

Contents

	<i>page</i>		<i>page</i>
1 Introduction	1		
The neglect of office studies	2	<i>Conversion and demolition</i>	
Some reasons for the neglect of office studies	3	<i>Scale</i>	
Defining an office	4	Planning controls	64
Outline of the book	5	Over-supply problems	67
2 Genesis of the Office	8	5 The Demand for Office Floorspace	71
Before the industrial revolution	8	Floorspace demand and employment growth	72
The effect of the industrial revolution	9	Demand projections	73
Office mechanization	10	Role of the floorspace/worker ratio	77
Advent of office computers	13	Replacement of existing stock	79
Office buildings	17	A market view of demand	81
Skyscrapers	19	Public sector demand	82
3 The Growth of Office Employment	26	A supply/demand model	84
Blue-collar/white-collar	26	A simulation model of office construction	87
Office employment by occupation	27	6 Regional Patterns of Office Location	92
Growth of white-collar occupations	31	Regional distribution of office employment in Britain	92
Clerical workers and office employment growth	33	Regional distribution of office employment in the United States	97
Growth rate variations between industries	35	A regional occupation factor	99
Role of female office workers	39	Regional distribution of office floorspace	101
Growth of office work in individual organizations	41	City size and total office floorspace	103
Impact of computers on office employment	44	Location of headquarters offices	106
4 The Supply of Office Floorspace	52	7 Intra-Urban Office Location	115
Availability of floorspace data	52	Parallels with location of manufacturing industry	115
Trends in supply	54	Intra-urban office location: some empirical evidence	117
Factors influencing supply	57	Haig's contribution to office location studies	121
<i>Finance</i>			
<i>The role of developers</i>			
<i>Vacancy rates</i>			

	<i>page</i>		<i>page</i>
More recent contributions	122	10 The Pattern of Decentralization	177
Office centrality and type of industry	125	Commercial office decentralization	177
Intra-C.B.D. office location dynamics	128	Government office decentralization	181
		Characteristics of decentralized offices	185
8 Communications and Office Location	133	Office decentralization in the United States	189
Some empirical evidence	134	11 The Impact of Changing Office Location Patterns	194
Contact studies	141	Impact on the C.B.D.	194
Types of contact	142	Strategies for suburban office growth	196
Relative roles of types of contact	143	Office parks	200
Indices of contact	148	Croydon: an outer suburban office centre	201
Multi-variate classification of contact patterns	150	La Défense: inner suburban renewal and office growth	203
Effect of location change on office communications	152	The local impact of office development	205
Comparability of office communication studies	154	<i>Local employment</i>	
Communications and the future location of office activity	154	<i>Housing</i>	
		<i>Journey to work</i>	
9 Office Location: Forces for Change	160	A suburban office allocation model	215
Defining 'decentralization'	160	12 Conclusions	220
Sources of data	161	An inadequate data frame	221
Pressures at the centre	162	Office location factors	221
Regional background to British decentralization policies	163	Regional patterns and future location strategies	223
London's office problems	165	Bibliography	226
Inaccurate assumptions?	168	Index	234
Policy changes	170		
Economics of decentralization	172		