

THE ESTATES

MAGAZINE

5 INDUSTRY
EXPERTS
SHARE THOUGHTS

FEATURE ESTATE
**PALM LAKES
FAMILY ESTATE**

**THE MODERN
+ OFFICE SPACE**
DESIGN INSPIRATION

+ MUCH MORE

LAUNCH EDITION
free to a good home

THE MODERN OFFICE SPACE

Union3 combined the work space of two complimentary companies into one to make it practical, functional and workable.

NEIGHBOURHOOD

Ballito, KZN.

STATS AND INFO

Size 675m²

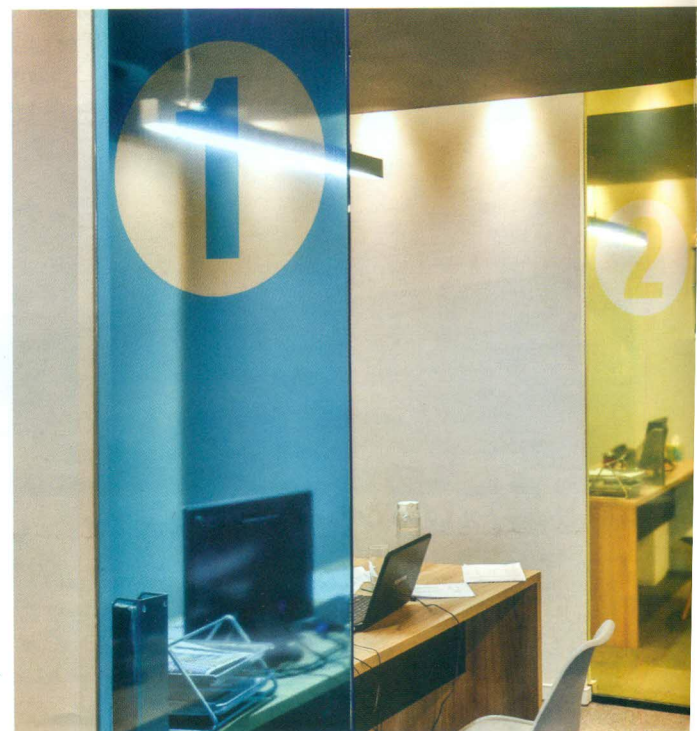
Duration 10 months

No of Offices 11

The numbers 32 desks, 2 meeting rooms 1 boardroom and 77 chairs

It's not just homes that need attention to detail and an injection of inspiration and innovation. Done correctly, an office space can become an extraordinary area that is accessible, inviting and functional. In our first article on featured spaces we look at the work done by Union3's Interior Design team at Lifestyle Centre's new offices in Ballito. Union3 worked closely with

the project team, including owner Bruce Rencken, Murray Loder, Evolution Architects and Construction ID. The current space was completely gutted down to its basic shell and the team decided to use the exposed ceilings, influencing an industrial look and feel that was gently maintained throughout the space. Part of the brief was to join two companies that work under the same umbrella but allow them to function separately. This was achieved by encouraging natural flows and separation using office furniture combined with smart spaces. The team wanted to create a work space that the employees would be proud of, a space in which they would have an enjoyable working experience and ultimately enhance productivity. The use of comfortable and functional furniture allowed the staff to be comfortable while the space needed to be transparent to create a feeling of openness. This was done cleverly with design layout and the use of glass. Colour was used in certain elements to inject Lifestyle's brand identity. With a particular attention to detail, excellent traffic flow, the use of materials and texture, and general ergonomics of the office Union3 believes this premium office space became home away from home for the client and is a great balance between functional and striking.







Above simple design and the use of functional partitioning and storage creates workable areas for staff. **Right** Union3 introduced quirky design elements to liven up the office and inject "out the box" thinking. **Below** The boardroom has a modern, corporate feel to it but with factory style windows and wooden finishes - making it more industrial than big city. **Opposite Top** The glass offices divided space well, while still making the overall space seem open and functional. **Opposite Bottom** The use of different chairs and finishes brought a uniqueness to the space that doesn't appear brochure-bought, but rather innovative and fresh.





INDUSTRIAL DESIGN PHILOSOPHY

The industrial trend has been around for a few years, but through our initial research and experience with the area, we found the North Coast has been a bit slow with catching onto the style. We believed the old Spur that we revamping for the office was going to lend itself perfectly to this style guide.

SO WHAT IS THE INDUSTRIAL DESIGN TREND ABOUT?

It's about proudly displaying the building materials that many try to conceal. It's about adding a raw, unfinished look to the most thoughtfully designed spaces. It's about selecting pieces that are as much about function as style. Used in loft apartments, modern homes and commercial spaces around the world, industrial design showcases neutral tones, utilitarian objects, and wood and metal surfaces.

The result: a "warehouse look" that combines a true industrial feel with a range of other styles, from the earthy to the polished. This look isn't just for "unfinished" spaces. In fact, many design enthusiasts who celebrate upscale interiors are incorporating industrial style into their homes through features such as stainless steel surfaces, metal light fixtures and vintage furniture. Retailers have helped foster a love of industrial design with their thoughtfully designed pieces based on specific furnishings of the past.

HOW INVOLVED WAS THE CLIENT?

Our client Bruce, was extremely involved with the design style of his office and we got super excited when we started to experience his phenomenal attention to detail. He unpacked all the design elements of the office which challenged and excited us as designers! ■

