Managing the university campus ... and opportunities of a crisis

Alexandra den Heijer, MSc PhD
Faculty of Architecture
Delft University of Technology (TU Delft), Netherlands

http://www.managingtheuniversitycampus.nl
CONTENT / Propositions

1. Each university goal can be frustrated by the physical campus.

2. It takes a crisis – for example a fire – to change the academic workplace.

3. The innovative and flexible knowledge economy can bring new life to obsolete industrial heritage buildings.

4. The campus of the future is a city.

It takes a crisis – for instance a fire – to change the academic workplace

Er is een crisis voor nodig – bijvoorbeeld een brand – om de academische werkplek te veranderen.
Challenge the future
Delft University of Technology
42.000 m2

Cellular office space in old building – average occupancy rate 15%
Design the building as a city
– reduce footprint (-15%), more shared / public space
Private → Public space
Contextual Concept: Connectivity and variety

GOALS ORGANISATION
1. Community building
2. More effective support of education, research & management
3. Creating the place to meet
4. Stimulate social interaction & intellectual interaction
5. Flexible use of facilities
6. Sustainable
FUNCTION MIX – campus of the future

Limited resources: “To share or not to be…”

<table>
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<tr>
<th>ORGANISATIONAL LEVELS / potential partners for shared use, management and/or ownership</th>
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<td>global</td>
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- ACADEMIC FUNCTIONS • EDUCATION & RESEARCH
- RESIDENTIAL FUNCTIONS
- RETAIL & LEISURE FUNCTIONS
- RELATED BUSINESS FUNCTIONS
- INFRASTRUCTURE FUNCTIONS

models for shared use/management/ownership
models for shared use/management/ownership with external partners on campus

PHYSICAL SCALES / resources to accommodate the required campus functions

http://www.managingtheuniversitycampus.nl
Campus of the future: - sustainable solutions
- \( CO_2 \) neutral campus
- less m2, more quality

(photo: Wageningen)
Campus of the future:
- transparency, shared facilities
(photo: VU Amsterdam)

Campus of the future:
- creating the place to meet
(photo: Library TU Delft)
Reducing m2, but improving...
Quality of place (interior design)

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

Reducing m2, but improving...
Quality of life (campus & city)
the academic workplace
place → building → city

one territorial office workplace → many non-territorial places

2. 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
Reducing the footprint

workplace for employees:
• brief: 12 m²
• realized: 14 m²

• 2011: 11.2 m²
• 470 → 396 desks
• 0.86 workplace / fte
• occupancy rate 22% → 27%

m² is usable floor area (m² ufa)

10. Storage

including digital storage

PROBLEMS
- accessibility individual archives for groups – sharing of books / material
- same books / magazines / reports on every shelf: waste of resources?
- expensive m2 in use for storage
- lack of “storage management” – how often do we clean
- culture change of ‘paperless office’ (or ‘less paper office’)
- supply generates demand
Changing the academic workplace

- from private to more public space
- from office space to a multifunctional working environment
- from individual to shared - “to share or not to be…”
- is expanding from a workplace to the campus and the city
- trading quantity (per user) for quality of the working environment
- increasingly paperless (paper determines territory…)
- from one assigned workplace to many meaningful workplaces or to finding the most comfortable workplace in every season
- EU: higher education budget crisis → to share or not to be

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More about case BK city & book “Managing the university campus”: http://managingtheuniversitycampus.nl