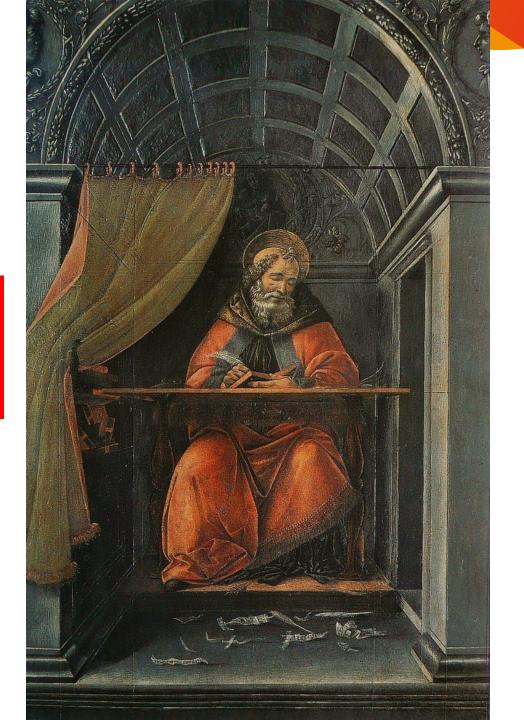
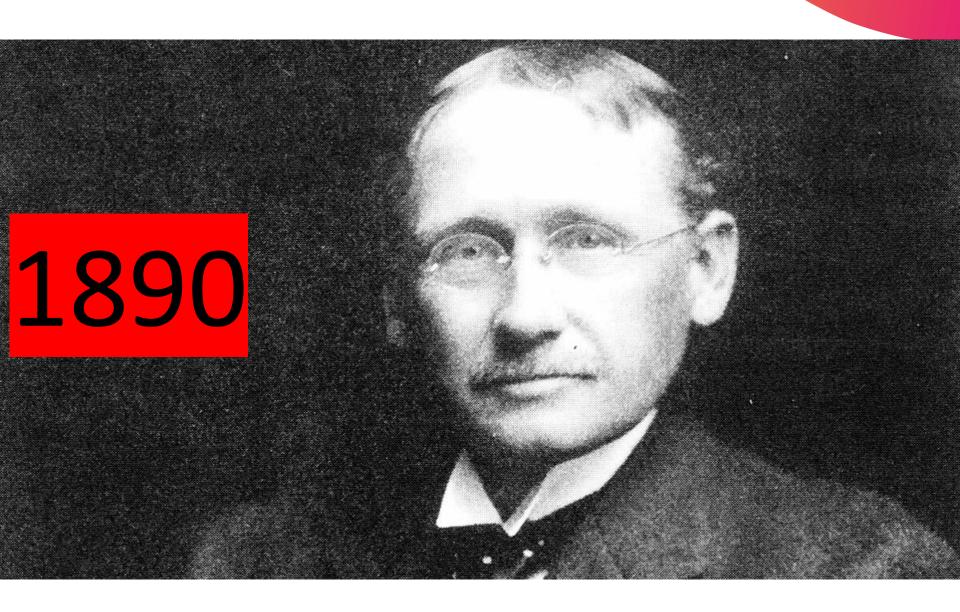
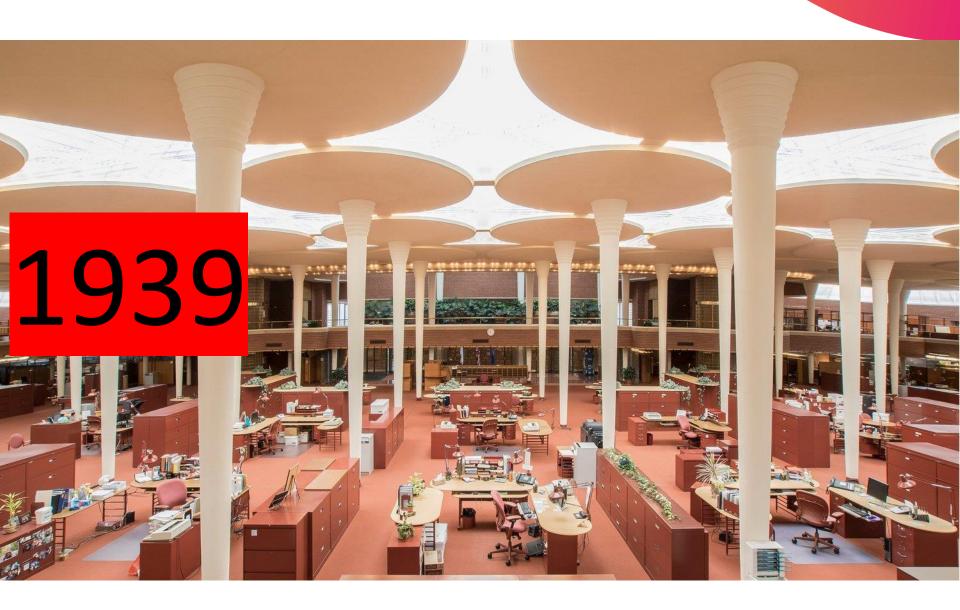
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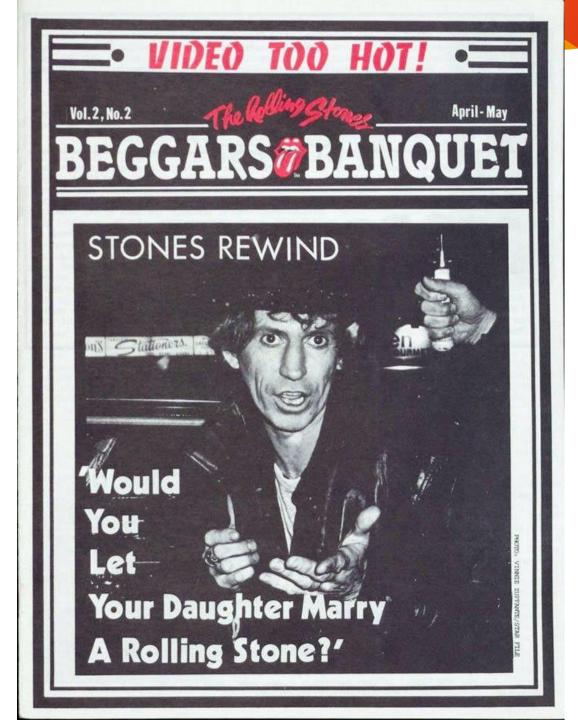


6









Everybody is very keen about the advantages of going open plan, especially if they are not actually going to have to brave the wide-open spaces themselves. MARCELLE BERNSTEIN reports on what life is really like for 1,200 workers in Britain's largest open-plan offices.

WOULD YOU LET YOUR DAUGHTER WORK IN AN OPEN PLAN?

Earlier this year Boots of Nottingham moved 1,200 of their office staff into magnificent new headquarters. They did so very quietly no official opening, no ribboncutting, no champagne. But this building is the largest open-plan office block in the country and, as a centre for a big organisation, it is unique in Europe. The twostorey building took five years to plan and build, cost over £2 million and has five acres of wallto-wall experting.

Now after nearly a year's experience, Boots feel their switch to open plan has paid off. Office output has gone up: staff, in full view of one another, work harder. There are far fewer inter-office memos because direct consultation is so much easier. Timekeeping has improved and there is less absenteeism. Boots say their staff have been impeccably turned out but concede that standards of dress and grooming are higher. Dolen Davies, a chatty blonde who has been with Boots for 34 years and is now their beauty

consultant, says: 'I think the girls are much more conscious of being on show, they take far more trouble with themselves. And you get to know people so quickly here.'

Looking round at the gleaming stretches of ceiling-high windows, calmed by the subtle décor carefully studded with plants, delighted by the vistas, coddled by the carpets and breathing filtered air, it is hard to believe this is an office. But it is, and so it's even harder to understand the rumble of grumbles beneath the general cries of delight. Some comments are really very reasonable. John Jarrett, the safety officer, says: 'You've got to develop a technique of ignoring what's going on around you. You need a concentration which shuts out your environment.

Ivan Mitchell, Boots' own chief architect, sits in a private office with smoked glass walls through which he is clearly visible and says that he suffers from visual distraction. He has to continued

Right: The punch card and data processing department on the lower floor, in staffed by 9d jrist. The cellings are 9ft fism, rather lower than the upper floor, and there have been complaints of depression among those working here. Most of the noise from this department is absorbed by the cellings; perforated metal panels filled with a compound of three-glass and absorbes. This absorbs and muffles sound so effectively that it is impossible to hear a quiet conversation within a lew feet. There have been difficulties: a noisy



Departments are arranged in functional groups so the work of one leads automatically to the next. Shown above is one of the larger units, the sales office of the laternational Division, which has 39 deaks. No two areas look exactly alike, so that staff can easily identify with their own. The overhead lighting gives the effect of daylight – there is no giare or dansle. This is done by using 'warmwhite' fluorescent tubes reconsed into the ceiling.



Tom Smith, market research analyst:
"I like the spaciousness. There are no draughts, I can work in shirtulerees.
The feeling of luxury has won off to a certain extent, but you go to other offices and think "poor swine"."



Jill Arnold, insurance clerk: 'I think it's a marvellous building. I like the lightness. But I find the air-conditioning rather chilly. We were told we could wear summer clothes all year, but I've loads of sweaters on.'



Judy Turner, secretary: T'm for it, I like the abmosphere. There's a sort of go-ahead way of thinking here and it's nice to know that you're working in a building that's one of the most modern in the country.

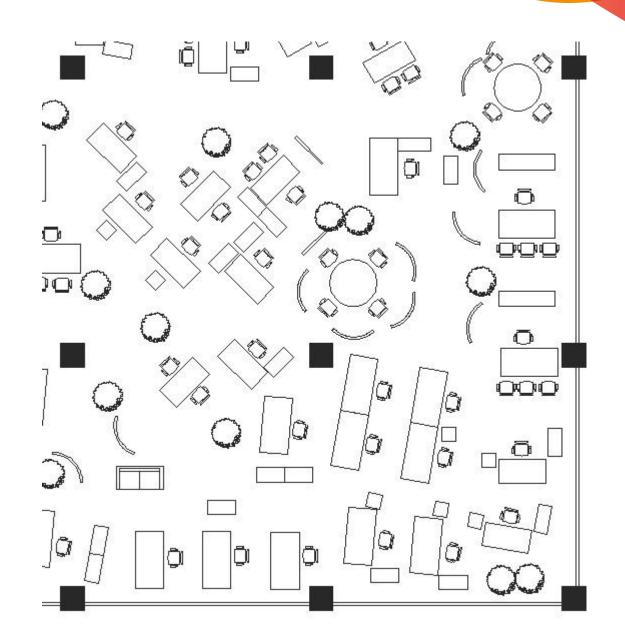


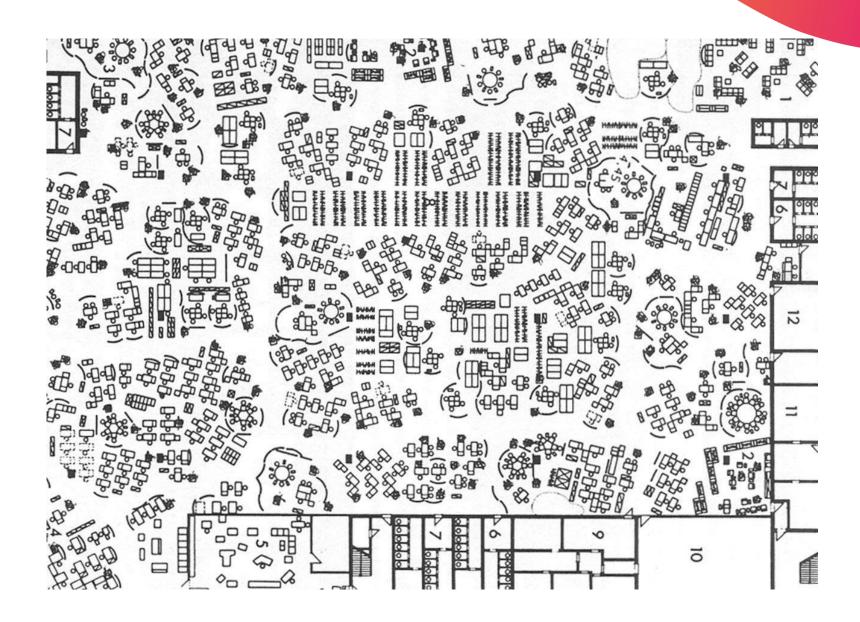
Geoffrey Stoor, of Inventory Management: 'I wouldn't go back to the old buildings for all the tea in China. I like the space, it's clean, I can work with my jacket off. There's just one thing — we'd all like the blinds up.'



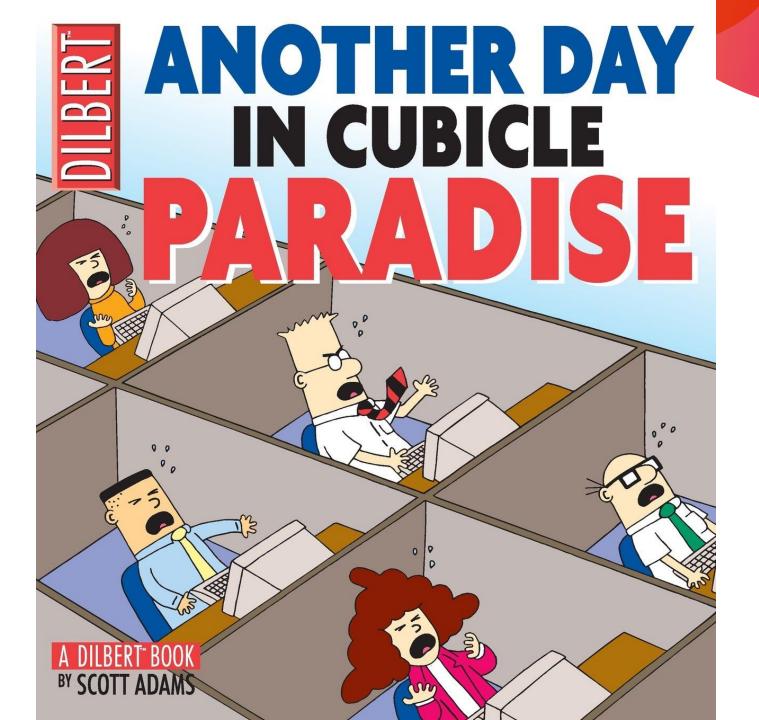






















Open-plan offices can be bad for yo health

COMPLETE GUIDE

Surveys find that working cheek-by-jowl with your colleagues is bad for your productivity and well-being

Open-plan offices make Open-plan offices were devised by Satan more likely to get sick in the deepest caverns of hell

They're bad for concentration, motivation, stres even make it easier for employees to communic indicates

CAREERS

PERSONAL FINANCE

RETIREMENT

CAREERS

SAVINGS DEBT



58% of high-performance employees say they need more

COMMENT NATIONAL OPINION

how openre antisocial

¹ Silicon Valley got it wrong: the open-plan office trend is destroying the workplace

M ET Thu. 16 March 2017

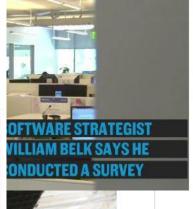
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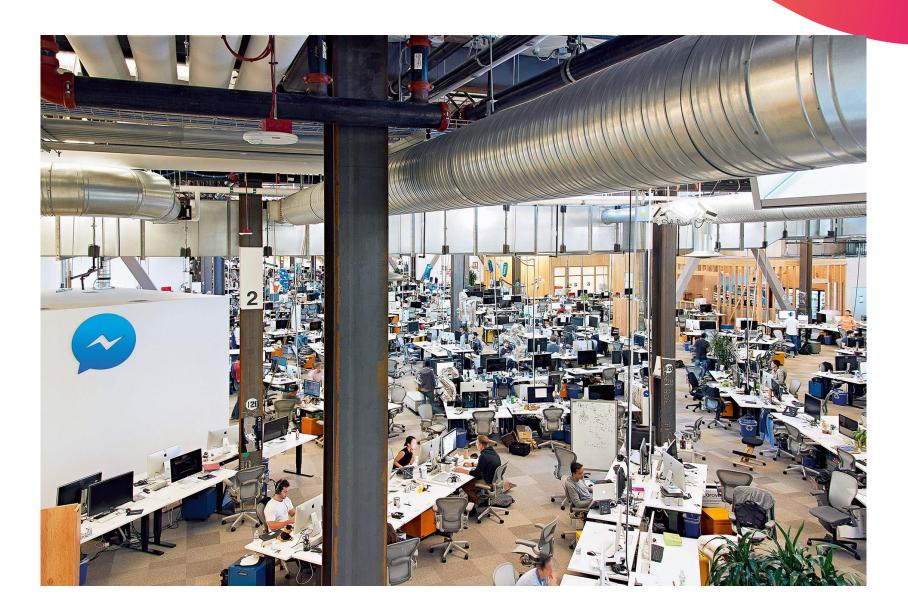
A year ago, my boss announced that our large New York ad agency would be moving to an open office. After nine years as a senior writer, I was forced to trade in my private office for a seat at a long, shared table. It felt like my boss had ripped off my clothes and left me standing in my underwear.

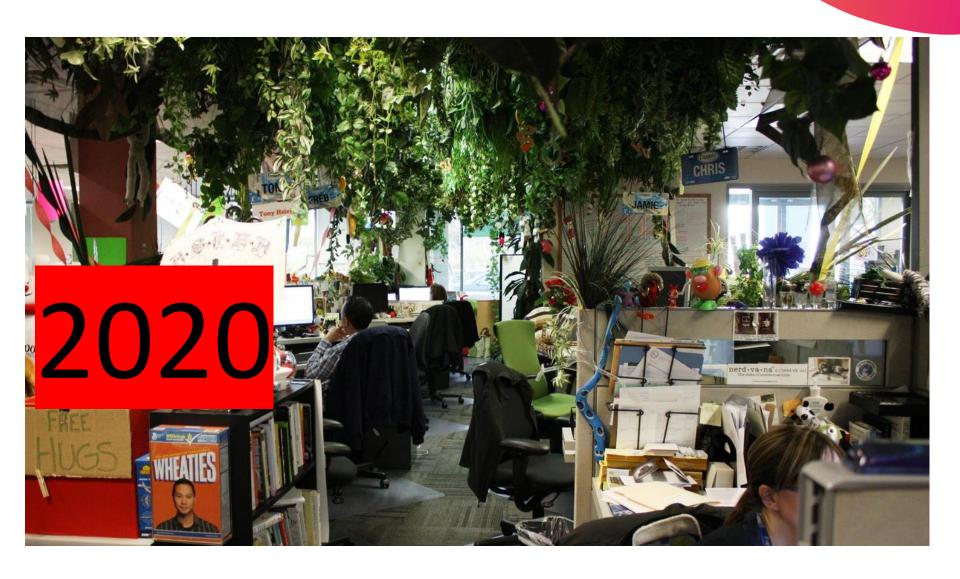
Our new, modern office was beautifully airy, and yet remarkably oppressive. Nothing was private. On the first day, I took my seat at the table assigned to our creative department, next to a nice woman who I suspect was an air horn in a former life.











HOT + SHARED DESK



"For the intellectual work, separate rooms are necessary so that a person who works with his head may not be interrupted. But for the more mechanical work, the working in concert of a number of clerks in the same room under proper superintendence, is the proper mode of meeting it."

- UK government report on offices, 1856

	GALLERY inspiration	SALON conversation	LIBRARY research	OFFICE light work	CHAMBER deep work
Entrance					

No hallway to bypass sections, members go deeper into modes of work as they progress with rooms like the Salon & Library faciliating conversation and collaboration.



WE ATTRACT MEMBERS & PARTNERS BY CREATING TALENT ECOSYSTEMS

HIGH-QUALITY SPACE

We provide members with fully serviced flexible office space built by best local architects and suppliers

STRONG IN EDUCATION

We educate our community through our signature programming series and other quality events

BUILDING COMMUNITY

We create opportunities for collaboration and connect our members with each other as well as external partners

PRIME LOCATIONS, UNIQUE BUILDINGS & PREMIUM FIT OUT

High standard

- Fully furnished workspace
- # Equipped with latest technology
- Mobile & card access

Flexibility

- Flexible notice period
- Variable working settings

Community focus

- Community events
- Member discounts & events

Full service

- Cleaning & security
- High-speed internet with backup
- Coffee, tea & refreshments
- Printing services

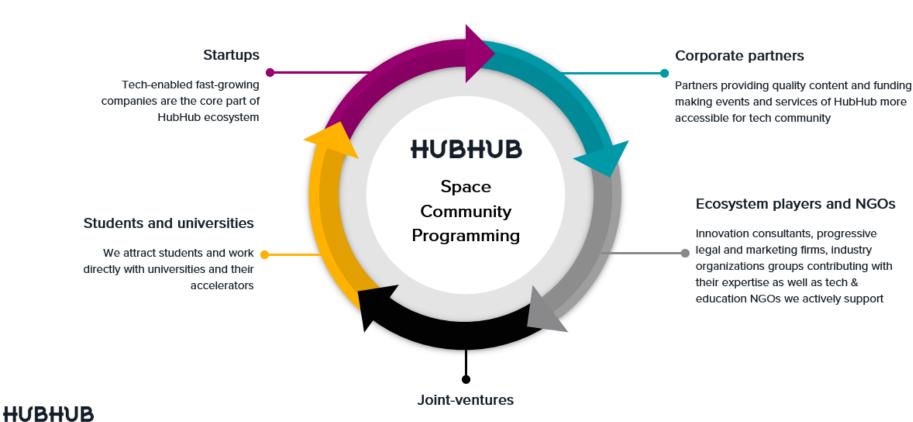
Additional amenities

Bike parking & showers





CONNECTING ALL STAKEHOLDERS IN ONE SPACE



We organize <u>FutureNow</u> conference, one of the most important Slovak tech events, co-founded Butterfly Effect, a full-time tech educational program and partner with Cambridge Innovation Center, a network of innovation centers in the US & EU



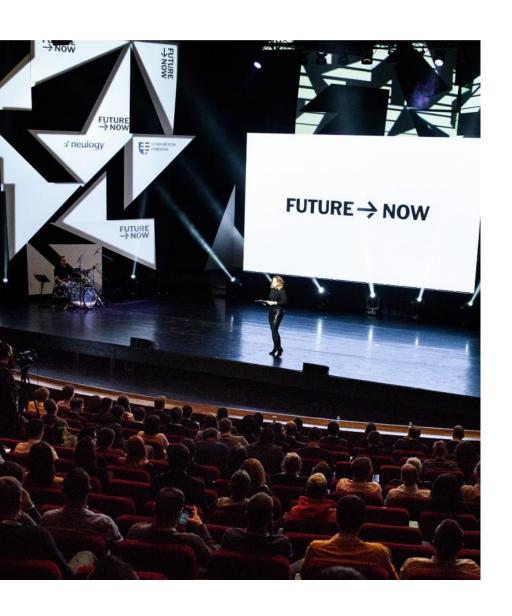
WE EMPOWER OUR COMMUNITY TO EXPLORE & MASTER NEW TECH TRENDS

HubHub "executive education"
is a series of topical events combining
broad overview and deep insight via
content delivered by leading experts from
business and academia.



WE CO-FOUNDED FULL-TIME INCUBATOR PROGRAM FOR DIGITAL BUSINESS

Butterfly Effect is 5-month program we run together with leading tech firms and foundation LEAF, in wich small teams build a functioning digital product from the scratch. Most of the time teams spent working on product development in, similar to startup incubators in combination with lectures led by technology & business experts.



WE ARE BUILDING ONE OF THE LARGEST CEE'S TECH & START UP EVENT PLATFORM

FutureNow Conference combines startup competition for 150+ participants, tech conference for 1500+ attendees and 2-day festival for 2500+ visitors in multiple locations bringing thought leaders from around CEE to Bratislava.

ONE-STOP-SHOP FOR CORPORATE INNOVATION SERVICES

SELECTED EXAMPLES

INNOVATION SUPPORT

Startup scouting

// Hackathons

Team workshops

BRANDING & PROMOTION

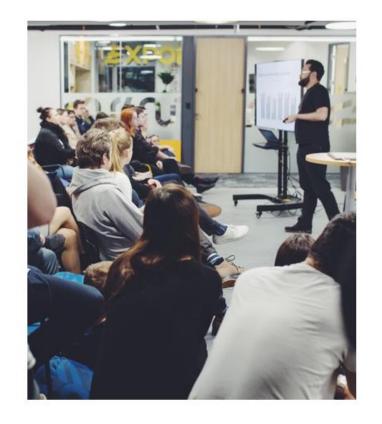
Corporate membership

Programming series & event sponsoring

FLEXIBLE SPACE

Operated offices

Event & meeting space



TATRA BANKA CHOSE HUBHUB AS THEIR INNOVATION CENTER

- Tatra banka, Slovak subsidiary of Raiffeisen Bank decided to relocate their innovation team to HubHub in Twin City development in Bratislava
- Initially the bank planned to open its own 'innovative showroom', but eventually decided to join HubHub community because of combination of higher community reach and lower operational requirements
- "Besides presence in the space the bank became corporate partner of HubHub and works actively with our team to run fintech related events



Michal Liday CEO

"We decided to create a space, in which unique technologies would connect with cutting-edge ideas in the heart of startup community – in HubHub."



Děkuji za pozornost.