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

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

What we started with in June 2008...

2008
relocate >3000 students
> 800 staff members
in < 6 months

use the opportunity
of a crisis
implement
radical changes

Irony: ultimate
case study for research

Send 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

http://
www.managingtheuniversitycampus.nl
LESSONS

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

important are:
- density of people
- acknowledge # visitors
- keep best places public

- orientation, logical floorplan
- sense of place: heritage
- branding: showroom, legacy

LESSES

#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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LESIONS

#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)

“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.

http://www.managingtheuniversitycampus.nl
LESSONS

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

http://
www.managingtheuniversitycampus.nl
Library: quiet place to study

Space types on campus, example NL

Stimulate social interaction & intellectual interaction

Yesterday at our Faculty of Architecture & the Built Environment...

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

LESSONS

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

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LESSONS

#10

Make sure people can see each other work

for security, community building, serendipity → innovation

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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)

http://www.managingtheuniversitycampus.nl
OPTIONAL
Movie – “The making of BK city”

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