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”

http://www.managingtheuniversitycampus.nl
In June 2008, an ASSIGNMENT was undertaken to relocate 3300 students and > 800 employees within 6 months. A new construction 4.000 m2 was also done in the next 6 months. The deadline was renovate 32,000 m2 in 6 months.

The source photo is from the Municipality of Delft, 1925. The sustainable approach used the opportunity of a crisis to implement radical changes. An irony was that the ultimate case study for research was the relocation of students and staff within a short time frame.

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

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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
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")

Source: various utilization studies

"Cellular office symbolic for cellular research"

"on a busy day: less than 20% of the desks is occupied"

Campus of the future:
- changing the academic workplace
  → space use < 20% of workplaces used

LESSONS

#6

Implement flexible concepts – mixed use – but avoid standardization and "open plan"
Changing the academic office

- 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

Library: quiet place to study

Space types on campus, example NL

- office: 13%
- education: 39%
- specific incl. laboratories: 21%
- residential pantry: 1%
- storage: 10%
- restaurant: 4%
- support: 10%
- special storage: 2%

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

Stimulate social interaction
& intellectual interaction

http://
www.managingtheuniversitycampus.nl
LESSONS

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

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”

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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

http://www.managingtheuniversitycampus.nl
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

students and academic staff sharing workspace ➔ reducing the footprint, improving interaction

http://www.managingtheuniversitycampus.nl
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)

Follow me on Twitter: @alexandra_dh

More about the book and research “Managing the university campus”:
http://managingtheuniversitycampus.nl
(see DOWNLOADS for hand-out)
→ new book “The European campus” (okt 2014)

OPTIONAL
Movie – “The making of BK city”

online version see: http://managingtheuniversitycampus.nl/case-bk-city

http://www.managingtheuniversitycampus.nl