

Summary

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Summary

Arno Lappat, Hamburg

Environment and arrangement on a floor of offices

(Pages 1-8)

1. The human being is always in the centre. The site and the milieu of his activity is the office.
2. Interior and exterior flexibility are the features of planning oriented towards the future.
There must be distinguished three kinds of flexibility:
 - a) Exterior expansion, including expansion upwards.
 - b) Interior expansion (reserve areas, utilization of surfaces originally intended for other purposes, etc.).
 - c) Interior flexibility (possibility of easy and rapid regrouping of work sites and units).
3. Typical formation of work sites on an office floor: Aside from the flexibility mentioned above, there are still other criteria applying to the office furniture. These are the physiological and functional aspects, which have a determinative influence.
4. Communications networks determine the lay-out.
The organizer considers a head office in the first instance as being a system that consumes a large volume of information. The exchange of information is effected mainly among people and between people and machines. The people and the machines are thus connected by means of multiple communications networks.
Then, the organization of the plan calls for the drawing up of a list of work units.
5. It is necessary to avoid disturbances. In planning large-tract office premises, the organizers and architects ought especially to take into account the physiological aspects of the environment. The most important factors in this sphere are: acoustics, illumination, air-conditioning, the visual field and quietness.

S. H. Tasker, Building Design Partnership, London

Architects' office in a large tract

(Pages 9-10)

From a small-scale architects' office the enterprise of Building Design Partnership, in Preston, has developed rapidly to become an important company employing more than one hundred associates. The old office was situated in premises that were too small, where contact was difficult between the members of the team of architects. That is why, in the new building, a flexible office tract was decided on.
The new building comprises two large tracts measuring 600 sq. meters each and one three-storey supplementary wing. All the teams are located in the big tracts while the annex accommodates the cloakrooms, the computing center and the graphic and photographic studio. The architects and engineers have work areas made up of three units.

Knud Blach-Petersen, Brabrand

Office tract with natural illumination

Office building of the firm of J. A. Alstrup AIS, in Hasselager, Denmark

(Pages 11-13)

Within the framework of the expansion of the enterprise, the firm of J. A. Alstrup installed itself in the industrial zone of Hasselager. The new buildings comprise an office building measuring 45×82 meters and a warehouse with a capacity of 10,000sq. meters. The office structure is divided into three zones: office tract, canteen and conference room.
The supporting construction has been moved out so as to obtain an interior space entirely free of struts. The roof structure rests on this supporting construction, the roof structure consisting of a deck of concrete 1.80 m. high and covering an open area measuring 45×82 m. The total area of the office tract is illuminated and ventilated naturally. Two features permit the interior climate to be conditioned: on the one hand, there is a layer 3 cm. thick of water which is, in summer, pumped on to the roof, and, on the other hand, the concrete deck prevents the air lying over the roof from becoming too warm. The plan is conceived in such a way that it offers fine possibilities for future alterations.

Hans Maurer and Horst Mauder, Munich

Administration building with shopping center in the satellite town Perlach, Munich

Neue Heimat Bayern GmbH, Munich

(Pages 14-15)

In the east of Munich arises the satellite town Perlach for 80,000 inhabitants. On a platform elevating 2 m. over the terrain, reserved only for pedestrians, are situated in the western sphere the ground-floor shops.
Joined by covered passages and a public place with the shops there lies in the eastern sphere the administration building with the ground-floor part of the construction provided originally as annex.
The interior courtyards of the three-storied administration building are enlarging above in shape of terraces. Under the vacant terrain of the ground-floor platform there are in two separated garages the parking places for the employees respectively for the service cars.
The administration building and the restaurant and supermarket are air-conditioned.

Curt Siegel, Rudolf Wonneberg, Stuttgart

Office building of the firm of Otto in Hamburg

(Pages 18-20)

The Otto enterprise is a mail order firm whose warehouses are situated on a site with an area of 100,000 sq. meters, in Hamburg-Bramfeld. On this same area there has just been erected the firm's new office building. The construction is 100 meters long, 44 meters wide and around 32 meters high. Between the building and the road there are parking facilities for 300 cars.
The main entrance opens on to the ground-floor parking site. Deliveries are effected at basement level, and the technical installations are also located here. Beside the entrance lobby are exhibition rooms and the personnel department. The lobby is connected with the two large-office levels (1st and 2nd floors) by means of a ceiling aperture and an open staircase. The 3rd floor accommodates the kitchen, the cafeteria and the central air-conditioning equipment. The 4th and 5th floors

contain, on the north side, an interior courtyard dividing the 44 sq. m. surface into two zones which can, as required, be utilized as isolated offices. The management is installed on the 6th floor. In the core we have the lifts, the installations shaft, the telephone switchboards and the lavatories.
Each floor measures around 4400 sq. meters. Their height is 4.5 meters. The buildings are entirely air-conditioned. The supports and the struts constitute a steel skeleton framework. The ceilings and the core were poured in situ and consist of reinforced concrete.

Wolfgang Tubbesing, Munich

Daylight and artificial illumination in large office tracts

(Pages 21-26)

The special spatial properties of large office tracts require particular attention to be paid to the technical installations in order to create agreeable environmental conditions. Owing to the size of the tract, ventilation from the windows is out of the question, because many employees would be disturbed and there would not be sufficient daylight to ensure adequate illumination. Therefore it is indispensable in such cases to attempt, by means of technology, to obtain the natural conditions creating an agreeable working atmosphere.
The interior finishing of the office tracts calls for close collaboration among the different disciplines engaged in the building, because the air-conditioning, the acoustics and the illumination ought to be perfectly coordinated, since their effects are complementary.
Modern office buildings are generally found with generously glazed façades. In such edifices, during the daytime, there is needed more artificial light than in the evening on account of the excessive daytime glare in the window zones and in order to eliminate excessive contrasts. An intensity of artificial light in excess of 1000 lux is necessary to give a tract an agreeable density of illumination.
In the offices the artificial illumination should be based on the following points:

1. Intensity of illumination: The illumination is sufficient if the intensity of artificial illumination never drops below 1000 lux.
2. Types of illumination: The illumination should always be adapted to the air-conditioning and to the acoustics.
3. Sources of illumination: The ideal source of illumination is nearly always neon.
4. Regulation and direction of light: When the light is distributed regularly over the whole ceiling surface, the result is agreeable illumination throughout the tract.
5. Reduction of glare: To eliminate glare caused by reflection in offices, it is advisable to utilize furniture with light dull finish.

An illumination intensity of around 1000 lux ought to be accompanied by tower of around 50 w/sq. m. This power, which in the end is transformed into heat energy, should be exhausted via the air-conditioning system.

Jacques Schader, Zurich
Associate: W. Blaser

Head office of IBM Switzerland in Zurich

(Pages 27-33)

The plan is based on the principle of traditional marginal construction, in a centrally located district of Zurich. It comprises 6 complete stories, a recessed roof level and an interior courtyard. The 6 standard floors accommodate offices (offices proper, computing centers and orientation rooms), the roof level is reserved for the canteen for the staff

and the caretaker's flat. The two upper floors are occupied by the rooms accommodating the technical installations. On the three lower floors, there are parking-garages, technical installations, records and the shelters.

Since the complex is situated near the lake, it proved necessary to pay very careful attention to the lay-out of the different tracts. The lake side is "open", while the other three sides are closed off by buildings. This same circumstance imposed limits on the height, and the dimensions, stipulated by the building code, had to be studied with especial care.

The construction planning was not supposed to be applied to one specific type of surface utilization, but it had from the outset to ensure the greatest possible freedom of utilization within the complex. Moreover, the conception is intended to permit utilization of large office tracts and also to render possible the use of other dimensions in the distribution, for instance, of medium and small office units.

The vertical exploitation of the building is effected by means of two stairway and lift cores. The horizontal communications on the office floors are not definitive; they vary according to the utilization of the given floor surface.

The separation of functions, i.e. the formation of "serving" and "served" zones, is also visible from the outside thanks to differentiation in the façades. Vertical distribution is conditioned by the development of the functional zones. As for the horizontal distribution, it is divided into a general zone which is utilized collectively and a zone reserved for individual work sites.

Harry Seidler, Sydney, and P. Luigi Nervi

High-rise office building in Sydney

(Pages 34-40)

Within the scope of the urban reorganization of a district of Sydney, the owners of 30 sites were invited to regroup them into one single plot capable of being jointly utilized. One fourth of this area is now occupied by a high-rise office building 170 meters high and comprising 50 stories.

The foundation zones are accessible to the public via two plazas. The upper plaza contains trees, relaxing areas, exhaust air cylinders and large stables by Calder. It covers a shopping level with access via the upper plaza by means of stairways and with direct access from the lower plaza. This second plaza is divided into communications zones, entrances, recreation areas and a restaurant. The subdivisions are made possible owing to supports, fountains and glazed bays. The high-riser has a circular plan. It turns out, in fact, that the cylindrical tower presents incontestable advantages from the viewpoint of structure and better relationship between utility surface to let and service area.

With the different levels of the tower, there can be obtained, as required, either office floors or special zones. Above the entrance, there are an exhibition foyer and, on the second floor, a theatre with a capacity of 150 as well as a meeting room. The other floors of the tower comprise mobile partitions. The office levels are serviced by installations situated on the 14th and on the 30th floors and by two top floors. Above the offices, there is a level reserved for the management, another accommodating the restaurant and two panoramic platforms.

The emergency stairway, the installations shaft, the freight lift and the lavatories are located in the core of the building. The entire construction—conceived as a luxury building—is decorated with works of art. There are works here by Calder, Le Corbusier, Vasarely and compositions by Seidler.