EVOLVING STAFF HOUSING

An Alternative Live-Work Space
In The Age Of Telecommuting

Yan Chen

Thesis Advisor:
Prof. Joel Kerner

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Syracuse University School of Architecture

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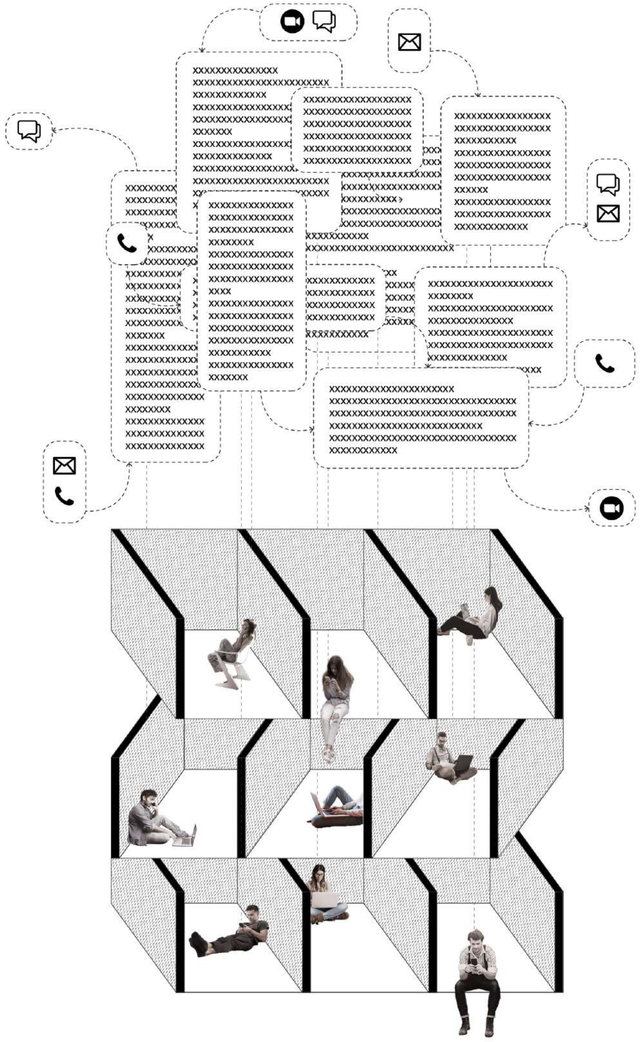


TELECOMMUTING

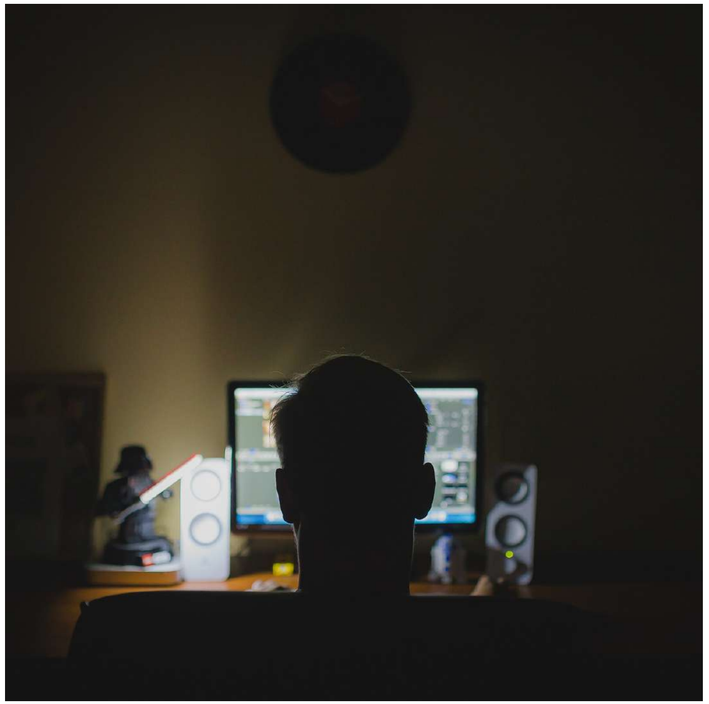
There is little doubt that most observers regard telecommunications as an integral part of their visions of the city of the future.

- Jack M. Nilles

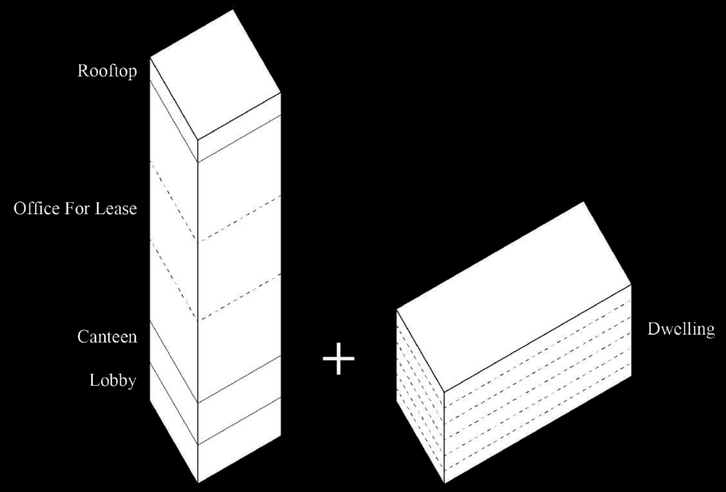
Modern telecommuting is made possible due to the invention and development of the Internet and the widely use of social media.

DOT-COM COMPANY
(DOTCOM)

While telecommuting at work is often thought of from the perspective of an employee, telecommuting deals profound changes to employers just as much. Belong to the family of internet companies, dotcom companies conduct business primarily through websites. They embrace the Internet as the key component in their business. In this thesis, the alternative live-work space is imagined through the lens of small to medium sized dotcoms, As most or all of a dotcom products or services are displayed, marketed, sold, and supported via the Internet, therefore it can make the most benefit out of telecommuting.

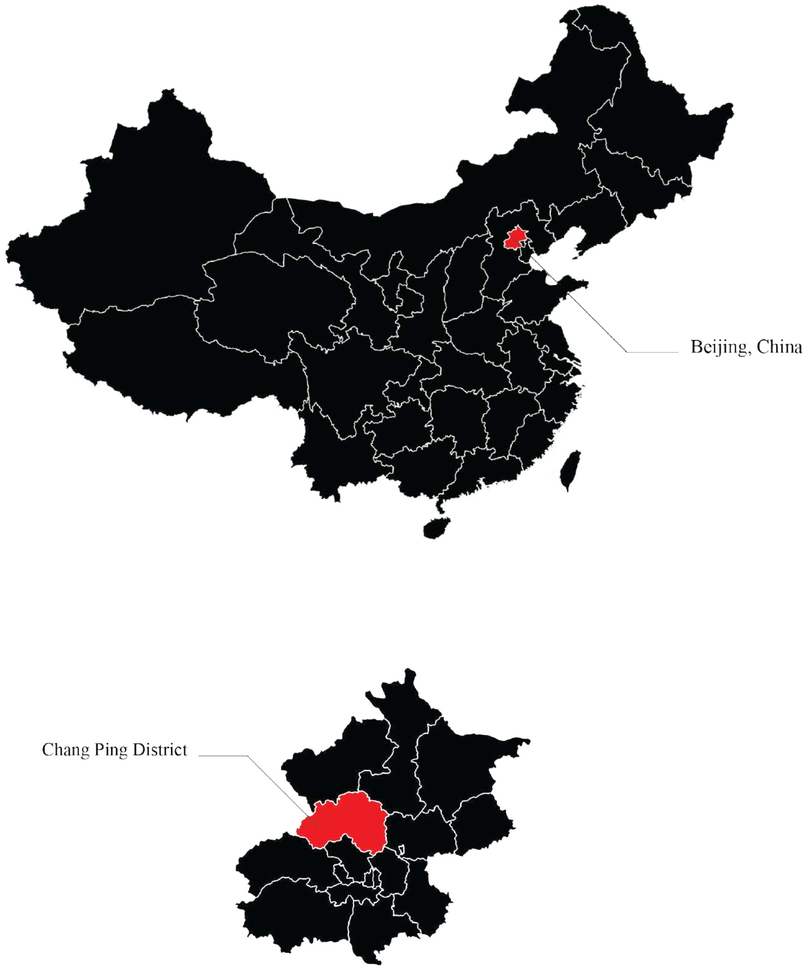


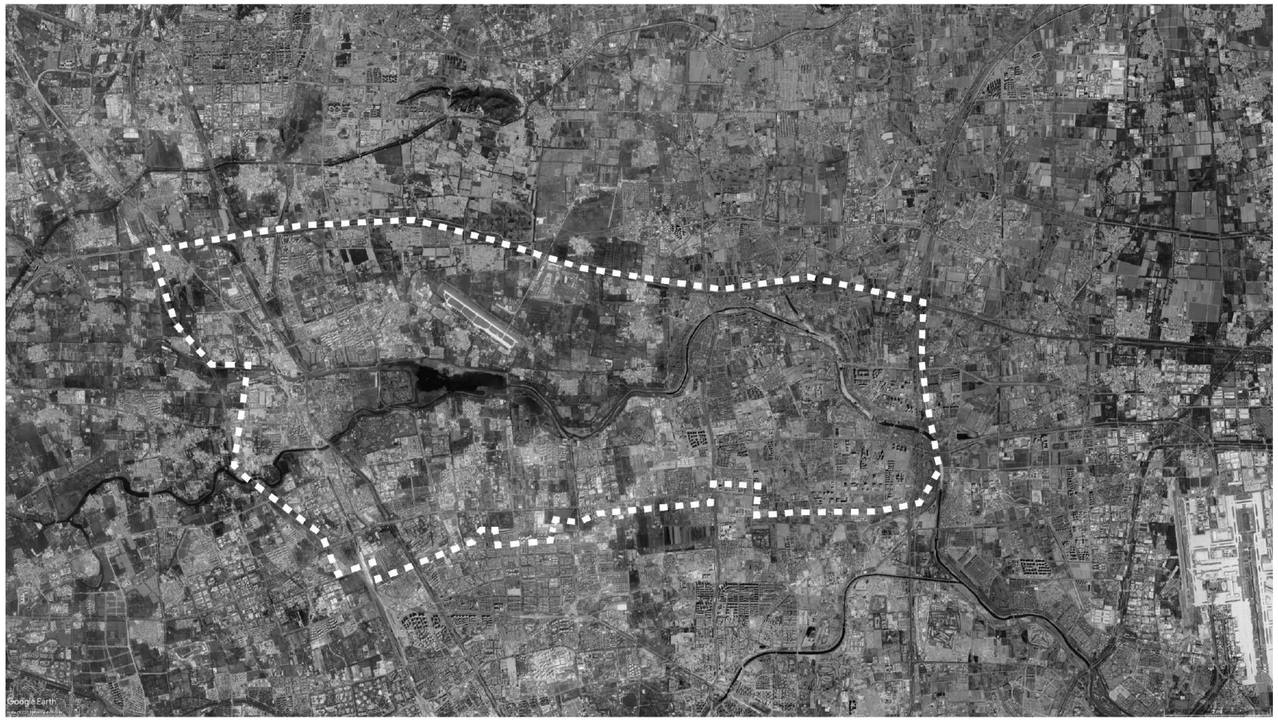
The outbreak of pandemic is accelerating the trend toward telecommuting and has opened up a world-wide experimentation on Working From Home as a means of telecommuting. A research conducted by Nicholas Bloom from Stanford University showed an astounding productivity boost among the telecommuters.



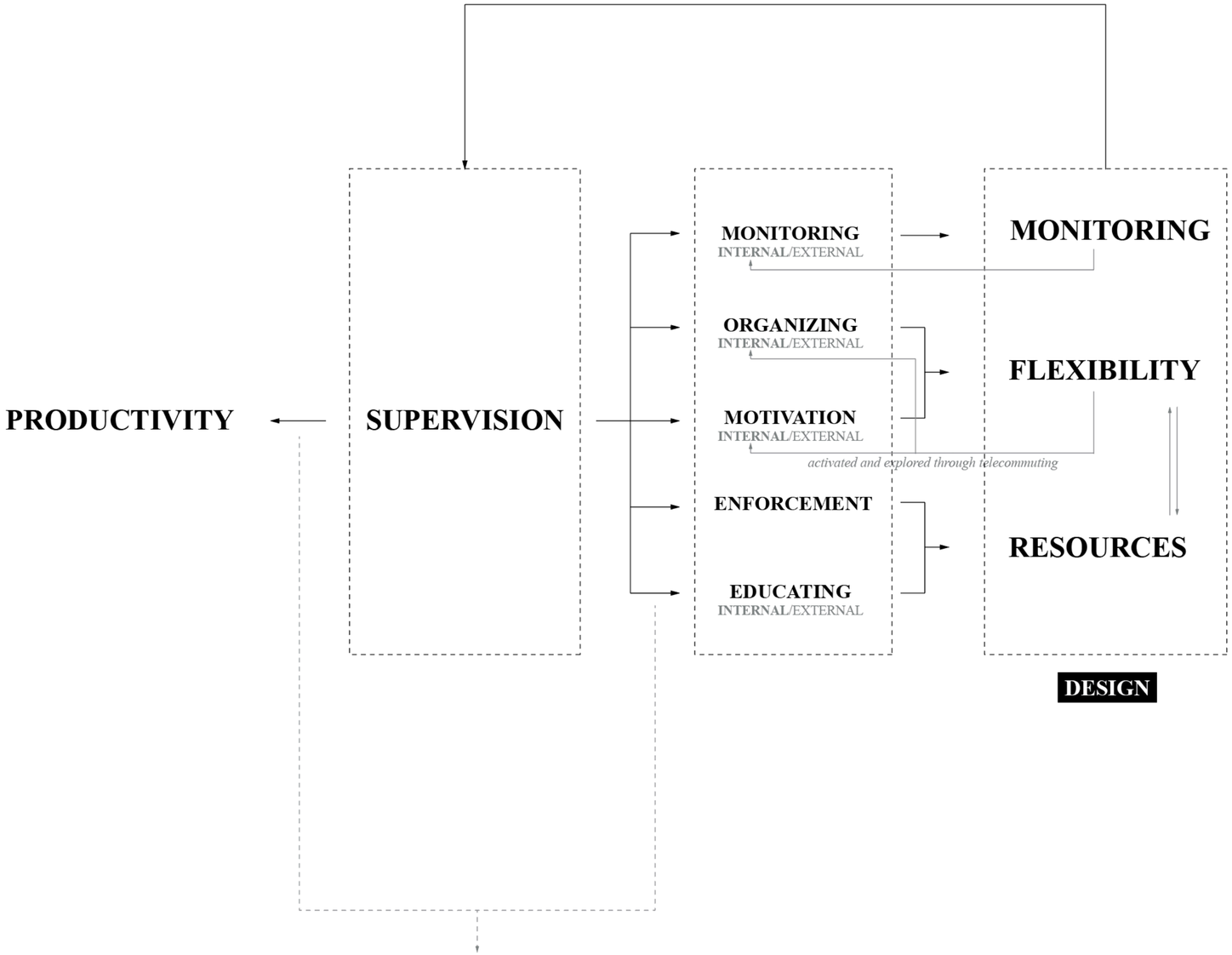
With such serendipity and innate advantage, dotcoms wish to further maximize their employees' productivity with proper supervisions.

This thesis speculates and critiques an alternative live-work space in the age of telecommuting with the design of a high-rise staff housing that facilitates efficient digital labor production for dot-com companies.



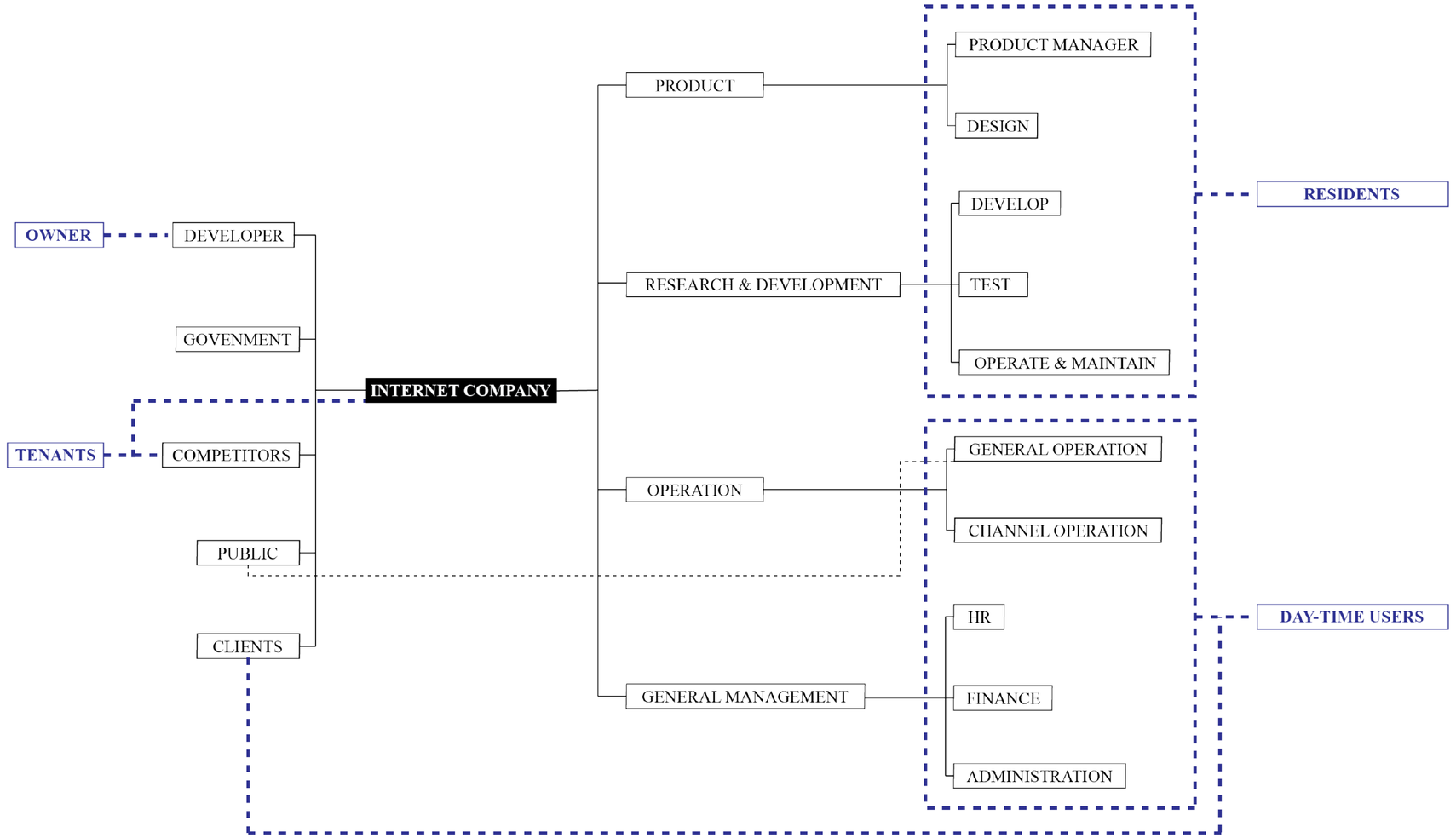


The prototype finds its testing ground in a new technological innovation park at the northwest Beijing, Changping district. This is an ideal site for the project as it incubates the future model of worksplace in the Internet-oriented industry.

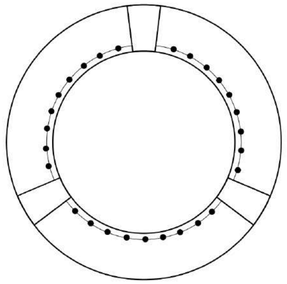


Katz, D., Maccoby, N., & Morse, N. C. (1950).
Productivity, supervision, and morale in an office situation. Part 1.

Research shows a direct relationship between proper supervision and productivity. Supervision has to do with monitoring, organizing, motivation, enforcement, and educating. The internal part of organizing and motivation can be activated and developed through working with flexibility. Accesses to resources are highly associated with the quality of supervision. Therefore this project seeks to achieve supervision with architecture in three ways: monitoring, providing flexibility, and resources.



The overall organizational structure of a dotcom suggests a clear distinction between the core develop and general logistic teams. Housing is provided to those who output invaluable digital labor to their companies.



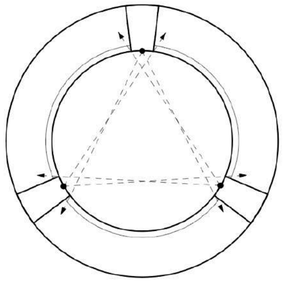
Originally inspired by Ponte City, as it is also situated within an urban context and practicing high-rise residential housing. The architecture presents itself with an evolved typology and programing.

Inspired by Panopticon, monitoring in the prototype is evolved and achieved in two ways: day time surveillance cameras, and peer supervision. The circular layout minimizes the number of surveillance cameras needed in the building. With the same layout, supervision is performed mutually among employees.

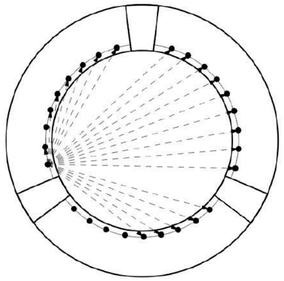
Inspired by the collective living and the flexibility of dwelling arrangement of Fujian Tulou, the project provides flexibility to its residents in both living and working time.

Inspired by the the site plan of Apple Park, the building exchanges invaluable resources and amenities through its central atrium.

MONITORING

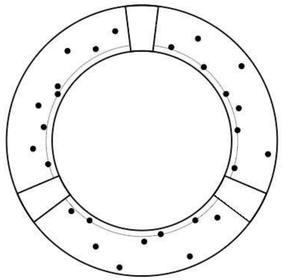


SURVEILLANCE CAMERAS

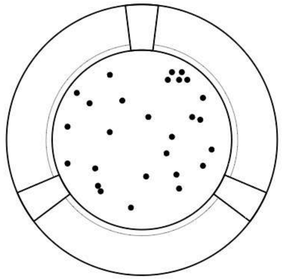


PEER SUPERVISION

FLEXIBILITY

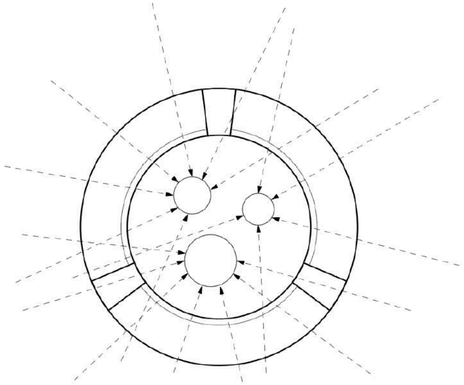


FLEXIBLE WORKING MODES

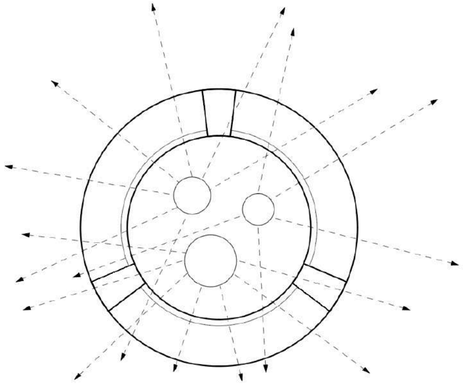


COMMUNITY LIVING

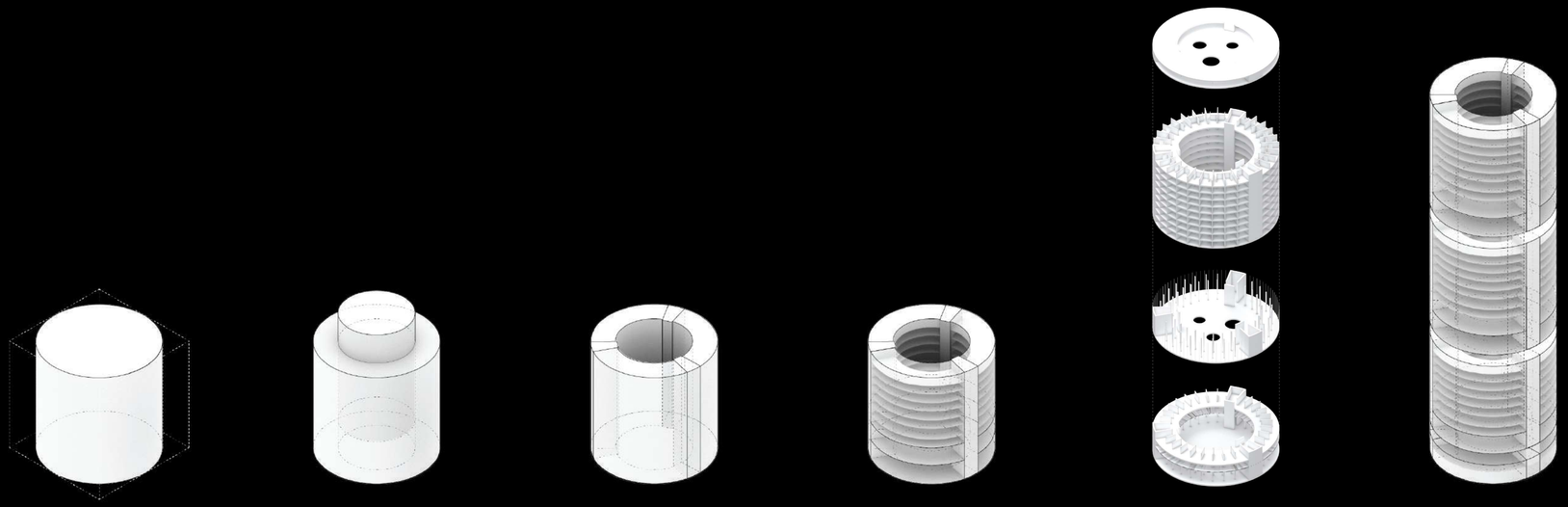
RESOURCES



RESOURCES FETCHING

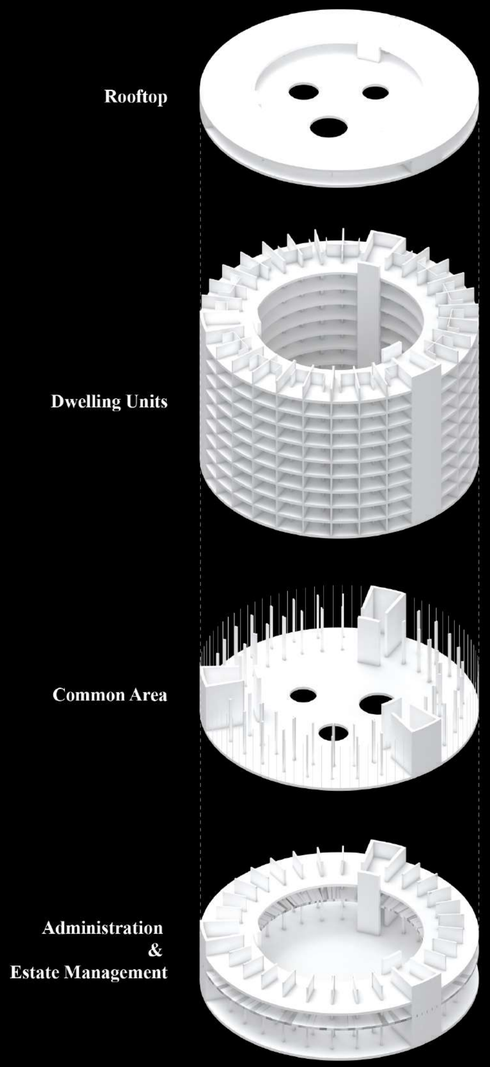


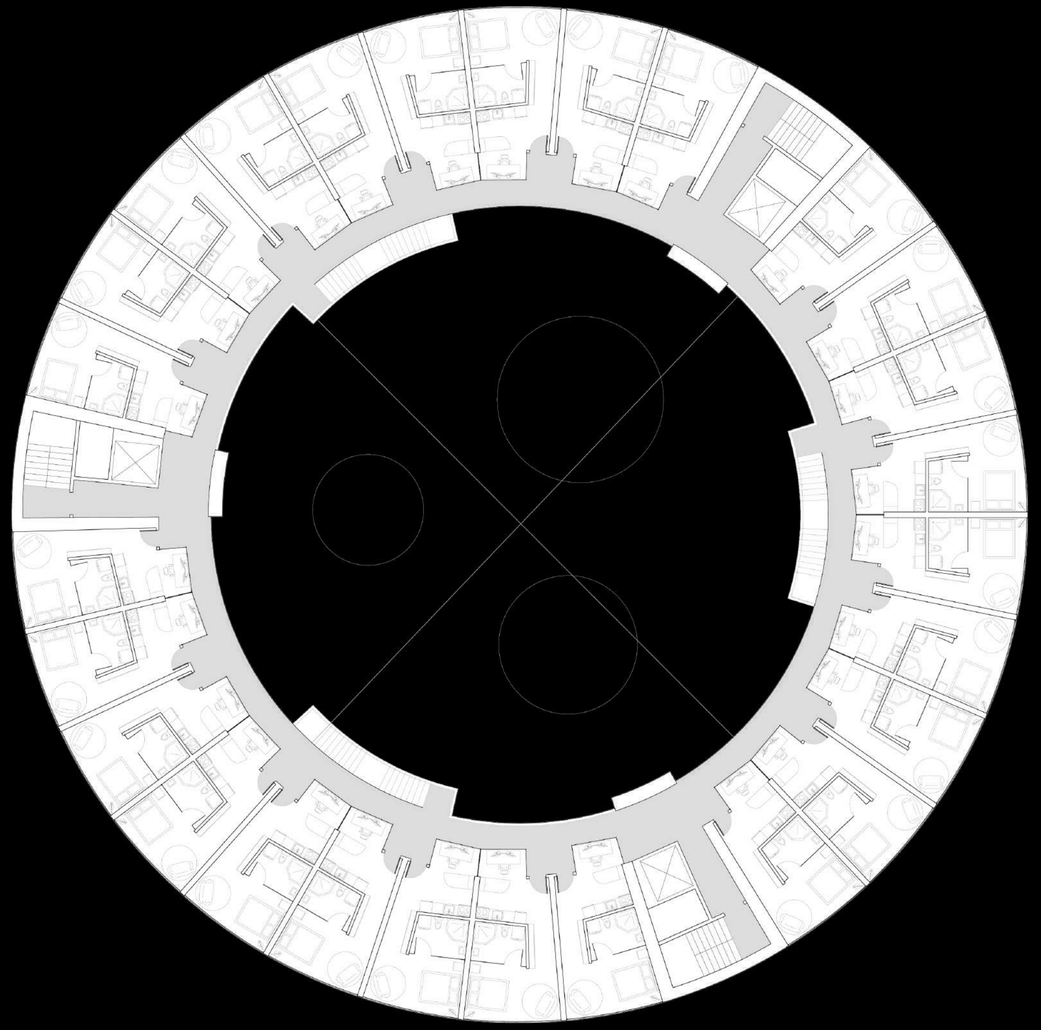
RESOURCES DELIVERING



The form finding follows the methods in which architecture practices monitoring, providing flexibility and resources. The prototype takes on a high-rise structure to meet the urban context of the site.

MONITORING


Rooftop
Dwelling Units
Common Area
Administration
&
Estate Management



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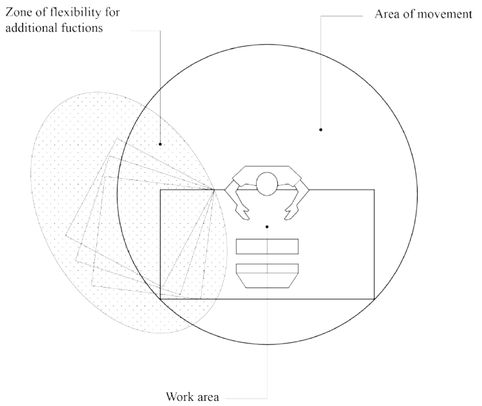
DIGITAL LABOR

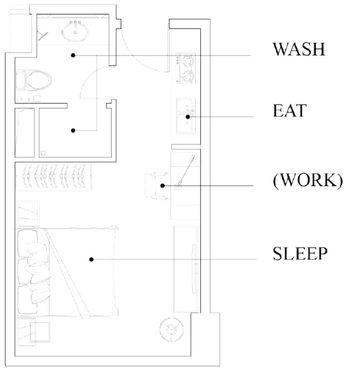
For dotcom employees, having access to the Internet and proper technology is sufficient for them to complete their work. Working remotely encourages employees to fully embrace the potential of their capability, as well as optimizing the allocation of their personal time.

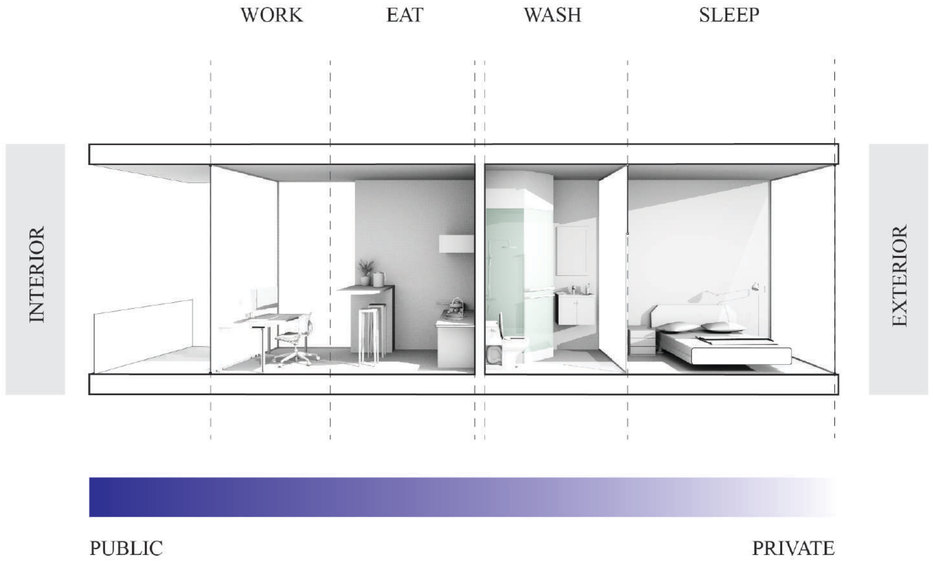
Statistics shows a continuously increasing amount of telecommuters, a large number of them work in the internet and IT industry. The desire of working from home leads to the need of designated working area in living space.

Statistics shows that the traditional mode of commute in Beijing is extremely time consuming and inefficient for both employees and employers. If employees live at where they work, they will have more personal time to allocate. The overall flexibility in time management will increase. Therefore, they will be able to contribute more to the digital labor production.

FLEXIBILITY

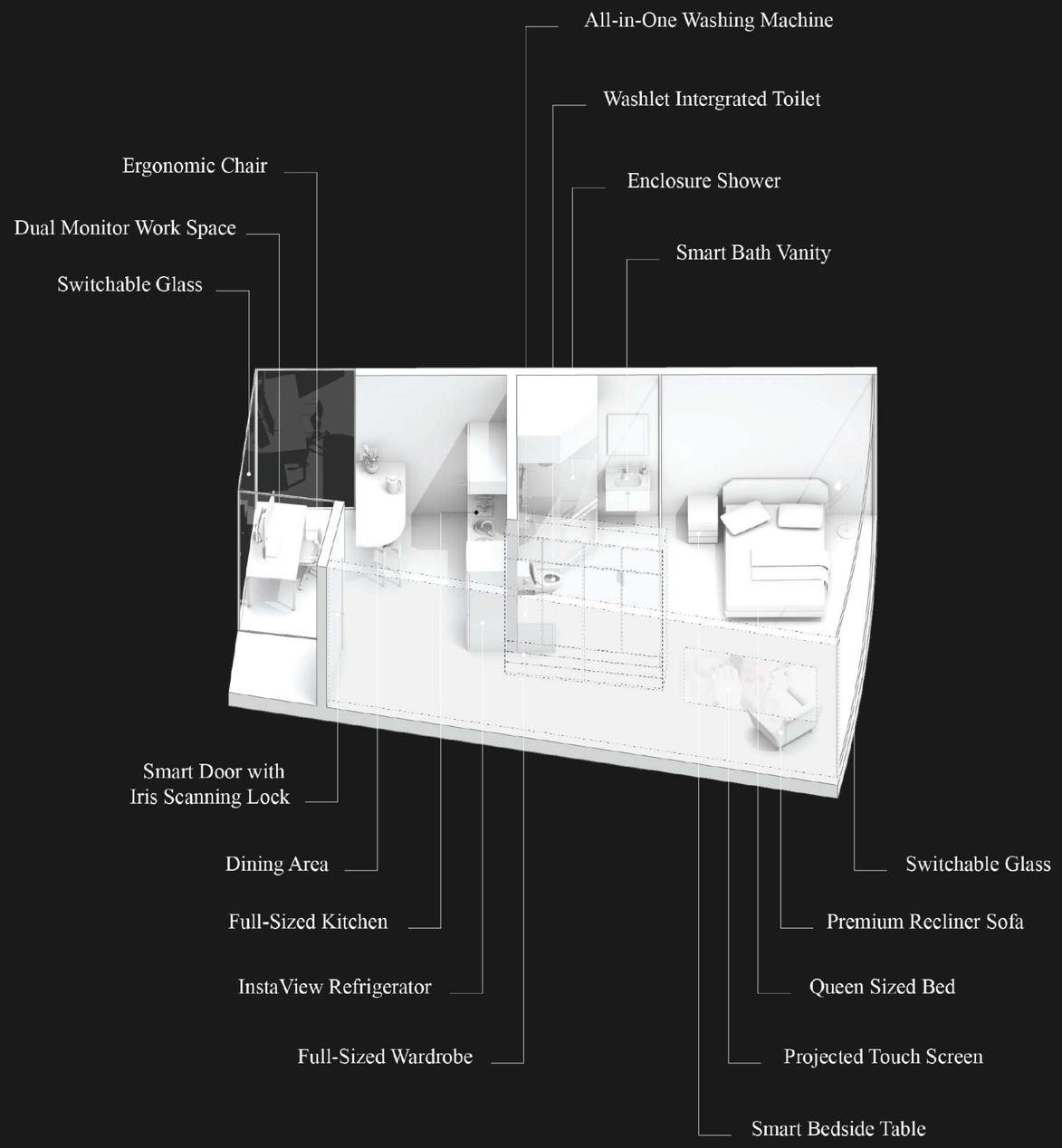




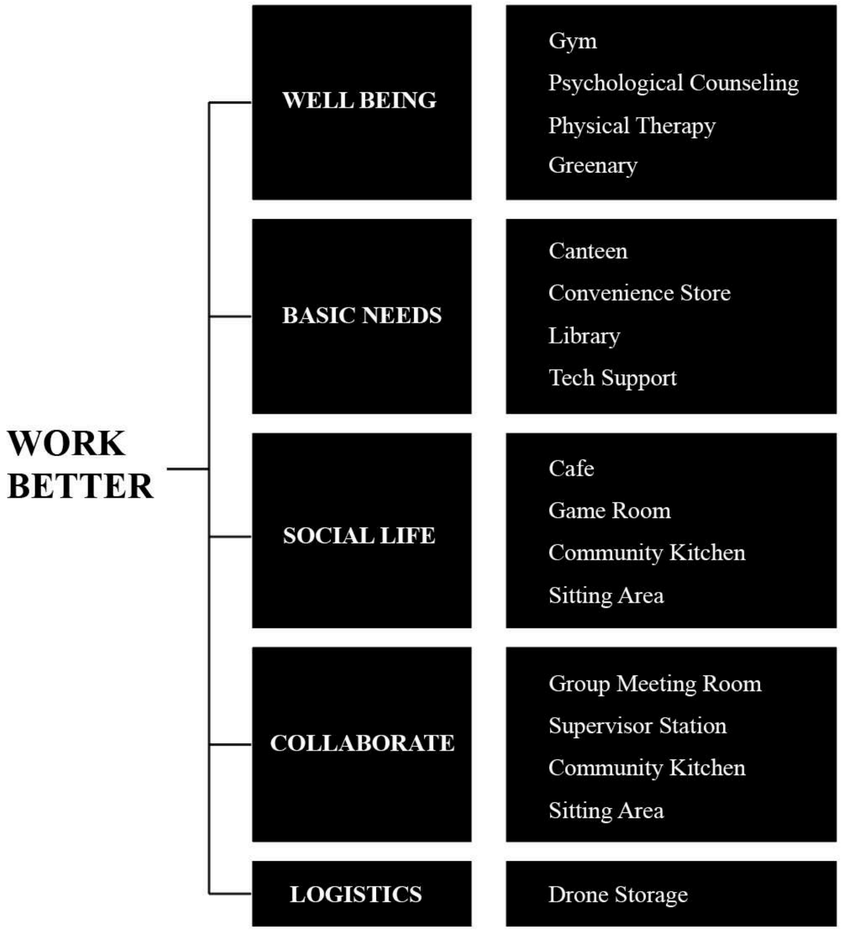


Each dwelling unit is equipped with a working station that complies with the ergonomic workstation standard. Each unit is designed based on the layout of staff housing unit of one of the most respected companies in China-Glee. The architecture values employees privacy. Monitoring only is practiced within areas that are not considered private.

FLEXIBILITY

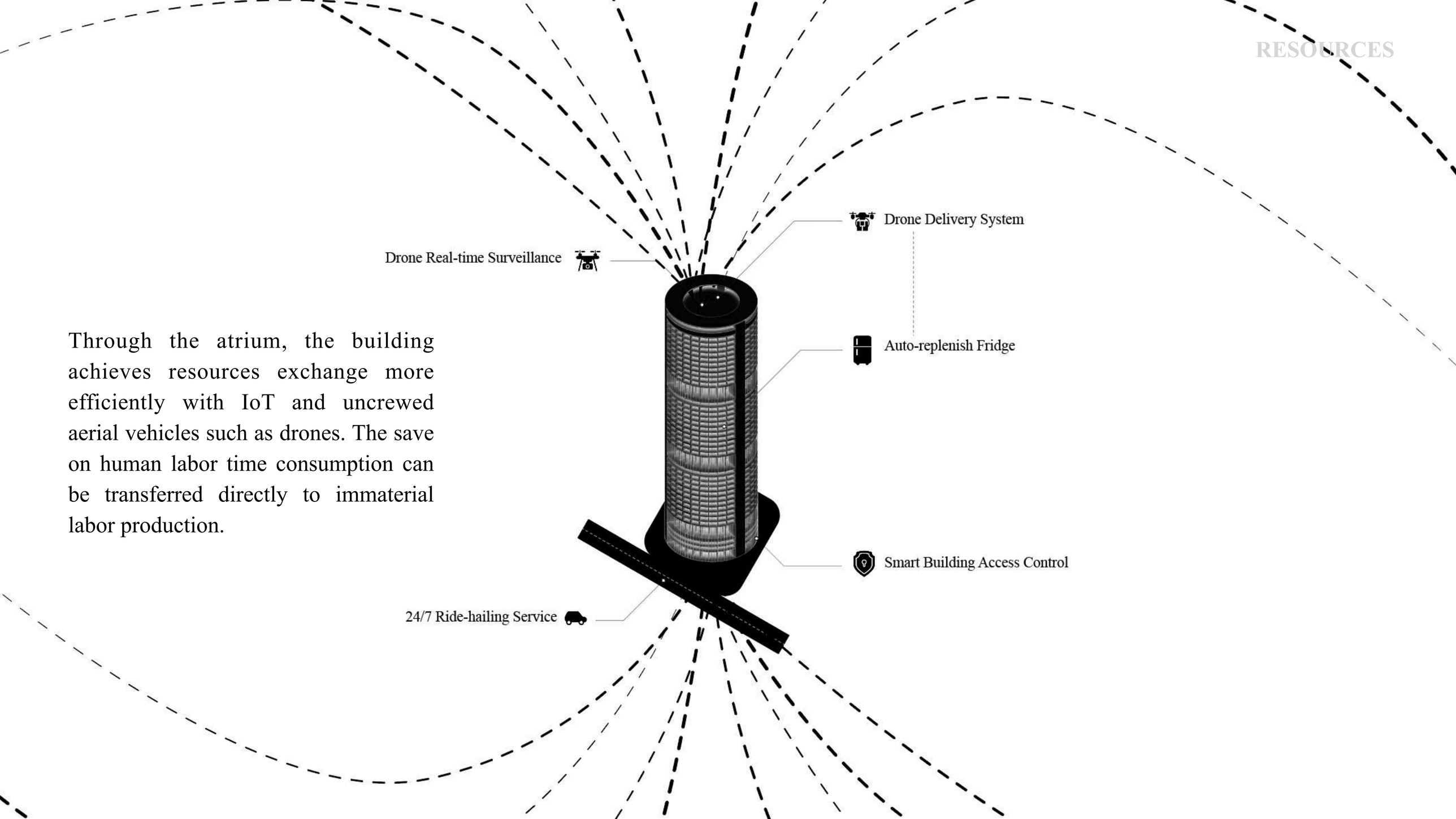


Besides the work station, each unit is fully furnished based on the smart home system in order to accommodate various needs of employees, With such flexibility provided within one living unit, each employee will be able to focus on digital production, as the overall satisfaction of living increases.

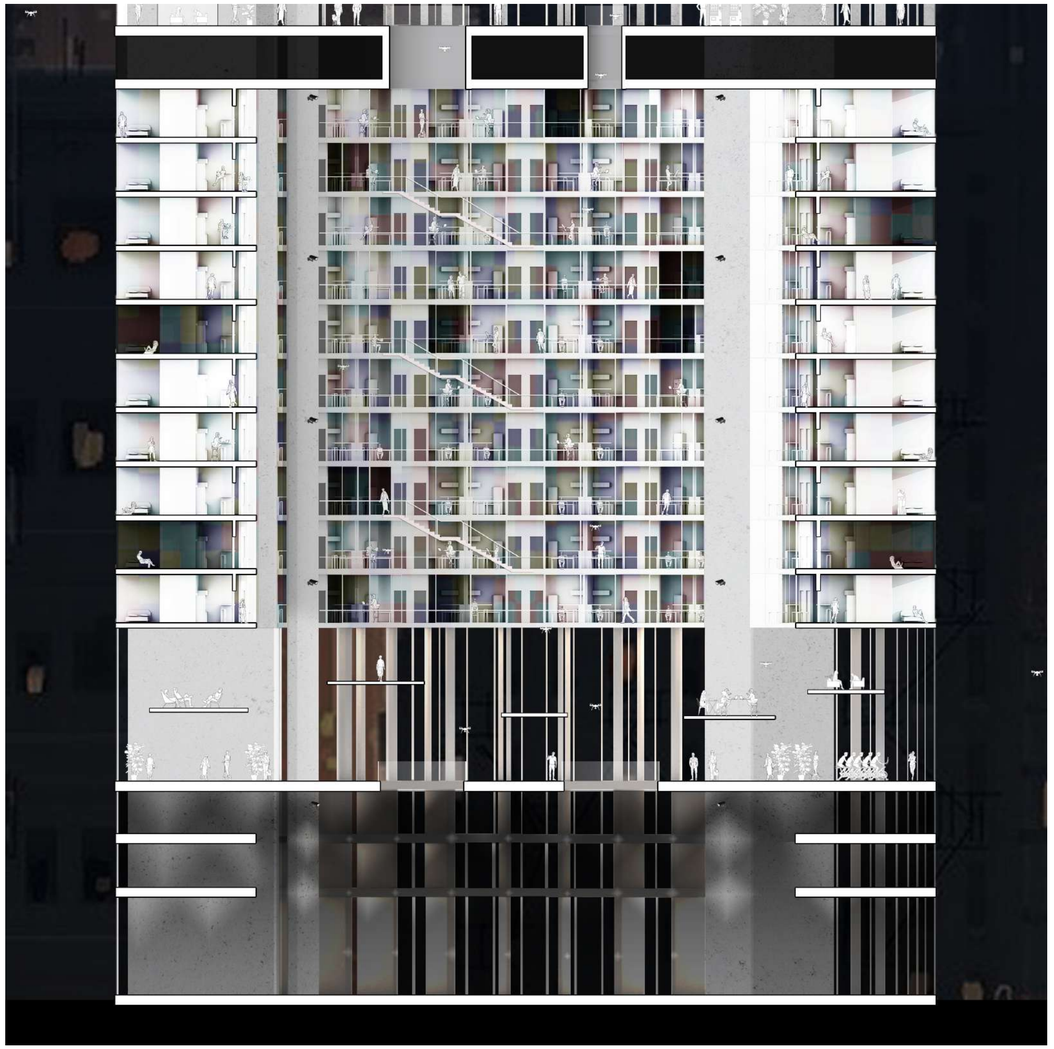


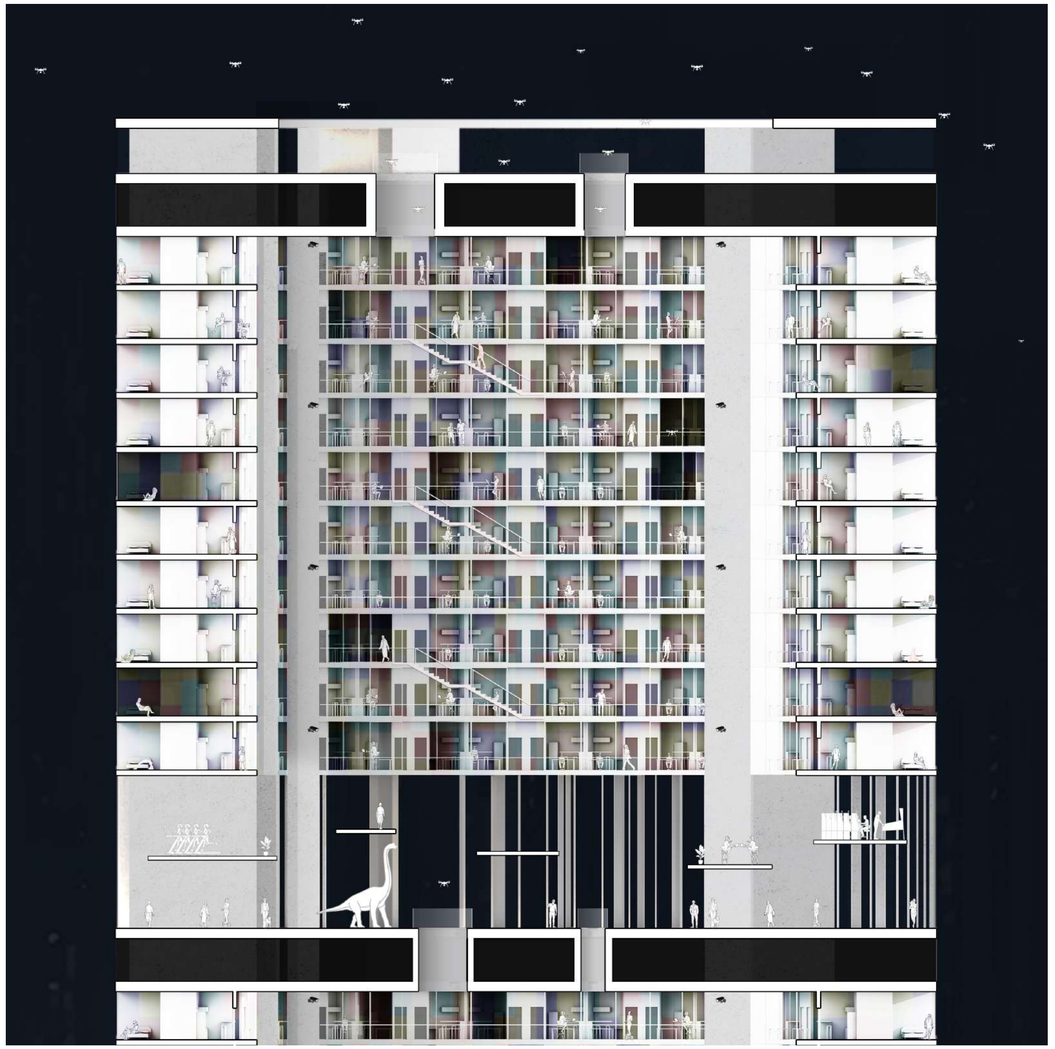
Enlightened by google headquarters, the project aims to provide a vibrant live-work space that encourages employees to get benefit from. Within each 10 floors, there is a common area where entertainment, collective working, social and life supports are provided. With such set up, employees obtain work life balance in a shared environment. This helps increase the overall satisfaction and allegiance of employees, and contribute the productivity in a long term.

Through the atrium, the building achieves resources exchange more efficiently with IoT and uncrewed aerial vehicles such as drones. The save on human labor time consumption can be transferred directly to immaterial labor production.



In a long term, this typology significantly mitigates the road traffic and revolutionizes the allocation of resources in the future Beijing.





Building Sections