

OFFICE CONCEPT

INSPIRING ASIAN WORKSPACES



DB&B: MARKING 20 YEARS OF DESIGN EXCELLENCE

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A GLOBAL COMMUNITY | CULTURAL PARTNERSHIPS | SERVICED OFFICES REIMAGINED | OPEN CLASS
SPATIAL NETWORK | BEYOND SKIN DEEP | ACCELERATING INTEGRATION | RETHINKING SHARED SPACES

LEADERSHIP VIEWPOINTS

AS THE WORLD OF DESIGN TRANSFORMS AND TRANSITIONS, INDUSTRY LEADERS ARE CONSTANTLY CHALLENGING THEMSELVES TO INNOVATE. WE GO UP CLOSE AND PERSONAL WITH THESE LEADERS TO UNCOVER THEIR PLANS.

JOEY QUEK
CREATIVE DIRECTOR | DB&B



THE JOURNEY OF IDEA FORMULATION

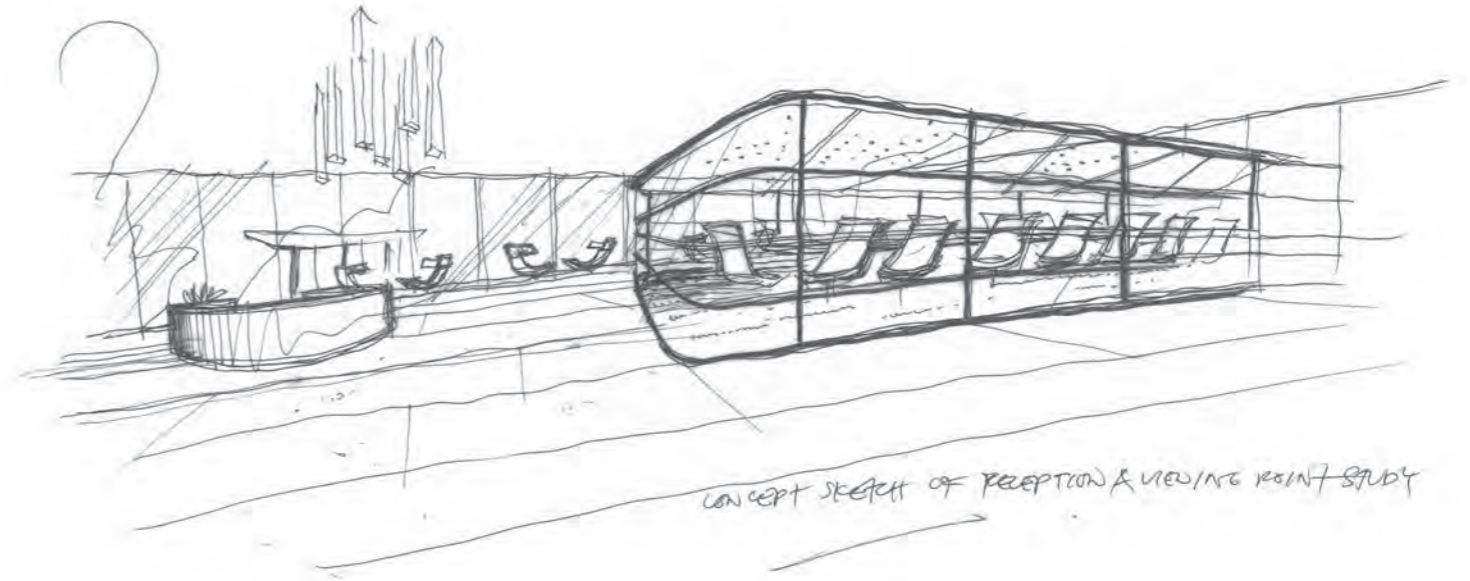
Often enough, creative personnel gets the spark of inspiration out of nowhere, one that will initiate the journey of idea formulation. Along the way, the idea is gradually refined and eventually, materialised. We speak to award-winning interior designer, Joey Quek to find out more.

JOEY QUEK
CREATIVE DIRECTOR | DB&B



“I AM CONSTANTLY INSPIRED BY VISUAL IMAGERY AND THE PACE OF CITYSCAPES.”

An artist, a musician and an interior designer; Quek has always had an eye for the arts. As the Creative Director at DB&B, he manages a team of both young and senior designers from all walks of life. With 17 years of experience and counting, Quek aims to inspire and empower the team in creating workplaces that unite spatial design with a purpose.



Q: You started your career in Malaysia and Australia and now you are in Singapore. Could you share what it means to you, to design office spaces?

A: I have been very fortunate to have worked and lived abroad and be exposed to different work cultures and varying degree of challenges over the years. These are the takeaways which I use to incorporate into each workplace I design.

Some have misconceptions that workplace design is rather mundane and uninspiring. On the contrary, I find it a complete and welcomed challenge altogether with a scientific methodology applied within the spatial context.

With major shifts in the industry, the goal to create a more personalised space with environmentally sustainable principles makes it even more exciting for me as a designer. The spaces we work in are increasingly akin to living spaces. Ultimately, it is an amalgamation of the emotive and visual impressions that occupants can relate to.

Q: How do you go about approaching a new project?

A: One key aspect is the valued process of collaborative working with the client and various parties involved. Aligning with and understanding every business' future positioning within the commercial realms such as the aspiration, branding, culture, expectations, operational and functional requirements are just extracts of the process. However, they are relevant and fundamental prior to the start of every project.

Q: Do you have a defining style that you infuse into your projects?

A: I tend to inject a sense of theatricality into what I term as 'The Arrival Experience' for the reception space.

I feel that it's important to create an identity that is appropriately bold yet dignified, dynamic, progressive. Notwithstanding the fact that it should be imbued with a restrained, minimalist elegance that surpasses time, and not just initiated by trends.

After all, the reception is a significant and influential factor that speaks volumes of the client and the business' impression upon arrival.

Q: Describe how you map out your thought process.

A: I am drawn by the very nature of simple sketching as it captures the start of collective thoughts, impressions and journey. I am constantly inspired by visual imagery and the pace of cityscapes. Therefore, I express it in the form of doodles or a visual reference, an object or even a pattern and texture that can be strung into a wider language of narrative building.

I also do acknowledge how valuable technology is to the design industry in conveying built spaces. It is an essential tool no doubt, but the very basics of thought processes are best expressed first – with a pen and paper.

Q: Complete this sentence: I appreciate...

A: Being part of an evolving community and industry that continues to push boundaries, be engaged, creatively challenged, and be in the know-what-why-how circumstance. It's refreshing to meet and form alliances with different communities, especially with new clients and industry partners.

The wealth of creative license is limitless and I have observed the evolution of design and how it even transcends the physical needs of workplaces. But far more important is the success of managing and if not, exceeding client expectations and the overall delivery stemming from a fruition of holistic and communicative approach.

Q: What is your vision for DB&B?

A: 20 years is a significant milestone for DB&B. We, as a team, aspire to elevate the brand and design standards and to continue pushing creative boundaries within the context of commercial realism.



THE EVOLUTION OF WORKPLACE DESIGN

“DB&B’S WAYS2WORK WILL EMPOWER INDIVIDUALS AND CORPORATIONS WITH AN INCLUSIVE ENVIRONMENT THAT SUPPORTS UNIQUE WORKING STYLE, CULTURE AND SPECIFIC SPACE REQUIREMENTS.”

ABOVE: DB&B Singapore Office.



What is a great workplace? In the region, the demand for unique spatial experience, brand's expression and functional performance have polarised from one industry to another. Office design is no longer a tool for productivity but became a common experience where users are engaged in sharing a distinct identity in a corporate body.

For 20 years, commercial interiors specialist, DB&B has forged on the transformation of workplace design with a holistic effort. The regional firm's deep understanding of how a workplace should function has propelled them to the #11 spot at the Interior Design Giant Ranking this year, up two spots from 2015. Beyond aesthetics, some of the elements that also shape the group's unique design approach to a great workplace are work patterns, economic outlook and practical users' requirements, to name a few.

WEAVING INDIVIDUAL AND COLLECTIVE NEEDS

Understanding that people make the space is fundamental. But a dive deeper into the demographics will reveal that behavioural constructs that diverge between generations, educational pedigree and environment would weave a dynamic utility to the spatial fabric. For instance, some tend to work more productively in groups. Thus collaborative setting is key to real estate maximisation. However, others might differ.

By understanding the interfaces in the workplace, it pushes designers to evolve beyond the creative realm into facility advisory. The designer's role here is to facilitate

and advice on how the space is best utilised to support the users whilst considering the practical, cultural and limitation aspects.

CHAMPIONING WORKPLACE CHANGES

With that said, in a workplace development exercise, key leaders and stakeholders also have corporate agenda to meet. Thus, the change management process - to ensure that these objectives are communicated throughout, is key to success. As designers, the aim is to always balance productivity, efficiency, operational cost, wellbeing with business sustainability.

To meet these demands and anticipate the future needs, DB&B recently launched Ways2Work - a strategic design development framework that marry creativity, practicality and buildability in the pursuit of a great workplace. The framework streamlines processes, communications barriers and aligns expectations.

Going forward, DB&B will be riding on the Ways2Work framework in its future design approach. Its aim is to empower individuals and corporations with an inclusive environment that supports unique working style, culture and specific space requirement.

TOP LEFT & RIGHT: MSD IT Global Innovation Hub (Singapore).

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A GLOBAL COMMUNITY

AS A MEETING POINT FOR GLOBAL EXECUTIVES, MSD IT GLOBAL INNOVATION HUB IS EQUIPPED WITH A VARIETY OF ACTIVITY-BASED WORK SETTINGS TO PROMOTE COLLABORATION AND CONNECTIVITY



MSD

SINGAPORE | 32,000 SQUARE FEET | DESIGN CONSULTANCY



ABOVE: Unique carpet patterns add life to the reception and demarcates the adjacent open pantry.



The MSD IT Global Innovation Hub (The Hub) in Singapore is an incubation space that hosts the world's brightest minds. This 32,000 square feet space is the third and latest addition to MSD's global network of innovation hubs. This is the third global hub after Prague, Czech Republic and Branchburg, USA.

In Singapore, The Hub focuses on enabling people and the company to harness digital innovation for better healthcare, especially in the areas of diseases that may develop into significant problems 20 years from now.

The Hub is the meeting point for traveling users, thus collaboration is essential. As their designer, DB&B's ultimate goal was to create an environment for users or visitors from global offices to feel right at 'home' when they are in Singapore.

Working with two large floor plates, DB&B had to innovate beyond corporate space planning and weave the qualities of a 'home' that people from all walks of life can identify with. Their breakthrough was understanding how a 'home' can be re-interpreted in commercial offices.

To do that, DB&B established two concepts: 'neighbourhood' to create a sense of belonging and 'iconic spaces' to mirror destinations.

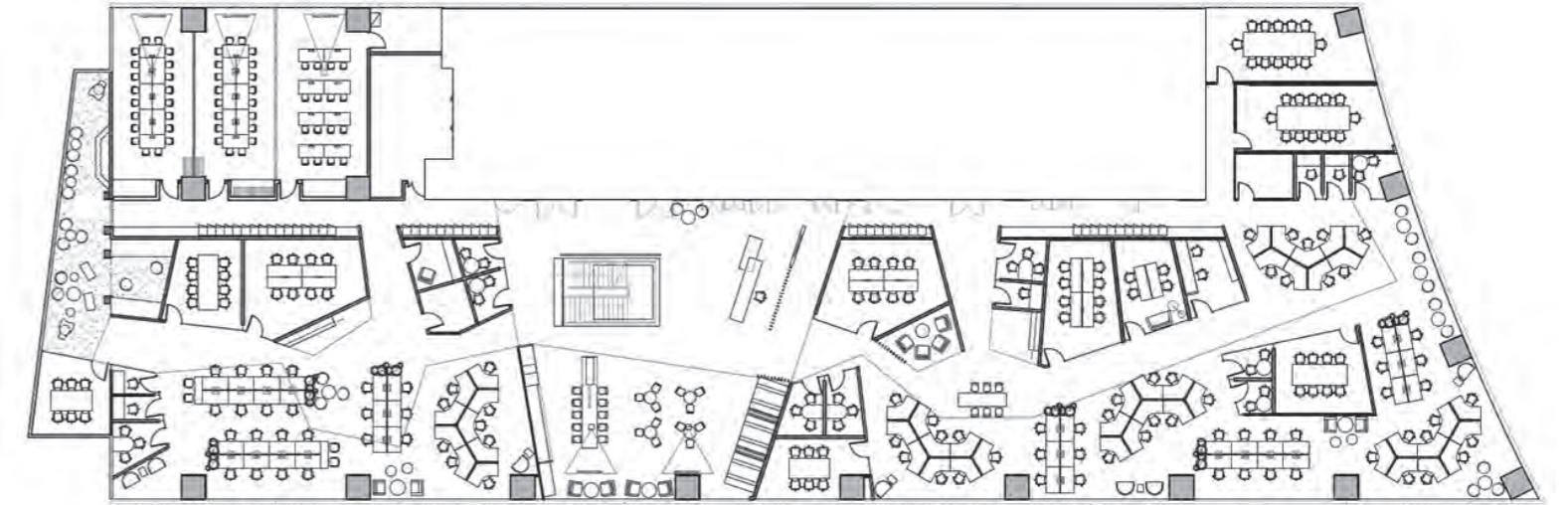
TOP: The comfortable booths are ideal for focused or collaborative work.



“THE SINGAPORE-BASED ASIA PACIFIC IT GLOBAL INNOVATION HUB IS PART OF A THREE-HUB, GLOBAL NETWORK THAT PEOPLE CAN USE TO SHARE IDEAS AND BEST PRACTICES AROUND THE WORLD IN REAL TIME.”



ABOVE: Employees are empowered with the freedom to choose between the various types of work settings to suit their own working styles.



WORKING IN A NEIGHBOURHOOD

DB&B planned the 32,000 square feet space into four working zones, often referred to as 'neighbourhoods'. Every 'neighbourhood' contains self-sustaining facilities that will support and enable work to happen anywhere, such as lockers, a project room, privacy room, phone-booth, collaboration areas and a small number of workstation clusters laid out in an open space.

These comfortable-sized 'neighbourhoods' enable MSD's nomadic users to form micro-communities during their residence, especially for those who collaborate on a project. To work on individual projects, users may also do so at focus or enclosed rooms without stepping out of their 'comfort zone'.

By colour-marking the 'neighbourhood', DB&B created spatial identity and provided navigation within the large space. The space also incorporates quintessentially Singaporean design features. Whilst representative of the Hub's location, these features serve to commemorate MSD's significant presence in Asia.



TOP: Layout plan for Level 6 – In the open concept office, users may belong to a 'neighbourhood' indefinitely.

BOTTOM LEFT & RIGHT: Each coloured 'neighbourhood' is equipped with self-sustaining facilities to enable work to happen anywhere.



“THESE COMFORTABLE-SIZED ‘NEIGHBOURHOOD’ ENABLE MSD’S NOMADIC USERS TO FORM MICRO-COMMUNITIES DURING THEIR RESIDENCE, ESPECIALLY FOR THOSE WHO COLLABORATE ON A PROJECT.”

ABOVE: Collaborative technology like interactive media wall is integrated into the space to support discussions.



TOP: Staff can recharge or hangout at the resting pods available.

BOTTOM: Quick touch down spaces are conveniently located near the general work area.



MEETING AT ICONIC SPACES

The 'neighbourhood' meets at 'iconic spaces', which serve as chill-out, touch-down and recharge areas. Most of these spaces are modeled after famous landmarks in Singapore to provide geographical context whilst celebrating MSD's presence in Asia.



Quintessentially Singapore destinations such as UNESCO World Heritage Site, the Singapore Botanic Gardens and 'kopitiam' or old coffee houses donned in local *Peranakan* style, inspired the creation of the library at level 6 and theater at level 7 respectively. Users may 'visit' these areas to socialise or simply unwind.

Another icon within the space is the staircase that links the two-storey Hub. This highlights the access, connectivity and mobility which feature prominently in The Hub's culture.

Together, these elements work to create a comfortable place for the users to call 'home' while they are in Singapore.

ABOVE: MSD staff were given a choice to vote for their favourite heritage sites as the Peranakan Kopitiam and The Botanic Gardens.

TOP RIGHT: The 'iconic spaces' for users to relax and rejuvenate are inspired by Singapore's heritage icons.

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CULTURAL PARTNERSHIPS

TELSTRA IMPLEMENTS FUTURE WAYS OF WORKING TO EMPOWER EMPLOYEES WITH FLEXIBILITY AND MOBILITY



TELSTRA

PHILIPPINES | 7,000 SQUARE FEET | DESIGN & BUILD



Telstra, an Australian telecommunications company serving an international clientele, recently embarked on a quest to redesign their offices. First piloted in Sydney, Australia, Telstra now implements “Future Ways of Working” or FWOW in their regional offices to empower their employees with full flexibility, providing options to where and how they work.

As the appointed designer for the Telstra Philippines office, DB&B worked with their project manager to create an attractive office that reflects both the Filipino and Australian cultures. The design itself has to be sensitive to the local settings in a way that fuses Australian heritage and Filipino culture into a vibrant cross-cultural workplace.



ABOVE: The lounge is furnished vibrant soft seating and acoustic panels to create contrast against the 'warehouse' feel of the office.

TOP: Meeting rooms equipped with plug & play media to support seamless communication with clients or overseas colleagues.

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FLEXIBLE AT HEART

One defining aspect that differentiates Telstra's workplace is its hot desking set-up, where employees outnumber the desks. The number of available work spaces is only 75% of the total number of employees. Hence, there is no assigned seating and office-based employees can move around and choose where to sit or stand, depending on the nature of task at hand.

At the focus-work area, employees can work without distractions on desks with visual and acoustics privacy. There is also semi-private zone to perform individual tasks in a team environment. To support group activities, teaming tables are designated for collaborative work and common spaces for informal meetings and discussions.



TOP LEFT & TOP RIGHT: Focus work areas are demarcated with trellis for better privacy at focus work areas.

BOTTOM: Iconic kombi van remodeled as a table to facilitate discussion.

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ABOVE: A jeepney - an ubiquitous symbol of the local culture, takes the centre stage at the pantry.

VIBRANT JUNCTIONS

Whilst the office is located at a commercial building, the design team created a twist by infusing a 'warehouse' feel via the use of industrial materials. Cement finish and brick walls start at the reception, offering a subtle hint of what more there is to see inside the office space.

As a design feature, DB&B gave prominence on quintessential icons of both cultures - a jeepney (public transportation in a form of a truck in the Philippines) and a kombi van with surf boards are used to host teaming tables. These tables are readily equipped with multimedia plugins to facilitate discussions. The eclectic additions to the office embody Telstra's emphasis in cross-cultural collaborations.

To separate the quiet nooks from the informal gathering spaces, wooden and glass panels are introduced as alternative partitions, while adding an aesthetic attribute to the space. Collaboration spaces are made accessible from work desk settings for staff to shift quickly between modes of work and thus encouraging knowledge transfer at the same time.

The space is also furnished with soft tactile materials and colourful loose furniture that complements the industrial look. The combination of earth tones and vibrant hues work together to create a dynamic space for users to work, move and play.

SERVICED OFFICES REIMAGINED

SUNLAND OFFERS AN INNOVATIVE
LAUNCH PAD FOR EMERGING BUSINESSES

SUNLAND
SHANGHAI | 14,000 SQUARE FEET | DESIGN & BUILD



ABOVE: The intricate details carved on the curvilinear timber walls adds an interesting feature to the space.



Established in 1994, Sunland Shanghai's comprehensive business units comprises real estate development, leasing as well as commercial and residential property management. To design their new serviced offices, Sunland invited DB&B to provide their expertise. Given this blank canvas, the commercial interiors specialist took this opportunity to explore a fresh concept.

DB&B sought to create an inviting and inspiring space that would appeal to Sunland's potential tenants, visitors and users alike. Understanding that serviced offices are often a launch pad for emerging companies, the design team set 'sky is the limit' as a main concept.

Through creative use of forms and shapes, users are encouraged to freely imagine their future and boundaries in this attractive office.

TOP: Shared facilities like the teleconference room and pantry are located centrally and side by side for easy access.



ABOVE: The arch-shaped lighting envelopes the reception area and complements the flowing lines applied in the space.



SKY IS THE LIMIT

The distinctive style starts upon entrance of the space, where curvilinear lines envelopes the reception area and adjoining waiting area.

These soft flowing lines serve as a demarcation of the public and staff areas whilst creating a refreshing contrast with the surrounding rectilinear office layout.

Central to the layout is a unique reception counter shaped in the form of a cloud. The counter harbours a concave chamber in the middle to give it its unique look that reminds us of The Cloud Gate sculpture by renowned artist Anish Kapoor in Chicago.

Cohesive to this sinuous narrative is an arch-shaped lighting over the ceiling, which creates a dramatic effect over the reception counter.

Calm and neutralised colour palettes are used throughout the space to accentuate the curves and guide sightlines.

Against the reception, dark timber finishing helps to set a sophisticated look and set the mood to a cosy ambiance.

WORK EASY

For easy access to all tenants, shared facilities like the meeting room and teleconference room are located centrally in the 14,000 square feet office. Unlike the enclosed general office workspaces, glass partitions are employed in these rooms to create the sense of transparency whilst providing sound insulation.

In the meeting room, the organic theme is implied through free form structures on the ceiling, which are also found on the ceiling installation at the breakout area.

On the other side of the central core lies the breakout area, which functions as a recharge and discussion zone. To enhance and elevate the space, DB&B introduced vibrant, bold pops of modular furniture, including versatile soft seating.

Custom-built booth seating in the shape of organic forms are also made available to facilitate meetings and spontaneous exchanges. With the playful patterns imprinted on the carpet, these design elements weave a cozy recreational space fit for users to lay back and dream.

TOP: Free form structures as a ceiling feature highlight the creative use of shapes with a sense of movement.



THE STUDY
TENDERUN TUTORIAL & LANGUAGE CENTER

OPEN CLASS

THE STUDY'S ALTERNATIVE
APPROACH TO LEARNING

THE STUDY

PHILIPPINES | 4,000 SQUARE FEET | DESIGN & BUILD



Nestled within a posh mall along the commercial district of Ortigas, Philippines, 'The Study' is Enderun Tutorial & Language Center's first satellite campus. The tutorial center is known for its language courses and also offers academic workshops and short specialised courses.

Doing away with conventional desk settings and blackboards, one will not associate the space with an educational facility. Instead, The Study features warm and welcoming classrooms that make learning collaborative and exciting.

For this project, DB&B was tasked to create a fun, yet conducive learning environment. Enderun wanted a learning hub where students are encouraged to take ownership of their academic life through modern teaching and independent learning. Having designed Enderun's McKinley Hill campus in Manila in 2012, DB&B was able to grasp the client's requirements for The Study and executed it perfectly.



AREA EXPLORATION

To provide choice and facilitate all kinds of academic lessons, DB&B planned for a number of classrooms that can accommodate 3 to 17 students. Each classroom features a unique environment, reaching to a sense of wonder in the students.

Because learning should be fun, the vibrant colour palette work together with the whimsical lighting to create interesting settings. Visitors and students can peer into the classrooms through the glass partitions, creating an open environment despite the compact size of the overall area.

The choice of furniture also supports learning by featuring 'stories' behind their creation. For example, the chairs and tables used in the rooms are locally crafted to give a context to the design process. Each room also featured a unique look that is marked by distinct door colours, creating 'destinations' for exploration and imagination.



STUDENTS ENGAGEMENT

Aside from classrooms, 'The Study' houses a computer laboratory, a conference room, a student lounge, study halls and even a café run by the students. Open to the students and public, the café is another feature that engages students beyond traditional learning.

Adopting the modern-country style for 'The Study', an array of stylish wooden furniture was used against the exposed bricks backdrop. In the reception area, white brick walls help to brighten the space and create an attractive contrast with the wooden furniture, medium tone hardwood flooring and soft-coloured furnishings.

In the conference room and study lounge, DB&B introduced floor-to-ceiling shelf space where students can display their works along with study materials. This creates a sense of ownership of the space and encourages the students to interact with their class environment. It is no wonder that students actually look forward to come to class in this learning centre.



SPATIAL NETWORK

INSIDE-OUT, THE GARENA STORY FOCUSES ON CONNECTING PEOPLE THROUGH DESIGN

GARENA ONLINE
SINGAPORE | 80,000 SQUARE FEET | DESIGN & BUILD



ABOVE: Large window panes allow abundant natural light to flood into the corridors of the office space and reduce the need for artificial lighting.



Garena is rapidly evolving as a global internet giant. In the next few years, they aim to double their talent pool and further diversify their products and services. Recently, they consolidated a few offices into a double storey space that spans over 80,000 square feet at the Galaxis, Singapore.

Garena's design objective was to maintain internal cohesion, while setting the corporate stature to future partners and investors. In addition, DB&B envisions the office space as a great platform to enhance employee satisfaction rates in the competitive technology industry.

Derived from Garena's online business domain, the design team came up with 'Connectivity' - a powerful idea that seeks dramatic expressions both in the aesthetics and spatial experience to unite everyone in one strong identity.

CREATE A LASTING IMPRESSION

The team planned a strong metaphor that expresses connectivity through the use of 'membranous' vernacular in a distinct collection of textures and modules. The visually-apparent and attention-grabbing dramatic effect is met with the hero metaphor of a sprawling network in the ceiling installations, formed with tensile and metal suspenders.

Contextualising this illustration is the fluid language that speak of a connected network, weaved in a harmony of strong contrasts and subtle insinuations at various surfaces. There is an imaginative array of 'membranous' patterns on carpets, glass balustrade, acoustics treatments, frosting patterns, surface laminates and more.

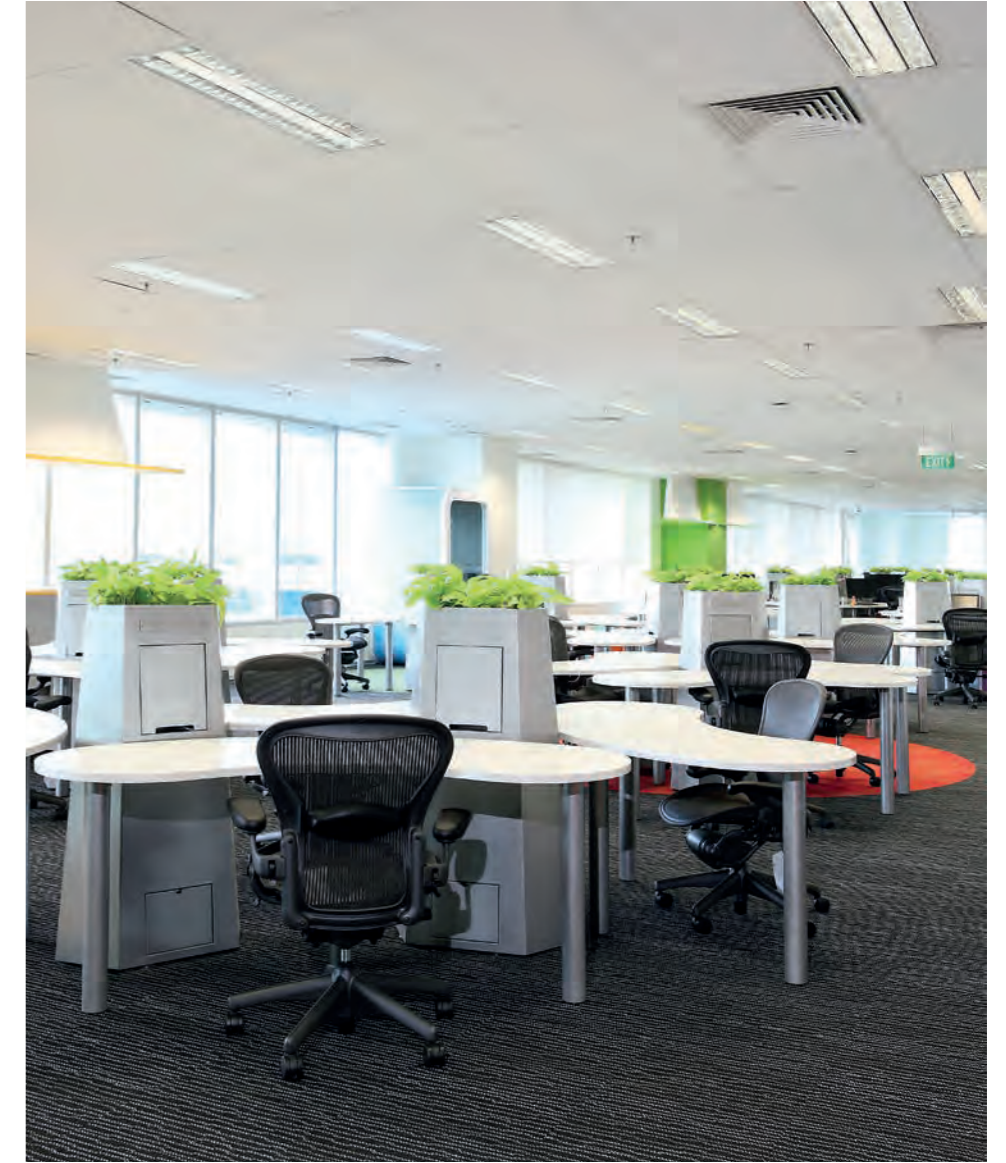
TOP: Green, vibrant acoustic panels in the 28-pax boardroom matches the striking carpet patterns.



ABOVE: A solid staircase is erected at the heart of the circulation to connect the two office levels.



LEFT: Barrisol tensile in the form of membranous pattern stretches over the ceilings along the corridors and at the public areas.



RIGHT: The organic workstations are custom made and speak of the 'connectivity' theme.

The other design elements that signify network and expansion in various forms are also distinct. The simple narrative of trees and chairs at the cafeteria faithfully echo the metaphor of a connected network. Even the sinuous corridor carpets speak of the same language. These elements work together to build an immersive story of connectivity.

A CONNECTED JOURNEY

For a space with such a rich narrative, the team pays incredible attention to creating a coherent experience throughout.

At the entrance on level 17, users are greeted by the reception via a prominent counter and distinctive floor markings. The floor's curved direction intuitively leads external guests into the visitors' lounge, boardroom and meeting rooms at the back of the lobby.

To open access from one storey to another, the team planned a solid staircase right at the centre of both levels, which further amplifies that connectivity is also the heart of DB&B's planning strategy.

Here, tensile membranes are vertically stretched and glides through the double volume staircase, creating a dramatic impact that visibly links the two levels.



ABOVE: The large cafeteria serves as a townhall when needed and plants brighten up the spaces whilst connecting with nature.



CONNECTING PEOPLE TO PLACES

Given the younger employees' demographic at Garena, DB&B created a variety of spaces that breaks the monotony of desk work.

The general work area is an egalitarian space where desks are laid in an open plan. Privacy was a key consideration for those who prefer to work in a focused environment, thus phone booths, focused rooms and semi-open collaborative spaces can be found strategically within the clusters of workstations or 'neighbourhoods'.

Custom made bean-shaped workstations are another feature that speaks of connectivity. At the work area, one workstation is connected to another in an organic pattern that surrounds a central cable tower. These cable towers are customised to house data and connectivity points for the users to share.

DB&B also provided common facilities for Garena's employees to relax and rejuvenate. Tucked in a corner of their work area are nap and massage rooms. Apart from the tea points located at the heart of the work area, users may relax at the sunny cafeteria and games room.

To boot, the cafeteria features a sweeping view of lush greenery at Singapore's prime research and development complex, visually connecting the outdoor in and the indoor.

TOP: Amenities are aplenty in Garena's office – Naps rooms are available for staff to recharge during lunch and after office hours.



BEYOND SKIN DEEP

THE PURPOSE-DRIVEN SPACES AT
NU SKIN CLEARLY DESIGNED TO ECHO
THE COMPANY'S BUSINESS OFFERINGS



NU SKIN
MALAYSIA | 8,000 SQUARE FEET | DESIGN & BUILD



TOP & BOTTOM: Double-helix structures at the show room area reflect Nu Skin's focus on research and their nature of business.



Famed for their premium-quality anti-aging products and unique business approach, Nu Skin's business has grown to over 50 international markets in a span of 32 years.

As Nu Skin's operations is built on a direct-selling and distribution business model, it is pivotal that the space caters to the interactions between their customers.

A CUSTOMER DRIVEN SPACE

Nu Skin's 8,000 square feet space in the heart of bustling Kuala Lumpur play hosts to a variety of spaces. These areas have specific purposes that cater to their customers. Upon entrance, visitors are welcomed by a spacious reception that opens up to a product display and consultation areas. This is an open and high-interaction space where distributors could connect with each other and conduct product presentations to new customers.

Understanding that education is key to experience Nu Skin's product, there are also consultation rooms and meeting rooms that cater to smaller or one-to-one engagement sessions. To experience Nu Skin's products more intimately, Nu Spa is created and tucked away for privacy. This is where all Nu Skin's products are on display for testing purposes whilst providing a quiet space for staff to engage with the clients.

RESEARCH DNA

'Polished and Consistent' are the words to describe the overall feel of the space. Nu Skin has a reputation of being scientific and research-based. To capture this, DB&B uses high-gloss and solid materials such as glass, marble and stainless steel. The tall double-helix installations in the showroom area further support a clinical impression.

Essential to global corporations like Nu Skin is the consistency of experience throughout all their spaces. As their designer, DB&B is aware of this and applied Nu Skin's identity in the graphics and colour palette that can be found throughout the space.

Because this is a people-centric space, a "Wall of Fame"- staple to any Nu Skin's space around the world- was dedicated at the showroom to feature high performing distributors.

ABOVE: Marble surfaces are used extensively in the Nu Spa area, where customers can sought consultation from the experts.

ACCELERATING INTEGRATION

TOWER TRANSIT'S FLAGSHIP
BUS DEPOT PLACES EMPLOYEE
WELL-BEING AS PRIORITY

TOWER TRANSIT
SINGAPORE | 37,000 SQUARE FEET | DESIGN & BUILD



ABOVE: Meeting rooms are fitted with operable walls and can be extended to form a training room.



When Tower Transit became the first bus operator to be awarded Singapore's Government Bus Contract, they wanted to ensure employee welfare is made a key focus in its recruiting efforts. To manage its Singapore operations, The London-based firm needed to fill up 750 bus captain positions over the course of six months.

With that in mind, integration becomes a priority. Externally, Tower Transit will be integrating with the existing public transportation in Singapore. Internally, there is a need for rapid integration between the new captains, employees and workers. For this project, DB&B worked hand-in-hand with Tower Transit to design a bus depot that focuses on integration and building a healthy community.

TOP: A touchdown space that connects to the pantry allows for impromptu discussions.



UNIQUELY SINGAPORE OFFICE

Operating from the new Bulim bus depot, Tower Transit's large facility covers 10 hectares and can accommodate up to 500 buses. It is fully equipped with refueling and bus maintenance facilities, while the office, staff recreational area and cafeteria is located at the depot's main building.

Welcoming visitors and employees at the office reception area is a unique feature wall made of various sized rectangle blocks. These form the outline of the Singapore Island. The significance of the design feature is salient as it is a mark of Tower Transit's success as the first foreign bus operator to enter the competitive and highly regulated Singapore market.

DB&B also brings the concept of 'Garden City' – Singapore's famous moniker – into the office design. At various pocket of spaces, potted plants give rest to the eyes and create a lively environment.

INTEGRATED REST AREA

As bus captains have to undergo up to 60 working hours per week, well-being is the biggest consideration when designing the staff recreational area and cafeteria.

The dedicated 12,000 square feet area houses a variety of staff facilities, including a canteen dining area, a lounge area, internet kiosks and lockers. A key amenity – the rest area with day beds, allows captains to recharge after a long day of driving.

The lounge area is also furnished with foosball and ping-pong tables and staff can engage in games at the casual lounge.

Taking advantage of the large window, the seating area is a perfect spot for users to rest while basking with natural light.

TOP: A recreational lounge with cosy furniture is dedicated for bus captains to relax and engage with each other. **BOTTOM:** Bus captains can utilise the rest area before or after their shifts.

TOP: The spacious canteen can host over a hundred drivers during their break time.

ALL ABOARD

TURBOMECA'S NEW OFFICE IS ALL ABOUT BALANCE AND EQUALITY



TURBOMECA
SINGAPORE | 33,000 SQUARE FEET | DESIGN & BUILD



TOP: Neutral colours and simple forms are applied in various areas to express Turbomeca's identity.

BOTTOM LEFT & RIGHT: Touch down spaces for collaborative or individual work are abundant at the cusps of work areas across the three floors.

Turbomeca is the world leader in helicopter engine. Its Singapore-based subsidiary recently moved to a new location in the Seletar Aerospace Park to support its customers in the Southeast Asian region. The 33,000 square feet new building adds capacity for the maintenance of Turbomeca engines and also houses a qualified technical training center.

For this project, DB&B created a warm and open office for the multicultural and multinational users. The aim is to have an office that everyone can relate to and take ownership of. With the knowledge that the building receives a lot of daylight due to its location on a flat site, DB&B used colours and simple forms to express Turbomeca's identity. This results in a unified look and feel across all three levels.

BALANCE & EQUALITY

When users come into the office, they will instantly notice the abundance of light overflowing from the large windows. As the interiors receive a lot of natural light, the warm but reserved colour palette seems to fit perfectly in setting a balanced workplace.

There are various departments and business units housed under one roof, so connectivity is the central to the planning. To connect these departments, a central internal staircase is built to navigate the multilevel building. Levels 1 and 2 host open offices, collaboration areas, training rooms and other enclosed offices. Apart from the collaboration areas and open office, Level 3 also features a large pantry area.

Planning wise, DB&B designed the space in an egalitarian way. Apart from the Managing Director office, no other enclosed offices 'own' a window to themselves. In effect, this creates bright open spaces. DB&B also

planned for collaborative areas to be shared among a few workstations. With trellis demarcations, light may flow seamlessly to the core of the space.

COMMUNAL SPACES

In the office, the availability of various breakout and touch-down spaces further facilitate internal collaborations at work. The cool palette of blue and white are cleverly chosen as a neutral background to the multicultural team and their collective activities. The colour also serves as a reminder of Turbomeca's brand identity.

In contrast to the cool palette at the work stations, the pantry at level 3 features a colourful fabric backdrop and playful furniture to create a sense of whimsy. This pantry is the main community space for users to celebrate internal events.

The large pantry also opens up to an outdoor deck that presents an unblocked view of the Seletar private airport. As the airport is a few buildings away, users may catch a close up sight of private planes landing and taking off from time to time. This postcard perfect deck is further furnished with colourful outdoor furniture to invite users to step outdoors and chill.

GALLUP

GOOD TO GREAT

IT'S DESIGN SYNERGY FOR THE GALLUP OFFICE

GALLUP
SHANGHAI | 6,200 SQUARE FEET | DESIGN & BUILD



TOP: Marble counter and timber panel wall finishes are used in the pantry to achieve the look and feel of the design.

BOTTOM: In the event that all meeting rooms are occupied, informal discussions can be held at the open lounge area.



Gallup, one of the world's leading business consultancy firms recently expanded to open a second office at the Shanghai International Commerce Centre. Located at the heart of Shanghai, the office is a bustling hub that hosts a high volume of interactions.

The designer, DB&B, was successful at combining professional and functional features with hospitality touches. The result is a cohesive space that further complements Gallup's stable image.

GOOD IMPRESSION

At 6,200 square feet, the space needs to be designed to host maximum interactions without deviating from Gallup brand's exclusivity. The challenge was to marry hardy and utilitarian materials with elegant finishes. Not only DB&B rose to the challenge, they did so hospitably.

Welcoming visitors to the Gallup space is a warm impression produced by the synergy of timber and bright light. Here, users' eyes are directed towards the reception desk. Resembling an art sculpture or a precious piece of jewel, the marble counter is wrapped inside a glass casket that hints slightly at the company's solid stature, exclusivity and security.

This impression continues to the general work area. Complementing the lightness and warmth at the entrance, Gallup's work area is open to facilitate engagements and a wide array of activities. DB&B chose timber, glass and neutral colour palette that conveys the same look and feel.

TOP: The meeting cum training room with comes with various desk settings.



ABOVE: Glass panels used for enclosed rooms reflect Gallup's open learning culture and presents visiting clients a positive impression.

GREAT IMPACT

Located in a LEED Gold premise means that tenants have to comply with the building's sustainability regulations, especially relating to mechanical and engineering fittings. However, Gallup took this a step further by consciously opting for sustainable materials and finishes to minimise their overall carbon footprint. Afterall, this office is part of Gallup's commitment to creating a lasting impact in the business communities and the environment included.

As it covers a large area of the office, flooring choice is prime example. For the timber flooring, bamboo was chosen over imported hardwood for cost and freight efficiencies. Not only bamboo is more efficient to produce, it is also lighter and easier to transport as DB&B sourced for the materials locally.

Being situated in Shanghai, the centre of commerce in China, has its set of advantages when it comes to sourcing and producing design features. In addition to flooring, DB&B also chose locally sourced and often green certified materials such as electricals, adhesives and lightings. This effort has significantly reduced environmental, time and economic costs without compromising on the overall quality of Gallup's office.

RETHINKING SHARED SPACES

FORWARD LOOKING VISION FOR ROHDE & SCHWARZ'S REGIONAL HQ



ROHDE & SCHWARZ
SINGAPORE | 85,000 SQUARE FEET | DESIGN & BUILD



Can an engineers' office move away from enclosed offices to a more collaborative one without compromising their work? Can they look into the future without compromising their present needs?

Rohde & Schwarz, German communications engineering giant has been expanding its presence steadily in Singapore and was looking to set up their Asia headquarters in Singapore.

With an established relationship with DB&B since 2006, Rohde & Schwarz consulted the interior design firm to provide design advisory and construction services for the 85,000 square foot space. The driving force behind this large project includes executing efficient space-planning and maximising real estate to accommodate future expansion.

FOCUS ON NEEDS

For the Rohde & Schwarz employees, moving away from enclosed offices may be intimidating right off the bat. Hence, the DB&B team addressed the potential concern by educating the users on the benefits of flexible work models and shared spaces. To strike a balance between the users' needs and real estate savings, DB&B proposed an open office environment, which encourages a collaborative culture, in addition to fulfilling both sets of requirements.

Areas throughout the workspace are designed for individuals and group activities, which center on collaboration, interaction, deep-thinking and focused work.

Aside from the workstations laid out in an open concept, enclosed rooms designated for managers and closed door discussions are tucked to the core to allow natural light to flood into the workstations.

DB&B also offered modular workstations that allows staff to change their workspace environment as and when they desire.

RATIONAL PLANNING

On a macro level, the building was planned in a rational, yet dynamic manner that is easily understood by the client. Lower levels host spaces designed for the public while the upper levels host work areas and private meeting spaces.

At level one, the large cafeteria serves as a gathering space to foster a sense of community. Doubling up as a townhall, staff can use the cafeteria to hold internal events or announcements.

Level two hosts training rooms, boardrooms and other enclosed rooms in an efficient layout with one primary circulation. This rational planning aims to maximise the use of space, thus it was also applied on the upper floors where the general work area is.

TOP: The pantry and break out spaces are naturally illuminated with clear views of the outdoors.

BOTTOM: Quality environment for employees to mingle and brainstorm.

A VISUAL BALANCE

ORICA'S CORPORATE SPACE IS
TESTAMENT THAT LESS IS OFTEN MORE

ORICA
PHILIPPINES | 19,000 SQUARE FEET | DESIGN & BUILD



ABOVE: Orica's reception is a blend of white clean space with hints of earthy colours in the furniture and flooring.

With a company history stretching back to 1874, Orica has evolved into a global company with a workforce of over 12,000 employees. The company's operations in over 50 countries meant that creating a respectful and inclusive work environment remains a crucial consideration when it comes to managing its diverse workforce.

Orica is the largest provider of commercial explosives and blasting systems to the mining and infrastructure markets, the global leader in the provision of ground support in mining and tunneling, and the leading supplier of sodium cyanide for gold extraction.

As a firm grounded by the principles of transparency, collaboration and performance, Orica was looking for an interior specialist who was able to reflect these values in their office space. DB&B rose to the occasion and took on the challenge. Taking reference from the company logo, DB&B sought to design a space which focuses on form and tension.

FORM AND TENSION

Decked in white with some hints of earth tones in the furniture and flooring, the reception presents a natural and fresh look-and-feel to the visitors. The use of predominant white also creates an impression of volume and vastness of the space at the reception area.

Here, design tension is created using a combination of curvilinear wave lines contrasted with straight lines on the same surface. The multiple layers of wave lines stretch from the ceiling to the walls, with cove lights sitting on the ledges that add spark to the space.

Together, the colour and finishes of the furniture and floor with the extensive white canvas walls and wave like characteristics form a harmonious tension. This subtle contrast is then applied throughout the space and becomes a defining feature in Orica's office.



TOP: White creates a stunning look when teamed with dark coloured finishes in the boardroom.

BOTTOM: High booth seating creates privacy during collaborative work sessions.



As the key client-facing space in the office, the boardroom is injected with intricate wall and ceiling details that immediately steals one attention. Similar wave lines create layers of textures on the walls while the trellis design on the ceiling creates a pleasant contrast without being too overpowering.

HARMONIOUS BLEND OF COLOURS

Stepping further into the work area will reveal the use of colours to bring life to the space.

The operational spaces are a harmonious blend of the practical – clean, modern workstations – and the vibrant – collaboration booths in saturated shades of colours, dark timber trellis as partitions between adjacent breakout areas, as well as storage spaces which double up as a writable whiteboard surface in pops of blue.

The same idea is translated in shared spaces like the pantry. A variety of high counter, dining and coffee tables are provided while ocean inspired graphic walls and vibrant soft seating is the perfect ambience for staff to take a break from work and soak up sunrays even when indoors.

Overall, the clever use of colours and forms contributes to the visual balance achieved in Orica's office.

TOP: Staff can relax and dine in the pantry while enjoying a panoramic view of their surroundings.