

RNI No. 31940/77 Reg. No. MCS/124/2015-17 Date of Publication: 1st of every month. Posted at Patrika Channel Sorting office, Mumbai-400001 on 8th & 9th of every month

Inside Outside

THE INDIAN DESIGN MAGAZINE

www.insideoutside.in

ISSUE 356

MARCH 2015

₹100



**A home in Mumbai
designed by
architect Rajiv Saini**

Smart and Functional





The glass partition between reception and terrace brings in light, enhances space and creates an indoor-outdoor connect.

Pune-based architects Anjali and Ashwin Lovekar of Lovekar Design Associates along with their associate designers Sonia Bhat and Mrunalini Dusange employ simple design elements to create a smart and functional office for Revell Realtors in Pune.

TEXT: BRINDA GILL PHOTOGRAPHS: HEMANT PATIL, COURTESY THE ARCHITECTS

Our biggest challenge was working around the existing structure' say Anjali and Ashwin Lovekar of the 2,100 sq ft corporate office they designed for Revell Realtors. Located on the fourth floor, the site initially encompassed a 1,300 sq ft open to sky terrace and an 800 sq ft office space. This made it quite a task for the architects to seamlessly incorporate a part of the terrace into the interiors. Further, since it was the corporate office of a real-estate company, the architects felt it imperative that the design made a statement that would impress clients.

Given the site's features and the company's profile, the architects visualised an office of 1,800 sq ft and a terrace of 300 sq ft as a charming green space. Keeping the client's requirements in mind, they planned

a reception and lobby area; cabins for the director, partner, purchase department and one extra cabin; a conference and a reprographics room; workstations for the accounts department; a utility area and bathroom, while maintaining a sense of openness and paying attention to circulation for easy movement. Most of the original terrace area was incorporated into the interiors; this was achieved by extending the ceiling by using a fabricated MS frame. A narrow section was retained for landscaping that would hem the reception lobby and conference room to create a feeling of space and a sync with the outdoors.

The impact of an office with a difference is palpable as soon as one steps into the well-lit lobby and glimpses the landscaped terrace! With a neat reception desk, smart seating



Architects Anjali and Ashwin Lovekar



Mrunalini Dusange



Sonia Bhat



A landscaped terrace hems the reception lobby and conference room. Textured yellow wallpaper from the reception extends into the adjoining terrace wall, uniting both spaces.

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designed by Ashwin and a wall highlighted with textured wallpaper, the space is efficient and welcoming. Beyond the reception desk, partially screened by a narrow wall and vertical members, is the accounts department. 'We wanted to convey a sense of transparency for the accounts department. So it is set in the heart of the office, where it enjoys easy interface with other spaces. Its semi-open design, created by designing it as a



The terrace, with a pergola topped by toughened glass, a compact covered seating area, a parapet wall with plants and a green artificial lawn.



Smart seating, views of the landscaped terrace and a wall highlighted with textured wallpaper, make the reception lobby warm and welcoming.

cut-away cube, and surface treatment of a deep muted green pigment highlights its identity,' says Ashwin.

'We worked on one element at a time, starting with neutral colours. One led to the next, and gradually the family of muted colours, materials and textures built up,' says Anjali. So it was that the cabins came to be designed with a muted colour palette of white, beige and browns to create a calm environment; veneer, lus-

tre paint and back painted glass were used for fuss free maintenance; and brown matt-finished tiles were used throughout the office for uniformity. Concealed cabinets, opened by grooves as well as a walk-in storage unit for files (concealed by a veneer-finished partition) created clutter-free workspaces.

Brick walls have been minimised, with glass being used as much as possible for partitions and doors. Columns have been surfaced

with a pattern of veneer strips to meld them into walls and partitions. Glass partitions surfaced with film and with a pattern of thin bands, create a sense of lightness while offering privacy for the cabins. The glass partition between reception and terrace brings in light, enhances space and creates an indoor-outdoor connect. Glass panels (in place of solid partitions or walls) at the ceiling and floor levels add to the sense of space and link

office

'We worked one element at a time, starting with neutral colours. One element gave us a clue and led to the next, and gradually the family of muted colours, materials and textures built up.'



The large window in the cabin allows for views of the outside.

adjoining spaces. Spaces are also linked through the recurring yet judicious use of brown veneer which wrap around or surface partitions as well as textured yellow wallpaper in the reception that extends into the adjoining terrace wall.

As most of the office receives ample natural light through the day, the lighting scheme comprises general lighting, set in the false ceiling behind glass strips and in recessed panels with a few spotlights placed in niches. The rectangular terrace brings in ample natural light along with soothing views. Designed with a pergola topped by toughened glass, it comprises a compact covered seating area with a cane table and chairs, a vertical parapet wall with plants and a long green artificial lawn. It is a space to step out into to enjoy a break or even just catch a soothing glimpse of verdure and sky that extends the comfort level of the compact and smart office. 



The accounts department, set in the heart of the office, is designed as a cut-away cube.