

## Co-Working Space in Open Space A Case Study in Green BSD Office Park (Open Space)

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### Abstract

*Technology and Information are currently growing rapidly and the influence of the lifestyle of the millennial generation has also changed the way we work. One of the changes in this process is that work does not have to be in the office. A study by VMware MeConomy, (2014) revealed that the Gen Y workforce has a mobile mindset, with 79% of respondents working at APJ (the Asia Pacific and Japan) saying they could work anywhere, with response rates working at APJ (85 %). working anywhere (work on the go), followed by the company office and then the coffee shop. The development of co-working spaces in Jabotabek is increasingly mushrooming based on Savills Indonesia's research; the total in Jakarta reaches 120,000 square meters. This change in work procedures that do not only have to be sitting in an office room, allows for the human desire to work in open areas to get a new and interesting atmosphere for activities and collaboration. The author correlates how this co-working design is carried out in an open area because it has similar goals, flexibility, and collaborative nature and form. For this reason, the author wishes to examine the potential and constraints of using open space as a co-working space.*

### Keywords

How to work; co-working spaces; open space; Gen Millennial; Gen Y



## I. Introduction

Information and technology are currently developing rapidly and the influence of the lifestyle of the millennial generation has contributed to changes in the systems and workplaces of various companies in the world. Along with increasingly massive technological innovations, they have an impact on almost all lines of life, including changing the way we work. The evolution of work culture also occurred in the trend of office space design which was originally formal and hierarchical, changing to activity-based workspaces. The development of this work style is influenced by different styles and generations. Along with the times, the millennial generation and technological developments have emerged, so that the demands of the work process do not only have to be sitting at an office desk, mindset mobile. A study by VMware MeConomy, (2014) revealed that the Gen Y workforce has a mobile mindset with 79% of respondents working at APJ (the Asia Pacific and Japan) saying they can work anywhere, with response rates working at APJ (85 %). Interestingly, 92% of students surveyed said they had worked outside the office, working anywhere (work on the go). Where is the right place to work and the place that occupies the top rating is the home (home office), followed by the company office and then the coffee shop.

Co-working space is a separate phenomenon along with the increasing pattern of collaborative work between individuals from various backgrounds. The presence of a co-working space is an indicator of a change in the application of work. The development of co-working spaces in Jabotabek is increasingly mushrooming based on Savills Indonesia's research; the total in Jakarta reaches 120,000 square meters. The co-working space is usually an indoor space which is also equipped with meeting facilities. However, from various countries, outdoor co-working spaces can be an inspiration. They use open space as a co-working space, such as LL Bean Outdoor co-working Space in New York, America, BB Centrum Outdoor co-working Space in Prague, Czechoslovakia, and co-working Treehouse, London.

Based on the above issue, the author believes that the current and future way of working humans will change, the layout of the workspace and work organization will change. The way human work is required for flexibility of work can be done anywhere. Changes in work procedures that do not only have to sit in an office room. This allows the human desire to work in open areas to get a new and interesting atmosphere for activities and collaboration. Many of these open areas have also been used as communal spaces, this sitting and relaxing activity allows these activities to be used more productively.

The main reason for wanting to work in an open space is human boredom to work in a room. In mixed-use buildings there is open space that is generally used as a collaboration area for an activity. The author finds that some of these co-working designs are carried out in open areas. For this reason, the author wishes to examine how the potential and constraints for the use of open space as a co-working space are.

### **1.1 Formulation of the Problem**

As a result of the human desire to find a new atmosphere to overcome the boredom of working in workspaces in general. The co-working space system will be adopted as a new way of working in the open space area. the author will analyze the potential and constraints to apply the design in an open space.

### **1.2 Research Objectives and Benefits**

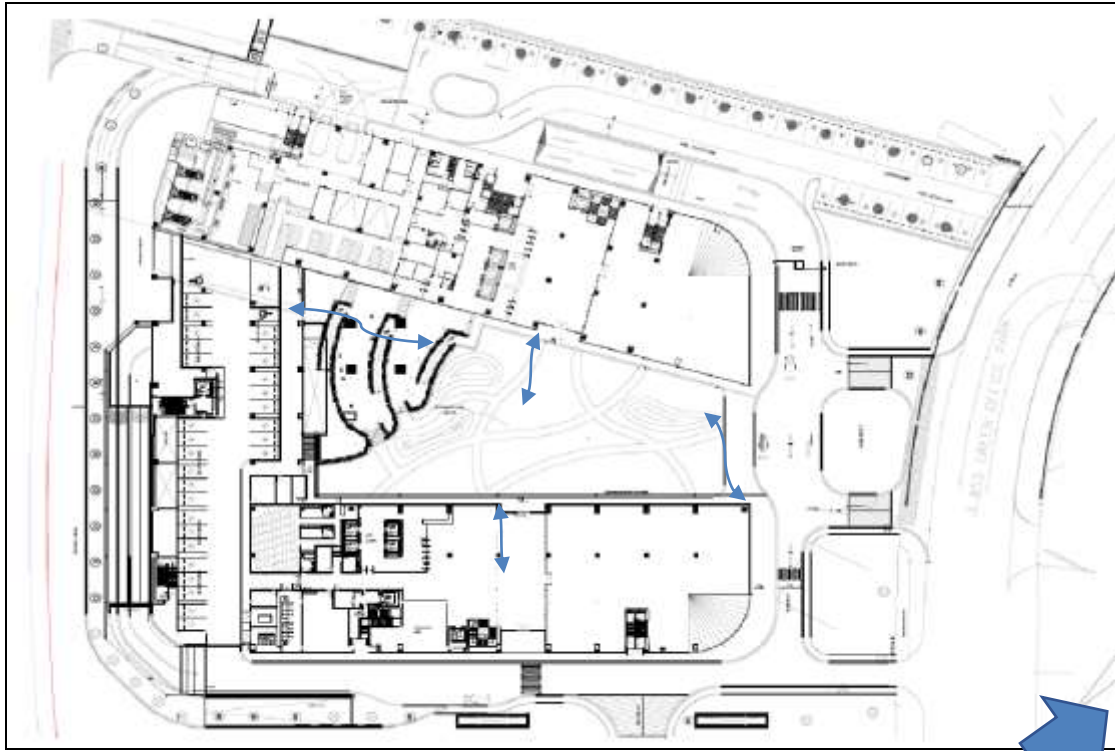
The purpose of this study was to determine the potential of open spaces to be used as co-working spaces as a result of the human desire to find a new atmosphere to overcome the boredom of working in workspaces in general. With technology and the development of the co-working system, it is possible to create a co-working area in an open area. With this research, it is hoped that the authors can find out the potential and constraints that will arise in open areas and allow design ideas to be overcome and applied in open areas.

### **1.3 Scope of Research**

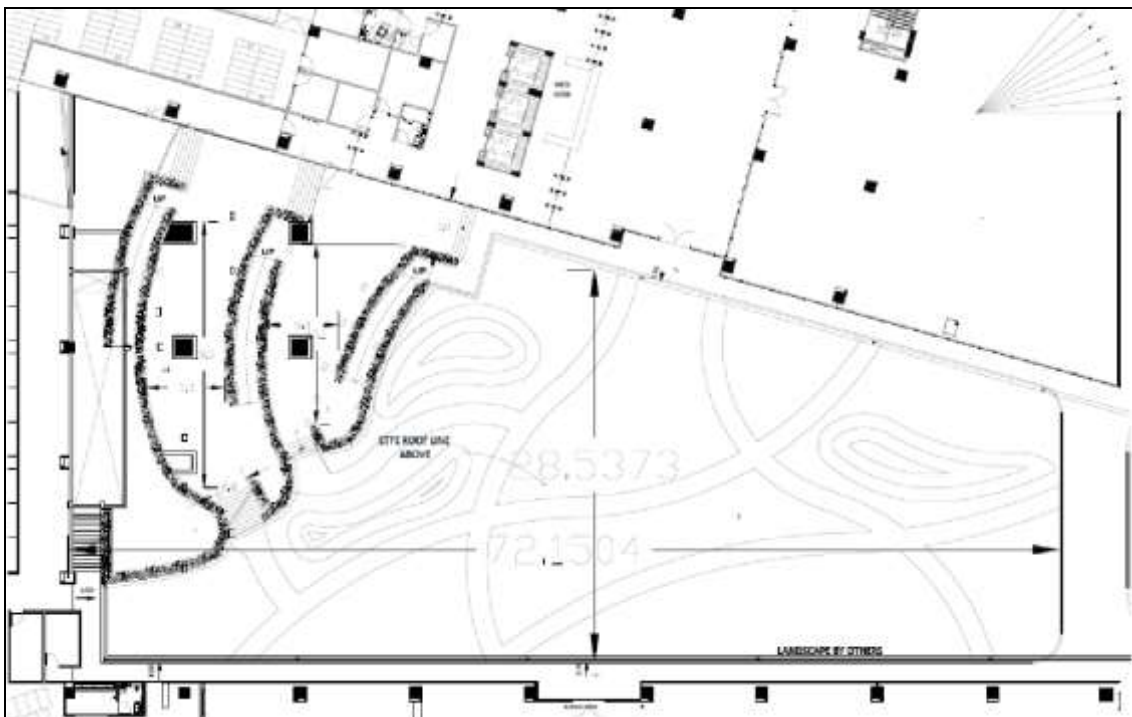
The scope of this research is to study the open area of the object of research that will be used as a co-working space.

## **II. Research Method**

The method is to analyze the forms and principles of co-working spaces based on literature studies, and the precedents on several co-working service providers. working space. Then apply the possible forms of design - the design of a co-working space as a work area in an open space on the object of research that is possible in an open area. The research object takes a sample area in a Mixed-Use office building in the Green BSD Office park area.



*Figure 1. Site plan Green BSD office park Building B*




*Figure 2. Landscaping of the BSD BuildingGreen Office Park Building B*

### III. Results and Discussion

#### 3.1 Analysis of Co-working space Requirements

Based on theory and studies of precedents in the co-working space area, the area needs are as follows:

LITERATURE REVIEW	PRECEDENT STUDY on Co-working space Go-work
<b>1) Personal space</b> That is hierarchical and determined by the nature and circumstances in which personal space is formed	
1. intimate space, 2. personal space, 3. social space, and 4. public space	. In zoning, there 1. is Private, namely R. private office and meeting teleconferencing 2. . namely R. hub/ skype room 3. Social space namely Lounge Room and open space work with cafeteria 4. Public space namely the Reception room
<b>B. Circulation</b> connects the room in several ways, namely through space and through space	
<b>Circulation from</b> 1. Passing through space, the integrity of each space is maintained 2. flexible path configuration. 3. The intermediary space can be used to connect the path with its spaces. 4. Passing through space, a path can pass through a space axially, obliquely, or along its edges. 5. As they penetrate space, pathways create patterns of rest and movement within them.	<b>Circulation</b> 1. In the private area the circulation is structured and structured step by step separating private areas from one another seen from the office connected through corridors as a circulation link between spaces 2. And in the public area circulation tends to be free to pass through all areas, namely in the area lounge and open space work area with cafeteria
<b>C. Arrangement of</b>	
three types of furniture according to residents' preferences and co-working space activities, namely 1. half-open, Combination of open space and open work concentration area 2. , large open space, 3. closed closed and separate room	<b>Furniture</b> 1. In the Lounge area and the open space area, it is possible to use table furniture together, namely with 3-5 people. 2. is adjusted to the needs human capacity to be able to sit together at one table 3. furniture
.room atmosphere Susana's Or themes that are offered as characteristics and preferences of groups of room users.	

<ol style="list-style-type: none"> <li>1. Industrial atmosphere with an open layout, preferably by entrepreneurs (self-employed).</li> <li>2. Modern atmosphere with closed layout, preferably by employees at consultants or bureaus.</li> <li>3. Homey atmosphere with various layouts, preferred by freelancers.</li> </ol>	<p>The Susana offered in the Go-work area is Modern minimalist with the following photos. Photo of R. Lounge and open space collaboration work with the theme Café and restaurant</p> 
<p>layout Affects the ability to exchange knowledge. Factors considered in exchanging knowledge such as concentration of space, spacing of spaces, placement of furniture, and occupant visibility</p>	
<ol style="list-style-type: none"> <li>1. Open-layout stimulates interaction between occupants.</li> <li>2. An increasingly open space layout will increase collaboration between residents.</li> </ol>	<p>In the precedent study , there are 2 types of</p> <ol style="list-style-type: none"> <li>1. layout, namely open layout, namely the lounge area and open space with a restaurant</li> <li>2. hierarchical and parallel arrangement where private spaces are connected by a corridor</li> </ol>

### 3.2 Working in Open Space

The theoretical studies and precedents above, when applied to open space areas, are as follows.

REVIEW OF LITERATURE REVIEW	Applications in the Open Space
<p>A. Personal space are hierarchical and determined by the nature and circumstances in which personal space is formed</p>	
<ol style="list-style-type: none"> <li>1. intimate space,</li> <li>2. personal,</li> <li>3. social space, and</li> </ol>	<p>In the green open space area, the possible areas are forming social spaces, for example as follows.</p>

4. public space



still possible to form a territory in an area that indicates personal or community space. However, to form a personal space that requires privacy and concentration will be very difficult if placed in an open area.

B. Circulation

connects the room in several ways, namely through space and through space.

Circulation of

1. Through space, the integrity of each space is maintained
2. Path configuration is flexible.
3. The intermediary space can be used to connect the path with its spaces.
4. Passing through space, a path can pass through a space axially, obliquely, or along its edges.
5. As they penetrate space, pathways create patterns of rest and movement within them.

Circulation

By Circulation Co-working space in the open area, the configuration becomes very flexible and not gradual. Each type of area will integrate as shown in the example image as follows.



In the image, it appears that the collaboration area is joined flexibly without any boundaries or hierarchies.

C. Arrange three types of furniture

to residents' preferences and co-working space activities, namely

1. half-open,

Combination of open space and open work concentration areas

2. ,
3. closed

closed and separate

according space. social interaction with a minimum of 2-5 people collaborating

If more than 5 people an accommodating open space can be done but will eliminate the communication distance between individuals



From the picture, it appears that collaboration requires a semi-private space so that communication is not disturbed by surrounding activities

Furniture needs to be considered weather-resistant furniture.

D. The atmosphere of the

Susana room or the theme that is offered as a characteristic and preference of the room user group.

1. Industrial atmosphere with an open layout, is preferred by entrepreneurs (self-employed).
2. Modern atmosphere with closed layout, preferably by employees at consultants or bureaus.
3. Homey atmosphere with various layouts, preferred by freelancers.

Atmosphere open space can be assumed that the purpose of humans trying to work in open spaces is to find a natural atmosphere and be in direct contact with the surrounding air climate. To eliminate the boredom of working in a closed area, the



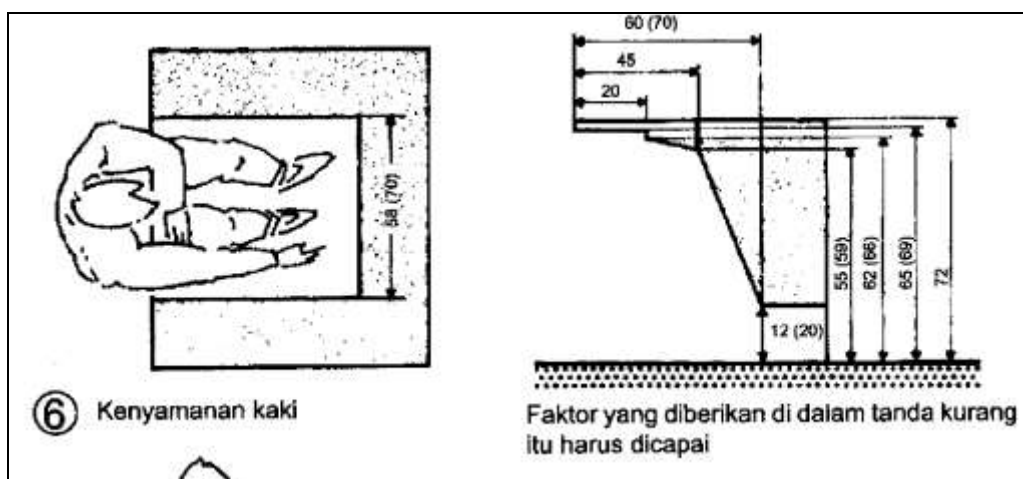
<p>layout</p> <p>The room affects the ability to exchange knowledge. Factors considered in exchanging knowledge such as concentration of space, spacing of spaces, placement of furniture, and occupant visibility</p>	
<ol style="list-style-type: none"> <li>1. Open-layout stimulates interaction between occupants.</li> <li>2. An increasingly open spatial layout will increase collaboration between residents.</li> </ol>	<p>Interaction in open spaces will increase, but collaboration will result in grouping of work communications, so in the layout of Co-working space in open spaces, there will be a grouping of collaborative work areas.</p> 

### 3.3 Analysis of the Size of the Workspace in the Open Area

#### Analysis of the Work Table and Furniture

Anthropologically the standard of work comfort in the literature is as follows;

Types of workplaces Tables of varying heights with	heights 60-78 cm
Chairs of varying	45-54 cm
Types of workplaces with a fixed height	72 cm
legs high	42 – 50 cm
	10-15 cm



Seeing the need for the above, anthropology eats a minimum work area large area on table furniture, which is between 70-100 cm long and 70-90 cm wide.

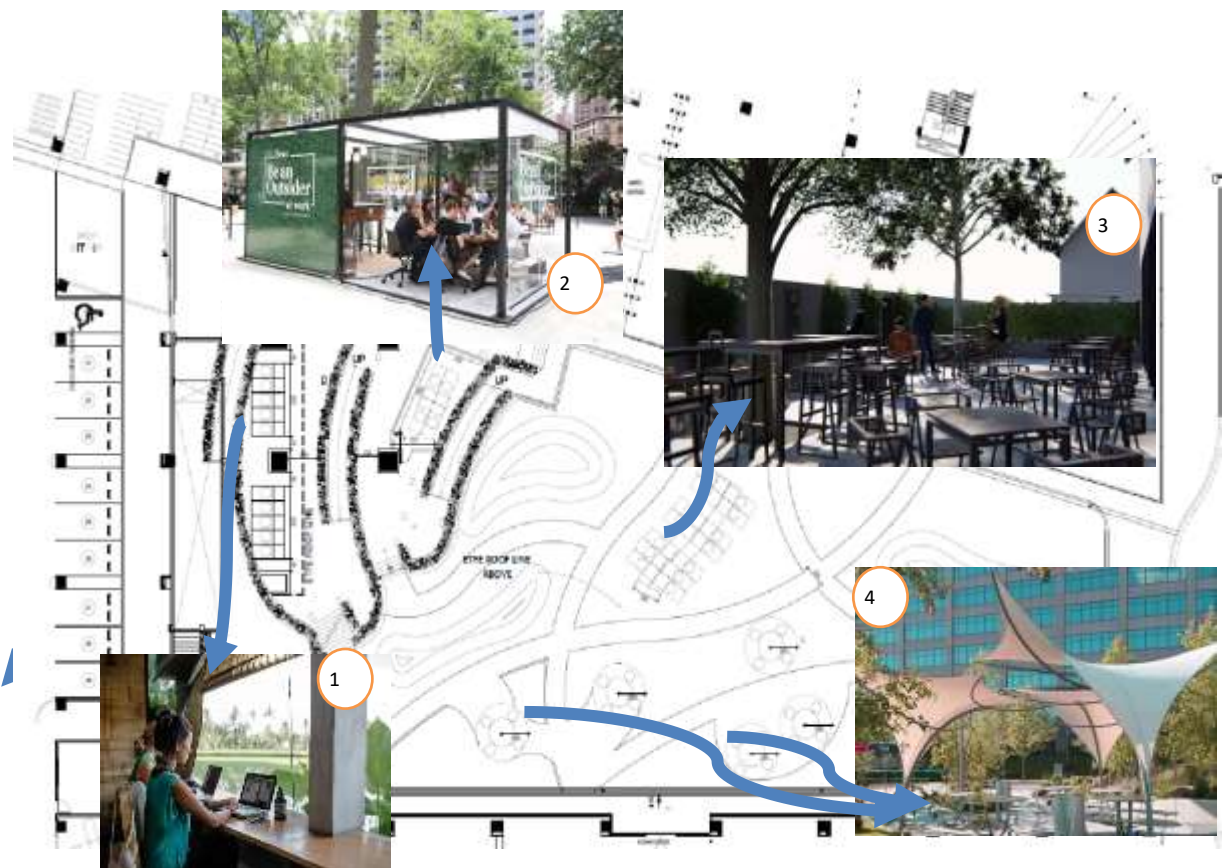
So it can be concluded that the minimum working area is (1.5m<sup>2</sup> + 1m<sup>2</sup> clearance) so ± 2.5 m<sup>2</sup>/person.



If it is an open area, it will be divided according to the collaborative space, namely  
 1-2 people = 5m<sup>2</sup>  
 3-4 people = 10 m<sup>2</sup>  
 5-6 people = 15 m<sup>2</sup>

### 3.4 Pre-design of Co-working layout space in Open space in the Green BSD area study object office park

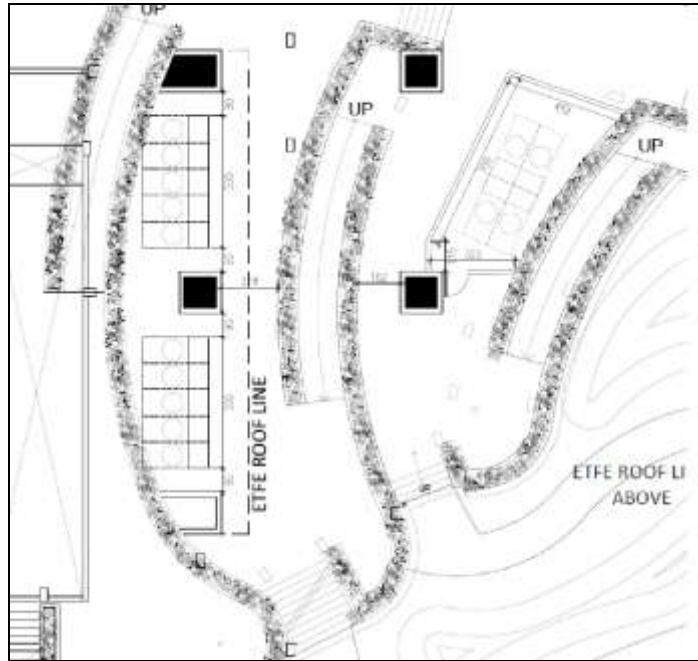
So the possibility of a co-working space design is as follows with a layout plan (explained layout plan picture attached in attachment 3).



*Figure 3. Co-working open space BSD Green Office Park*

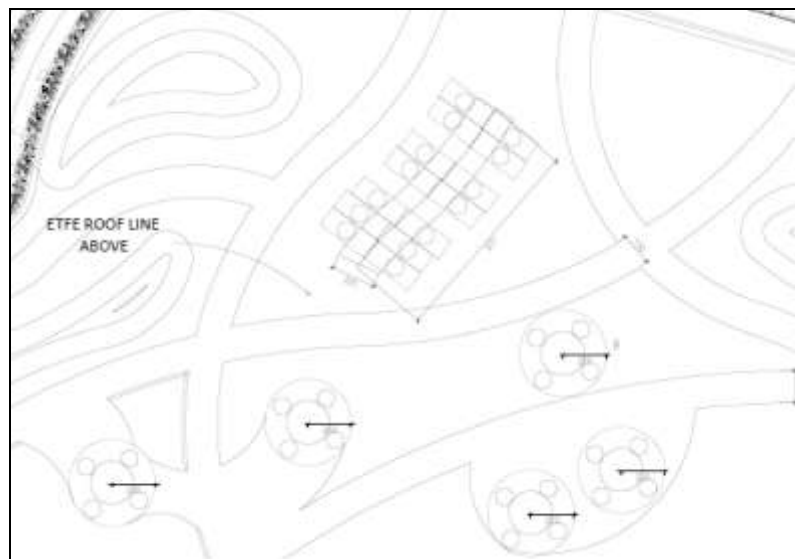
From the image in the layout design, it is divided into 4 collaborative co-working areas

1. Personal work space. This personal workspace accommodates the need for individuals to do temporary work who is looking for a new atmosphere inFigure
2. Collaborative semi-private space This space allows for more intense collaborative work but is carried out in an open area



**Figure 4.** *Co-working Open space Zone 1 layout concept* (image is explained in appendix 4)

3. Room no 3 and no 4 are communal and collaborative team with a tendency for light meetings that are more entertaining and social working.



In at Kanto Green BSD office park building 2 the possibility to establish a co-working area is in characteristics of *Small Community co-working Space* are a community (*Small Community co-working Space*) by providing services and space for 10 (ten) *coworkers*. (Schuermann, 2014, p. 28).

### **3.5 Potential and design constraints for Co-working layout space in Open space in the study area Green BSD office park**

#### **a. Potential**

1. Open space or green open space in the Green BSD office park office building has an interactive layout pattern so it will be easy to create beautiful and attractive layouts so that it is expected to be able to answer the saturation of working in spaces
2. . Open spaces provide a new and more interactive atmosphere in communal spaces.
3. Open space provides an alternative, more fun, and lighter work collaboration can increase enthusiasm for work

#### **b. Constraints**

1. In open spaces, users must be aware that creating privacy and concentration is difficult to meet
2. . Weather constraints need to be considered in the selection of shade and furniture materials and require more frequent maintenance and maintenance.
3. Care and maintenance of the cleanliness of the area and awareness is needed to create mutual comfort in the open space area

## **IV. Conclusion**

From the research and pre-design test of the open space layout in the study object of the Green BSD office park building 2 area, it can be concluded that several elements of the Co-Workspace working space can be done in open spaces, especially in social and collaborative spaces. In open spaces, communal and collaborative spaces become more interactive and fun. The boredom of working in a space can be cured by trying to work in an open area. Collaborative space can be divided into three, namely personal workspace, collaborative semi-private space, and collaborative communal space.

Some of the obstacles that must be realized in working in open spaces are the loss of privatization and the possibility of reduced concentration and the need for routine maintenance in the maintenance of materials that need to be selected to be weather resistant. Shade is needed in an open area to create a comfortable working environment. Seeing some of the obstacles above, the semi-outdoor design is a better choice than the open space area.

From the results of the study, it can be suggested for further research related to detailed designs that are suitable for the climate and suitable materials for open spaces. The scope of this research is based on research on the need for co-working spaces that can be applied to open spaces.

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