

Contents

List of figures	xii
List of tables	xvii
Preface	xix
Acknowledgements	xxi
Part I Introduction	1
1. Motivating observations	3
1.1 Unravelling the 'what'	4
1.2 Clarifying the 'why'	5
1.3 Expanding the 'how'	7
Part II A history of adaptability	9
2. Historical overview	11
2.1 Prehistoric and pre-modernism	11
2.2 Modernism	15
3. Strands of designing for adaptability	18
3.1 Spatial	18
Loose fit	18
Open plan	20
Spatial summary	21
3.2 Physical bits	22
Industrialised architecture	22
Kinetic architecture	25
'Unfinished' design	28
Component design and capacity summary	31
3.3 Building configuration	32
Levels	32
Layers	36
Systems design	37
Building configuration summary	38
Part III A theory for adaptability	41
4. Developing the concept	43
4.1 Defining the word	43

4.2 Time	45
4.3 Unpacking change: recognising the demand	47
4.4 A building: what is it?	47
4.5 Context: situating the building	49
4.6 Concepts summary	50
5. Common takes on adaptability	51
5.1 Level of specificity: tight fit vs. loose fit	51
5.2 Strategic focus: technology-driven vs. planning-driven	53
5.3 Object of adaptability: building-centric vs. human-centric	54
6. Buildings as layers	55
6.1 Layer definitions	55
6.2 Influence of change on the layers	55
6.3 Understanding dependency: DSM explained	58
6.4 Cellophane House, part I: clustering analysis	60
7. A typology of adaptability	68
7.1 AT1 – Adjustable	70
7.2 AT2 – Versatile	70
7.3 AT3 – Refitable	71
7.4 AT4 – Convertible	72
7.5 AT5 – Scalable	74
7.6 AT6 – Movable	75
7.7 Occurrence of the types	76
7.8 Cellophane House, part II: impact analysis	78
Example scenario	80
Implications of analysis	82
8. Design strategies, characteristics and tactics	84
8.1 Design strategies	84
8.2 Building characteristics	85
8.3 Design tactics	87
8.4 Relationship between strategies, characteristics and tactics	89
9. Building characteristics in detail	91
9.1 Descriptions	91
DS1 Modularity	91
DS2 Design 'in' time	92
DS3 Long life	94
DS4 Simplicity and legibility	96
DS5 Loose fit	97
DS6 Spatial planning	99
DS7 Passive techniques	101
DS8 Unfinished design	102
DS9 Maximise building use	103
DS10 Increase interactivity	105

DS11 Aesthetics	105
DS12 Multiple scales	106
9.2 Relationship of CARs to building layers	108
9.3 Links between CARs and adaptability types	111
10. Unravelling contextual contingencies	114
10.1 Stakeholders	114
Client mindset	114
Architect mindset	115
End users	117
Other stakeholders	118
Culture	119
10.2 Rules	120
Building regulations	120
Taxation	121
Heritage protection	122
Planning regulations	122
Industry standards	123
10.3 Phases	123
Fragmentation	123
Brief(ing)	124
Procurement	125
Management	126
Occupation	126
10.4 Economics	126
Business models	126
Valuation practices	130
Market forces	132
Funding methods	132
Risk	134
11. Design resources	135
11.1 Design guidelines	135
Components	135
Component relationships	137
Spaces	137
Spatial relationships	138
11.2 Critical (design) parameters	138
11.3 Scenario planning	142
11.4 Other time-based resources	148
11.5 Benefit mapping	148
11.6 Evaluation tools	151
11.7 Other resources	152
12. Meta-models	155
12.1 Adaptability types, layers and stakeholders	155
12.2 Framecycle	156

12.3 Sources of know-how	157
12.4 Design process	157
12.5 Causal links	158
12.6 Cost certainty	159
12.7 Pathways	160
12.8 Summary	164
Part IV Adaptability in practice	165
13. Linking theory to case studies	167
13.1 Design strategies and building characteristics	167
13.2 Linking adaptability types	171
14. Primary case studies	174
A1 Kentish Town Health Centre	174
A2 85 Southwark Street	181
A3 Folkstone Performing Arts Centre	184
A4 Cedar Rapids Public Library	187
A5 PS340 Manhattan	191
A6 Dato Onn International Medical City	194
A7 Bio Innovation Centre	197
A8 Carl Jacobsens vej	200
A9 Islington Square	202
A10 The Cube	205
A11 Oxley Woods	208
A12 CPC	211
A13 The King's School Theatre	213
A14 Vodafone Headquarters	215
A15 Kettering Old Persons Unit	217
15. Designing for adaptability	220
B1 Industrial Democratic Design	220
B2 An adaptable building app	224
B3 An emporium for education	226
B4 Leicester Waterside	228
B5 Adapt and survive	233
B6 An approach to adaptability	236
B7 Adaptability through hybridity	241
B8 Ad hoc urbanism	244
B9 The adaptable primary school	245
B10 Adaptable apertures	247
16. Designing for adaptable futures	250
C1 New Addington's Village Green	251
C2 Adaptable Street	253
C3 Factory Home	256
C4 Designing for Sport	259

C5 How to grow a city	262
C6 Inside and out of the box	265
C7 In response	268
Part V Conclusions	271
17. A living thing	273
17.1 A manifesto for adaptability	273
Proposition 1 – We need a broadened scope for adaptability	274
Proposition 2 – Adaptability is context specific	274
Proposition 3 – Adaptability is supported by simplicity and familiarity	275
Proposition 4 – Adaptability stresses process over product	275
Proposition 5 – Industry's short-termism hinders adaptability	276
17.2 Designing for adaptability in practice	278
Glossary	280
References	282
Index	288