



CUNDALL

THE WELL BUILDING  
STANDARD

CUNDALL





WELL is managed and administered by the International WELL Building Institute (IWBI), a public benefit corporation, whose mission is to improve human health and wellbeing through the built environment.

WELL is grounded in a body of medical research that explores the connection between buildings, where we spend more than 90 percent of our time, and the health and wellness of its occupants. WELL Certified™ spaces can help create a built environment that improves nutrition, fitness, mood and sleep patterns.

WELL can be used for building types as follows:

- V1- Commercial & Institutional buildings

Pilot Programmes for:

- Multi-family residential
- Education
- Retail
- Healthcare
- Retail
- Public Assembly
- Communities

# THE WELL BUILDING STANDARD®

The WELL Building Standard® V1 is made-up of seven concepts comprising of up to 102 features. Each feature is divided into parts, which are tailored to a specific building type.



**Air**



**Water**



**Nourishment**



**Light**



**Fitness**



**Comfort**



**Mind**

## WELL has two types of features: Preconditions and Optimisations.

### Preconditions

Preconditions are the core of the WELL Building Standard®. It is important to note that for certification to be awarded, all applicable Preconditions must be met.

### Optimisations

Optimisations create a flexible pathway towards Gold and Platinum level certification. These features include optional technologies, strategies, protocols and designs.

All preconditions have to be achieved and depending on the type of building, a number of optimisations in order to receive the minimum certification level of Silver.

Standard version	Level of achievement	Preconditions that must be achieved	Optimisations that must be achieved
WELL Building Standard	Silver Certification	All applicable	None
	Gold Certification	All applicable	40% of applicable
	Platinum Certification	All applicable	80% of applicable
WELL Pilot Standards	Silver Certification	All applicable	20% of applicable
	Gold Certification	All applicable	40% of applicable
	Platinum Certification	All applicable	80% of applicable



## WELL CERTIFICATION FOR END USERS

A healthier environment has a direct impact on occupant wellbeing. Research indicates that productivity increases, absenteeism reduces and concentration improves. While these outcomes are difficult to measure, a clear benefit from WELL Certification is a demonstrable badge which differentiates one workplace from another. This will attract staff to that employer and improve staff retention.



## WELL FOR DEVELOPERS

**WELL certification for core and shell is relatively simple and the measures required include the following:**

1. Providing UV treatment to cooling coils
2. Protecting ventilation ductwork from dust-ingress
3. Banning smoking within and adjacent to the building
4. Using entrance lobbies or revolving doors at the main entrances
5. Installing MERV 13 filter on all air intake systems
6. Providing signage to encourage the use of internal stair use
7. Considering future location of water filters
8. Providing low VOC materials and finishes

Since the IWBI fee is linked to the floor area of the building, formal accreditation can potentially be expensive. An alternative is to integrate the relevant WELL requirements into the base build design. This would then assist tenants to achieve the WELL standards for their fit-out if they wish. In this way, those who receive the benefit, pay for the certification.

# ONE CARTER LANE

Cundall's new London office at One Carter Lane is more than an office fit-out. It is an expression of our belief that great design should inspire a creative, healthy and collaborative workspace.

It is the first project in Europe to achieve the WELL Building Standard. It is also the seventh project in the world to achieve the WELL Standard (following six pilot projects). It puts the health and wellbeing of the occupants at the heart of building design.

This is one of the most innovative offices around at the moment and learning from it will help inform our future projects.

The office fit-out has achieved Gold Standard certification.

It has achieved a SKA Gold and BREEAM Excellent Ratings, which shows that a healthy environment does not have to come at the expense of sustainability.

The additional construction cost of WELL is between 1 and 3% depending on how early it is considered. This represents approximately £200 per person to an employer and is good value for money.





### The key features include:

- Healthy, natural materials with zero VOCs
- Low and zero emission cleaning policies
- Real time monitoring of local air quality including VOCs, CO<sub>2</sub>, PM10, PM2.5
- Bespoke, locally sourced, sustainable desks
- Ergonomic stand up desks
- Water filters to provide fresh, clean drinking water
- Ventilated green wall for air purification
- Variable air volume systems linked to occupancy densities with CO<sub>2</sub> sensors
- Easy clean Bolon flooring to improve daylight penetration
- Excellent access to natural daylight at all work stations
- Acoustic design to provide a range of spaces for conversation, contemplation and concentration
- Dynamic and diverse work spaces, including breakout spaces, an innovation hub and Cundall town hall
- Seating for 30% of the occupants to sit down and eat together
- Nutrition advice and provision of fruit for staff
- Onsite fitness clubs, including Yoga
- Biophilic design via the use of natural materials and local planting



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