



af

» stakeholder perspectives  
on adaptability in buildings





*It is not the strongest of the species that survive, nor the most intelligent, but the one most responsive to change. –*

Charles Darwin



af » introduction

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*If there was a business case for adaptability it would be happening as a matter of course.*



- what do different stakeholders mean by the term ‘adaptability’?
- what do they see as the drivers behind developing more adaptable buildings?
- what do they see as the barriers to developing more adaptable buildings?
- what do they think would need to change for more buildings to be designed to be more adaptable?



Discipline	Number of interviewees
Architecture	40
Client/occupier	2
Engineering	5
Environmental management	1
Facilities/estates management	3
Planning	5
Property development	12
Project management	10
Quantity surveying	1
Urban design	2
Valuation	5
<b>Total</b>	<b>86</b>



“...you’re effectively future-proofing the building by trying to second guess what will be as relevant today as it will be in 10 years’ time or 20 years’ time”

(Agent)





af » future-proofing

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Energy Park

Ageing

www.kids

**Patchwork**

Affluence

Suburban

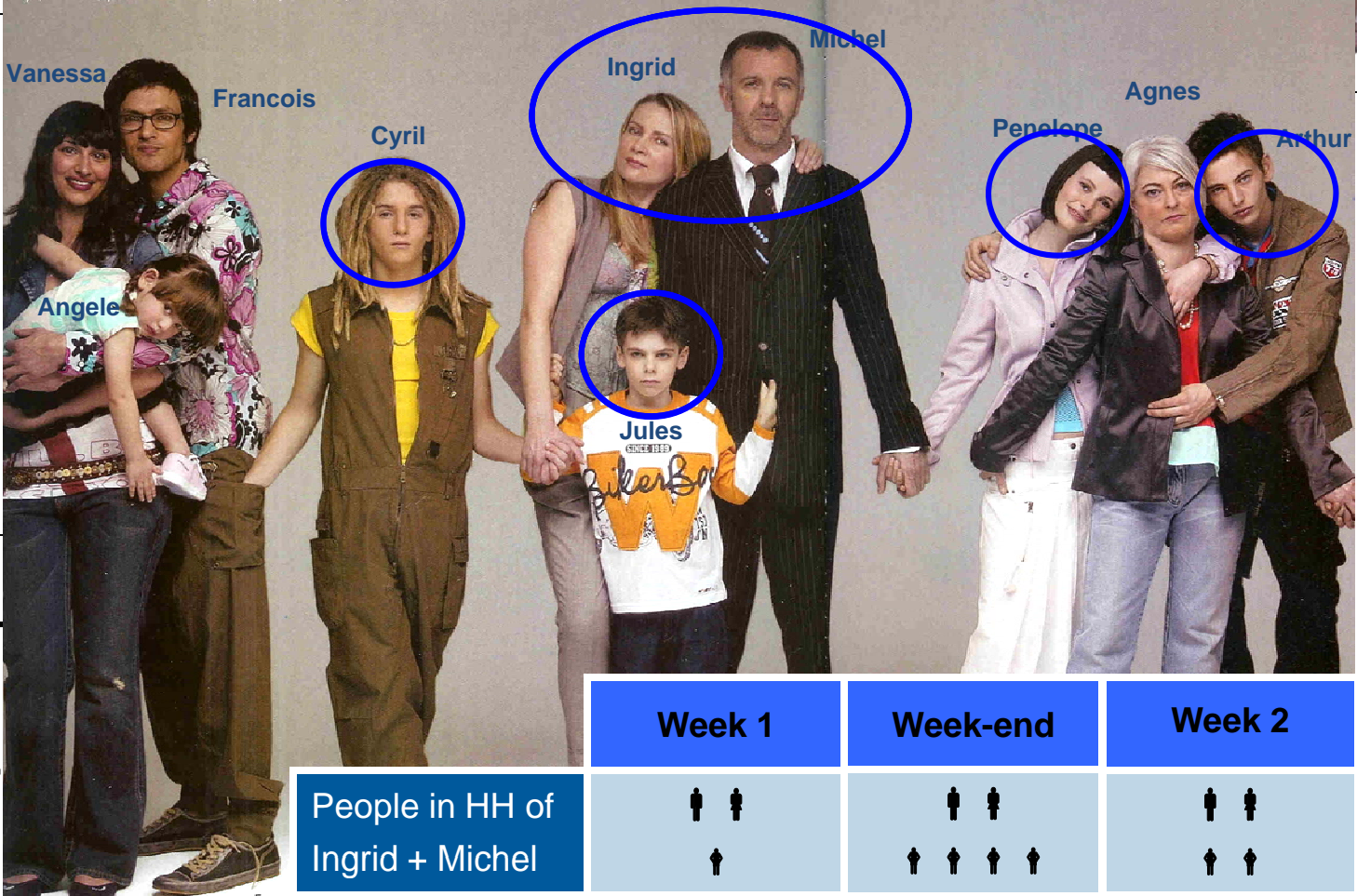
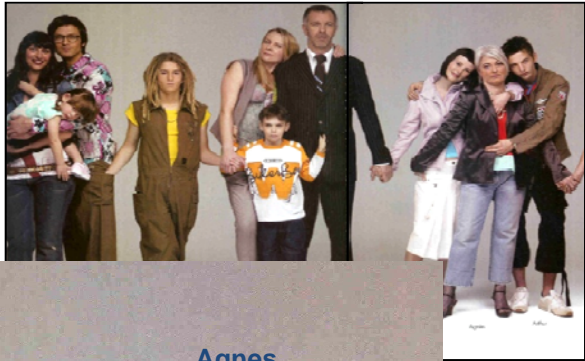
Authentic

Experience

Cyberspace

Tribes

Fear



Source: ELLE Magazine, April 2005, Euromonitor, Datamonitor



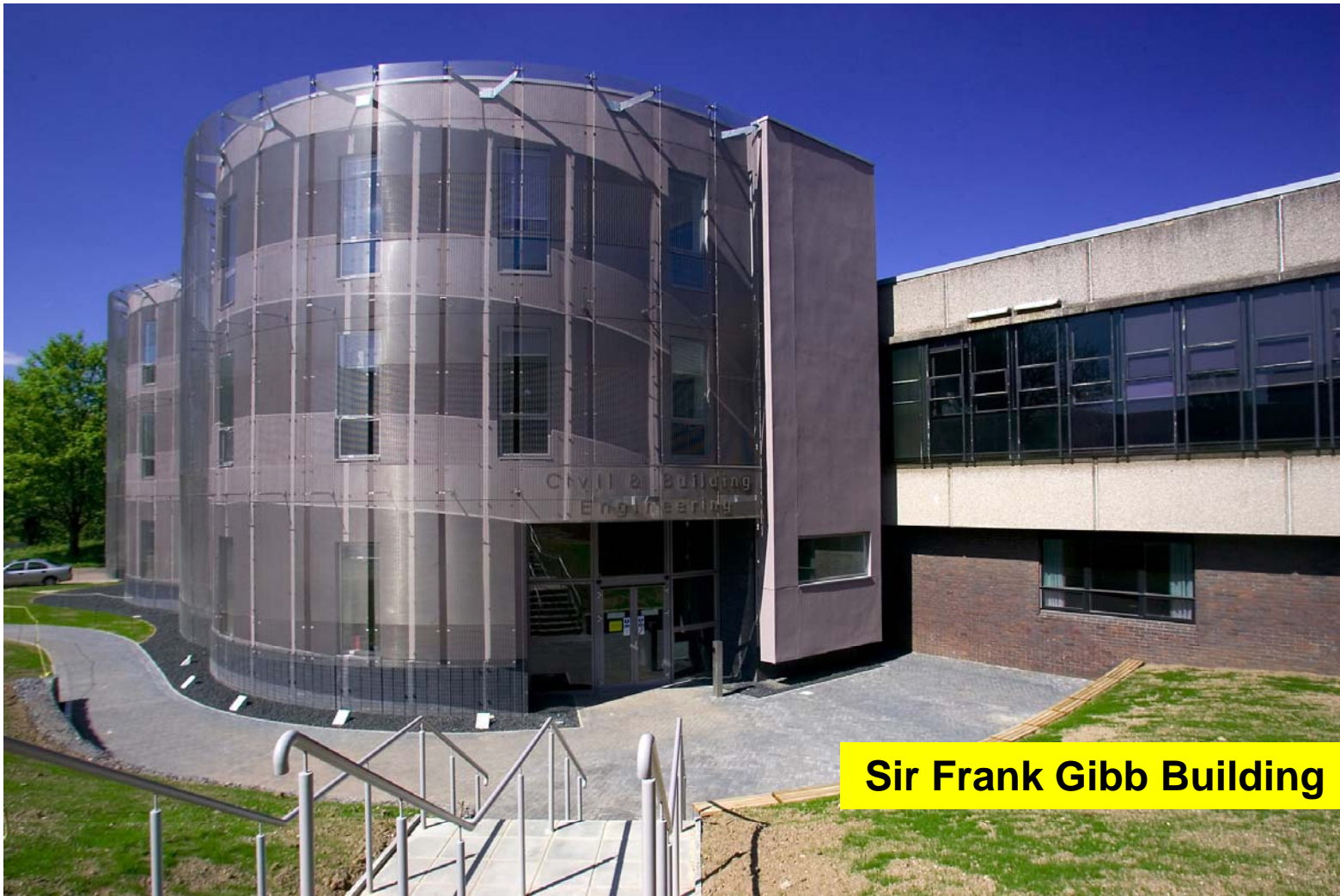
“It’s like floor loadings. You know, over-specifying floor loadings is great, but it costs money. Under-specifying, it may not cost you money when you first let it. It costs you a hell of a lot of money later when you muck around with bits of the building and you affect the floor loadings and you can’t let the shop because you can’t put a book store in”

(Agent)



af » providing redundancy

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Sir Frank Gibb Building



af » simple design solutions

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ARCHITECTURE



## Kentish Town Health Centre





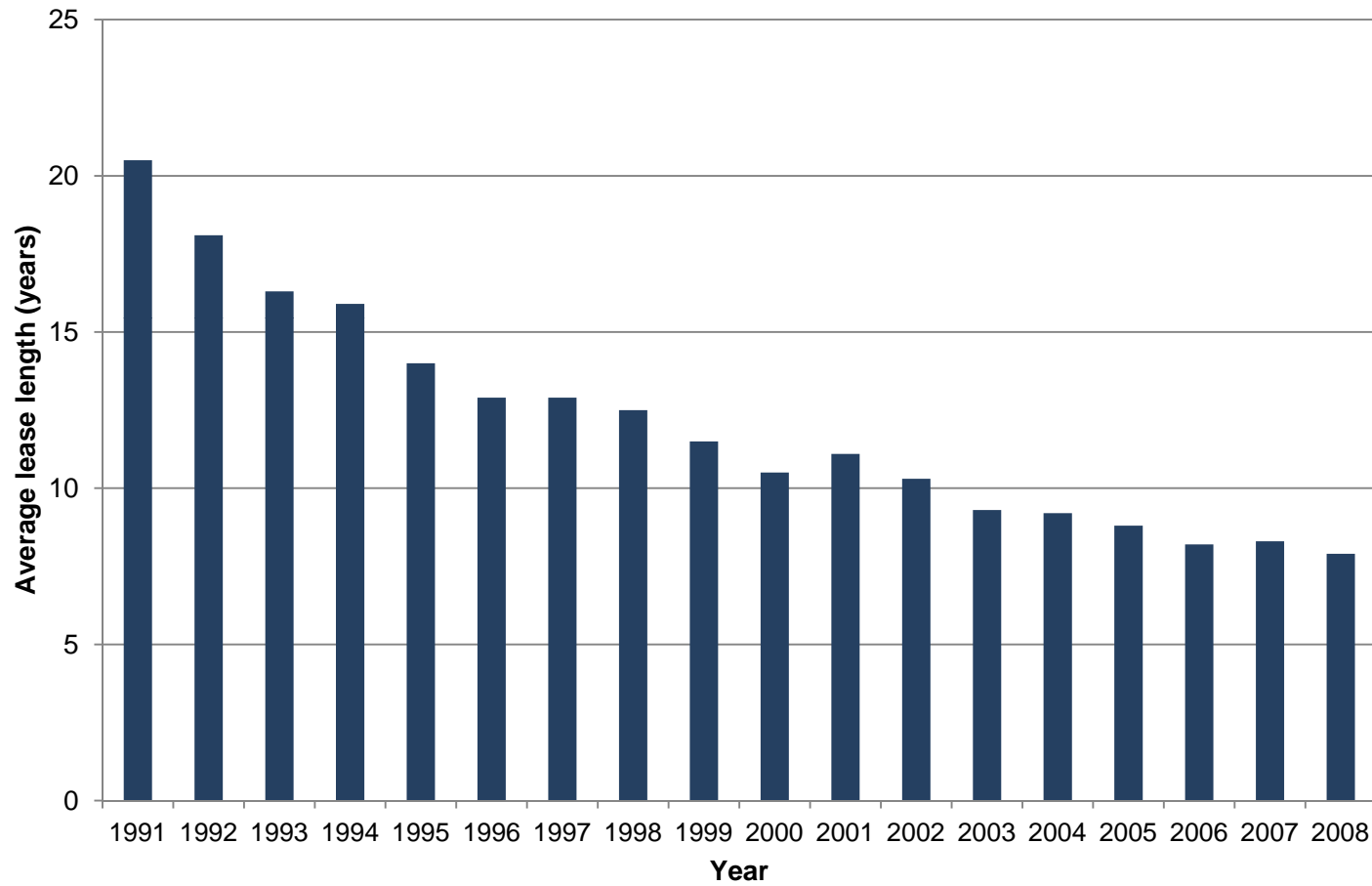


af » ease of change

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**Sainsbury Visual Art Centre**



Average lease lengths in the UK  
(compiled from BPF and IPD, 2001, p.7 and 2009, p.4)







af » it costs too much

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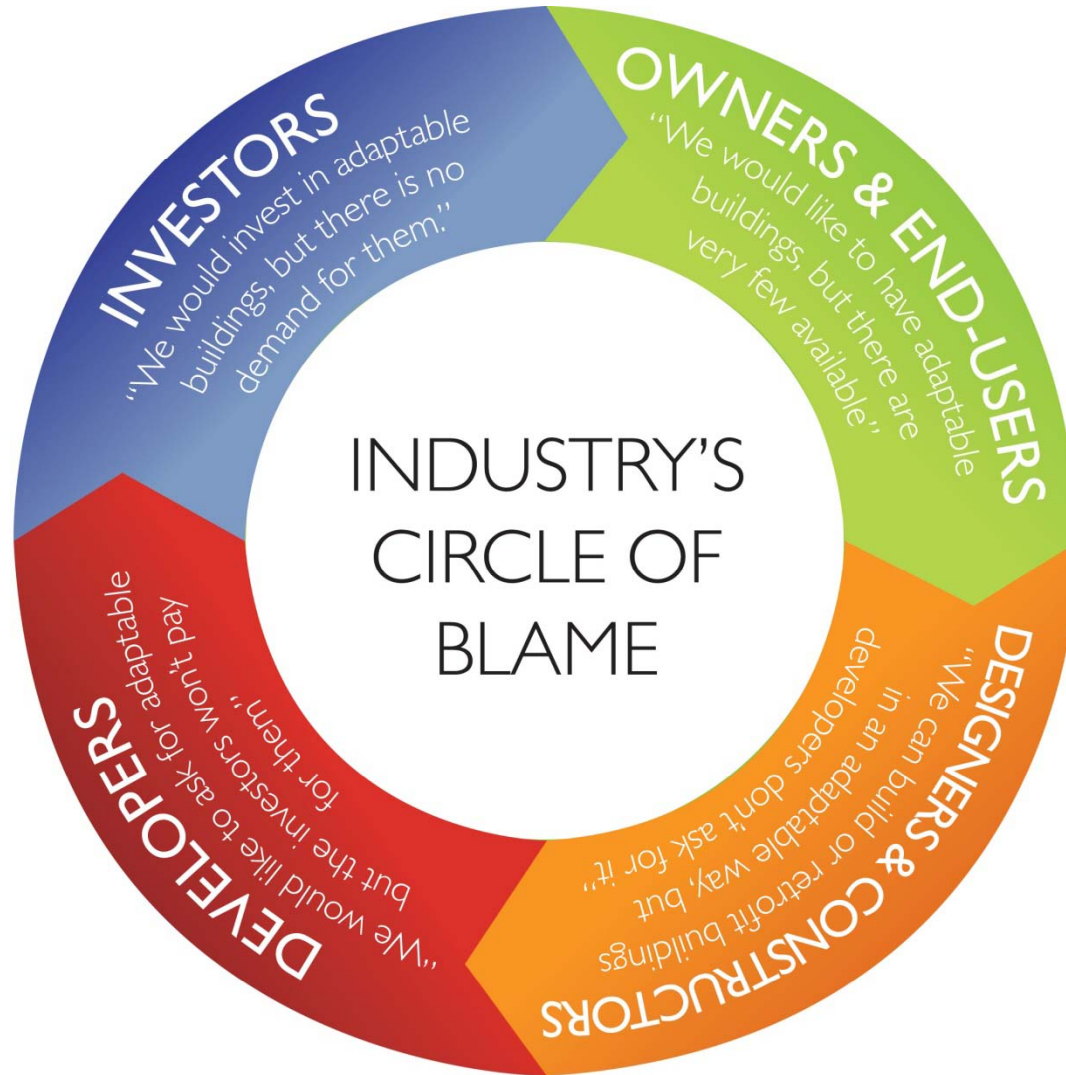
“I like buildings to last 500 years. I’d like them to change uses ten times. I’d like to be able to dismantle an office façade and put another kind of façade and respond to the climate and all of that. I guess the problem is that the more flexibility you create... the more cost there is”

(Architect)



af » it's not my decision

**MOVING**  
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af » it's not my decision

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“You can plan for flexibility but then the contractor might come in and say, “I’m going to do the whole thing in load bearing masonry with short spans,” and then actual flexibility of use is limited”

(Architect)



af » it will compromise the design

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af» it will compromise the design

MOVING  
ARCHITECTURE

“The other one is there’s something very nice about specificity, you know, a tailor made suit that only fits me that really – that when it’s got the length of my arm and it just moves around and I feel good and it is light, whereas Armani had created the suit that was flexible then, you know, whereas in the heavy tailored Savile Row suit is – only suits one person, and makes them look slim, and makes them look taller, and makes them look elegant. And so the danger in ‘one cut fits all’ is that nobody ever looks good in it”

(Architect)



# af » what needs to change?

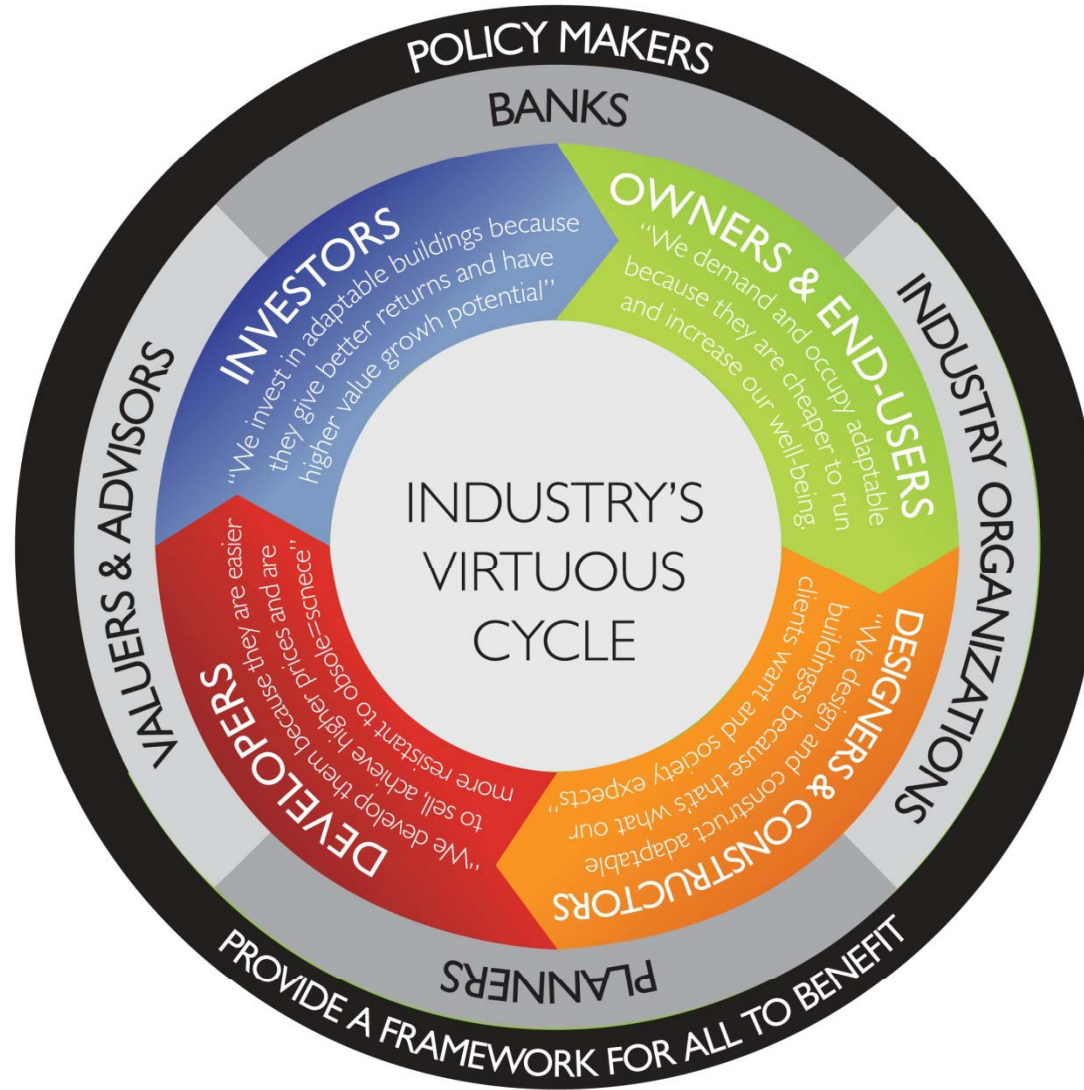
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# af » what needs to change?

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what else needs to change?





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» [www.adaptablefutures.com](http://www.adaptablefutures.com)

thank you

