation of the space by use of 2nd

furnishing zone

使用第二设备区充分利用空间

Building axes can be neglected for the most part,

resulting in greater surface-area efficiency

忽略建筑轴线, 更加有效利用地表面积

Daylight, artificial lighting, temperature and

ventilation can be individually regulated only to

a limited degree, resulting in slight acceptance

日光、人工照明、温度和通风可以根据情况进行调节

## Concentration 独立的工作

Relatively high degree of acoustic and visual disturbances

相对高程度的声觉和视觉干扰

No withdrawal possibilities, not suitable for concentrated individual work

不存在个人回避空间, 不适合个人集中强度工作

Limited individuality and private sphere

限制个人空间和私人领地

## Creativity 创新

Communication area can be used by the community

交流区被用作研讨社区

Spontaneous communication and idea exchange in the

group and also between groups

工作组内外信息交流畅通

Large surface-area potential for creative team

and project work

可被创新团队和项目组利用的巨大地表面积

Open and transparent enterprise culture

开放透明的企业文化



# Cellular Office 隔断式办公室

The most traditional of all office forms is without doubt the cellular office, the history of which extends back to the beginnings of administrative work. If office activities were generally dissected into many independent work-steps in former times, the linear row-arrangement of individual rooms as a spatial translation of this procedure is nowadays often no longer equal to the demands of a common accomplishment of tasks. Despite spatial isolation, dark middle zones and a relatively high usage of space, the cellular office is still very widespread. This is especially true of organisational structures emphasising concentrated work in an individualised working environment.

隔断式办公室无疑是最传统的办公室模式之一，它几乎和行政管理工作一起产生。从前，办公室工作往往被分成独立的一部分，因此个人办公空间采用线性排列，然而在今天以满足完成工作任务的需求，这样的排列就没有必要了。隔断式办公室虽然在空间上比较独立，而且中央部分往往空出大面积的黑暗区域，然而这一类型的办公室仍被广泛采用，尤其在那些强调个人单独工作的办公领域。

## Profile 外观

Arrangement in rows of individual offices and those with several persons along the façade

外观：单独的个人办公空间依次排列，供多人使用的办公室则沿外墙依次排列

Standard cellular office: rigid gypsum-cardboard walls, high adaptation and removal costs

标准隔断式办公室采用硬性石膏板墙壁，更改和拆除费用高

Comfort cellular office: flexible, dividing wall system easy to move

隔断式办公室采用灵活的隔墙系统，可自由移动，十分舒适

1 to 6 employees per room: individual office, double office, small-group office; individual offices are especially suitable for undisturbed, highly

concentrated work and confidentiality; small-group offices are especially suitable for intensive

collaboration and communication

每间办公室共1至6人使用，分为：单人办公室，双人办公室，小组办公室  
单人办公室适合高度集中的工作，并具有相当程度的保密性，小组办公室则适合合作性质的工作

Arrangement of the workplaces near the windows, for the most part

大部分办公空间都靠近窗户

Connection of the offices through internally lying corridors

(purely traffic surfaces, for the most part artificially lighted)  
办公室之间通过内部的走廊连接（大部分采用人工照明装置）

Large accumulation room orientated to the

workplace is possible through cabinet walls on the corridor side  
大型的储物室朝向工作区，从这里可以穿过走廊一侧的橱柜墙

Autarchy of the cell. Discussion and essential office technical equipment (fax, printer) at the workplace

主要的办公设备（传真机，打印机）全部放置在工作区

## Economical Efficiency 经济效益

Room which do not necessarily need daylight (discussion, technical equipment or tea kitchen)

are arranged along the façade and thus block expensive office areas

像研讨室、设备室和茶房这些不太需要光线的房间全部沿着外墙排列，这样恰好与那些造价较高的办公区阻隔开来

Relatively high use of surface areas in individual offices; the double office makes the office concept economically efficient  
个人办公室对表面积的应用相对较高，而双人办公室则更加经济实效

Costs for construction, technical equipment and operation are lowered through low storey height and dispensing with air-conditioning

较低的楼层以及不使用空调降低了建设、技术设备以及管理的费用

Organisational changes are often connected with high reconstruction costs due to fixed room

structures (rigid GK walls)

房间的结构是固定的，因此格局的改变往往需要较高的费用

Flexible dividing walls which are easy to move in the comfort cellular office produce additional costs for flexibility in the façade, building technical equipment and interior expansion

灵活的隔墙系统使得员工可以自由移动，十分舒适，这种隔断式办公室在墙面的灵活性、技术设备以及内部格局上还要花费额外的费用

Surface-area expansion is only possible in the grid through rigid axis measurement, resulting in relatively low surface-area efficiency

表面的延展只能通过网格使用严格的轴线测量方式，降低了表面积的使用率