

Space - The Final Fit-Out Competition - Design Brief

(We have the space, do you have the fit-out?)

Cornwall Sustainable Building Trust (CSBT) Brief for Competitors to Design and Fit-Out the Green Build Hub (GBH)

Our design and construction ethics are to adopt a *Closed Loop - Cradle to Cradle* approach (fully recyclable and reusable materials used throughout). We want our building to be a healthy and inspiring place to occupy both as a member of staff and as a visitor.

Concept designs should be submitted on 3 x A1 card panels delivered to CSBT office at the Eden Project by Friday March 20th, so that they can be judged for shortlisting and displayed at an evening event on March 24th in the Eden Project Gallery, where finalists will be announced. Up to 4 finalists will be announced at this event - a regular CSBT Supper Evening for our supporters and collaborators - and given a contribution to develop their concepts to a fully workable and justified design package. These will be submitted for final judging by 30th April and the winning design and delivery proposal will be commissioned to carry out the fit-out within the £25,000 budget during June. Winning designers will also be special guests at the opening of the Green Build Hub in mid-July.

Competition entrants should understand that the building structure is already designed and built but there are still options for wall finishes/colours and floor finishes within a prescribed thickness of 5mm (current option is marmoleum). Along with our design team judges, Grigoriou Interiors, we can pass on some contacts for possible helpful recyclers and potential donors of useful products and finishes. Competitors are also encouraged to use their own contacts and resourcefulness to this end.

The main building is being assessed under BREEAM and we are targeting an outstanding rating. For the interior design and fit-out delivery, the project is using the RICS SKArating assessment method and achieve a Gold rating. Further details can be obtained from this link <http://www.rics.org/uk/knowledge/ska-rating/>.

All designers are encouraged to download the Offices v1.2 Good Practice Measures from this link http://www.rics.org/Global/rics_ska_retail_v1%202020_2013_with_folios_14_10_13.pdf and ensure all their proposals are compliant with the criteria.

Entrants can access plans of the building layout and a virtual tour of the areas – see www.csbt.org.uk/fit-out-competition (please ignore furnishings shown as space identification only).

Entrance Lobby

Staggered sliding doors with space for some building explanation on wall to the left. These will include design to show display methods and graphics such as the Green Build Hub Story. The display will have to be robust and ideally covered. Ambient air curtain (supplied by others) to reduce draught over entrance and signage for directions to register online once inside the main building.



Main Building Open Area

Wall to right of entrance lobby to have a fitted and lockable storage facility to comply with the BREEAM requirement in line with the cycle storage. We also require three computer stations for visitor registration, this could be mounted i-pads or built in desktop computers, these can be standing height with one at sitting height for disabled access. Pre-registered visitors will simply need to sign in, all others will need to complete online registration in order to collect a free visitor APP to self-guide around building and download interactive data from the GBH cloud.

Central Block Core

The central core is fair faced block work using recycled aggregates and simply needs painting with the exception of the main display wall facing south-west into the Atrium, which will be framed and clay plastered as a presentation screen.

Central Atrium area

The choice of flooring in this area is included in the fit-out design but will be provided by main contractor. However the Fit-out will include the provision of 90 chairs that should be storable - either stackable or folding - and be ergonomic and DDA compliant. The chairs should also have suitable feet/ bases not to damage flooring or make a lot of noise when shuffled.

There are 7 demonstration wall areas to the curved front wall at ground floor level. These 7 areas will each comprise of a different building material that will be performance monitored and compared. For this reason they all need to be similarly and simply paint finished with no wall hangings.

However the wall areas above the 7 demonstration areas at ground floor level are available for some innovative design, possibly including sound absorbing hangings, as the full height atrium will need some form of sound attenuation and could also include innovative hangings from the high level ceiling in this area.

North wall and plant room can be finishes as you like providing that doors and interpretation materials are not obscured. To the right of the plant room is a tea point and kitchenette with services only provided. Lockable cupboards sink, kettle, fridge are required (we have 2 under-counter A rated fridges that could be provided and incorporated.) Any appliance provided must be at least A rated to satisfy our SKA Gold rating and BREEAM outstanding objectives.

Central Core Areas to Lift, Stairs and Public Areas Adjoining

We need just simple healthy and durable decoration of these areas on both ground and first floor levels – feel free to include plants, wall hangings etc - as your own design ethos allows.

Toilets and lockable storage areas are to be excluded from the Fit-out areas as these will be simple functional areas finished by the client.

Quiet Room on 1st Floor

A small peaceful space, where mothers can breastfeed babies or private meetings can happen, or just a tranquil workspace requiring one or two comfortable chairs a worktop and chair. Designed and decorated appropriately.

1st Floor Kitchenette Area

Similarly equipped for functionality as ground floor area.

CSBT Office and Seminar Zone (The “Heart of the Hub”)

This is a special multi-functional area where we want to demonstrate a really different working space. We want to facilitate a healthy non-sedentary office space where staff can move around and not be fixed in one location. We will also be powering this space via Direct Current storage packs powered straight from our roof mounted photovoltaics. This space is also a “living laboratory” for the occupants and should be seen as an opportunity to innovate -incorporating plants, wall hanging, clever storage and sound diffusion and attenuation methods.

Entering from the kitchenette there will be a worktop right along the left hand wall for five workstations. Each 1200mm wide workspace will need to be provided with a rise and fall platform to adjust working height from traditional 450mm seating to high stool seating to standing, allowing for users to follow their preference and a non-sedentary mode. There should be a storage area between each work station for current files, offering scope for innovative design solutions to provide necessary storage and a measure of soundproofing between work spaces.

We require 5 adjustable height ergonomic stools, this allows for an additional low height wheel chair accessible workspace at the eastern end of the worktop.



The Big Table (within the CSBT Office)

Another multi-functional space. We would like this feature to be sectional and moveable with ten stackable ergonomic seats. We intend to use this table for staff meetings, design meetings, seminar space seating, meals and recreation with moveable data storage cabinets underneath but not obstructing table use.

NB: we have a potential collaborator to supply and possibly make to your design, a timber table for this room and the worktops and the Boardroom table and possibly a feature timber wall in the Boardroom.

We need to source large screen TV displays for video conferencing in both the office and Boardrooms. These are expensive items we do not expect competitors to provide, but merely to understand and incorporate their provision in the layouts.

Conference Boardroom

If the staff office is to be the Heart of the Hub, the conference room is to be the Optic Nerve Centre. This will be an inspirational and comfortable setting with wonderful views out over the Eden Project and wider country and coastal vista.

There will be a feature wall in this room provided by a local timber supplier who you can work with to design an appropriate sized and style feature. Bearing in mind there is a big screen wall area for presentations and video conferencing that is required to be clear.

The main furnishing will be the boardroom table to seat up to fourteen people and fourteen comfortable ergonomic chairs.



The table, chairs, flooring and wall finishes and all blinds, plants, pictures, sculptures etc. will form part of the fit out. The table, whether sectional or one piece, could be made by the designers or may possibly be made to design by another collaborator.

Conference breakout space

This space between the boardroom and the lift lobby is multi-functional with a viewing or presenting balcony overlooking the main atrium. We leave this space to design teams to express and accommodate with appropriate furnishings. This space will be used for the provisions of catering so we would require an area for a suitable sized table or worktop to provide hot drinks and lunches.

Currently being delivered	Required as part of the interior fit-out
Electrical sockets	Locations fixed but will be surface mounted so will be scope to add further sockets
Lighting provisions	Feature lighting / shades / pendants
Light switches	Need to be brightly coloured either surrounds or supply switches
Large IT items such as Projectors, screens and TV	Additional items which will enhance the use of the rooms
Internal doors and ironmongery	Door schedule attached for use in matching interior design with
Flooring at 5mm provided currently Marmoleum	Scope to change if required but must be hard wearing and 5mm thick, will have input to colour and finish used
White painted walls throughout	Scope to specify paints and colours used across the building
Services supplied to the kitchen areas but no kitchen units or appliances	Two kitchenette areas to be supplied with worktops sink and appliances
Recycling bins will be supplied by Eden Project and waste strategy by CSBT	Positioning and number of bins
Ambient Air Curtain will be supplied	Display Boards throughout maximising the use of wall space
	Built in lockable storage
	3 signing in stations not including computer or i-pads
	90 Stackable chairs
	Bookcases and storage in office
	Window blinds on all windows