



Ownership of Space

GBE Lectures
LSBU 2016
RIBA Part 1 Year 3

Semester 1, Technology 2

- i.e. Bachelor BA3 students Third year
- Monday 24 October (11.00-13.00am)
Room T214
- Tutor: Andrew Stoane
- Lecture 1: Andrew's brief to me

24/10/16 © GBE 2016 Ownership of Spaces 2

So far I have given 3rd year 2 lectures.

- The second was about infrastructures, systems and devices for pedestrian movement (manual and mechanical) and the various experiential phenomena associated with them.
- We also discussed a little about automated building systems versus manual operations, really with a view on spatial agency of humans.
- Maybe following on from this you could pick up in more detail on such systems – computer heating, lighting, solar, ventilation control etc.

24/10/16 © GBE 2016 Ownership of Spaces 3

Andrew Stoane:

- Spatial agency of humans:
- Again, they are undergraduate students, so I was really just touching quite lightly by raising questions with them about psychological 'ownership' of space through active participation in environment configuration versus passive participation in space which perhaps automated control systems intensify.
- I realise this could become a very political discussion but I haven't gone there in depth, but again feel free to discuss that.

24/10/16 © GBE 2016 Ownership of Spaces 4

Private to Public realms

- Public Street >
- Semi-Public Front Garden >
- Semi-Private Porch >
- Private House & Back Garden

24/10/16 © GBE 2016 Ownership of Spaces 5

The Garden Gate

- Over which friendly conversations occur
- Weather is the ice breaker
- Where local personal gossip occurs
- Where gardening tips are shared
– And invitations into garden to take a cutting

24/10/16 © GBE 2016 Ownership of Spaces 6

Internal Privacy > Intimacy

- Entrance Porch: Keep people at arms length: Postman, Deliveries
- Study or Kitchen: Permit in to do business: Insurance man, Renewable Energy rep.
- Dining Room: Have a meal together: Family, Friends and 1st dates
- Living Room: Get cosy: Family and Friends and 2nd date
- Bedroom: Sleep, Sleepovers or get intimate: Close friends, FWB, Lovers or Spouses and X date

24/10/16 © GBE 2016 Ownership of Spaces 7

Previous LSBU student's house design:

- Wanting to be radical
- Enter the house/flat via the bedroom
- Floor layout breaks normal privacy > intimacy 'rules'
- I asked what that says about her
- and giving off the wrong signals

24/10/16 © GBE 2016 Ownership of Spaces 8

Flats and Regulations

- Because flats often only have one entrance/exit
– (other than firefighter's ladder)
- And escape in the event of fire is a real issue
- And kitchens are a major source of fire
– (TV, ovens and fridge/freezer)
- Escape is not past the seat of the fire
– (even if with a fire door)
- So bedrooms are located near the exit and living rooms and kitchens furthest away

24/10/16 © GBE 2016 Ownership of Spaces 9

House, Flats and Alteration Layouts

- Designing alterations needs care
- since external walls are dictated and so are existing room sizes
- Corridors are space wasters but essential
- Or you end up walking through bedrooms to get to bathrooms

24/10/16 © GBE 2016 Ownership of Spaces 10

Binuclear Courtyard House

- Dumbell plan
- Parents at one end of the house
- Children/Teenagers/Elderly at other end
- Communal living/eating spaces in the middle
- Both get visual and acoustic privacy and some autonomy
- But come together for meals and shared services

24/10/16 © GBE 2016 Ownership of Spaces 11

Ownership of office space:

- Open Plan
- Cellular partitioning within open plan
- closed 3 sides open behind occupant
- Closed private offices around cellular open plan
 - (previously smoke issue)
- Closed offices with glass walls/doors
- Closed offices with opaque walls/doors
- Closed offices with glass walls/doors and louvre/blinds
 - (becomes status symbol)

24/10/16 © GBE 2016 Ownership of Spaces 12

Smokers room

- Before outright smoking ban in offices
- Smoking room/kitchen/tea coffee breaks
- Every day problems between teams
- Solved by impromptu discussions
- Needed a newsletter from the smoking room

24/10/16 © GBE 2016 Ownership of Spaces 13

Port Cochere & Concierge

- Polices the door
- Welcomes visitors
- Sees them off too
- Assists entry
- Handles the Bags & Trolleys
- Deals with the Taxis for customers

24/10/16 © GBE 2016 Ownership of Spaces 14

Librarians Counter

- Defines the line between front and back of house
- Effectively a barrier which they can pass but not you
- Approach but wait your turn to ask a question
- You can lean on it but not sit upon it

24/10/16 © GBE 2016 Ownership of Spaces 15

Receptionist Desk

- Might be an island or a reef
- Says something about the business
- Welcoming place
- Representative filter
 - (architects don't like them)
- Navigational place
- Communication Hub (telephone reception)
- You would not be welcome around the back (without invitation)
- A weather barrier (double door lobby open)

24/10/16 © GBE 2016 Ownership of Spaces 16

Publican and Bar

- Defines the line between front and back of house
- Much bottle flinging can occur
- Effectively a barrier which they can pass but not you
- Controls access to till and drinks
- Approach but wait your turn to order drinks
- Bar keeper is in control and skilled
- You can lean on it and burn the ear of the bar keeper
- Where transactions occur between you

24/10/16 © GBE 2016 Ownership of Spaces 17

Shop Counter

- Is part of the display
- Is the prompt for promotion of good
- To exchange pleasantries and transactions

24/10/16 © GBE 2016 Ownership of Spaces 18

Café, Waiters and Waitresses

- Inside or outside space
- With or without boundaries (wind break)
- Your only welcome to consume theirs (not yours)
- You come to drink or eat
 - To watch and be watched
 - To write your book
 - Or read somebody else or today's news
 - To rendezvous
 - Share glances, exchange smiles or flirt
- They meet and greet you
- They own the space they enable banter
- They can make or break the experience or be part of it
- They are part of watching and being watched
- They dance and skirt around customers fluidly
- They can be the liaison between customers

24/10/16 © GBE 2016 Ownership of Spaces 19

Public benches and seats

- A place to rest and take the load of bags off
 - But seats are for sitting not bags
- UK etiquette we don't sit next to each other
 - But furthest away
 - You need twice as many seats
 - (Holland is different)
- London Etiquette
 - We don't talk to each other
 - (up North its different)
- Except if you are waiting for a train
 - bench will fill up if in short supply
 - Benches need to be single seats in rows
- Concave curves benches make groups possible
- Convex curves might get fully occupied individually

24/10/16 © GBE 2016 Ownership of Spaces 20

Trees

- They are a fundamental of nature
- They support many hundreds of species if indigenous
- They like being hugged allegedly
- They occupy their space magnificently
- That can be viewed and admired or ignored
- Or benches face outwards
- Shelter in short rain falls
- To be avoided in lightning storms

24/10/16 © GBE 2016 Ownership of Spaces 21

Trees and Zones of Influence

- Their zone of influence is far and wide
- Seen from a great distance
- Soften and colour the view
- Colour pallet varies through year
- Create a place around them
- They shade, drain and starve undergrowth
- They ooze and drip, to be avoided by cars
- They disrupt pavements in search of water
- They interrupt the sun and the wind in summer
- Deciduous fall and permit in winter

24/10/16 © GBE 2016 Ownership of Spaces 22

Controls

Last week

24/10/16 © GBE 2016 Ownership of Spaces 23

Spatial Agency of Humans

Last Seminar

24/10/16 © GBE 2016 Ownership of Spaces 24



Feedback

- These files are created by generalists with a big dollop of green flavour
- These files are updated from time to time
- We are not experts so from time to time these file may get out of date or may be wrong.
- If you feel that we have got it wrong please let us know so we can put it right

24/10/16 © GBE 2016 Ownership of Spaces



© GBE 2016

- Brian Murphy BSc Dip Arch (Hons+Dist)
 - Architect by Training
 - Specification Writer by Choice
 - Environmentalist by Actions
- Greening up my act since 1999
- Founded National Green Specification 2001
- Launched www.greenspec.co.uk 2003
- Created: GBE at www.greenbuildingencyclopaedia.uk 2015
- E BrianSpecMan@aol.com
- Twitter: <http://twitter.com/brianspecman>
- Facebook: <http://www.facebook.com/brianspecman>

24/10/16 © GBE 2016 Ownership of Spaces 28