BOSTON HEALTH CARE FOR THE HOMELESS PROGRAM

33 Bradston Offices

BOSTON, MASSACHUSETTS | 2022

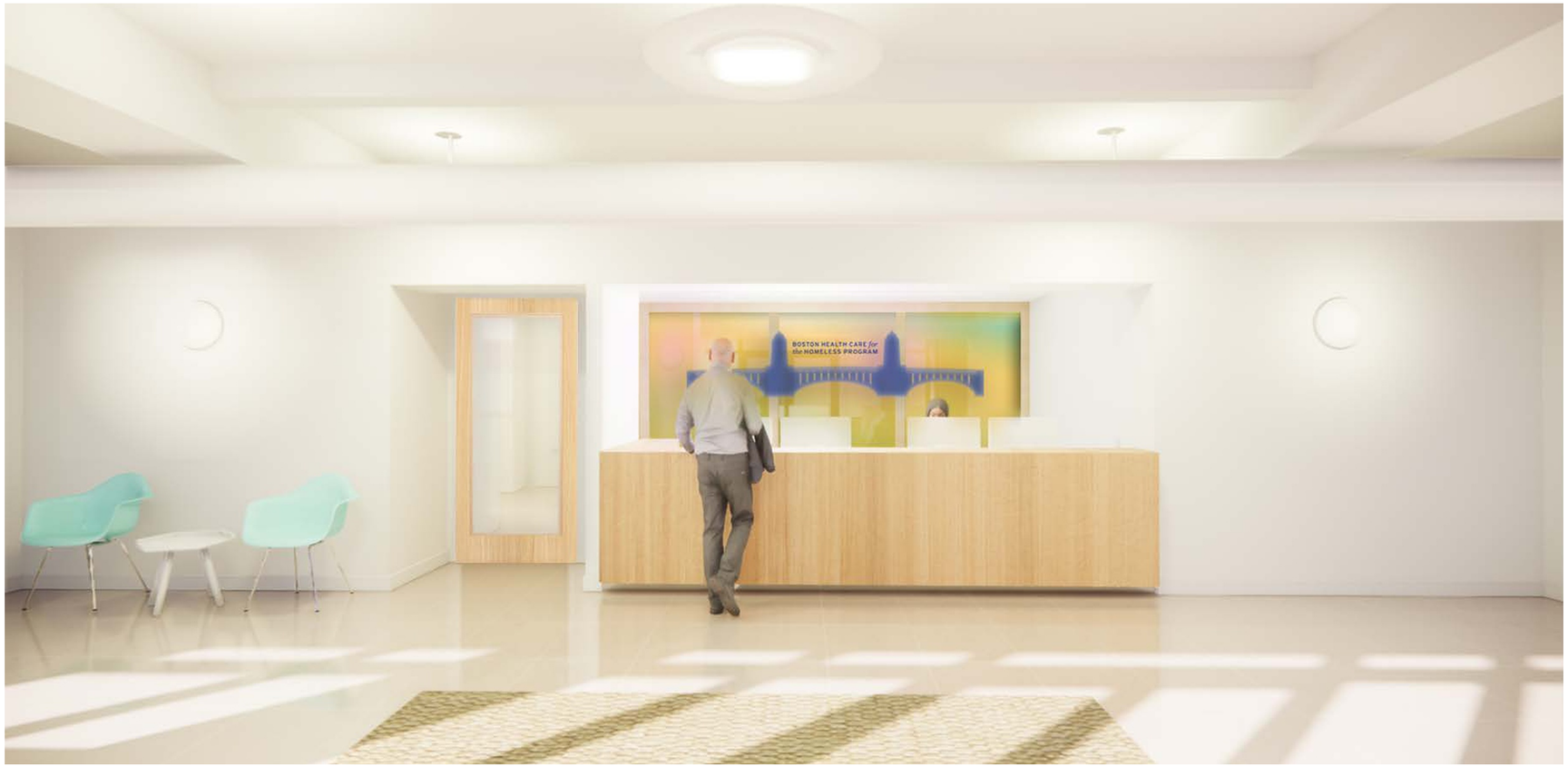
LEAD INTERIOR DESIGNER

NAIXIN REN

DESIGN APPROACH

Working within the existing partition layout, the renovation uses reversible interventions to reshape how the office performs. Modular furniture and acoustic dividers establish zones and improve separation without adding permanent walls.

Window film, color, and selective lighting introduce identity and privacy while preserving daylight. The design explores how light, sound, and a limited material vocabulary can significantly change the experience of an existing workplace.



Reception concept | color, identity, and privacy integrated into the existing shell

Material testing | window film color selection

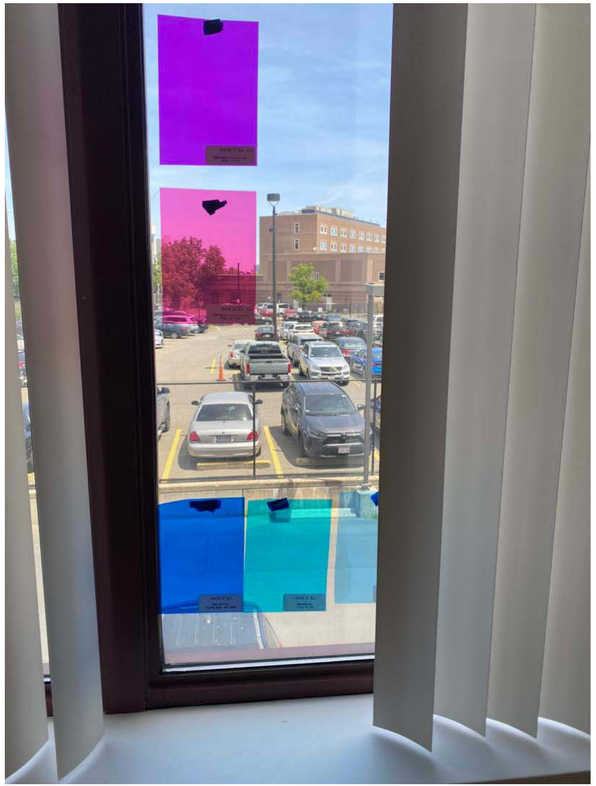
COLOR & TRANSMISSION

Window film samples were evaluated for transmitted and reflected color under real daylight. Samples were reviewed off-glass and on-glass to compare saturation, transparency, and the way each hue changed the surrounding surfaces.

The resulting strategy uses transparent color at the perimeter transoms and a dichroic privacy layer at reception.



Film samples reviewed off-glass



On-glass review under actual daylight

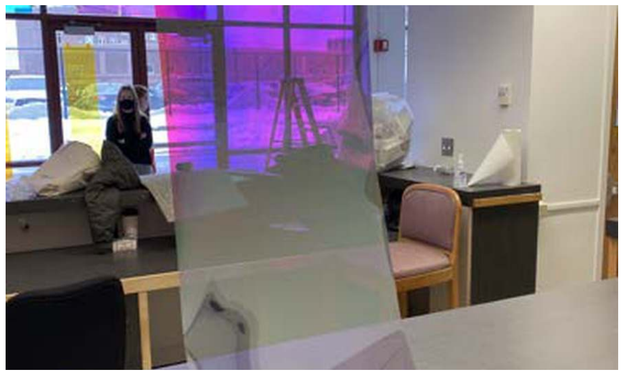
Full-scale mockups | daylight & shade coordination

ON-SITE TESTING

Full-scale mockups tested the relationship between film, daylight, and the roller shades. Color was concentrated at the upper transoms so the shades could continue to control glare and privacy below while the color band remained visible.

The mockups also verified how reflected color reached adjacent floors and walls before installation.








Full-scale mockups | transmission, reflection, shade coverage, and reception privacy film

Digital light simulations | color as reflected light

LIGHTING SIMULATION

Revit, Rhino, and V-Ray simulations evaluated film placement before installation. The evaluation focused not only on the color of the glazing, but also on where transmitted light would land across floors, millwork, and reception surfaces.

A small area of colored glazing could therefore create a much larger field of color through daylight and reflection.







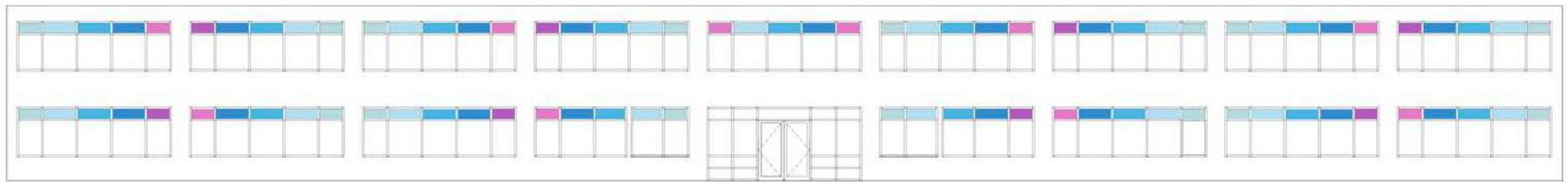


Digital simulations | placement, sun angle, transmitted color, and reflected light

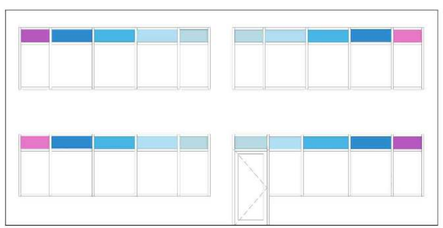
Window film layout | rhythm & repeatability

GLAZING SYSTEM

Elevation iterations refined the color sequence across the facade. Subtle shifts in tone create rhythm from room to room.



EXTERIOR ELEVATION 1



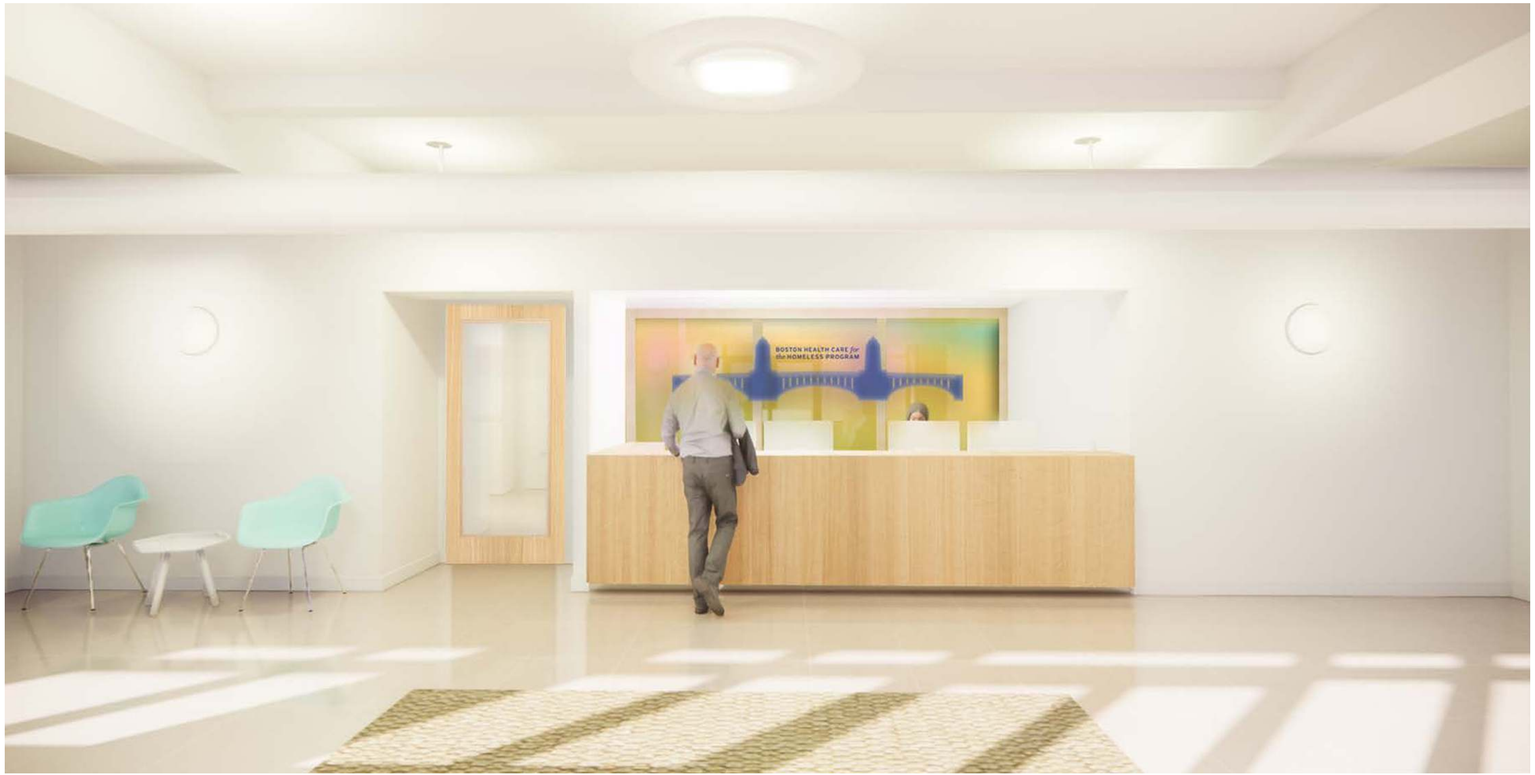
EXTERIOR ELEVATION 2

Reception | identity & privacy

DICHROIC PRIVACY FILM

At reception, a color-shifting dichroic privacy film gives the entry a recognizable identity while softening direct views into the staff zone.

Its appearance changes with viewing angle and daylight, allowing one surface to provide color, screening, and a stronger front-of-house presence without adding built mass.



Reception rendering



Full-scale material mockup

Installed result | color & roller shade integration

LIGHT & PRIVACY

The completed rooms show the intended relationship between the upper color band and the roller shades below. Even with the shades deployed, the transom film remains active and the room retains color.

Because the intervention occupies only a small portion of the glazing, daylight and views remain largely intact while reflected color changes the atmosphere of the room.



Installed perimeter film | roller shades



Reception dichroic film



Color remains visible above deployed shades

Installed result | circulation & reflected color

COLOR IN CIRCULATION

Selective film was also used at circulation points where a small amount of saturated color could register strongly against white walls. The design relies on both transmission and reflection: a narrow color band creates a larger field of light across the stair enclosure.

This reinforced the design approach of using modest, reversible elements to produce a perceptible spatial change.



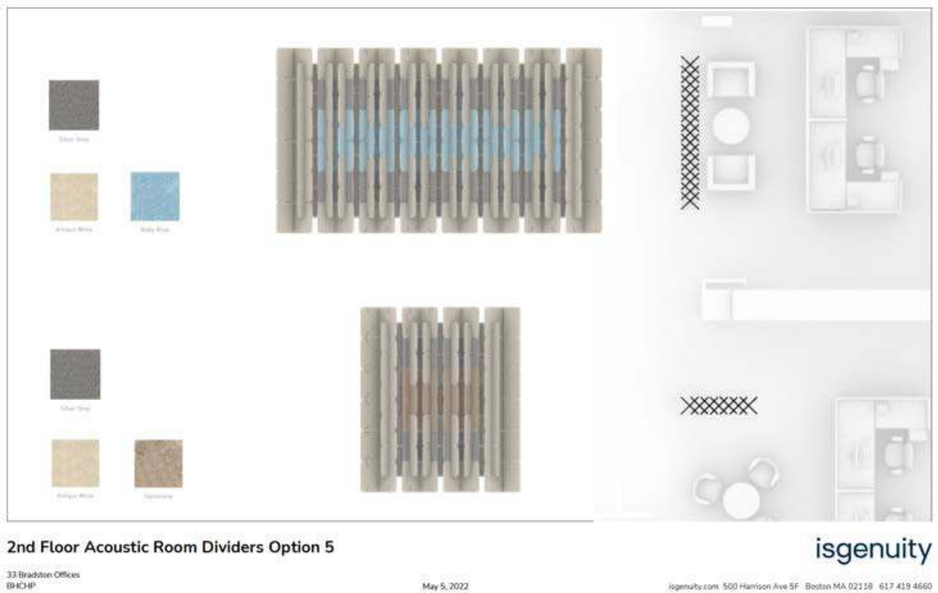


Installed transom film | transmitted color and wall reflection

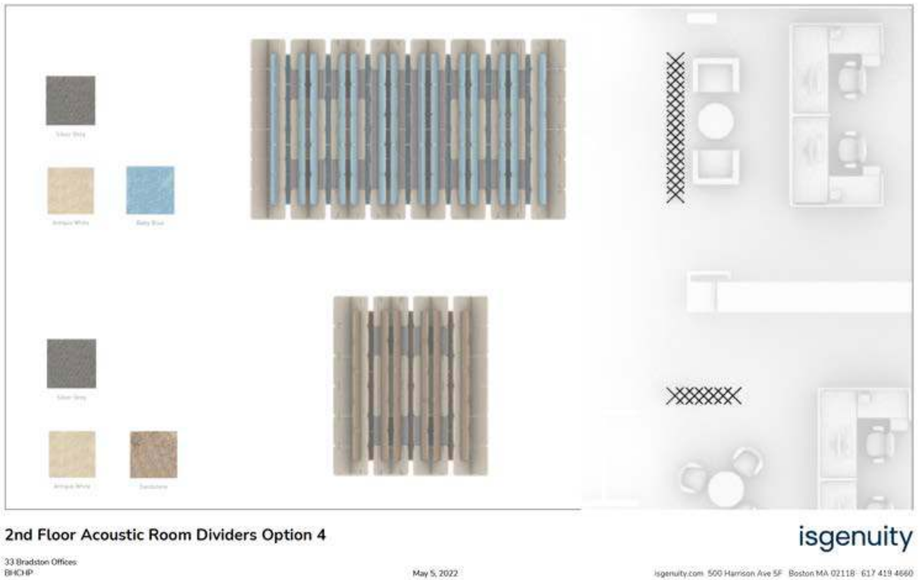
Modular workplace | acoustic workplace options

FURNITURE AS SPATIAL INFRASTRUCTURE

With fixed partitions, the open office was organized through modular acoustic screens and furniture rather than new walls. Two configurations explored enclosure, workstation separation, circulation, and material tone, retaining long-term flexibility.



Acoustic divider configuration | Option 5



Acoustic divider configuration | Option 4

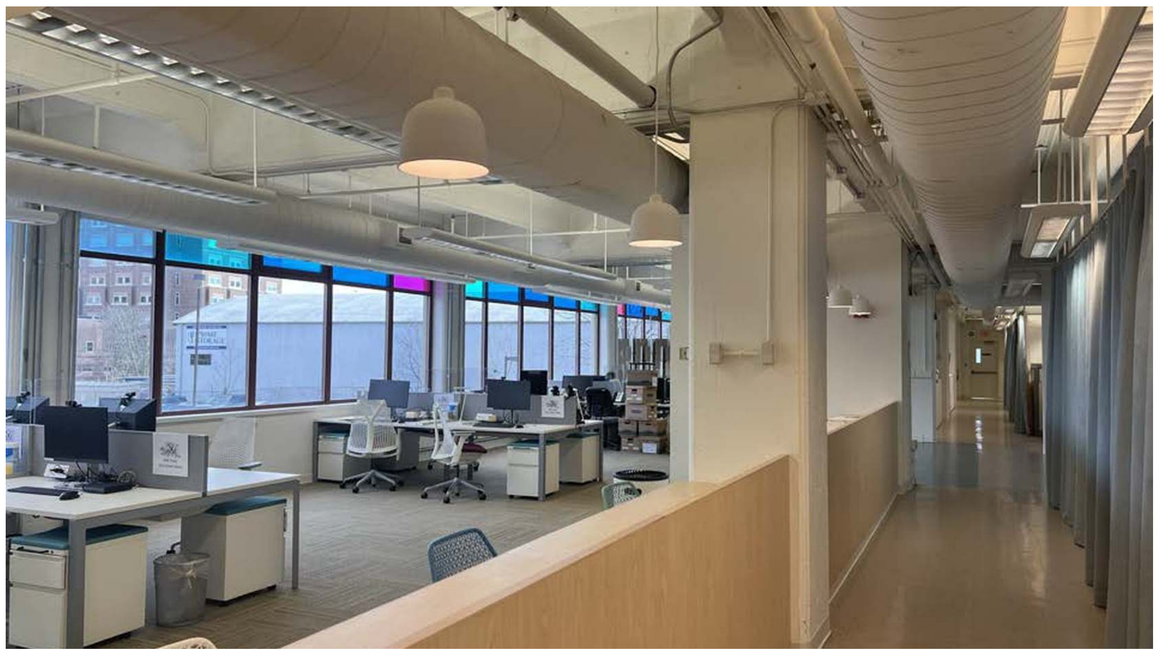
Completed workplace | acoustic & modular strategy

LOW-INTERVENTION TRANSFORMATION

The completed workplace combines freestanding acoustic screens, high-back seating, modular workstations, colored transom film, and selective lighting. Together, these elements improve acoustic comfort, privacy, and identity without relying on permanent construction.



Freestanding acoustic screen | informal collaboration setting



Completed open office | circulation and colored transom film

Construction documentation

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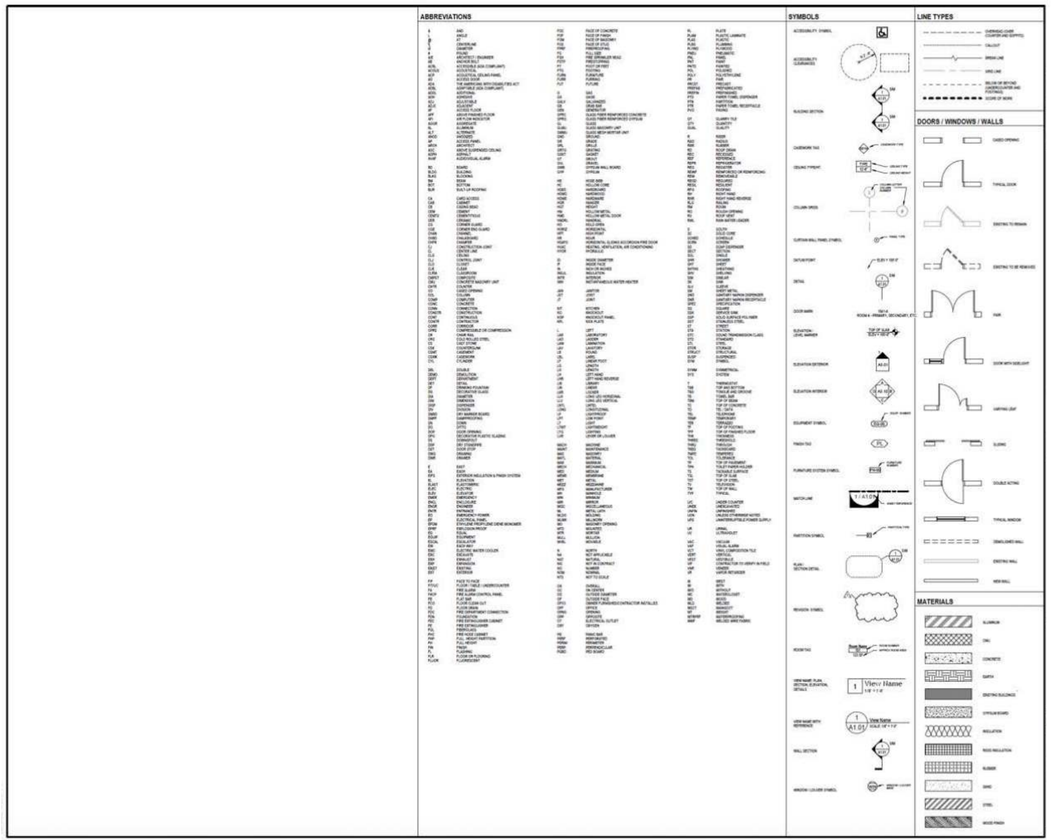

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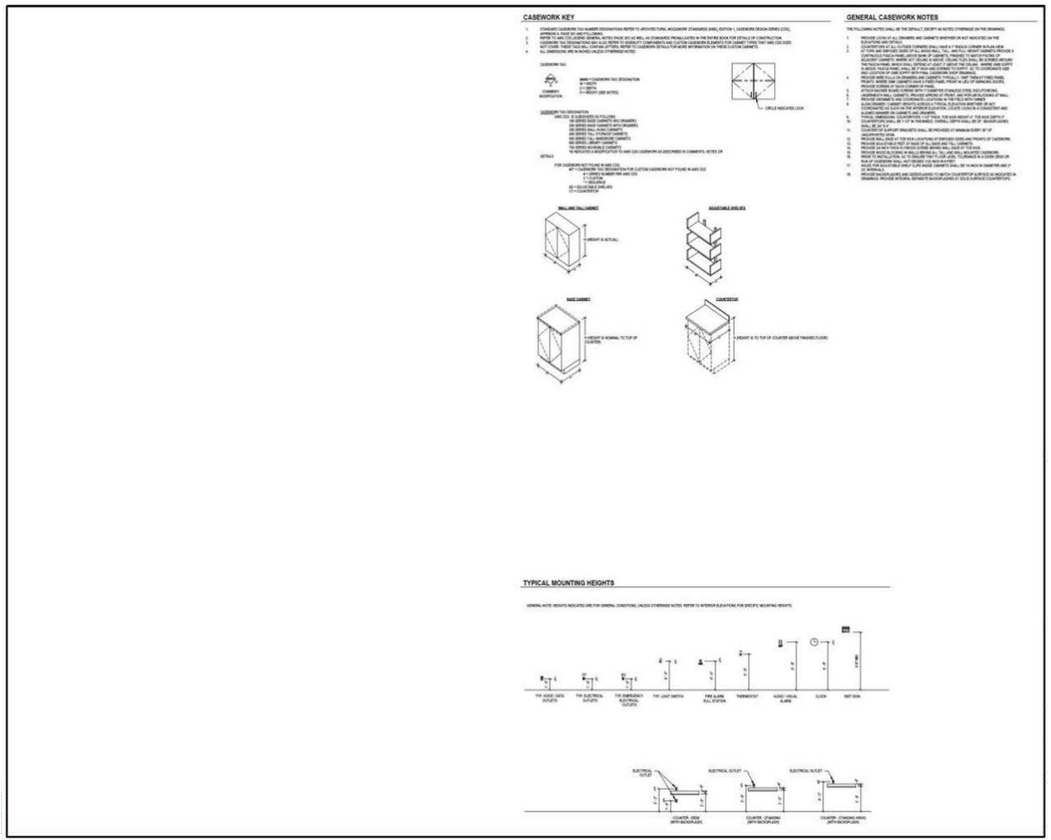

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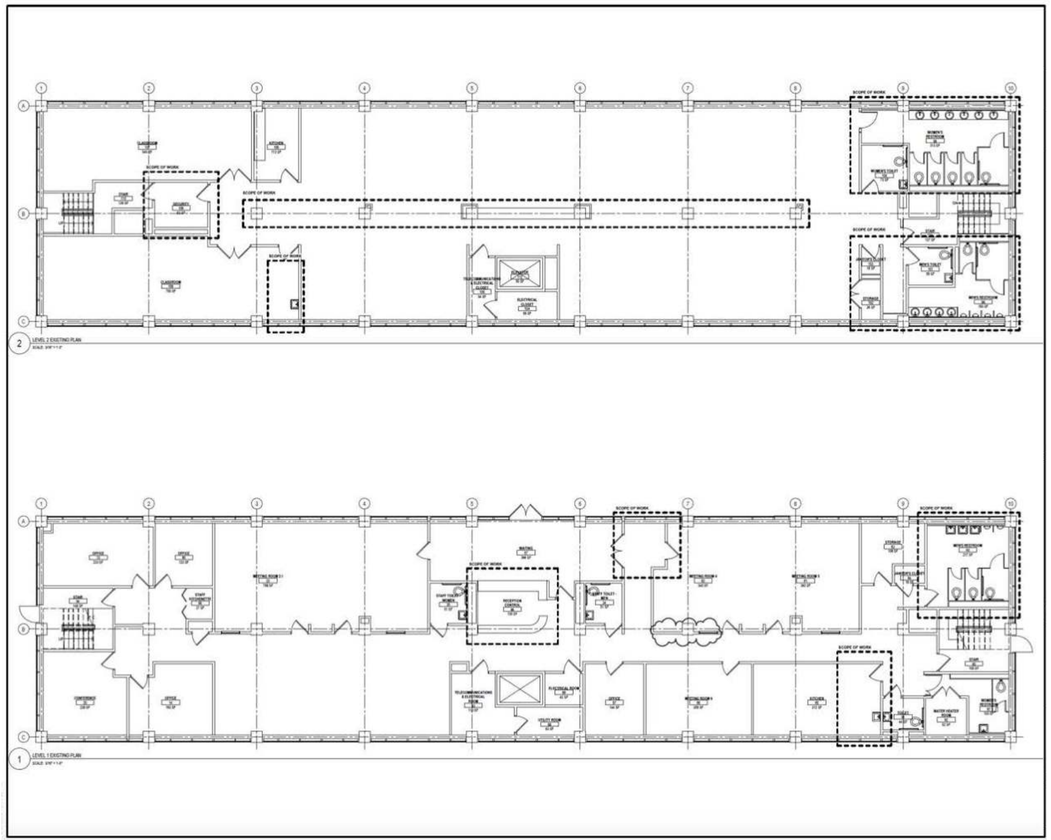

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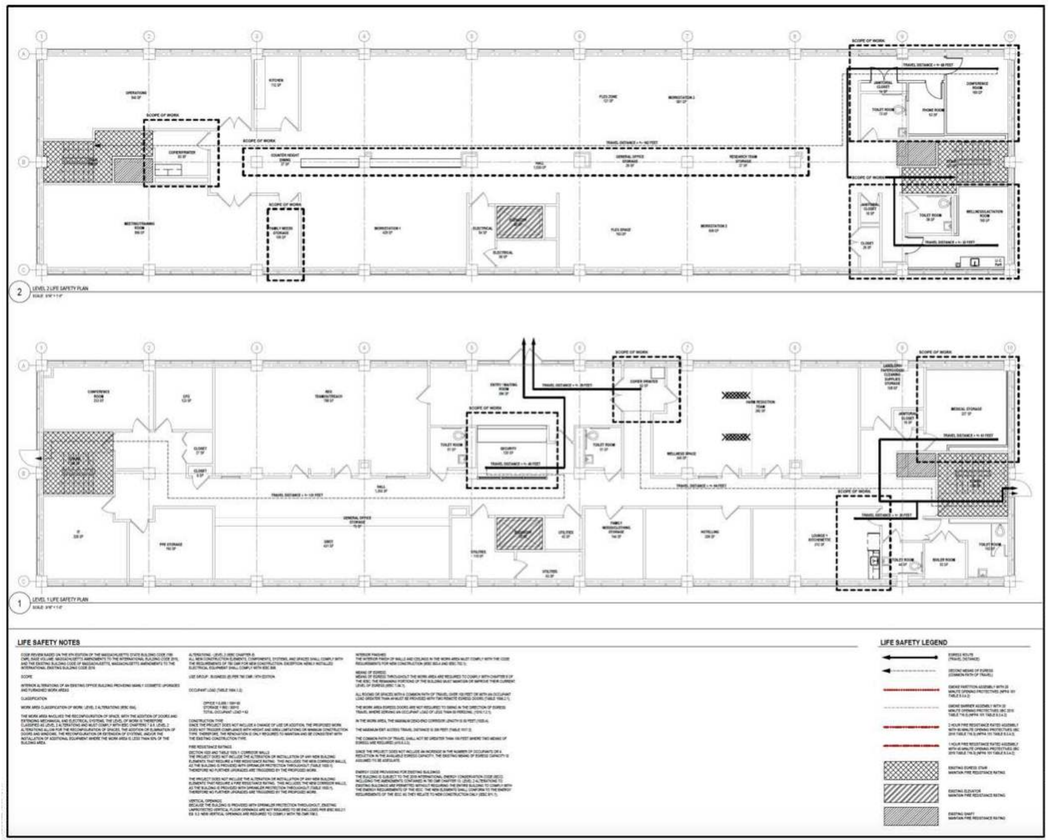

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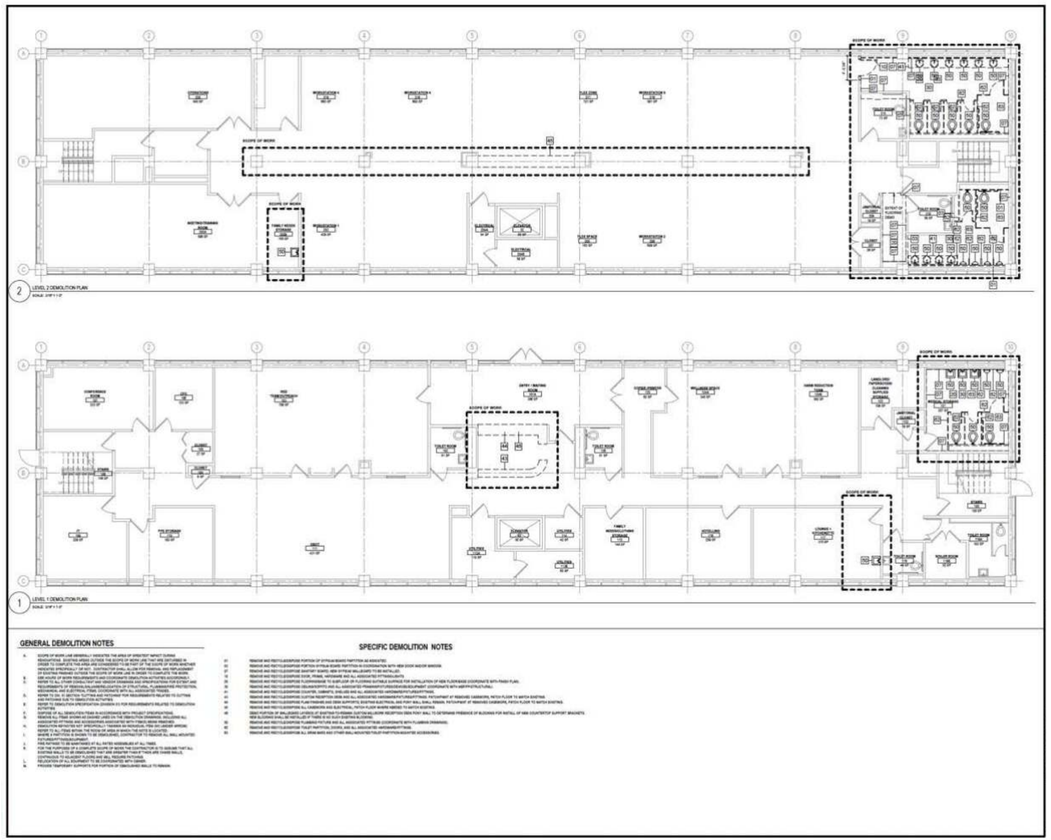

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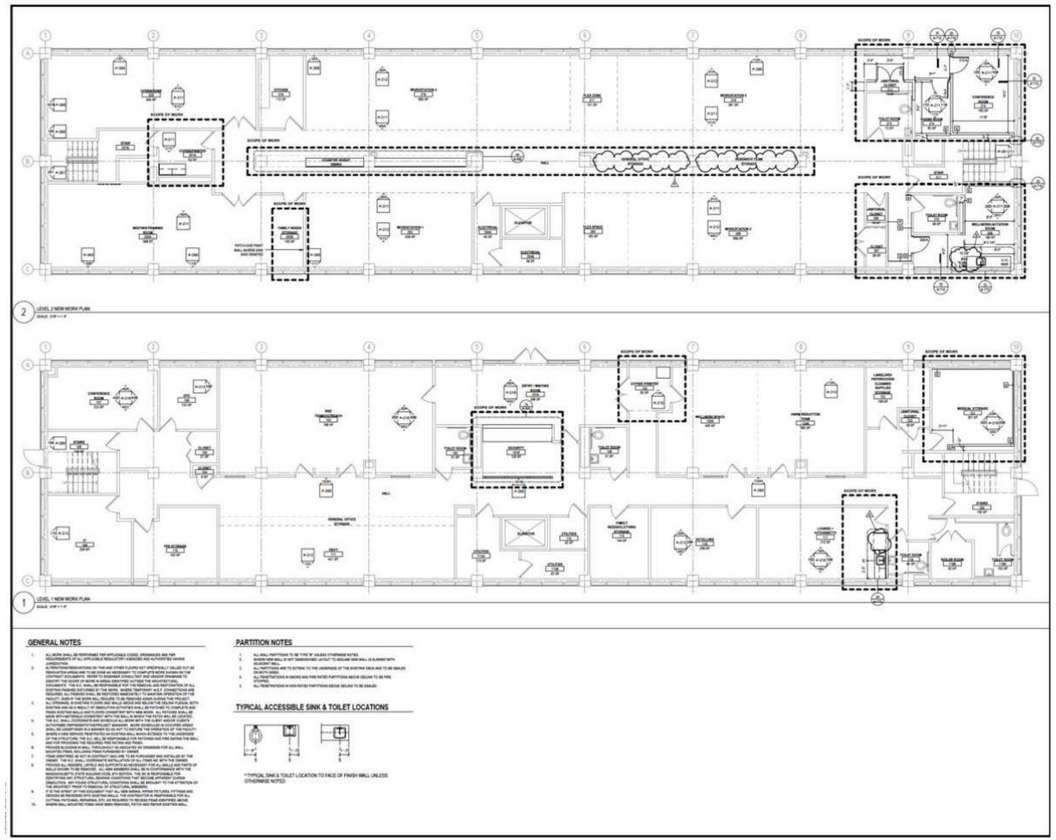

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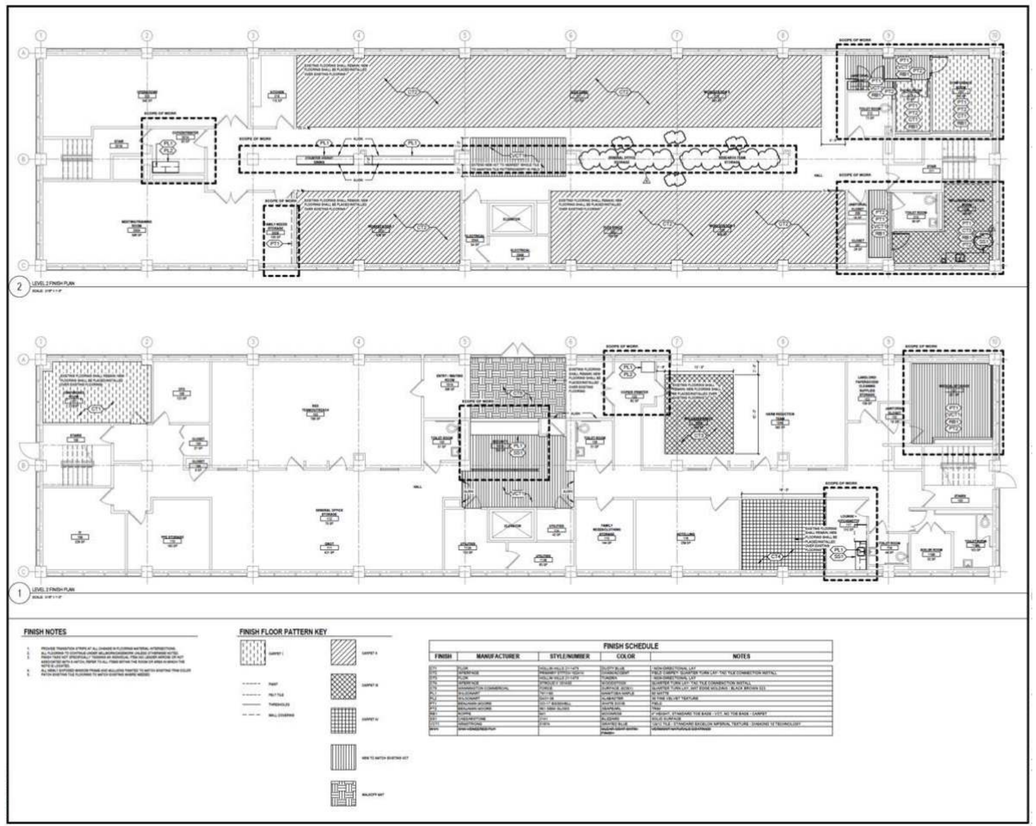

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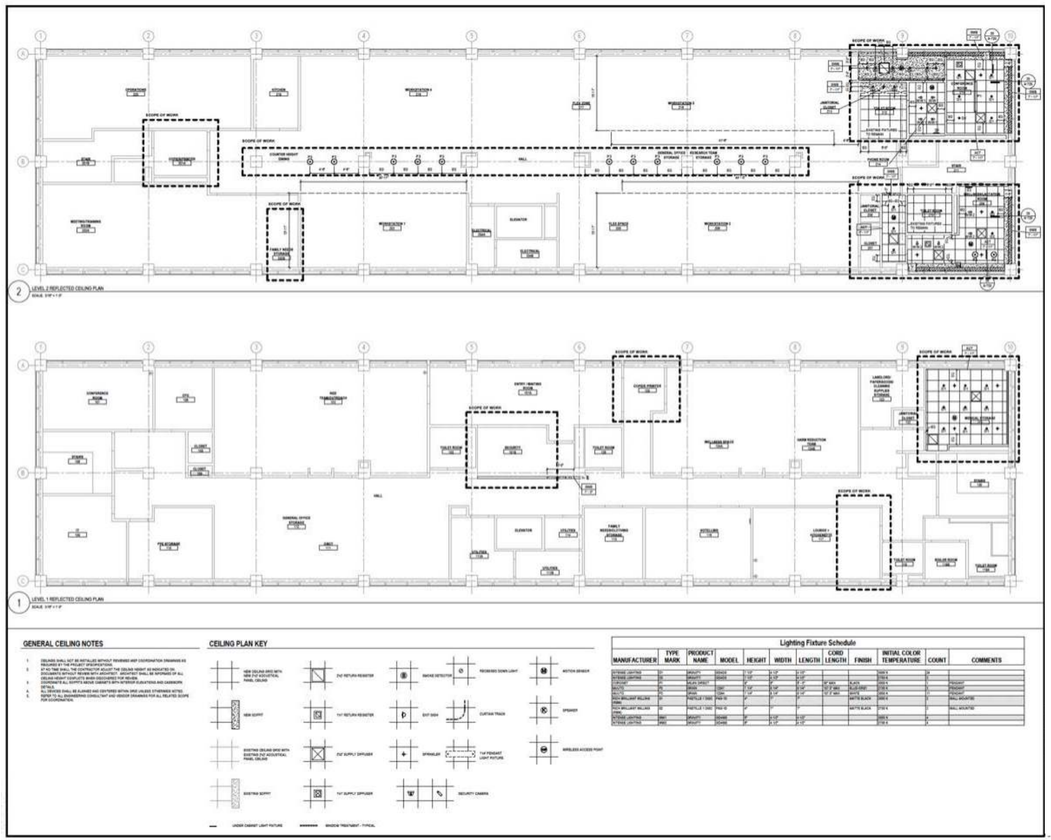

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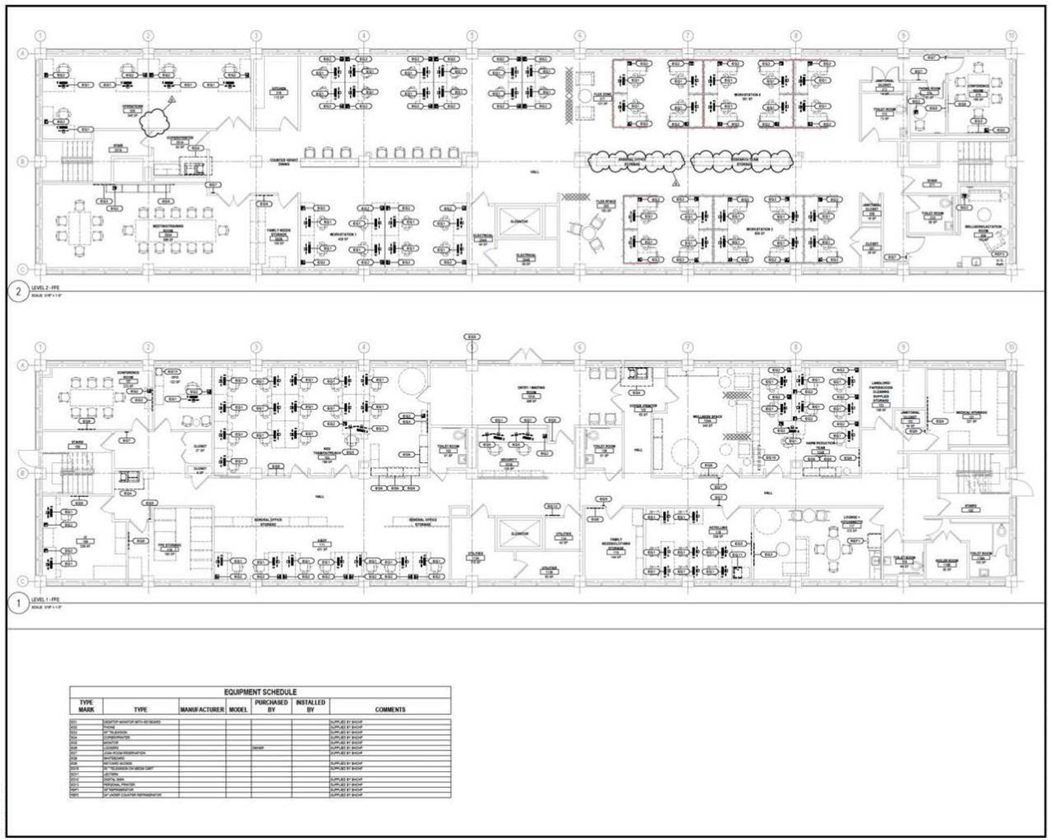

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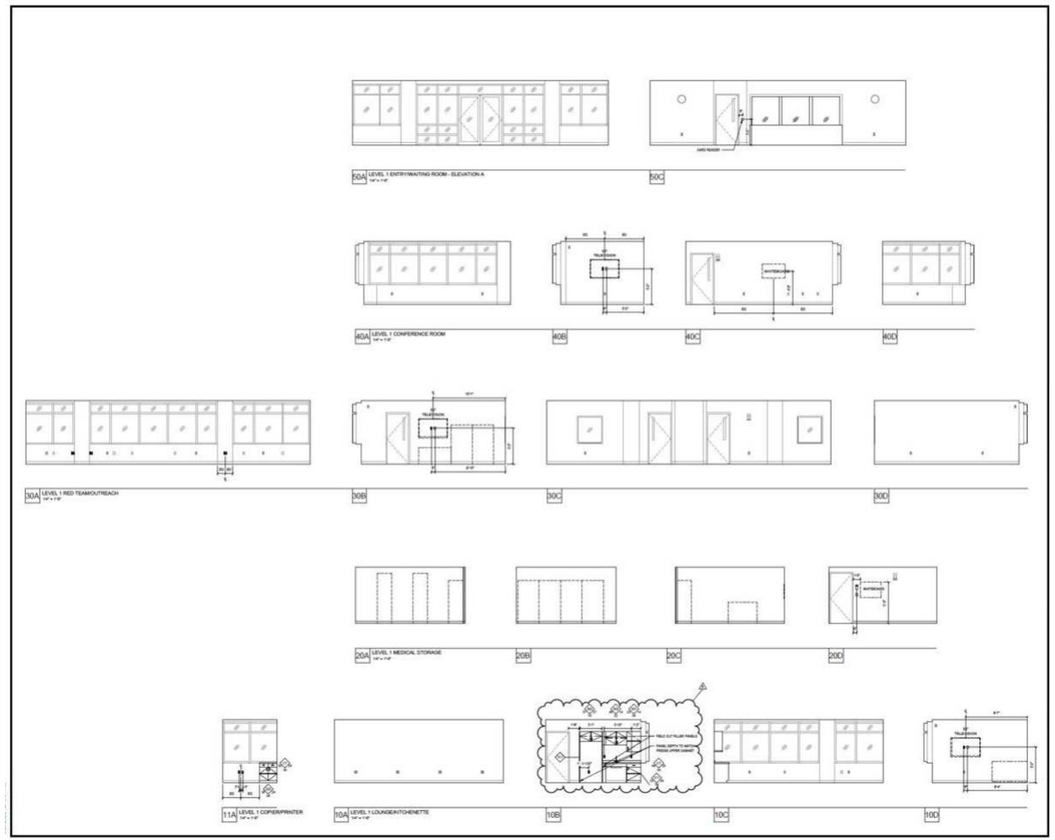

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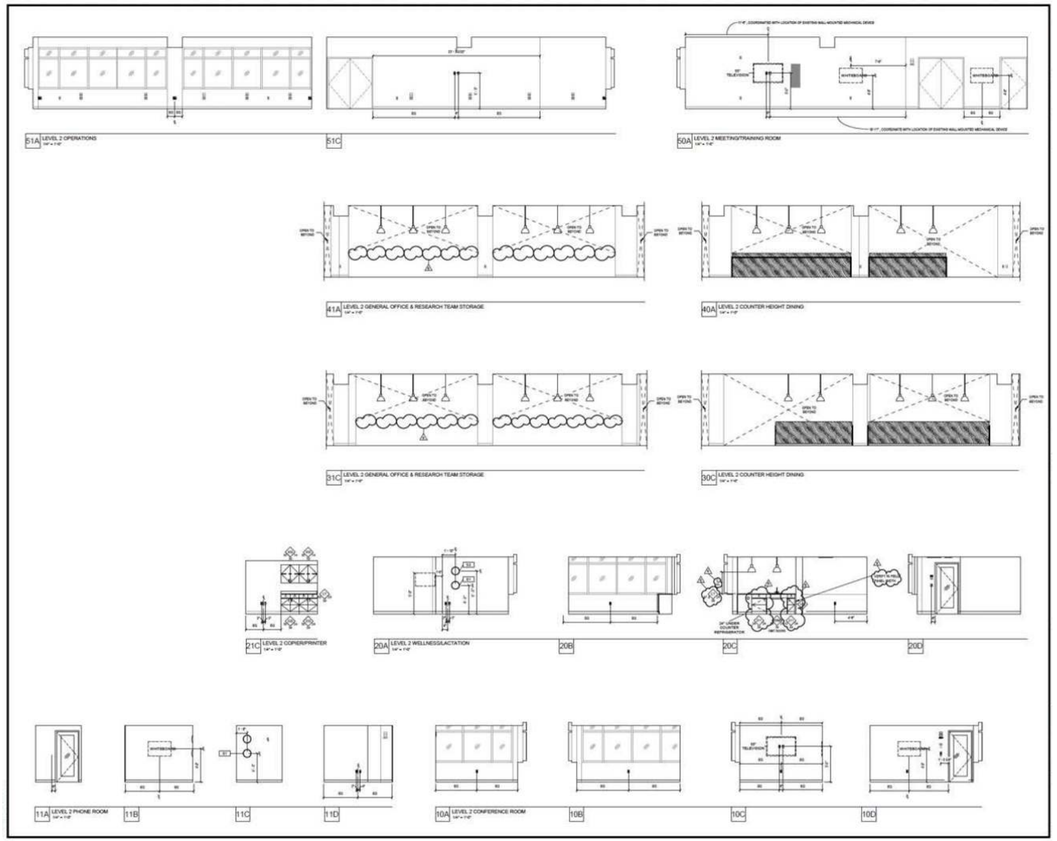

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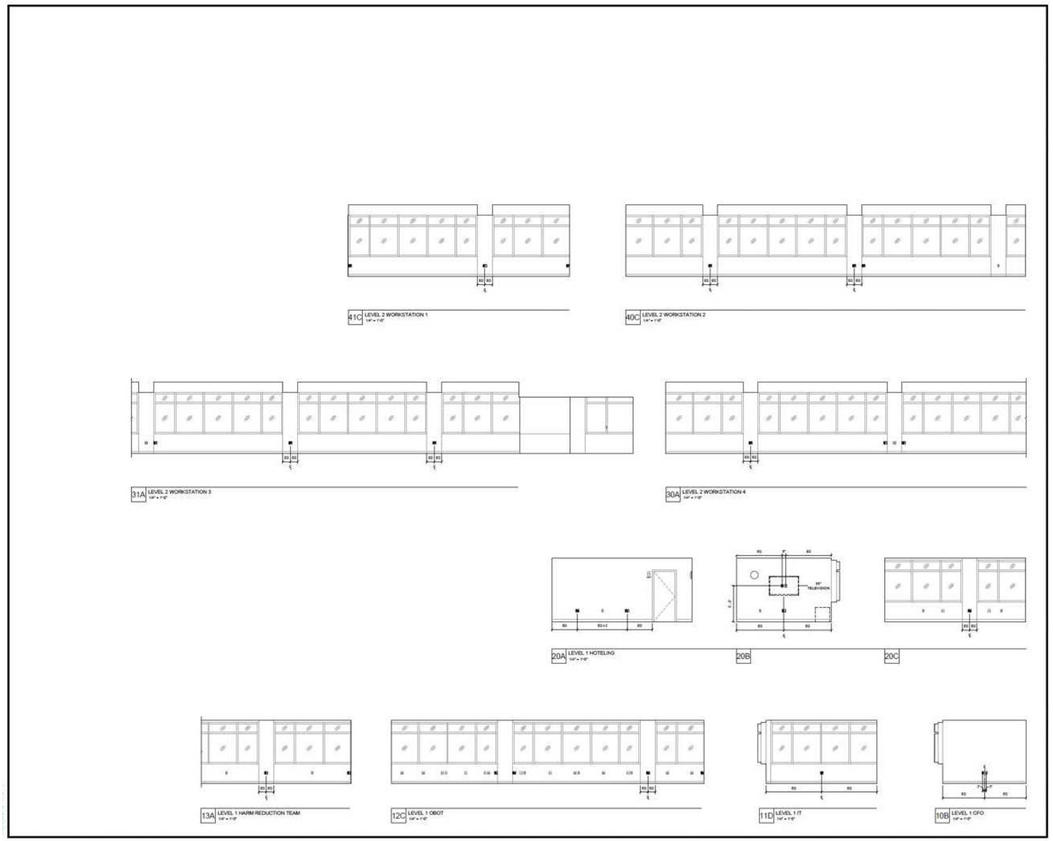

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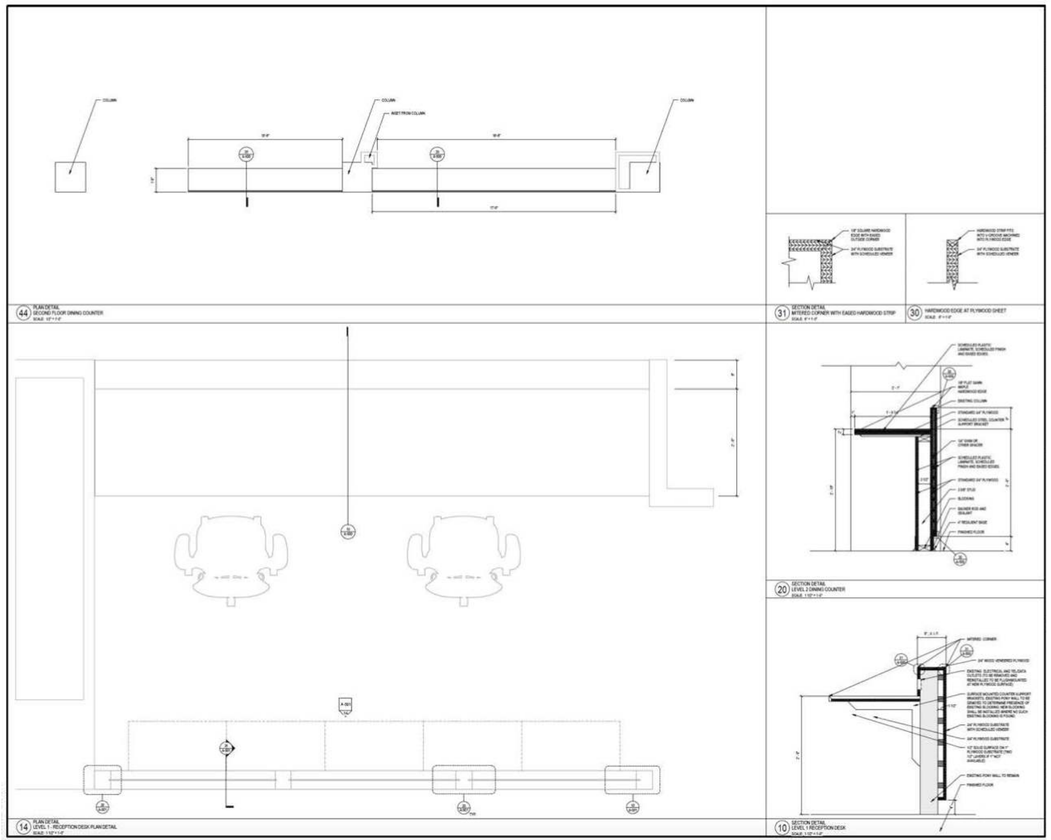

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