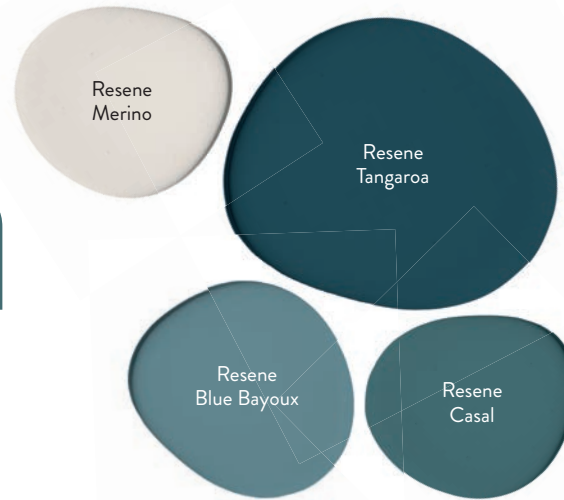


Work in progression

In the era of hybrid work arrangements, Formery offers an elevated experience which cleverly caters to competing business needs.



Though it's been years since we left the harshest challenges of the pandemic behind us, the ripple effects continue to shape our built environments – and there are few sectors where this is this more evident than commercial office design. Not only did lockdown restrictions force us to work differently, but they also gave us a long-overdue opportunity to rethink where and how we work. As overhead expenses continue to rise, many businesses are examining the practicalities of traditional office models as they seek to embrace more flexible design solutions that can adapt to evolving workforce needs and economic realities.

In a bid to compete with the creature comforts of home, more clients are working with designers to reimagine how their commercial office spaces look, feel and function. The stark and impersonal aesthetics of harsh lighting, sterile finishes and workstations that lack privacy are rapidly giving way to residential inspired environments. Designers are embracing softer materials,



layered textures and thoughtfully curated furnishings which echo the warmth and familiarity of domestic interiors. This shift isn't purely aesthetic; it's strategic. As hybrid working becomes the norm, offices must now entice employees back by offering something distinctly different from home – yet equally comfortable – to foster focus, encourage connection and support wellbeing.

As we aim to create offices that feel less like a place employees are forced to go and more like a space they want to be in, striking the right balance between comfort and professionalism presents its own set of challenges – especially for businesses that rely on face-to-face client interactions and hosting in-person meetings. While casual seating, cosy lighting and homey finishes can enhance employee satisfaction and productivity, wary business owners worry they could dilute the authority and clarity that traditional corporate environments have long conveyed. For these clients, their office remains a physical extension of their brand, and it must communicate reliability, competence and attention to detail from the moment a visitor steps through the door.

Located in the heart of Auckland's burgeoning Midtown precinct, Formery offers an ingenious solution. More than just a coworking space, the hybrid office mecca is a carefully crafted environment where the customer-first ethos of hospitality design and the utility of commercial workplaces converge. For those seeking to reduce the overheads of traditional office tenancies and banish underutilised boardrooms, Formery offers a clever high-functioning alternative to businesses who aim to impress customers and please employees – a meeting ground that balances professionalism with an inviting sense of place.

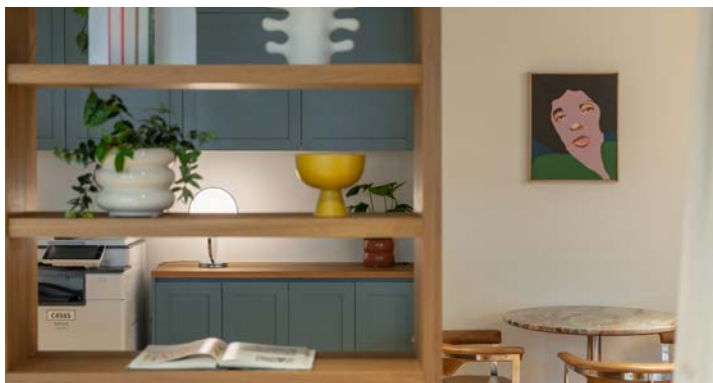
With facilities to support businesses small and large, from fledgling startups to established enterprises, CTRL Space has put their extensive hospitality design experience to next-level use in

creating a flexible and agile hybrid office that feels like an exclusive club. With its elegant combination of luxurious furnishings and finishes and an exquisitely curated Resene colour palette, Formery makes a compelling case for even the most office-hesitant employees to abandon their work-from-home setup.

Empowered by repeat client, Alberts NZ, to create an unparalleled experience, CTRL Space Project Director and Senior Designer Emily Cain and her team pulled out all the stops in bringing this innovative concept to life within a unique block of real estate. "Formery connects three city buildings – 87 Albert Street, 16 Kingston Street and 60 Federal Street. Prior to the fitout, 87 Albert Street felt like just another tired city tower. Ignite Architects laid the groundwork with a new entry façade and we continued the revitalisation journey through the interior, bringing fresh life and identity to an overlooked space," Emily explains.

Along with flexible working environments and shared amenities incorporating the latest tech, Formery boasts concierge services, catering, bookable meeting rooms and boardrooms and health and wellness facilities in its impressive list of offerings. "Our client's business thrives on three core pillars: collaboration, community and aspiration," Emily says. "Our brief was to design a hybrid workspace emphasising design-led shared amenities which would encourage collaboration among tenant businesses. Inspired by hospitality design principles, our approach aimed to facilitate social interaction while ensuring a conducive working environment, attracting upscale tenants seeking a premium space to enhance returns for our client."

CTRL Space's studio process is grounded in a human-centric approach which focuses on how people connect with and interact within the spaces. This commitment to championing user needs in their designs is clearly evident at Formery. "We believe in the



.....

opposite, left and right: For businesses reassessing the design and function of their commercial office spaces, Formery's unique hospitality-meets-office concept rises to the occasion in meeting the evolving needs of contemporary workplaces with a luxurious setting that is sure to please executives, employees and customers who have a taste for elevated design sensibilities. Its striking and sophisticated colour palette earned the project a Resene Total Colour Commercial Interior Office Coworking Colour Maestro Award. General walls in Resene SpaceCote Low Sheen waterborne enamel tinted to Resene Merino, bar front and bulkhead in Resene Lustacryl semi-gloss waterborne enamel tinted to Resene Tangaroa and feature walls and joinery in Resene Lustacryl tinted to Resene Casal and Resene Blue Bayoux.





age-old adage that form follows function, and in this case, we established our material palette early on, with colour layered in as the second step to support and enhance those choices. Paint finishes sit firmly in our materiality conversation. We sourced Resene drawdowns to test colours against the broader palette. Brushouts of Resene testpots were topcoated with clears of differing gloss levels to help us fine-tune surfaces, and testpots were used on textured and acoustic elements to ensure consistency. For example, we painted out ceiling services and tested finishes on 3D routed dado panels to get the look just right and ensure the client knew exactly what finish to expect,” says Emily.

“We took a deliberate approach to wayfinding and tenant journey, infusing our hospitality-centered mindset into the corporate environment,” she adds. “Our goal was to craft a workplace that not only operates seamlessly but also cultivates a culture of warmth, connection, and shared experiences. These elements are all brought together using colour.”

The attention to texture across the design is exceptional. Emily and her team employed a variety of sheen levels across different surfaces to manipulate their appearance beyond palette alone. Although a textured Resene wall finish wasn’t originally in the specifications, it now plays a pivotal role in the finished design. “Because of the scale of the fitout, we hit budgetary issues as many projects do. A specialist plaster wall finish was omitted, and we opted to replace it with a Resene Sandtex Mediterranean effect finish to maintain the textural materiality we wanted. We used Resene SpaceCote Low Sheen for the walls, Resene Lumbersider Low Sheen for the exposed services and ceiling and Resene Lustacryl throughout for our joinery items – which we knew would have just the right amount of lustre and the durability

this project needed. The painter needed a bit of convincing that a semi-gloss finish was in fact part of the plan,” Emily says.

“The most rewarding part is seeing the space used as intended,” she adds. “Passing a quiet booth with the curtain drawn, people chatting over coffee, a concierge buzzing past with refreshments, that activity brings the space to life and validates every design decision.”

Of the many Resene colours used for the project, the deep oceanic blue of Resene Tangaroa is the standout for Emily. “It is featured on a full-height dado panel as you exit the lifts, anchoring a striking wall mural by artist Mikey Freedom. Mikey also sent custom canvas artworks from Sydney, which now sit beautifully against our walls in Resene Sandtex Mediterranean effect finish tinted to Resene Triple Sea Fog. The combination creates a strong visual identity for the arrival point.”

For Cordelia Kidd, Head of Brand Integrity for Alberts NZ, the finished project ticks all the boxes. “Formery has been created with a very specific audience in mind – business leaders, professionals and teams who want more than just a desk or meeting room, but a place that reflects the same ambition and energy they bring to their work,” she says. “Inspired by a New York grunge aesthetic and layered with Alberts’ signature refinement, it offers a blend of heritage character, curated design, and brand-led personality that you simply don’t find in traditional offices or coworking spaces. Beyond the design, Formery, like all Alberts spaces, is an intelligent, hybrid A-grade workplace that delivers centrality, networking opportunities and high-end facilities with attractive economics. The community that forms within our walls drives return-to-office, supports team building and ultimately enhances productivity and satisfaction for the businesses we host.”

top tip

For extra durability on high-touch broadwall surfaces like hallways and busy meeting rooms, apply a topcoat of Resene SpaceCote Clear over your colour. Resene SpaceCote Clear brings an extra layer of enamel-style toughness in a low sheen finish without sacrificing durability. It’s designed to protect interior wall paints and wallpaper with its built-in scuff resistance.

Resene
Blue Bayoux

Resene
Tangaroa

above and opposite: Formery’s design is hospitable and welcoming while making visitors feel like they’ve been admitted to an exclusive club – which is especially true for some users. Those who have signed on for a Private Suite or Bespoke tenancy at Formery immediately become members of Formery Club. The Club is a space where members are encouraged to have informal meetings, coffee catchups or host client functions. Featuring a full bar set and numerous meeting rooms, tenants can treat these spaces as an extension of their office and a place to have a change of scenery while members use it as their main area to do business and network. Entry wall in Resene Sandtex Mediterranean effect finish tinted to Resene Triple Sea Fog, exposed services in Resene Lumbersider Low Sheen tinted to Resene Truffle, general walls and meeting room ceiling in Resene SpaceCote Low Sheen waterborne enamel tinted to Resene Merino, bar front and bulkhead in Resene Lustacryl semi-gloss waterborne enamel tinted to Resene Tangaroa and feature walls and joinery in Resene Lustacryl tinted to Resene Blue Bayoux.

Resene
Merino

Resene
Triple Sea Fog

Resene
Truffle





top tip

When retrofitting an office space, view samples of your Resene colour selections in situ after your lighting is installed before finalising your specifications. This will ensure you and your client are happy with how they will look in the space and allow a chance to make adjustments if necessary. Resene specifiers can order free A4 Resene drawdown paint swatches of their colour selections at www.resene.com/drawdowns, which are produced with actual Resene paint. These larger samples provide a better representation of how the colour will look once it's been applied.

Resene
Casal

For Cordelia, the effort that the project team put into a finished product that has remained true to the original intent is the most impressive result. “The layering of textures, the play of light against darker tones and the subtle rawness brought through materiality all give the interiors a sense of durability, timelessness and personality,” she says. “It feels authentic, tactile and full of detail. Every corner has been considered, and together it creates a space that feels elevated yet approachable. I love that the design communicates the type of tenants who feel most at home within Formery; it doesn't feel anonymous, but rather like it already belongs to the kind of businesses and individuals we built it for.”

“What I love about the palette is how it shapes the experience of being in the space,” Cordelia adds. “It is unapologetically bold but still deeply considered. The muted tones and natural textures bring a sense of calm and composure, while the blues inject clarity and vibrancy. It's a combination that makes the space feel professional yet approachable, distinct yet still connected to the wider Alberts portfolio.”

“From the beginning, Formery has always been about more than design – it's also about intent,” explains Cordelia. “We put an enormous amount of research into understanding how people want to work, move and connect, and that shapes every choice we make. Midtown itself is a huge part of that story. With CRL on the horizon and unparalleled access to transportation options, this precinct is evolving into Auckland's culture and community hub. Formery is designed to reflect and contribute to that regeneration. It's not just a building, but part of a wider movement of connection and ambition in the city. Working with CTRL



Space, Statement ID and Coco Republic allowed us to translate those ambitions into a physical space that feels authentic to its audience and aligned to Alberts.”

This attention to detail is part of what earned Formery a Resene Total Colour Commercial Interior Office Coworking Colour Maestro Award. While many contemporary office spaces feature neutral palettes, the project’s thoughtfully curated colour scheme stood out for the judges. “Infused with a sophisticated air of ‘office space meets corporate club’, this project cleverly transforms a workplace into something that feels more like a hospitality space,” the judges commented. “The colours and sheen levels have been carefully selected to play with the lighting and set the mood. The scheme is beautifully harmonious and well-grounded as a means of supporting those engaged in mutually rewarding business discussions.” **BW**

To learn more about the office spaces and amenities that Formery has on offer, visit www.formery.alberts.nz.

design CTRL Space, www.ctrlspace.co

build Focus Construction, www.focus.co.nz

furniture procurement and styling Statement ID, www.statementid.co.nz, in collaboration with Coco Republic, www.cocorepublic.co.nz

images Sarah Grace Photography, www.instagram.com/sarahgracephoto

above, left and opposite: The project team’s superb attention to detail is part of what makes the ambiance at Formery feel so luxurious. In addition to the exquisitely coloured interior setting created by CTRL Space, Statement ID managed the procurement of furniture and décor from Coco Republic and curated a refined, considered styling package. Their selection of art, books and objects adds a strong sense of personality to the custom joinery throughout the space. Upper hallway walls in Resene Sandtex Mediterranean effect finish tinted to Resene Triple Sea Fog with panelling in Resene Lustacryl semi-gloss waterborne enamel tinted to Resene Tangaroo, exposed services in Resene Lumbersider Low Sheen tinted to Resene Truffle, general walls and meeting room ceiling in Resene SpaceCote Low Sheen waterborne enamel tinted to Resene Merino, meeting room feature walls and joinery in Resene Lustacryl tinted to Resene Casal.

- Resene Merino
- Resene Triple Sea Fog
- Resene Truffle
- Resene Tangaroo