

# Cambridge Civic Quarter

## RIBA Stage 2 Concept Design Presentation

November 2024



# The work so far

RIBA Stage 1 Work developed

**January 24** - Strategy and Resource Committee agreement to proceed with RIBA Stage 2

**May 2024** - Design Consortium appointed

**15 May 2024** - Civic Quarter Liaison Group Session

**17 June - 28 July 2024** - Engagement Period

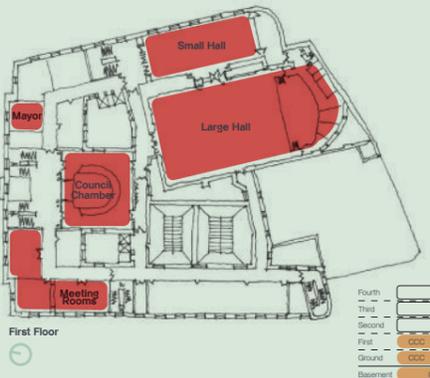
**9 October 2024** - Civic Quarter Liaison Group - Engagement Feedback

**11 November 2024** - Civic Quarter Liaison Group - RIBA Stage 2 Concept Design Presentation

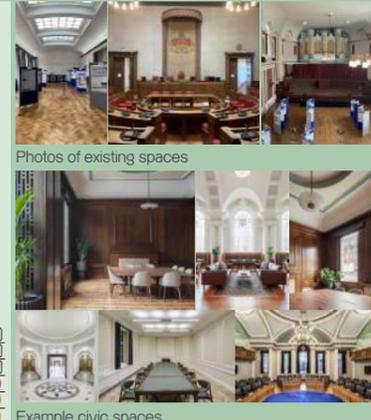
# The Guildhall - Engagement

**Cambridge Civic Quarter**  
**The Guildhall**  
A more accessible hub for local democracy

How can we make the Guildhall welcoming to all residents of Cambridge?  
What would increase access to the Guildhall as a hub for local democracy?  
We want to make the Council Chamber, Large Hall, Small Hall and numerous historic meeting rooms fit for purpose and work for you.



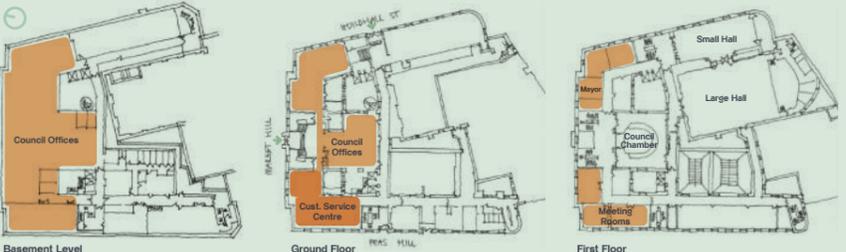
Photos of existing spaces



Example civic spaces

**Cambridge City Council offices and Customer Services Centre**

We're proposing to locate the Customer Services Centre on the Ground Floor. It would be a welcoming and fully accessible space, similar to the offer in the council's new community centres across the city. Bringing in light to the basement and ground floor, we will be exploring with council staff how we can make an attractive and welcoming office environment.



Examples of offices for Cambridge City Council



Examples of Customer Services Centres



**Cambridge Civic Quarter**  
**The Guildhall**  
Providing commercial space to create an income for the council  
Incorporating a hotel?

We want to provide space for commercial occupiers to increase the council's income to help support the running of frontline services. With the Customer Services Centre, council office space, and democratic functions situated on the Ground and Basement levels, one commercial option could be to convert the upper floors of the Guildhall into a hotel.

**First Floor**

- Hotel bedrooms - focus on larger spaces

**Fourth Floor**

- Hotel bedrooms overlooking Market Square
- Publicly accessible rooftop bar overlooking King's College

**Ground Floor**

- Entrance off Peas Hill
- Hotel reception
- Hotel support space
- Public bar / cafe accessible to all

**Second and Third Floors**

- Hotel bedrooms and support space



Rooftop Bar Sketch



Uses by Floor



**What if the hotel isn't feasible?**

An alternative solution would be to rework the upper floors of the Guildhall to provide further office space for commercial tenants, or to consider food and beverage leases on the ground floor.



Tell us how we can make these spaces better for everyone

## Engagement Feedback

Three key areas were highlighted during the engagement process;

- Space Utilisation
- Community Use
- The Hotel Proposal

# The Guildhall - Proposed Uses

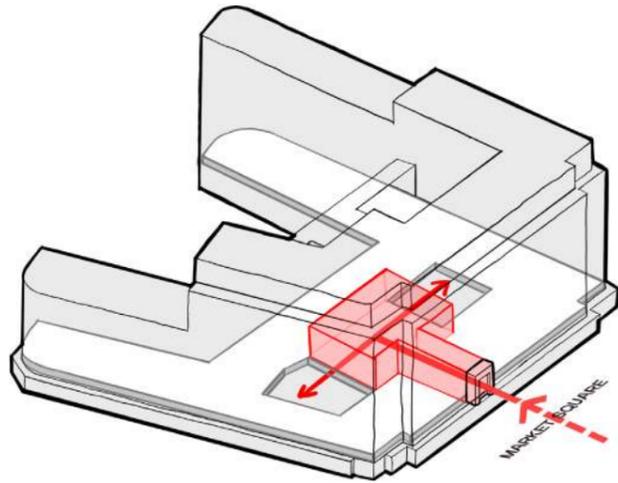
Following the engagement feedback the design has progressed with the following uses now proposed in the Guildhall;

- Council Office Space
- Customer Service Centre
- Council Chamber
- Large and Small Halls
- A Cultural Space
- Commercial Offices

All these spaces will be supported with modern facilities delivering a Net Zero Carbon building.



# The Guildhall - Public Access



To support the 'Heart Space' toilets, Changing Places facilities, baby change and a breast feeding room will be provided.



## The 'Heart Space'

A publicly accessible vibrant centre of the Guildhall offering a cafe bar and soft seating

# The Guildhall - Cultural Attraction



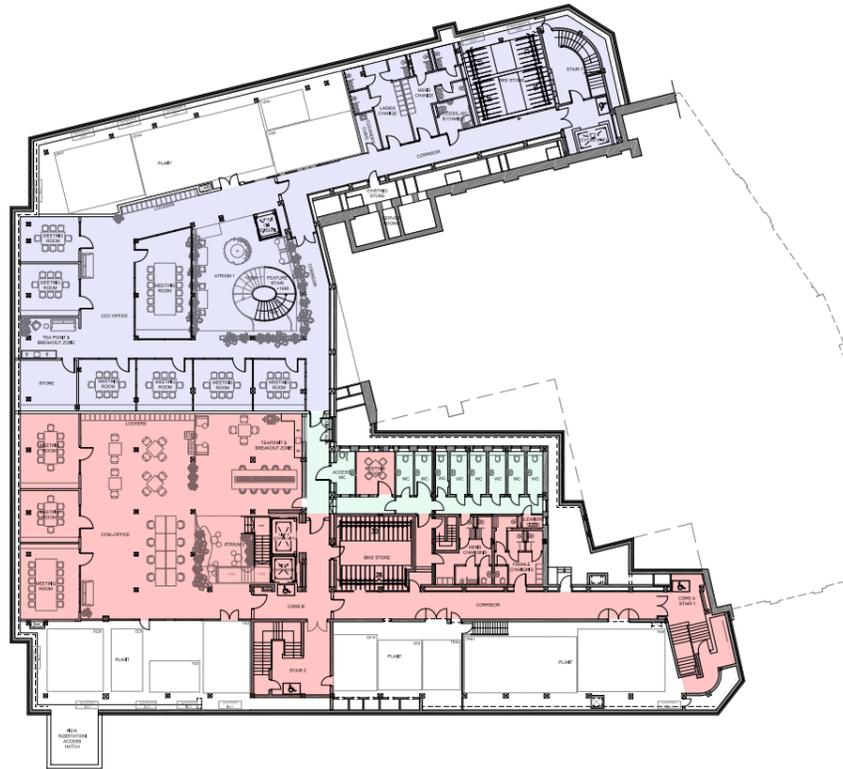
Artists impression of one newly created atrium - providing a potential route to The Museum of Cambridge



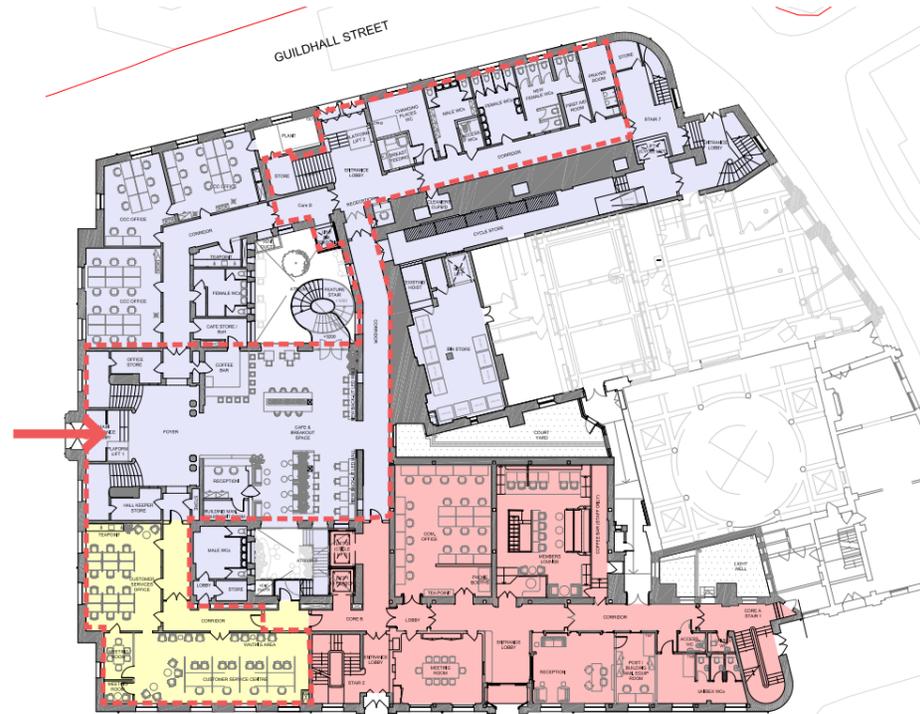
Basement Plan

# The Guildhall - Plans

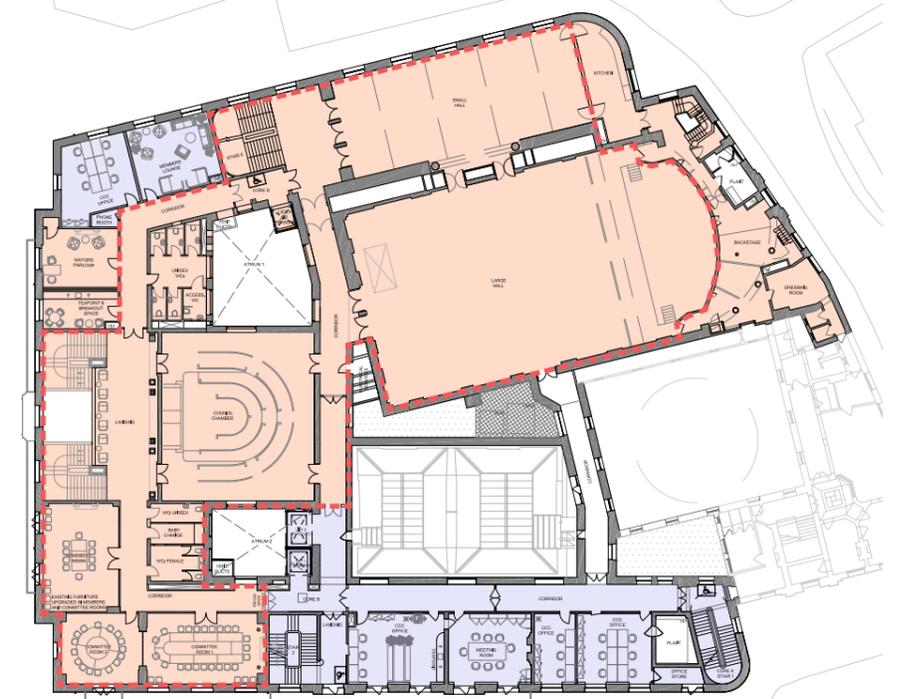
- Council Office
- Customer Service Centre
- Commercial Office - Management Agreement
- Civic Spaces - Publicly accessible
- Publicly accessible space
- Shared WCs



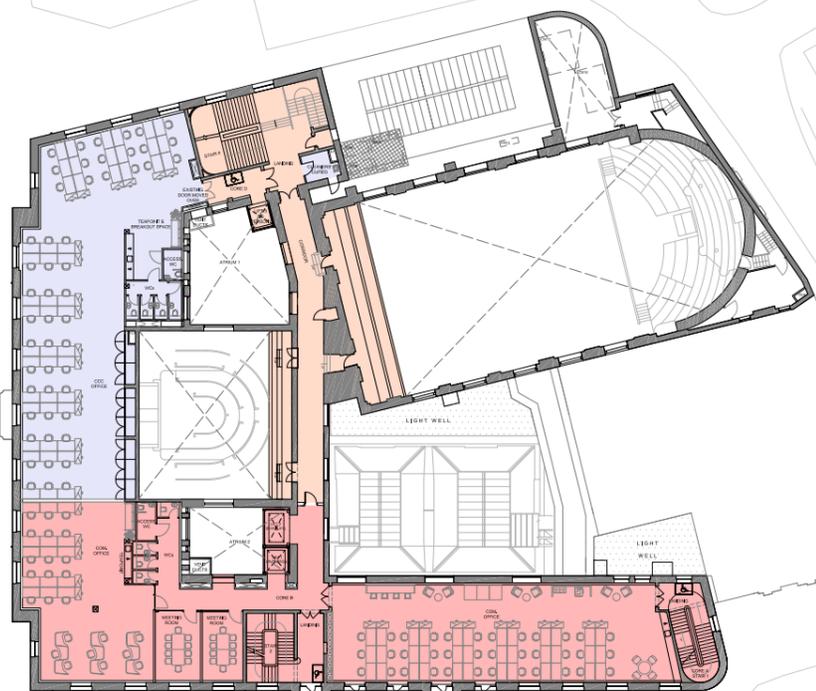
Basement Plan



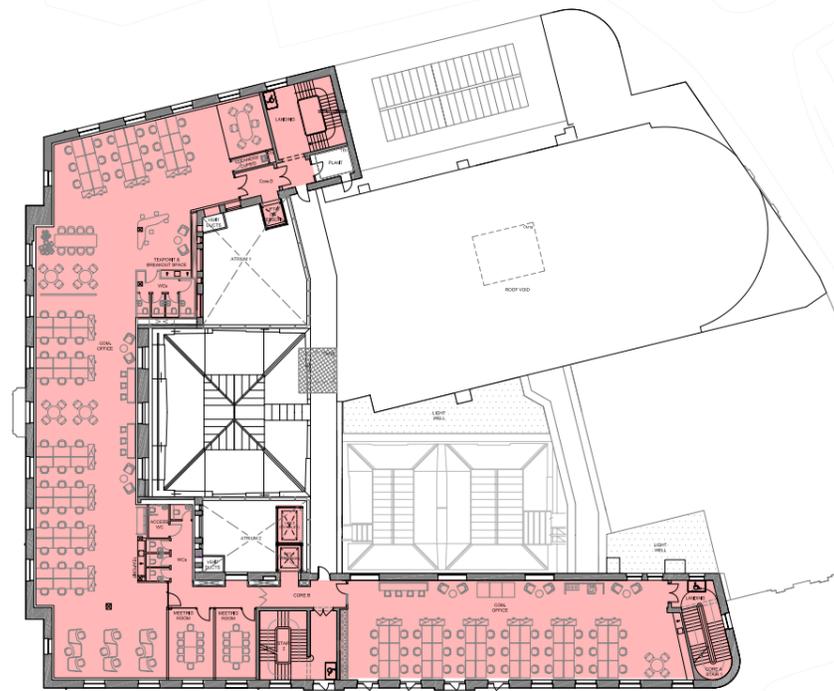
Ground Floor Plan



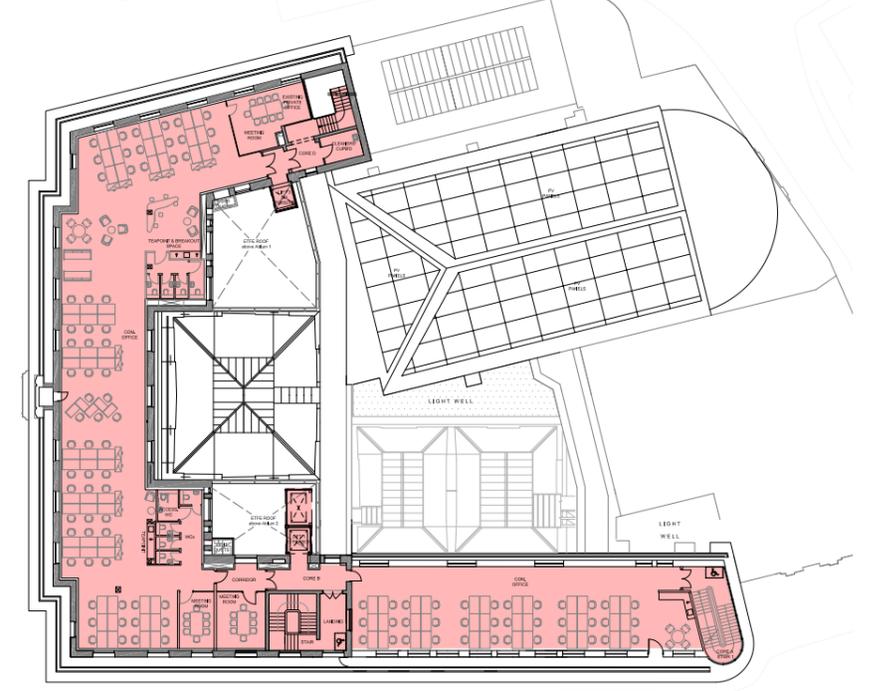
1st Floor Plan



2nd Floor Plan



3rd Floor Plan



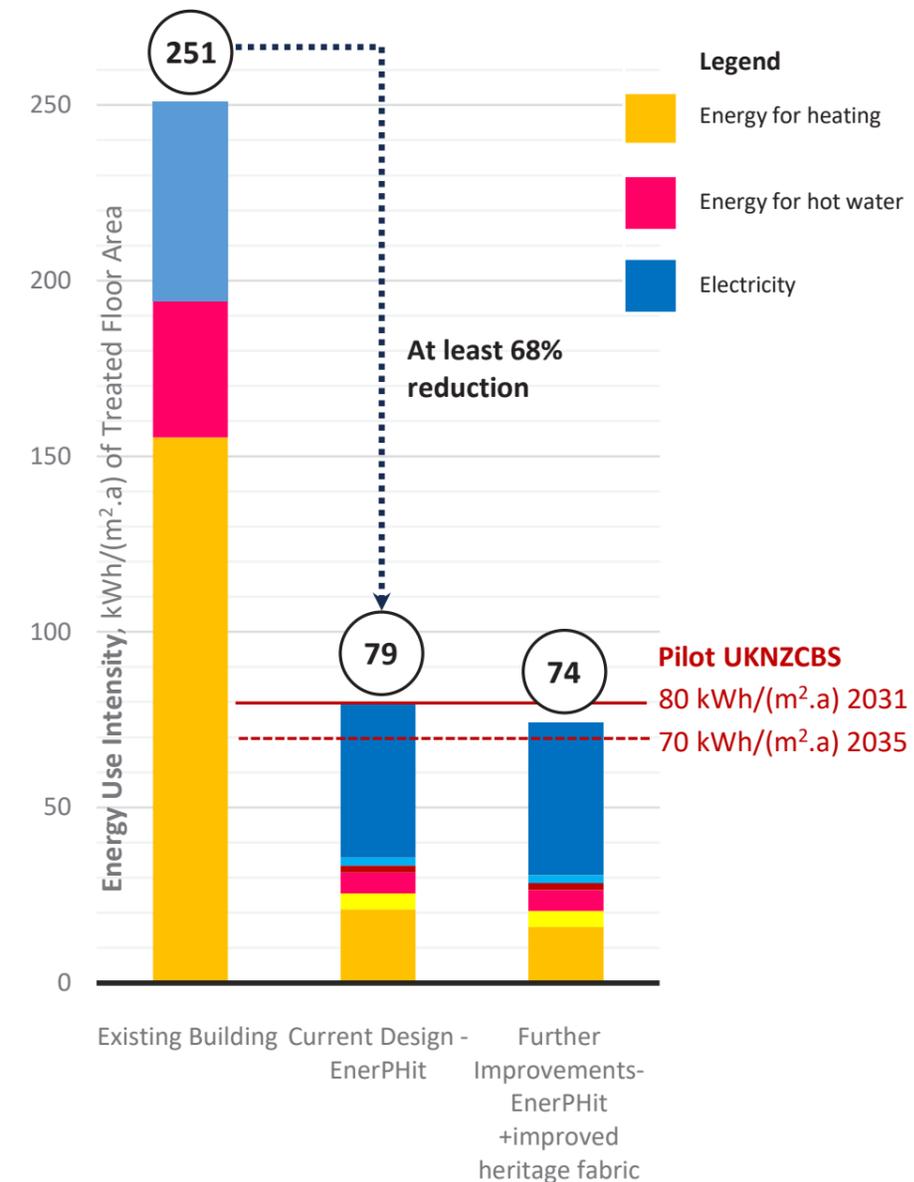
4th Floor Plan

# The Guildhall - Net Zero Carbon

A key briefing point is the Net Zero Carbon aspiration of the Council.

The Guildhall has the potential to be Net Zero Carbon and reduce energy use by around 70%.

EnerPHit certification is being sought. This means high levels of insulation, air tight construction and modern heating and electrical systems.



# Corn Exchange - Engagement



Cambridge Civic Quarter

## Corn Exchange

Celebrating 150 years of the Corn Exchange

The Corn Exchange is the largest performance venue in the East of England, vital to Cambridge's cultural life. The proposed enhancements will ensure it continues to thrive. By upgrading the Corn Exchange, we aim to attract more high-profile events and performances, boosting Cambridge's reputation as a cultural hub. We want to make the venue more inclusive and enjoyable for all visitors.

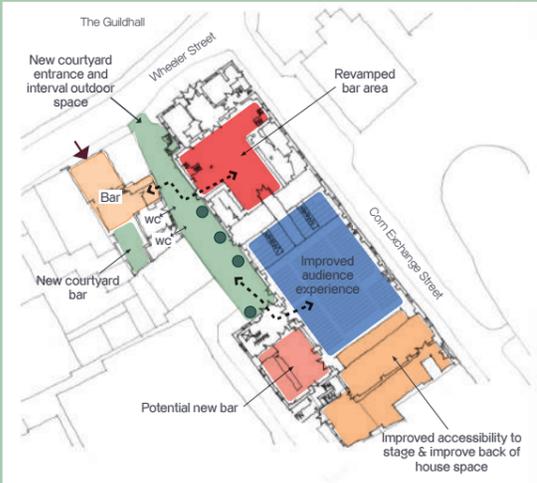




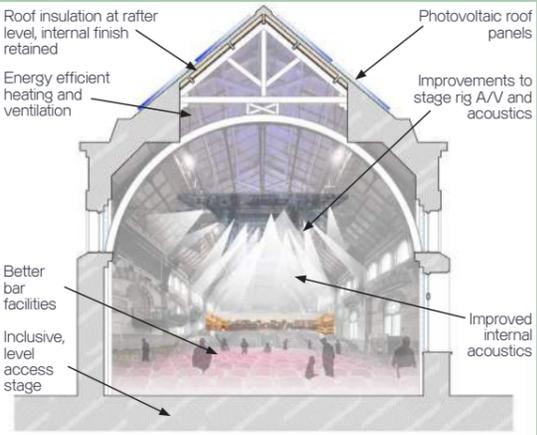
Cambridge Corn Exchange now



Examples of a refurbished Corn Exchange



Site plan diagram showing proposed changes: New courtyard entrance and interval outdoor space, Bar, New courtyard bar, Potential new bar, Improved accessibility to stage & improve back of house space, Revamped bar area, Improved audience experience.



Deep acoustics/AV upgrades and new provisions

Labels: Roof insulation at rafter level, internal finish retained; Photovoltaic roof panels; Energy efficient heating and ventilation; Improvements to stage rig AV and acoustics; Better bar facilities; Inclusive, level access stage; Improved internal acoustics.

**Energy efficiency:** Roof insulation, photovoltaic panels, and reduced energy consumption. These upgrades will lower operational costs and minimise the environmental footprint.

**Acoustics and AV:** Improving sound quality and new AV systems for diverse events, ensuring that performances and events meet the highest standards for audiences and performers alike.

**Accessibility:** Making all areas, including the small bar, accessible and more welcoming. Enhanced seating arrangements and facilities will ensure everyone can enjoy the venue.

**Increased capacity:** Expanding seating and standing areas to accommodate more attendees, allowing for larger events and wider variety.

**More food and drink offerings:** Introducing new concessions and bar areas to provide a wider variety of food and drink options, enhancing the overall visitor experience.

**More variety:** Enabling a wider range of daytime activities, including educational programmes for schools and community events, making the venue a dynamic hub for more groups throughout the day.

Tell us how we can make these spaces better for everyone

## Engagement Feedback

### Acoustics

Need for better acoustics for speaking and music events as the venue requires top sound quality.

### Accessibility

Criticism of inaccessible and uncomfortable seating, and request for ground-floor toilets and better access for those with a disability.

### Atmosphere and Entrance

The entrance has been described as dark and unwelcoming. There is a sentiment to modernise but retain character.

# Corn Exchange - Key Improvements

## Fire Capacity Increase

**Current Fire Capacity:  
1550\***  
\*limited by Fire Brigade



**Max. Fire Capacity:  
2090\***  
\*Fire exit capacity can accommodate  
this number of occupants.

## Improved Food & Beverage Offer

**2 Current**

Bar snacks available, St. John's bar  
currently under utilised



**4 Proposed**

Improved food and drink offer proposed

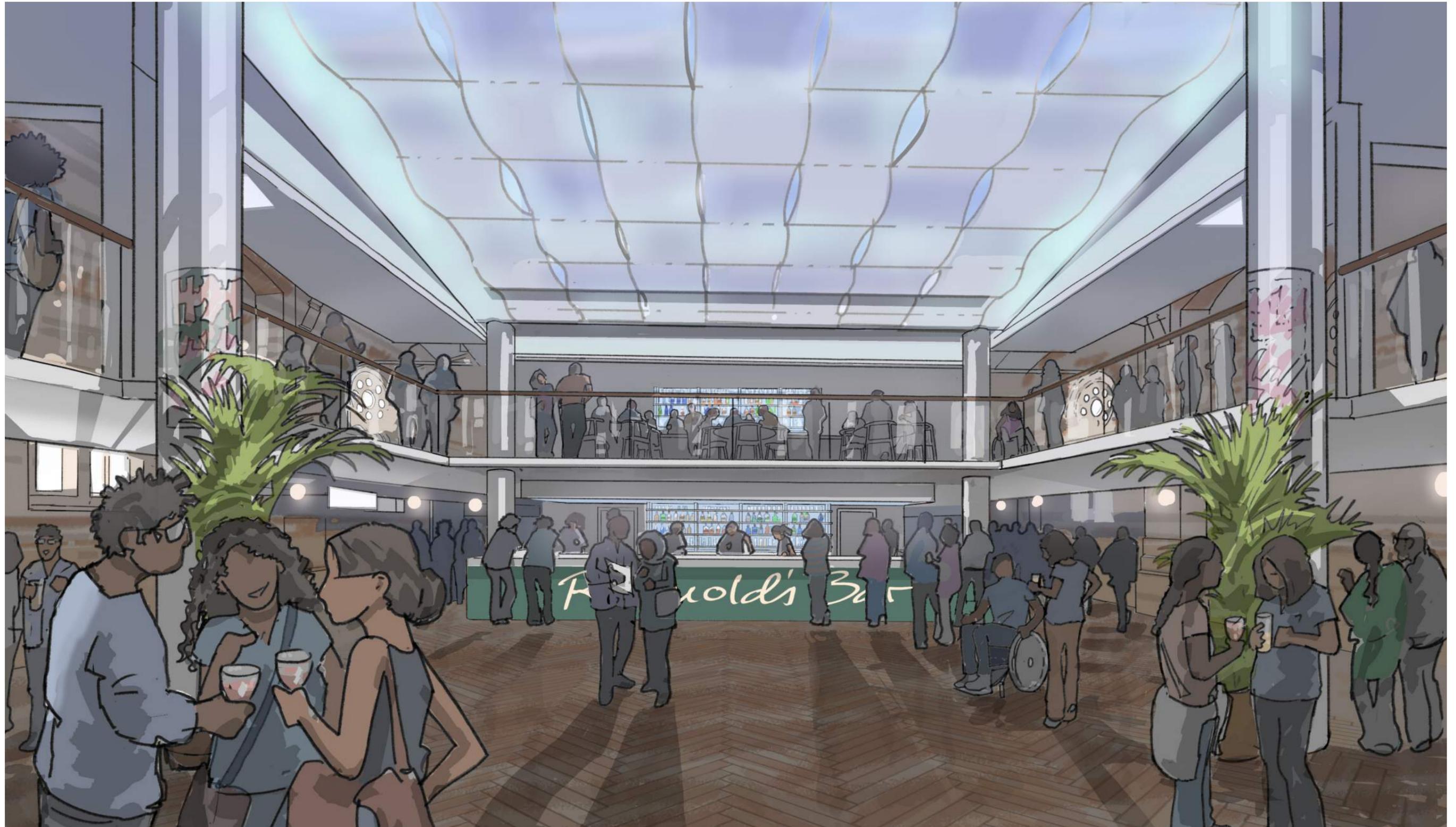
## Improved Sustainability

**Gas fired inefficient  
heating system  
Limited Insulation**



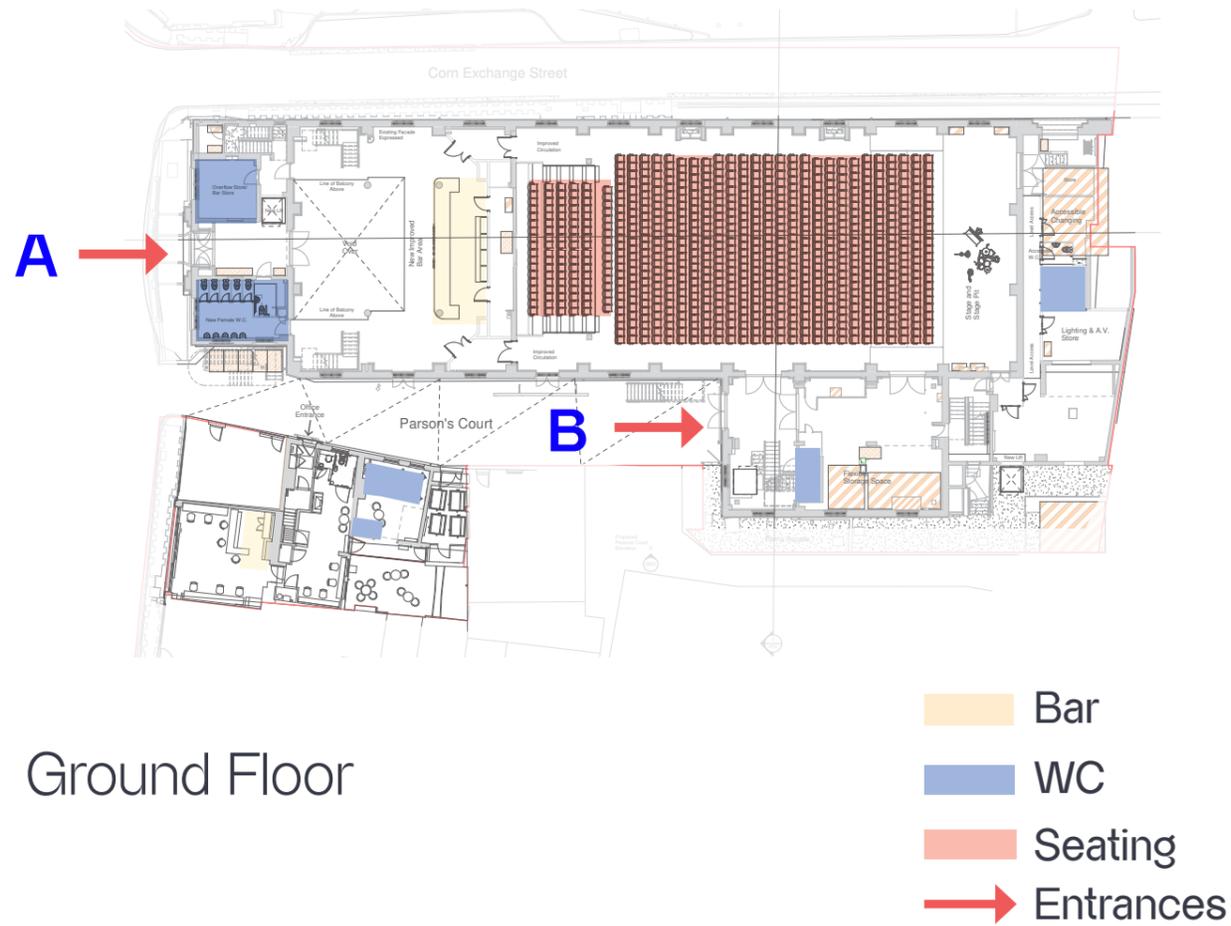
**All electric ASHP  
heating system  
Highly insulated roof  
PV panels generating  
electricity  
Potential 65%  
reduction in energy  
use**

# Corn Exchange - Entrance Foyer



Upgraded Ground Floor Bar Area

# Corn Exchange - Parsons Court



A reimagined Parsons Court creating a vibrant place for Corn Exchange visitors to use

# Market Square - Engagement



Cambridge Civic Quarter

## The Market Square

Keeping a seven day market and creating more space for people



**• How do we keep our seven day market and create a civic space** for temporary evening events, Christmas markets, theatre and music performances and cultural festivals?

**• How much of the market should be flexible** to create a civic space and how much should be a permanent structure?

**• Is there a better way to provide a heritage-friendly permanent structure**, incorporating a cafe space, stalls, and accessible toilets?

**• How should we improve storage** for market traders, bins, and facilities to support the market?

We will be working closely with market traders to design a new space that meets their needs, looking at market stall layouts, lighting, and CCTV options to address anti-social behaviour.

We're proposing maximising space for pedestrians and markets, with improved surfacing to remove current trip hazards, and creating a safer and more pleasant environment for walking, shopping and meeting.

We want to plant more trees and install green areas for people to enjoy, and to provide shade, increase biodiversity, improve air quality, and enhance the overall beauty of the square.



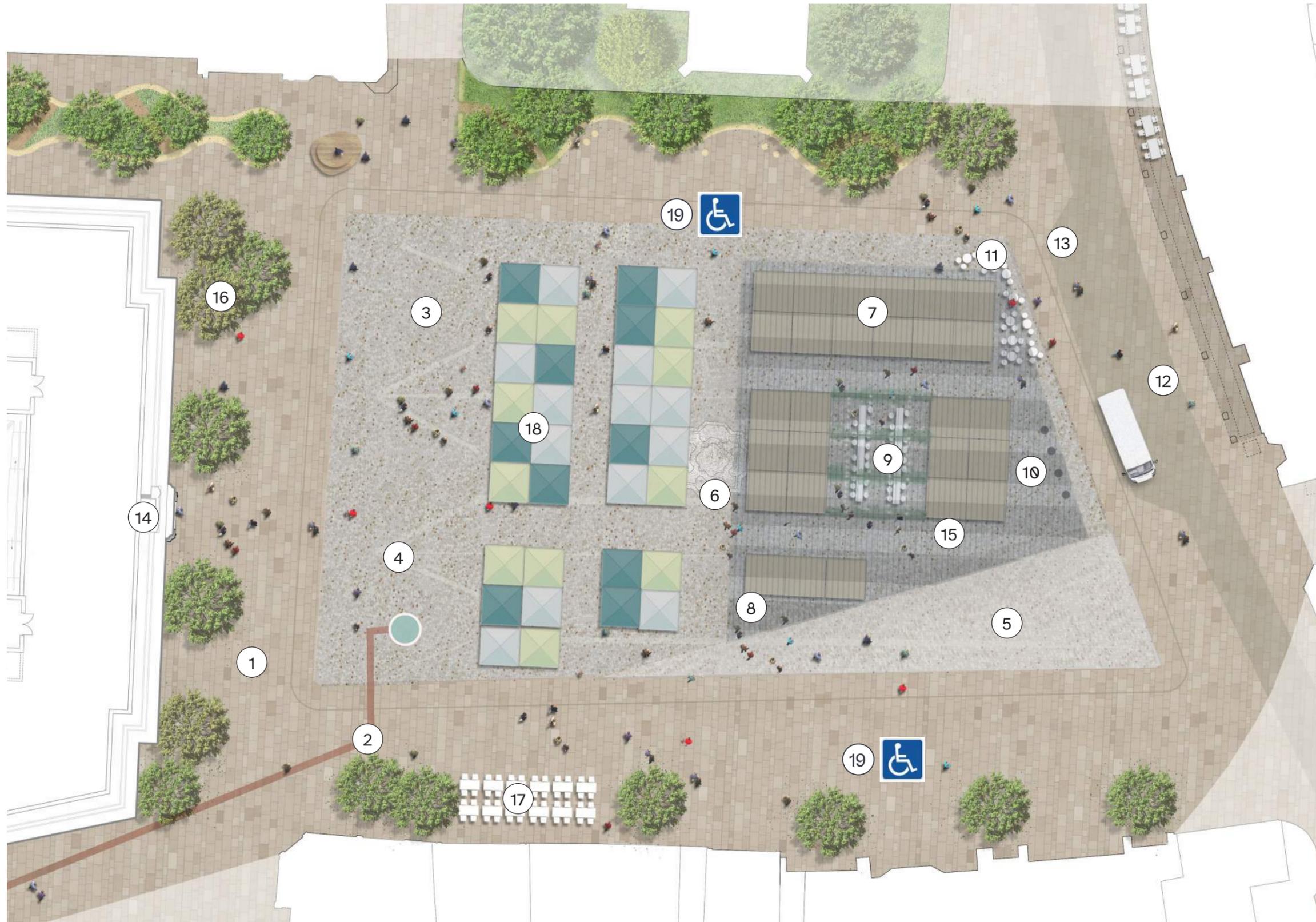
Tell us how we can make these spaces better for everyone

## Engagement Feedback

Four key areas were highlighted during the engagement process;

- Security and Anti-Social Behaviour
- Biodiversity and Sustainability
- Impact on Traders During Works
- Accessibility Challenges

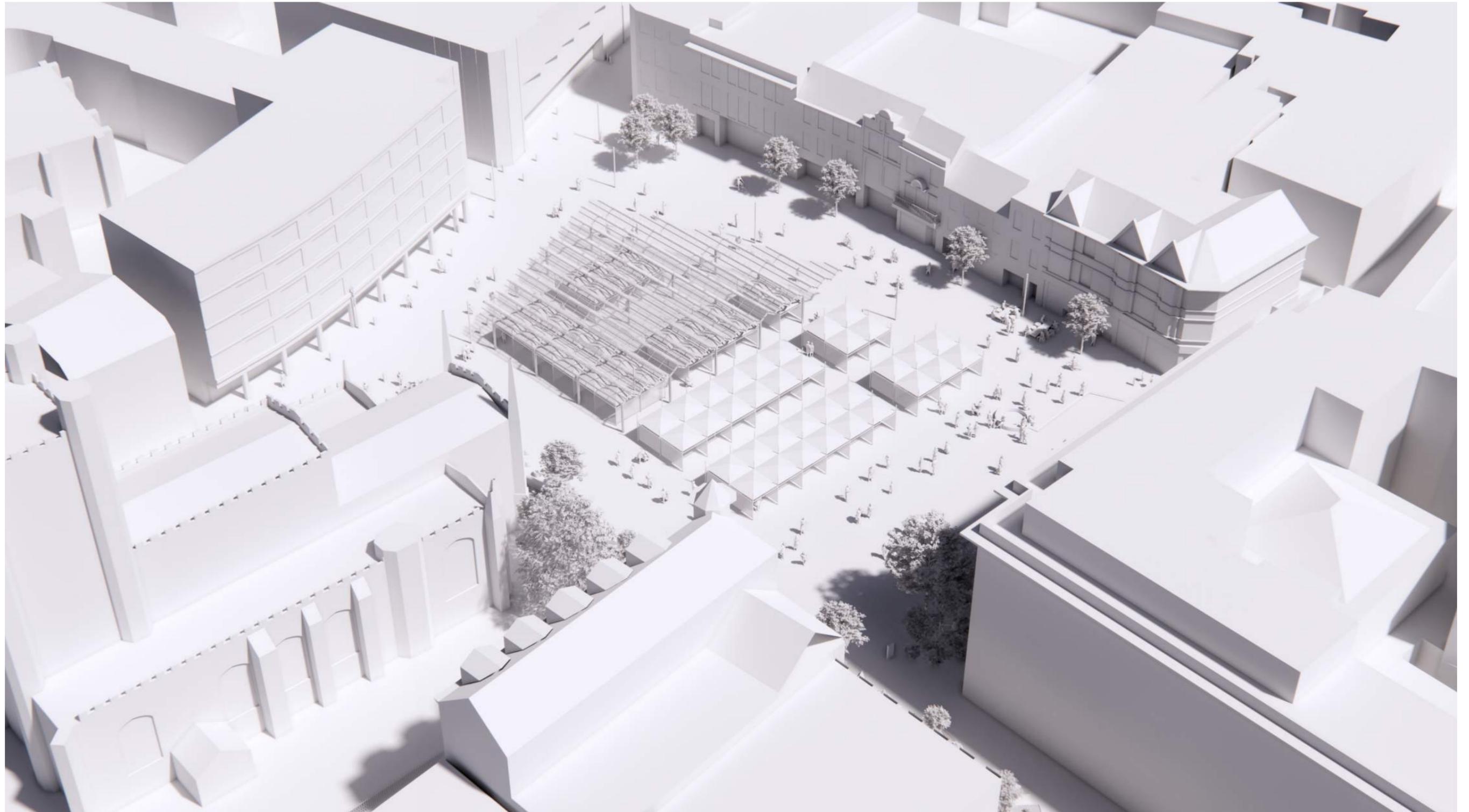
# Market Square - Vision



1. Yorkstone Paving
2. Hobsons Conduit
3. Historic Setts
4. Patterns in the setts
5. New granite setts
6. Fountain base
7. Permanent Market Stalls
8. Indicative canopy design
9. Covered Dining Area
10. Underground bins
11. Outdoor cafe seating (e.g. Shelley & Sarah's)
12. Carriageway position
13. Vehicular pull-in point
14. Principal entrance to The Guildhall
15. Route between Market Stalls
16. Street trees
17. Pavement dining
18. Demountable stalls
19. Blue Badge parking (Indicative zones) - no reduction to current provision. Blue Badge holders with a City Centre disabled access permit from the Council can access the Market Square and park for up to three hours.



# Market Square - Vision



Massing model showing proposals

# Market Square - Vision



View looking East along St Mary's Street towards the Market Square and new canopy

# Market Square - A flexible space

## Market Stall Precedents

Further engagement with market traders to be undertaken at the next stage



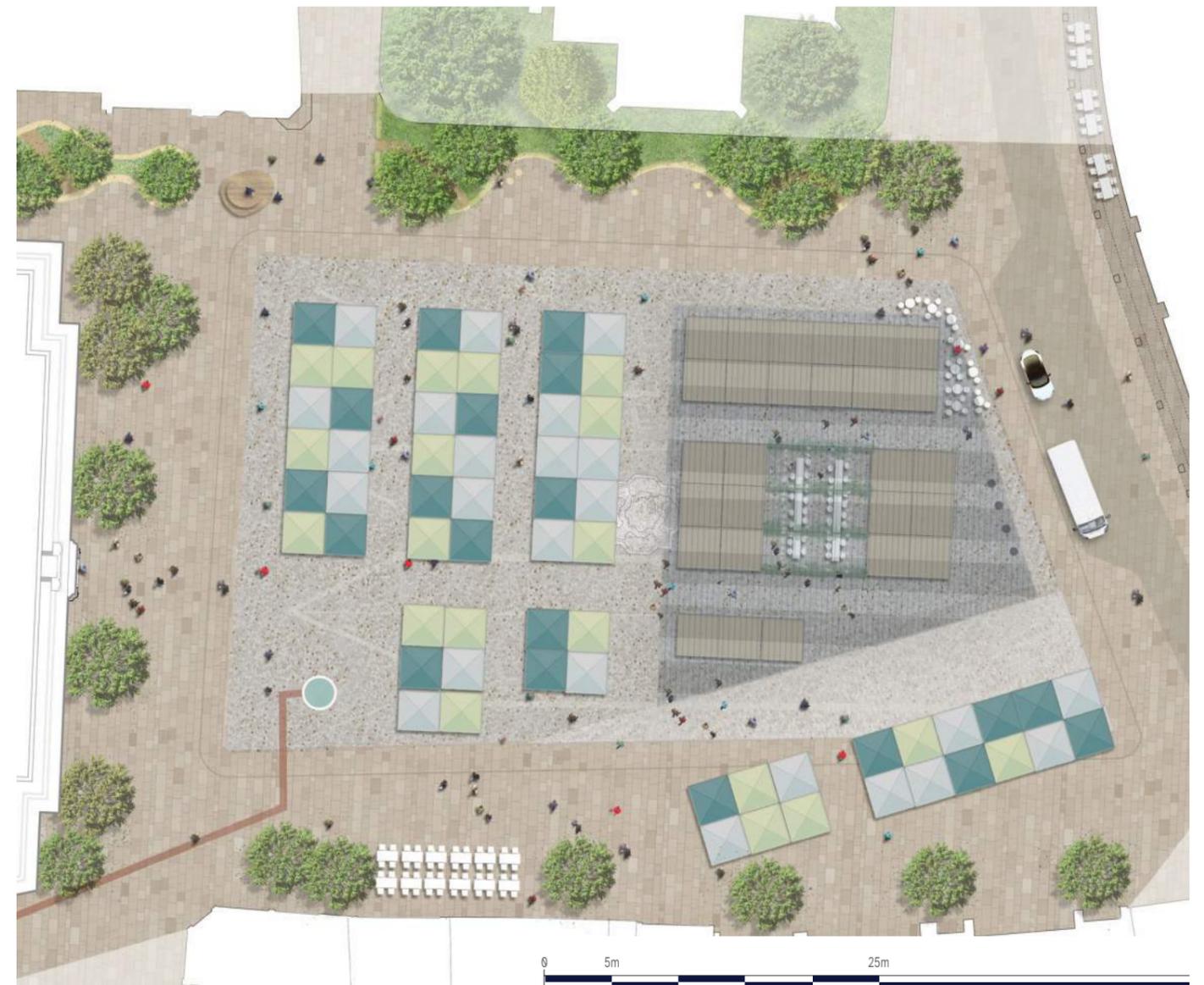
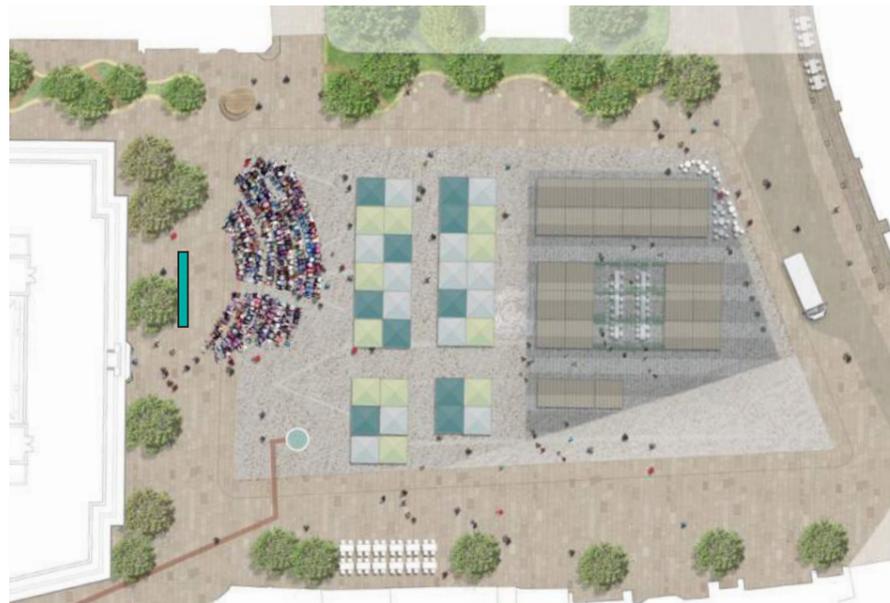
Permanent market stalls under Spitalfields Canopy



3x3m demountable market stalls in Peterborough

## Cinema Layout

79 stalls, 3m x 3m  
Audience capacity = approx. 385



**Large Market**  
91 stalls, 3m x 3m

# Market Square - during construction



## Phase A

Split the Market area into two halves

Locate stalls around the Guildhall

Deliver around half the Market Square

-  Application boundary
-  Temporary Market Stall Area
-  Phasing Construction Area



## Phase B

First half of works completes

Traders move to completed half

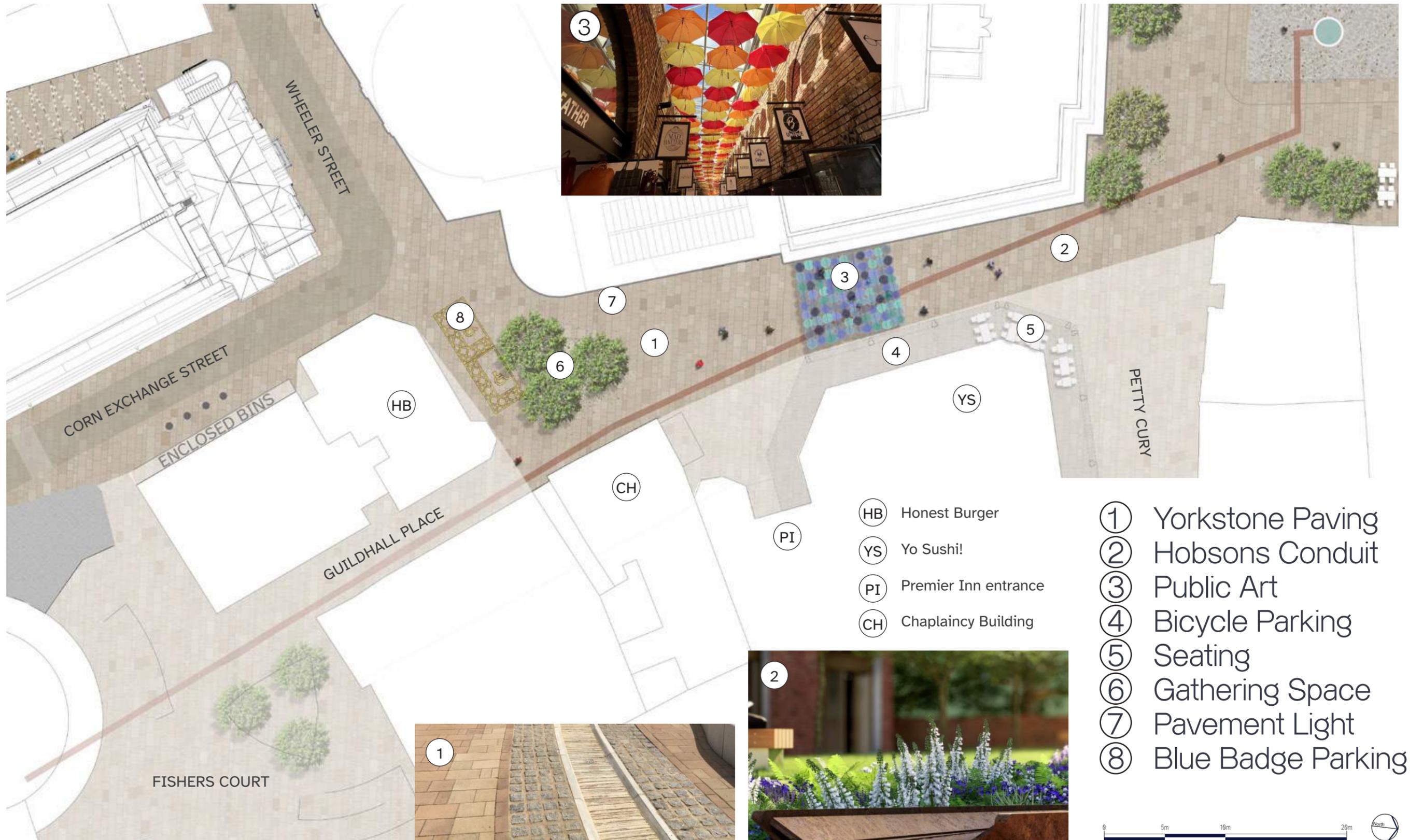
Remaining area delivered

# Market Square - Peas Hill



- ① Movement
- ② Seating Edge
- ③ Seating Stage
- ④ Peas Hill New Square
- ⑤ Planting
- ⑥ Surfacing

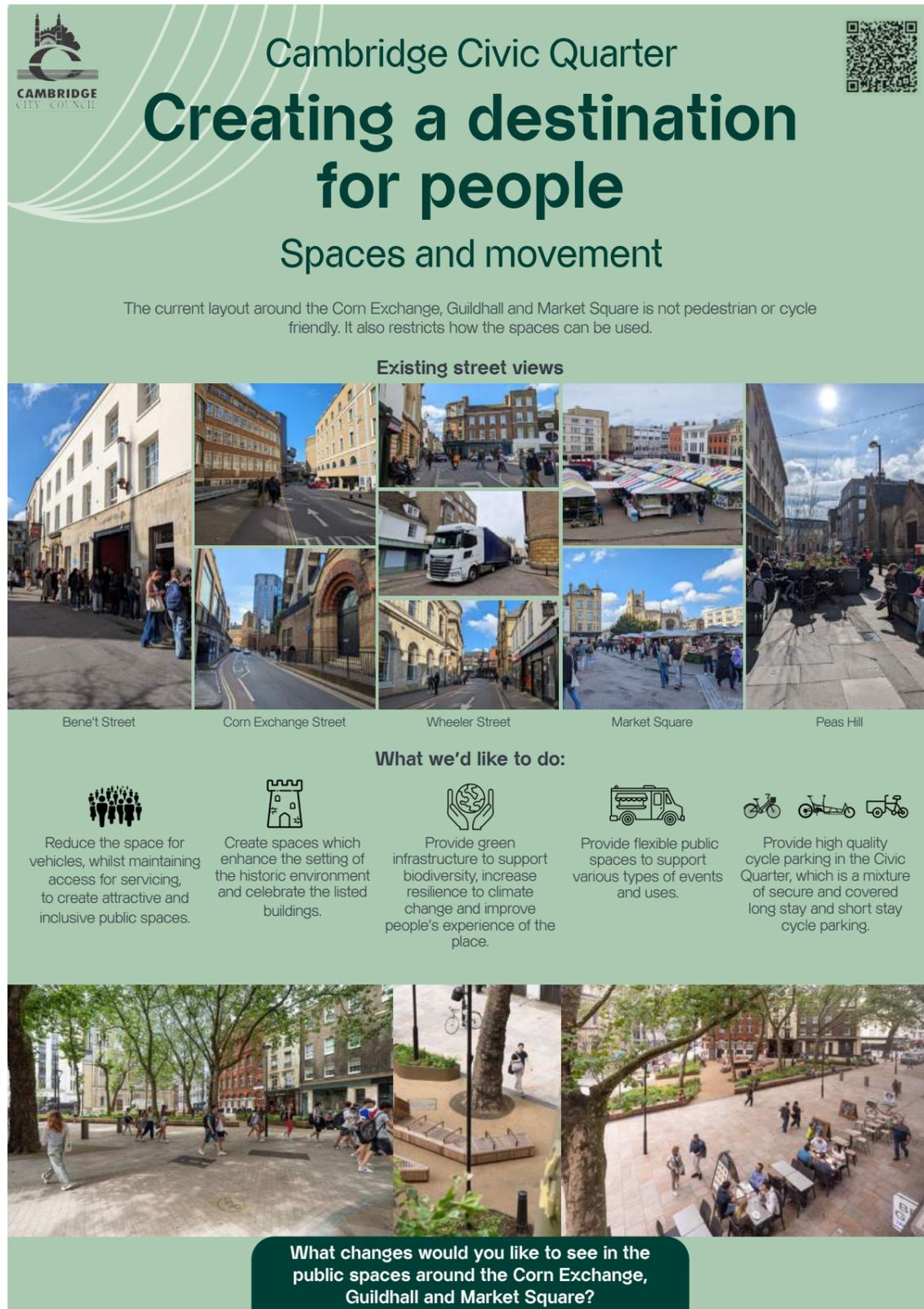
# Market Square - Guildhall Street



- Ⓜ HB Honest Burger
- Ⓜ YS Yo Sushi!
- Ⓜ PI Premier Inn entrance
- Ⓜ CH Chaplaincy Building

- ① Yorkstone Paving
- ② Hobsons Conduit
- ③ Public Art
- ④ Bicycle Parking
- ⑤ Seating
- ⑥ Gathering Space
- ⑦ Pavement Light
- ⑧ Blue Badge Parking

# Public Realm - Engagement



**Cambridge Civic Quarter**  
**Creating a destination for people**  
Spaces and movement

The current layout around the Corn Exchange, Guildhall and Market Square is not pedestrian or cycle friendly. It also restricts how the spaces can be used.

**Existing street views**



Bene't Street    Corn Exchange Street    Wheeler Street    Market Square    Peas Hill

**What we'd like to do:**

-  Reduce the space for vehicles, whilst maintaining access for servicing, to create attractive and inclusive public spaces.
-  Create spaces which enhance the setting of the historic environment and celebrate the listed buildings.
-  Provide green infrastructure to support biodiversity, increase resilience to climate change and improve people's experience of the place.
-  Provide flexible public spaces to support various types of events and uses.
-  Provide high quality cycle parking in the Civic Quarter, which is a mixture of secure and covered long stay and short stay cycle parking.



**What changes would you like to see in the public spaces around the Corn Exchange, Guildhall and Market Square?**

## Engagement Feedback

### Traffic and Parking Reduction

Desire for an overarching transport strategy

Desire for a consolidated approach to deliveries and access for commercial vehicles.

Pedestrianisation is desired with strictly limited vehicular access in public areas, including control of bicycles and delivery mopeds.

### Cycling

Suggestions include improving cycle route and infrastructure such as;

- bike parking,
- a new cycle hub,
- improved roads and,
- restrictions on mopeds

# Public Realm - Vision



Realigned Market Street carriageway



Consolidated street clutter



New Traffic Regulation Order (TRO)

\*Yellow shaded area



Enhanced public realm within Market Square



City Centre Cycle Parking Strategy

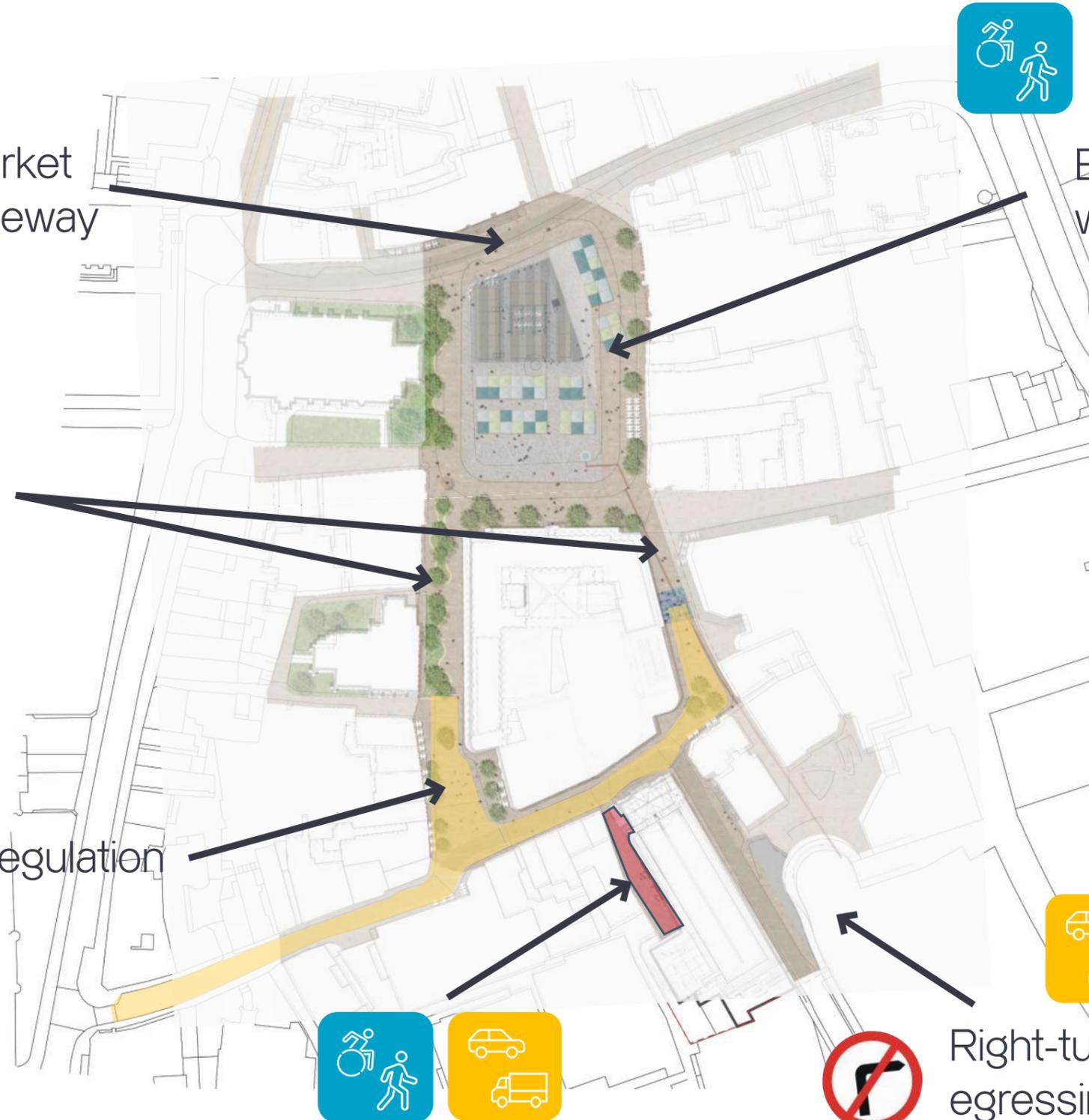


Right-turn ban for traffic egressing Grand Arcade car park



Stop Up Parsons Court

Change of use from highway to public realm



# Next Steps

Monday 11 Nov - Civic Quarter Liaison Group Meeting

Monday 11 Nov - Civic Quarter Market Traders Meeting

Thursday 21 Nov - Strategy and Resources Scrutiny Committee

Should a positive outcome be forthcoming on 21 Nov, RIBA Stage 3 is planned to commence, with a Planning Submission target of late summer 2025.

[cartwrightpickard.com](http://cartwrightpickard.com)

 [cartwrightpickard](https://www.instagram.com/cartwrightpickard)

 [@CartPickArch](https://twitter.com/CartPickArch)

**London Studio**

1 Canal Side Studios  
8-14 St Pancras Way  
London NW1 0QG  
T 020 7554 3830

**Manchester Studio**

Unit 310, Ducie House  
Ducie Street  
Manchester M1 2JW  
T 0161 914 7444

**Leeds Studio**

Studio 4, Cross York Street Studios  
Cross York Street  
Leeds LS2 7BL  
T 0113 360 9444

