

# FM Networks Conference

## SPEAKER PAPER

**Title:** Looking Good Naked

**Speaker:** Robert Naylor-Stables Dip. Arch. (Cant), RIBA, Architect, RIBA CDA

Facilitator & Director of Facilities Development  
The Austin Company

### Introduction

Gok Wan has many tricks up his sleeves, most importantly, he changes people's perception of style while working within challenging budgets for a better outcome. What Gok does for fashion we can do for buildings.

Buildings are primarily for people and the environments we create need to respond to human need. There are three key components : a) people, b)built environment and c)how the people and space affect each other. Style and beauty are an important part of this equation.

### Main body of presentation

The presentation discusses the opportunities for maximising the use of space, reducing material cost, reducing overhead, getting the most out of your asset by challenging the accepted norms of space utilisation. You can create very cost effective, good-looking solutions within challenging budgets. This may mean exploring different approaches for traditional activities. It may also support a new generation of users who have different expectations of the workplace and what it can do for them.

Using a series of Case Studies we:

- 1) Strip back the building to see how to get the best value out of the asset.
- 2) Explore people-centric interaction for best use of space
- 3) Integrate passive energy solutions for a more natural human environment.

We consider how space will respond to a new generation of users and the importance of change management in implementing innovation and progressive solutions. You may have to take people through a change process to realign their expectations and probably introduce a new way of thinking about work space, what it can do and how to use it.

## **Summary and conclusion**

We are moving into an era of democratic enterprise which requires a new way of people-involvement. The new generation, used to latest technologies, have different work expectations which will impact on work practices.

New facilities need to respond to tight budgets yet at the same time provide exciting, creative and stimulating places where users can express themselves and share ideas easily; this is part and parcel of the new democratic workplace. In turn this gives us the opportunity to change the way we get the best out of our work environment. Therefore, this presentation challenges some of the established norms to open up possibilities for new build and refurbishment.