



UNIVERSITY OF
CAMBRIDGE

INSTITUTE FOR
SUSTAINABILITY LEADERSHIP

The background of the slide is a composite image. The upper portion shows several modern skyscrapers with glass facades against a cloudy sky. The lower portion shows a close-up of solar panels, suggesting a focus on sustainable energy. A dark blue curved banner is overlaid on the bottom half of the image, containing the main title and subtitle.

The Cambridge Institute for Sustainability Leadership

Leadership and solutions for a sustainable economy



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A photograph of a large, historic building in Cambridge, likely a college hall, at dusk. The building has many windows, some of which are lit up. In the foreground, there is a green lawn and a body of water. The sky is a deep blue. The image is partially obscured by a dark purple overlay on the right side.

Initial Design Brief

The Entopia Building

The Entopia Building

Invitation to bid for an interior design contract and/or furniture and fittings procurement and installation contract.

We are looking for an interior designer to help us complete our vision for our new headquarters – creating an energising and inspirational place to work, aligned with our sustainability and circular economy principles.

You are invited to submit a competitive proposal for the supply and delivery to the University of Cambridge of the goods and/or services set out in the attached specification.

The proposal should include one or both of the following:

- Consultancy for the finished interior design, starting with refining the brief in consultation with stakeholders and then creating a distinctive visual design for the space. This will include advising on layouts and space planning, and proposing the concept, colours and finishes palette. Advising on sourcing strategy. Knowledge of design for accessibility is desirable. (Fixed fee)
- Procurement and installation of furniture and fittings to meet the above design. (Fee to include procurement and refurbishment based on a percentage of cost).

Proposals must be returned by 9am on 19 July 2021 in the form of a written email (with or without attachments) to audrey.leyland@cisl.cam.ac.uk



A visionary new headquarters for the Cambridge Institute for Sustainability Leadership (CISL) - a global catalyst driving transformational change for people, nature and climate. A magnet for leaders and change-makers, providing a deeply human and inclusive space open to diverse perspectives & communities.

This world-first for a retrofitted sustainable office building will set new standards for low energy use, carbon emissions and impact on natural resources as well as user experience and wellbeing.

Introduction

The Cambridge Institute for Sustainability Leadership (CISL), together with its parent institution, the University of Cambridge, has initiated a pioneering project to transform 1 Regent Street into the Entopia Building through an exemplar low carbon refurbishment which will reduce carbon emissions from the building by more than 80% over the next 100 years.

In 2019 the University of Cambridge became the first university in the world to adopt a 1.5 degrees Science Based Target for carbon reduction, committing itself to reduce its energy-related carbon emissions to absolute zero by 2048, with an ambition to achieve this by 2038 - a decade early.

The **Entopia Building** will provide new headquarters for CISL, outwardly demonstrate the Institute's core values, and show how existing building stock can be successfully upgraded to tackle the climate and nature crises, and advance the circular economy, whilst supporting human health and wellbeing.

A dedicated Accelerator and Sustainability Hub will allow CISL to support and engage SMEs and entrepreneurs via collaborations, capacity building and knowledge transfer between industry experts, researchers, and companies.

CISL's business forum (a virtual and physical space) will build new links between the SMEs and entrepreneurs in the Accelerator and CISL's global network of leaders and major companies.

CISL has a vision for an inspiring refurbishment providing an open plan contemporary space with locations for desk working, social interaction, networking and hospitality. Exhibition and presentation space will be available alongside offices, meeting rooms and flexible workspaces supported by catering and wellbeing facilities.

The Site

1 Regent Street lies within the Central Conservation Area and occupies a prominent central Cambridge location at the corner of Regent Street and Park Terrace, with a small amount of access land to the north and east. Both Regent Street and Park Terrace are considered 'significant' streets within the Central Conservation Area Appraisal.

1 Regent Street is not listed, although it is considered a 'positive' building within The Cambridge Historic Core Appraisal (2016). Neo-Georgian in style, the building is a former telephone exchange, originally designed by architect George Ford, built in 1939 and adapted and extended over the years.

The building comprises a net Assignable Area of 2227m².



Location plan

The Entopia Vision

CISL's first ever dedicated HQ and facility to welcome in the world.

An influential global hub in the heart of Cambridge, with clear purpose, values and impact at scale, attractive to CISL's global network of businesses, financial institutions, SMEs, policy makers and academics, and opening new possibilities for learning and creative exchange with the local community. Permeability between CISL's different teams, client groups, 'members' of various types and guests, both local and international, is central to the ethos.

What people may feel/ say:

- a place 'where ideas collide' and 'movements are built'
- an environment for radical openness and unexpected breakthroughs
- the most energising and desirable place to work – and be - in Cambridge
- a magnet for leaders and change-makers, globally
- bridges divides across sectors and scales; within a University that is siloed/behind walls; a city which has very high inequality)
- a deeply human and inclusive space, open to diverse perspectives & communities

CISL brand identity: We intend to refresh our corporate brand to reflect the organisation we will be in the Entopia Building; covering logo, name (potentially), narrative, identity, brand values, etc. Interior design should take account of our current brand but anticipate our direction and leave space for this to evolve.

Our culture: Entopia will exemplify and enable a new organisational culture, supporting an integrated vision and operating model; focused on impact delivered through greater internal alignment and collaboration, boldness, trust, openness, curiosity, imagination, and reciprocity, whilst maintaining our rigour and accountability. A 'deeply human' organisation deploying its trust capital and expertise for the new digital era (websites, learning platforms, online tools, digital communities).

What the Entopia Building can unlock:

- Agenda-setting ideas hub
- Interaction across Cambridge University
- Visibility & engagement with local community
- Innovation & entrepreneurship
- Culture change through creative collaborations
- International profile and fundraising opportunities
- Open welcoming ways to convene, engage and inspire our network, in person and digitally

Architectural and Design Ethos

Open plan and contemporary with high quality working spaces, meeting rooms, co-working business space and exhibition areas with locations for social interaction and networking and hospitality.

The building is being re-purposed with consideration to maximising natural light, the effective use of surfaces and finishes and the internal layouts developed to provide a healthy and passive environment with good acoustic performance and careful consideration given to the aesthetic aspects. The building needs to be an inspirational environment that stimulates ideation, networking and collaboration with consideration also given to flow management and circulation space.

Approximately 60% desk space (fixed, neighbourhood and hot desks) and 40% meeting space



Venn diagram showing the overlaps between the various environmental standards being targeted

Sustainability Ambition

CISL have set demanding sustainability targets for the Entopia Building, challenging the design team and contractor across a wide range of metrics and guaranteeing an inherently sustainable project. These targets are:

- Passivhaus EnerPHit standard
- BREEAM Outstanding
- WELL Building Standard Gold or better
- Embodied Carbon of 300kgCO₂e over a 100-year life
- Maximise bio-based materials
- Circular Office case study

BREEAM Outstanding

The project is targeting BREEAM 'Outstanding' (which less than 1% of UK new non-domestic buildings achieve), measured against the BREEAM Refurbishment and Fit-out (RFO) 2014 scheme.

Passivhaus standard or equivalent

The Entopia Building is being designed to meet Passivhaus's EnerPHit Standard, which has been developed specifically for refurbishments, taking into account the practicalities of dealing with existing buildings. This requires relatively high levels of insulation to the building fabric with thermal continuity and triple glazing, to ensure no heat loss through cold spots, as well as providing an airtight building with controlled ventilation through a Mechanical Ventilation with Heat Recovery System to ensure good indoor air quality. Quality control throughout the construction and independent certification ensure the building performs as designed.

WELL Building Standard Gold or better

Launched in 2014 by the International WELL Building Institute (IWBI), WELL focuses on human health and wellness, both physical and mental, and how buildings influence this. There are currently only 7 certified WELL projects within the UK, but over 100 in the pipeline. The project is being assessed against the WELL v2.0 standard, and although the target has been set to Gold, the pre-assessment suggests the higher Platinum level is achievable.

Embodied Carbon of 300kg CO₂e over a 100-year life

The embodied carbon includes the production, construction, use and deconstruction. The figure typically includes biogenic carbon (carbon sequestered within a material such as wood). The project will minimise embodied carbon by undertaking a full life cycle assessment over a 100-year assumed life.

Maximise bio-based materials

A target of 50% bio-based materials has been set.

Circular Office Case Study

A circular economy is an alternative to a traditional linear economy (make, use, dispose) where products are designed and built to be more durable, and to be repaired, refurbished, reused and disassembled. The project aims to achieve this through the following:

- retaining as many existing materials and elements as possible.
- responsible removal of existing materials and elements
- new materials-selected based on recycled content, durability and design for deconstruction

Potential to theme zonal areas

Space	Use	What sort of space/feeling are we trying to create?
Basement:	Start up SME/Accelerator hot desks; shared IT	Playful; innovation and entrepreneurship; tech springboard – a space a start-up would pay to be in for ideas and ambiance.
Ground Floor:	Open Reception with digital screens SME/Accelerator hot desks (rear wing) Collaborative space (front wing), kitchen and coffee bar; auditorium capability; flexibility for exhibitions and public/cultural events etc	Light welcoming foyer with interesting art/screen displays. Front wing: Enticing, inclusive, creative, intriguing, fluid – a place where people have agency and can turbocharge ideas and projects. Where people meet, intentionally and serendipitously. Can be used flexibly for large and small events where there is almost always something interesting happening – and for small catch ups in between times.
First Floor:	CEO's office (glass wall), Comms + Corporate Relations, COO + Pas (rear wing) Mix of team neighbourhood areas, meeting rooms and central collaborative space (front wing).	CEO's office and cross-cutting central functions feel like a shared nerve centre for Entopia/ CISL that is open to all – internal and external. A creative hub, and a positive experience for visitors feeling like they have seen the heart of the action. Front wings of 1 st and 2 nd floors are important places for our various teams to work and concentrate, but we also want to break down team siloes and encourage collaboration, transfer of information, and development of a positive united culture.
Second Floor:	SME/Accelerator hot desks (rear wing) Mix of team neighbourhood areas (including HR and Finance), meeting rooms and central collaborative space (front wing).	Front wings of 1 st and 2 nd floors are important places for our various teams to work, but we want to break down team siloes and encourage collaboration, transfer of information, and development of a positive united culture. Tea and coffee bar allows CISL staff and entrepreneurs to mix and mingle
3rd Floor:	Smaller 'Ideas Lab' / flexible project management zone with different feel (dormer windows); mainly hot desks Media studio	Calm, quiet when in use for hot desks. Place for high intensity team work when booked out for short run project team use.
Fourth Floor & Roof Terrace:	Board room, terrace under solar panels	Terrace to be used as a place to entertain – a cool, but classy bar? Feels like a garden during the day.



Redlines areas for hosting and supporting SMEs/Accelerator



Internal wall insulation wrapped around building



Triple-glazed windows



Task-based lighting with intelligent lighting controls



Exposed ductwork distributes fresh air, tempered through heat recovery and peak-lop cooling



Suspended ceilings removed to increase height (+daylight)
- absorbent finish proposed



Airtightness detailing



FF+E strategy being developed aiming to reuse existing furniture where possible or procure from the circular economy



Plants promote access to nature (effect on IAQ is minimal)



Low impact floor finishes proposed for functional reasons, and feature areas



Existing raised access floor retained, and exposed in lower traffic areas to reduce embodied carbon

Diagram showing the wide range of benefits and interventions that will make 1 Regent Street an exemplar new HQ

Key external features

Removal of rooftop plant to create a roof top terrace

The rooftop to the rear of the building was dominated by a variety of ventilation plant and ductwork which were considered to detract from the building's overall character. As the proposed new plant will be installed internally, this has allowed for the removal of the rooftop plant and a large roof terrace to be created for outdoor entertainment.

Photovoltaic array

The feasibility of incorporating renewable technologies into the development has been analysed, and the most appropriate technologies were found to be photovoltaic panels (PVs) and air source heat pumps (ASHP). An ASHP is being installed internally, and a PV array will be installed at rooftop level where there is minimum overshadowing, and the ability to orientate the PVs predominantly south-facing for maximum efficiency. The 70 or so PV panels will be installed on a simple frame structure to form a canopy to shade the roof terrace to the rear of the building.

Lightwells

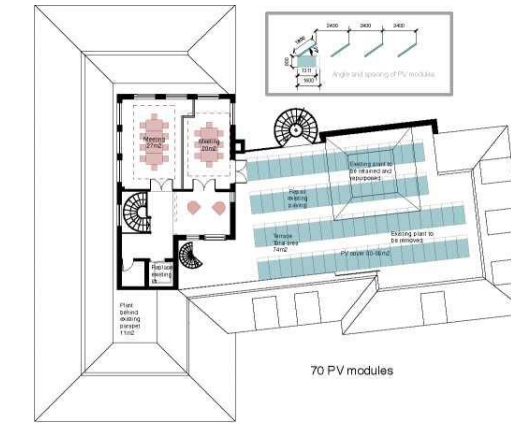
The existing building has lightwells at basement level along the Regent Street and Park Terrace elevations. Recommendations on enhancing the site's current very low ecological value have been produced by an ecologist, including planting nectar-producing climbing plants within the light wells. The species planted could include honeysuckle, ivy, jasmine and clematis, which would be likely to increase the number of flying insects upon which bats, birds and other wildlife feed. As well as supporting biodiversity, it is intended that the greening of these spaces provides a more pleasant outlook from the basement spaces, an area where the building's users can step outside, as well as bringing glimpses of greenery to passers-by.

Ramp

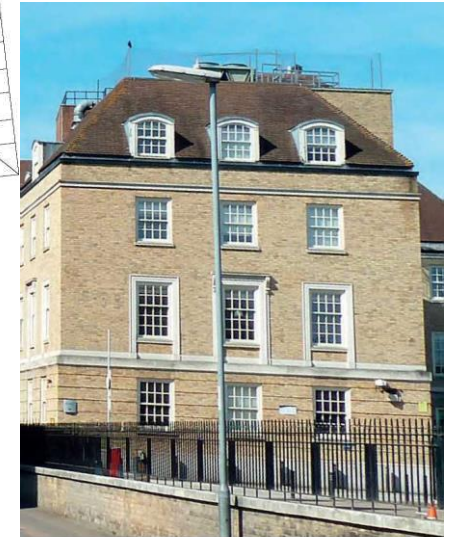
The main entrance to the Entopia Building will remain via the existing portico on Park Terrace. This entrance is currently served by several steps and a platform lift, which is too small to meet current standards. In order to improve accessibility, under both normal and escape conditions, these will be replaced by steps and a ramp.

Cycle Parking

132 secure staff cycle spaces and 38 visitor cycle spaces are proposed to the rear of the building to meet the anticipated demand, which is in excess of both Cambridge City Council's and the University of Cambridge's minimum number of spaces.



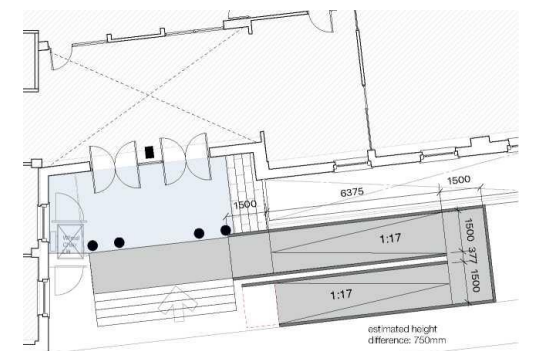
proposed location of PV array



existing rooftop plant, viewed from Park Terrace



Proposed planting and planters in lightwells



Proposed new ramp and steps to entrance on Park Terrace