Practise what you preach
BK City as a test case for international trends

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CONTENT
Lessons for / from BK city

BK city is "new old" building of the Faculty of Architecture, after the fire in 2008

May 13, 2008

Emergency management
< 3 days after the fire

Movie – “The unforgettable fire”
2008
relocate >3000 students
> 800 staff members
in < 6 months

use the opportunity
to exploit:
implement
radical changes.

Ironic: ultimate
case study for research.

ASSIGNMENT: relocate 3300 students and > 800 employees
DEADLINE: renovate 32,000 m² < 6 months
+ new construction 4,000 m² < next 6 months

Found a 'new' building
within 10 days

source photo: Municipality of Delft, 1925

sustainable
= re-use

Facts
150 participating companies
25 consultancy / architecture firms
350 construction workers on site
800 orders
15 km sprinkler / 5500 sprinklers
30,000 litres paint
220 km data cables
5200 wall outlets

What we started was in June 2008...

http://
www.managingtheuniversitycampus.nl
LESSONS

#1
Design the building as a city – keep the best places public, intensify use: density of people

LESSONS

#2
Reduce m2 - trade quantity for quality of space

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Estates Director:

"Everybody is always complaining about the overhead-%, but at the same time they will claim an individual office – like accommodation is not adding to the overhead"
LESSONS

#3
Invest in visible quality – “window dressing” / “distractions”

Reducing m2, but improving...
Quality of place (interior design)


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LESSONS

#4
Embrace academic history – use heritage for branding

Reducing m2, but improving...
Quality of place (cultural heritage)

Reducing m2, but improving...
Quality of life (campus & city)

Campus of the future:
- more quality, less quantity
- new life for old buildings


"Online students can’t help being sociable" (April 9, 2014)
It was a revolution moving higher education from bricks to clicks… and now it’s started to go back to bricks again.

Online university providers, which offered people the chance to study from home, are turning full circle by creating a network of learning centres where students can meet and study together.

Instead of demolishing the dusty old classrooms of academia, the online university revolution is responsible for opening some new ones.

Coursera, a major California-based provider of online courses, is creating an international network of "learning hubs", where students can follow these virtual courses in real-life, bricks and mortar settings.

They’re scheduled and arranged online, with the only vital ingredients being a laptop, wi-fi and somewhere to talk.

"The typical completion rate for a MOOC is about 5% to 10%.

For MOOC students ("Moocers") attending learning hubs, the completion rates are between 30% and 100%.

Source: Coursera
(7 mln students)
LESSONS

#5
Avoid individual territory ("no names on the door")

"Cellular office symbolic for cellular research"

source: various utilization studies

LESSONS

#6
Implement flexible concepts – mixed use – but avoid standardization and "open plan"

Changing the academic office

Office space

- no individual territory
- 12 m² usable per fte
- became more after design process
- activity related concept

a. SILENT ROOMS
b. LIVING ROOMS
c. MEETING ROOMS
- formal / informal
d. TEAM OFFICES

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Library: quiet place to study

Space types on campus, example NL

- office 33%
- education 16%
- specific incl. laboratories 21%
- restaurant 4%
- support 10%
- residential 1%
- sanitary 3%
- storage 10%
- special storage 2%
- library 13%

Campus of the future:
- intensive and flexible use of high quality facilities

LESSONS

#7
Make it feel like home – “home away from home”

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LESSONS

#8
Allow students + staff to decorate their working environment

Studio space
- student back at the faculty
- 6 m² usable per workplace
- became less after decision process
- tables are assigned to groups of students per semester (no permanent territory)
- smart use of space (by smart scheduling)
CREATE "HOME AWAY FROM HOME"

LESSONS

#9
Make it a showroom with the best products of students + staff
LESSONS

#10

Make sure people can see each other work

for security, community building, serendipity → innovation

Campus of the future:
- transparency of processes to inspire and learn from each other

Campus of the future:
- transparency of processes to support image of faculties and university

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LESSONS

#1 Design the building as a city
#2 Reduce m² - trade quantity for quality of space
#3 Invest in visible quality – “window dressing” / “distractions”
#4 Embrace academic history – use heritage for branding
#5 Avoid individual territory (“no names on the door”)
#6 Implement flexible concepts – mixed use – but avoid standardization and “open plan”
#7 Make it feel like home – (“home away from home”)
#8 Allow students + staff to decorate their working environment
#9 Make it a showroom (with the best products of students + staff)
#10 Make sure people can see each other work (for security, community building, serendipity → innovation)

Nowadays, universities, governments and industry increasingly build or expand technology campuses to encourage innovation for economic growth and development. With that assertion in mind, which has not been actually demonstrated to be true, technology campuses are built with similar characteristics: they are large-scale, clustered and (quasi)isolated built environments.