

Case studies

Small office spaces

APRIL 2022

Project:

10 Barter's Hill, St John

Profile: Autonomous

Space solution: 205.54 m²

Target occupancy: 14 FTE

Year of completion: 2021



Small office spaces

Small office spaces are generally workplaces accommodating less than 25 employees. These can be planned using key GCworkplace design principles to provide a functional and welcoming space.

Due to their size, risk tolerance, variety of workpoints, and flexibility of layouts in these spaces are limited. When planning, the layout and furniture choices are more focused on functions by creating multifunctional spaces rather than spaces dedicated to a single activity. Therefore, the best strategy to adopt is to combine functions. Here are some examples:

- Including huddles in the kitchenette lounge with screens optimizes the use of space by enabling collaborative work throughout the day
- Install a retractable wall between meeting room and teaming area to create a gathering space conducive to idea exchanges and socialization
- Plan a focus room allowing collaboration in 2 or 3 employees
- Use a large island in the kitchenette to create an informal meeting space
- Include a freestanding phonebooth to provide a very quiet acoustic environment
- Enclose the quiet zone to limit sound transmission

Some workpoints may be less useful due to the limited number of employees in the space since there are little or no intermediate activities. For example, activities that take place in a touchdown or chat points can easily take place in the lounge.

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The details are not the details. They make the design.

– Charles Eames

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St-John Project

10 Barter's Hill, St John by Canadian Heritage Team

The preliminary concept of the St John project (shown on the left) is for a group that comes frequently to the office, working primarily individually on tasks that require concentration. Having a more traditional style of work, the St John project group needed plenty of storage space and a large work surface.

In order to increase the sense of belonging and attachment to the space, the Canadian Heritage project team asked all employees to participate in various decisions, whether it be the choice of colours or the layout of enclosed rooms.



The varied use of textures, materials and colours brings dynamism to the space. The integration of plants, natural materials such as wood and cork, the raw finish of the walls as well as the choice of colours demonstrate an interest for biophilic design. The openness to the space provided using glass gives the impression of a larger space in addition to allowing optimal access to natural light throughout the workplace.

The space is strategically separated by a glass cube grouping the enclosed rooms, thus allowing good sound management. The meeting room is designed with a certain flexibility allowing the reconfiguration of the furniture according to the needs.

* This is a schematic plan for example only