Town and Country Planning Act 2013

Universal Use Class Orders with supplementary Building Licences

HER MAJESTY’S STATIONARY OFFICE 2013
White Collar Factory
09100 / 2017
An iteration of a long-term research project creating both innovative workplace and a new piece of city
WHITE COLLAR FACTORY

...learning from the past

ENEROSITY
F VOLUME

ROBUST
CONSTRUCTION

EFFICIENCY OF
SYSTEM

FLEXIBILITY
OF SHELL

PASSIVE
SYSTEMS
White Collar Factories: the five principles of WCF

1. tall ceilings
2. smart servicing
3. simple passive facade
4. deep plan
5. concrete structure

low cost / high value: One size does not fit all, but a generous shell should provide the best opportunity for the greatest market share.
White Collar Factories:

- **A** building height G(5m) + 5 storeys
- **B** 45 x 45 m floor plate
- **C** 4m floor to floor = tall ceilings
- **D** 9m x 9m insitu concrete frame
- **E** central core
- **F** GIA = 130,000 sqft
- **G** NIA = 105,300 sqft
- **H** overall NIA:GIA = 81%
- **I** typical floor NIA:GIA = 85-87%
- **J** Wall to floor ratio = 0.35
- **K** No basement, car park or transfer structure
- **L** Min. fresh air and radiant slabs
- **M** section 20 does not apply
- **N** limited sub divisible floors
- **O** 1 or 2 tenancies
- **P** 8 WC's per floor

= £165 per sqft
White Collar Factories:

1. **tall ceilings** = 3650mm floor to ceiling heights
2. **smart servicing** =
   - minimal fresh air mech. vent with extract from bulkhead
   - on floor plant
   - light fittings included as basic product
   - power & data soffit mounted
   - radiant slab for cooling & heating
3. **passive low tech facade** =
   - opening windows
   - external shading where needed (south, east and west facing, if not overshadowed)
4. **deep plan** =
   - generous scale provides best opportunity for greatest market share
5. **concrete structure** =
   - exposed concrete soffit
   - concrete perimeter upstand increases structural spans and eliminates perimeter columns