Appendix 2

Architectural Drawings - Superseded Options

1.1 Contents

1.0

Introduction **4**

1.1 Introduction 5

2.0

Hotel Option - 64 Beds **6**

3.0

Hotel Option - 69 Beds **13**

4.0

RAG List Options **20**

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1.0

Introduction

1.1 Introduction

The purpose of this document is to present the various design options explored during Stage 2 for the Guildhall. Several potential uses for the Guildhall were considered, including conversion into a hotel, lettable office space, and a museum.

The option outlined in Chapter 2, which proposed a hotel with 64 beds, was dismissed on the grounds that it would not generate as much revenue for the council as a greater number of rooms.

Up until the end of August 2024, two primary options were developed in parallel: a 69-room hotel (Chapter 3) and a commercial office space option (Chapter 5), both of which include office accommodation for Cambridge City Council. Labour Group asked to progress with the commercial office option.

This decision led to a further 5 options presented in Chapter 4 which were assessed against a Red, Amber and Green list.

Refer to the Stage 2 Report Document for the written Architectural Proposals including Project Brief, Project Timeline, Design Risk Register and Building Control Approach.

CAMBRIDGE
CITY COUNCIL

2.0

Hotel Option - 64 Beds

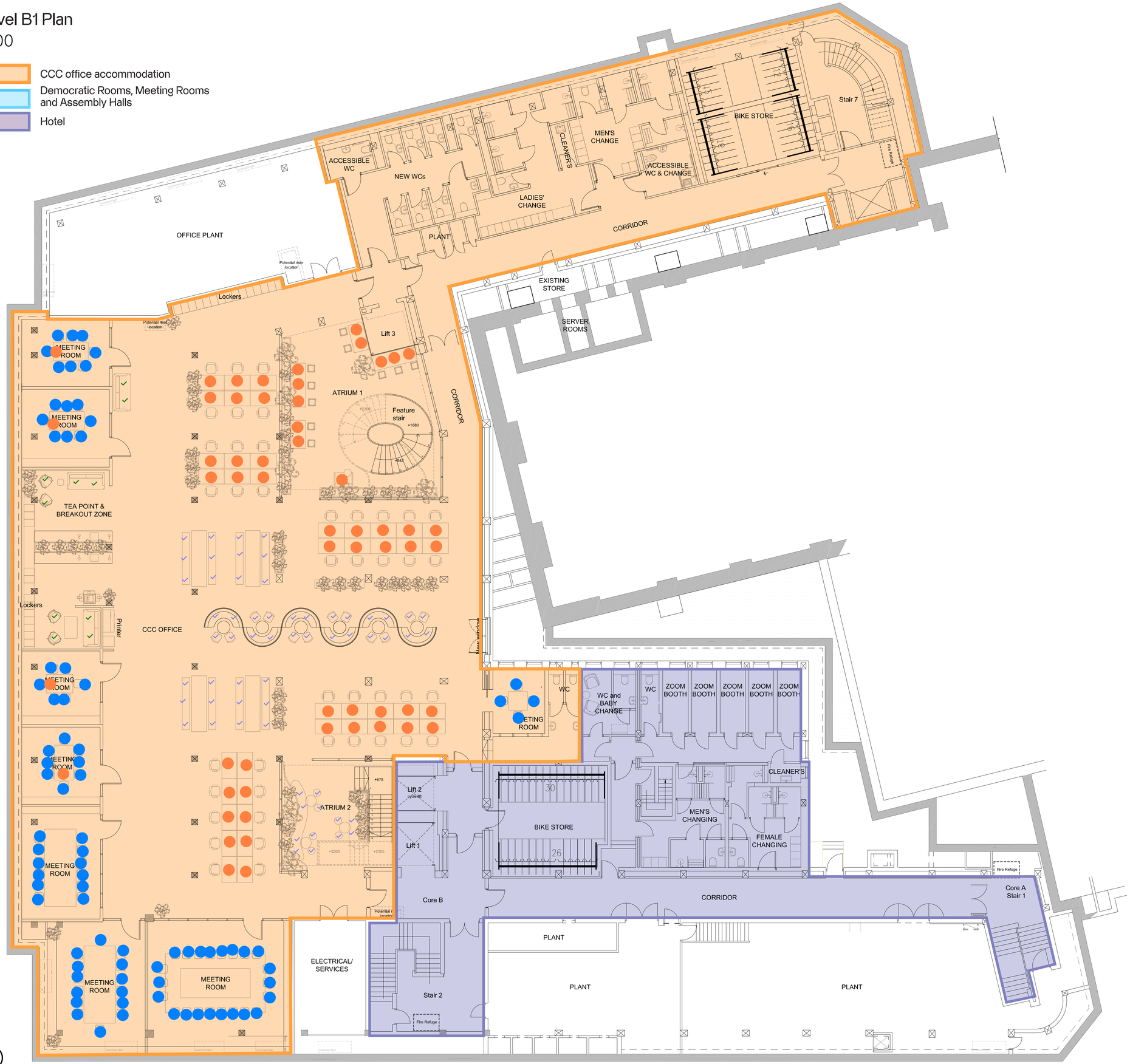
Latest Revision - 05.08.24

Level B1 Plan
1:100

CCC office accommodation

Democratic Rooms, Meeting Rooms and Assembly Halls

Hotel



Option 3 - CCC with CSC + Hotel extension

Cartwright Pickard | Rev 04 | 05.08.24

CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	57	82	0	0
Level 00	45	0	16	8
Level 01	51	8	0	0
Total	153	90	16	8

Level B1 CCC total workplace settings: 57

All levels CCC total workplace settings: 153

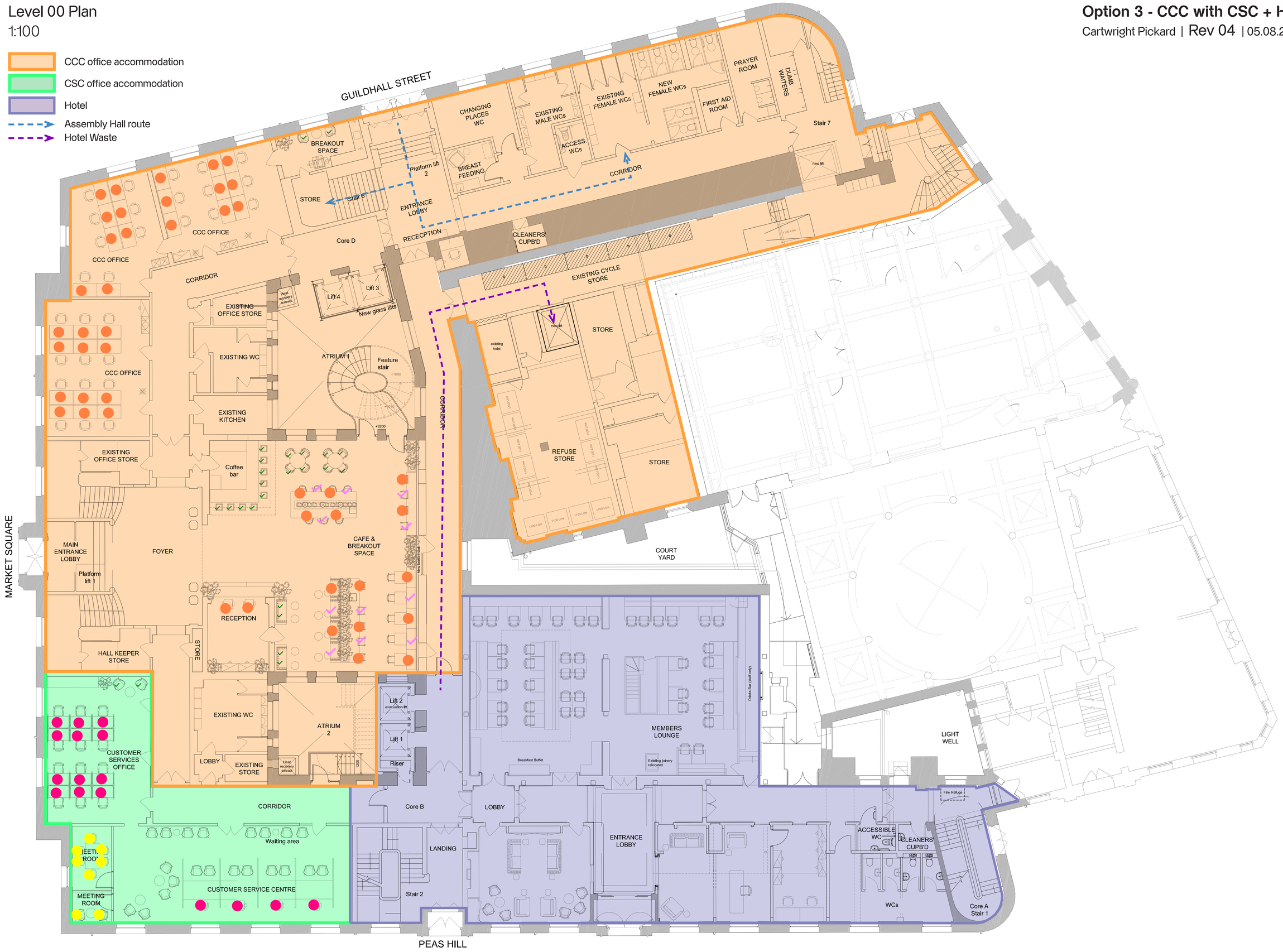
Level 00 Plan

1:100

- CCC office accommodation
- CSC office accommodation
- Hotel
- Assembly Hall route
- Hotel Waste

Option 3 - CCC with CSC + Hotel extension

Cartwright Pickard | Rev 04 | 05.08.24

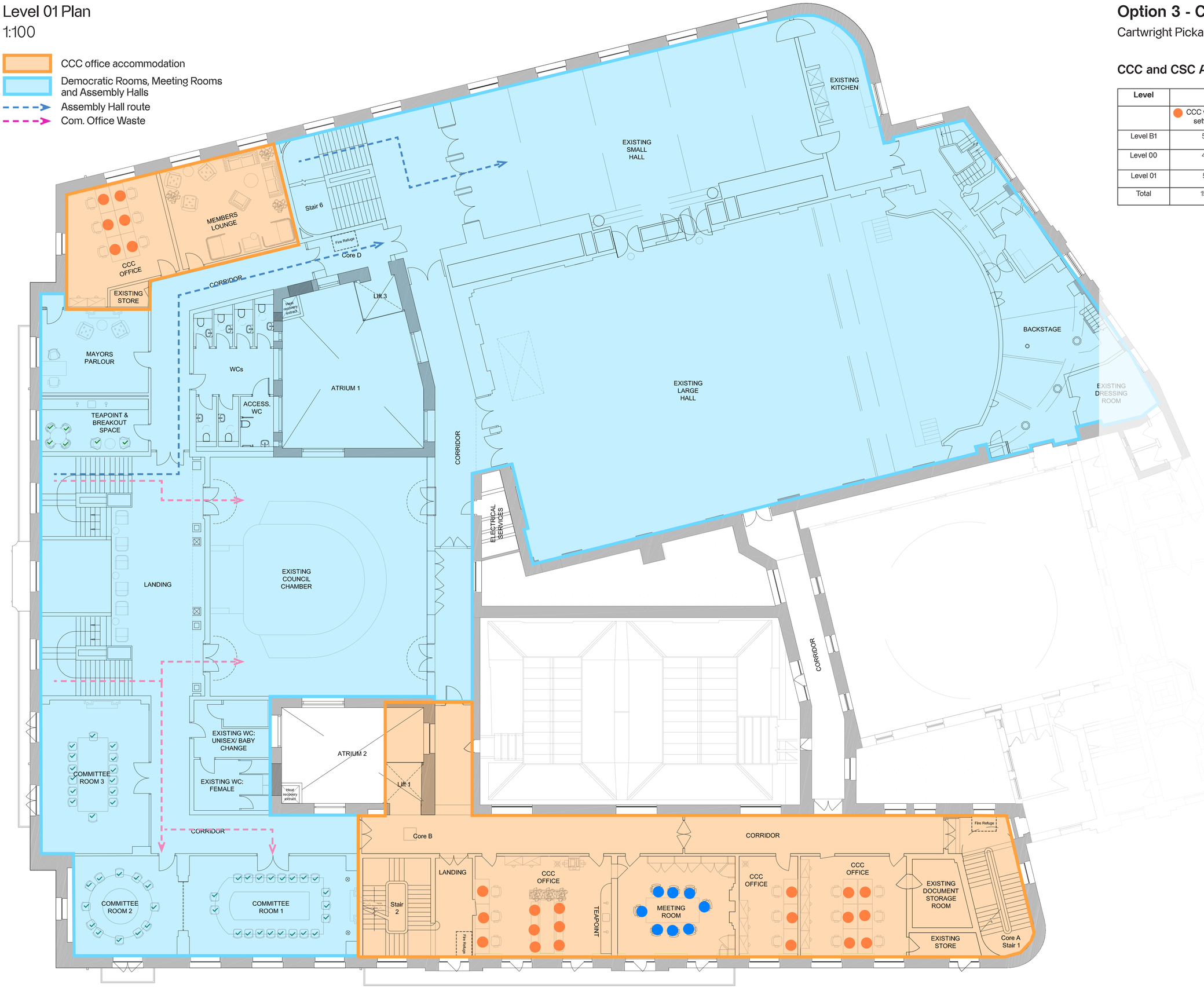


Level 00 CCC total workplace settings: 45 (+16 CSC)

All levels CCC total workplace settings: 150

Level 01 Plan
1:100

- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Assembly Hall route
- Com. Office Waste



Option 3 - CCC with CSC + Hotel extension

Cartwright Pickard | Rev 04 | 05.08.24

CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	57	82	0	0
Level 00	45	0	16	8
Level 01	51	8	0	0
Total	153	90	16	8

Level 01 CCC total workplace settings: 51

All levels CCC total workplace settings: 153

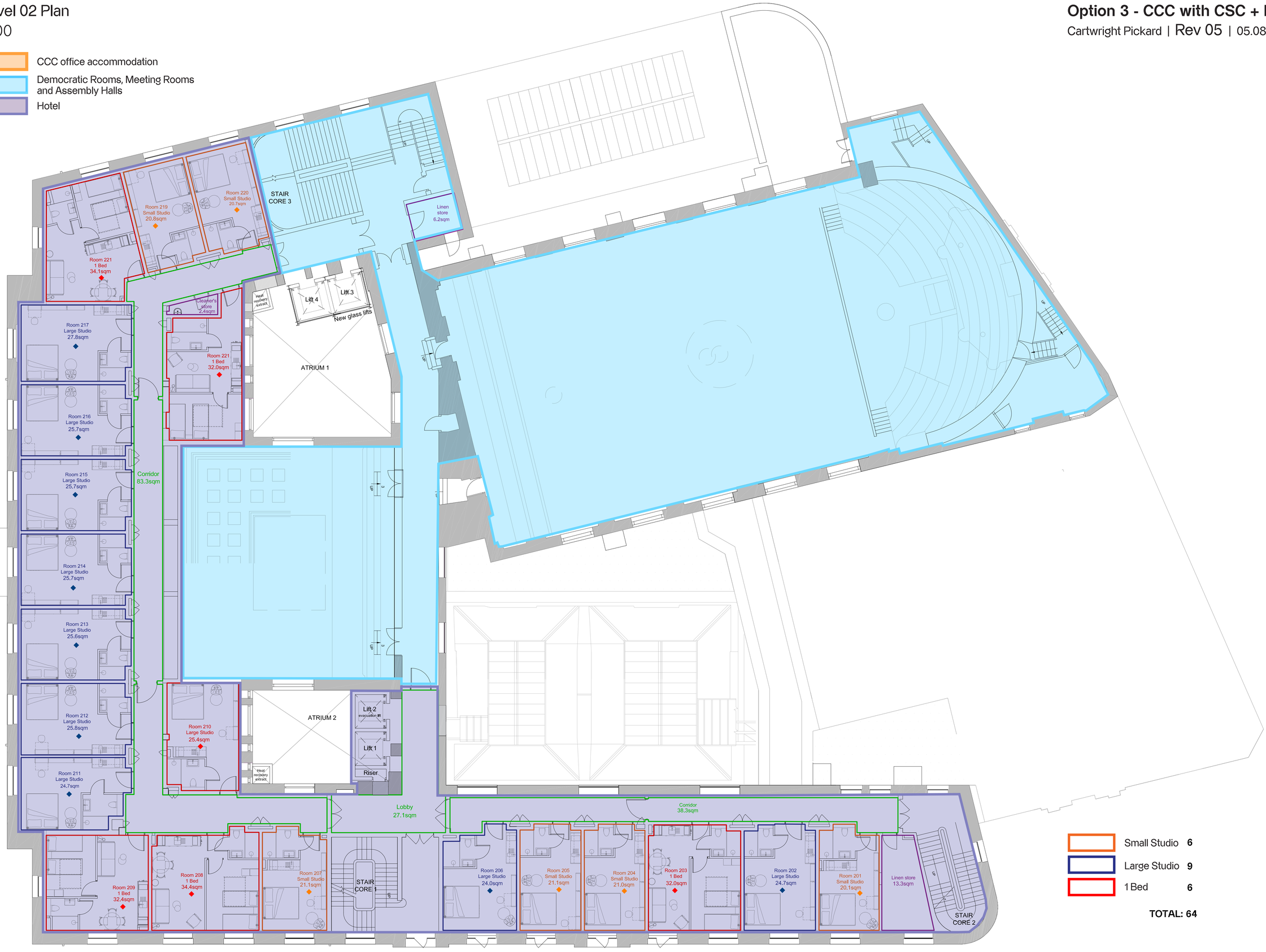
Level 02 Plan
1:100

Option 3 - CCC with CSC + Hotel extension
Cartwright Pickard | Rev 05 | 05.08.24

CCC office accommodation

Democratic Rooms, Meeting Rooms and Assembly Halls

Hotel



Small Studio **6**

Large Studio **9**

1 Bed **6**

TOTAL: 64

Level 02 CCC total workplace settings: 0

All levels CCC total workplace settings: 153

Level 03 Plan
1:100

Option 3 - CCC with CSC + Hotel extension
Cartwright Pickard | Rev 05 | 05.08.24

CCC office accommodation

Democratic Rooms, Meeting Rooms and Assembly Halls

Hotel



Small Studio **6**

Large Studio **10**

1 Bed **6**

TOTAL: 64

Level 03 CCC total workplace settings: 0

All levels CCC total workplace settings: 153

Level 04 Plan
1:100

Option 3 - CCC with CSC + Hotel extension
Cartwright Pickard | Rev 05 | 05.08.24

CCC office accommodation
Democratic Rooms, Meeting Rooms and Assembly Halls
Hotel



Small Studio	**12**
Large Studio	**9**
1 Bed	**0**

TOTAL: 64

Level 03 CCC total workplace settings:	0
All levels CCC total workplace settings:	**153**

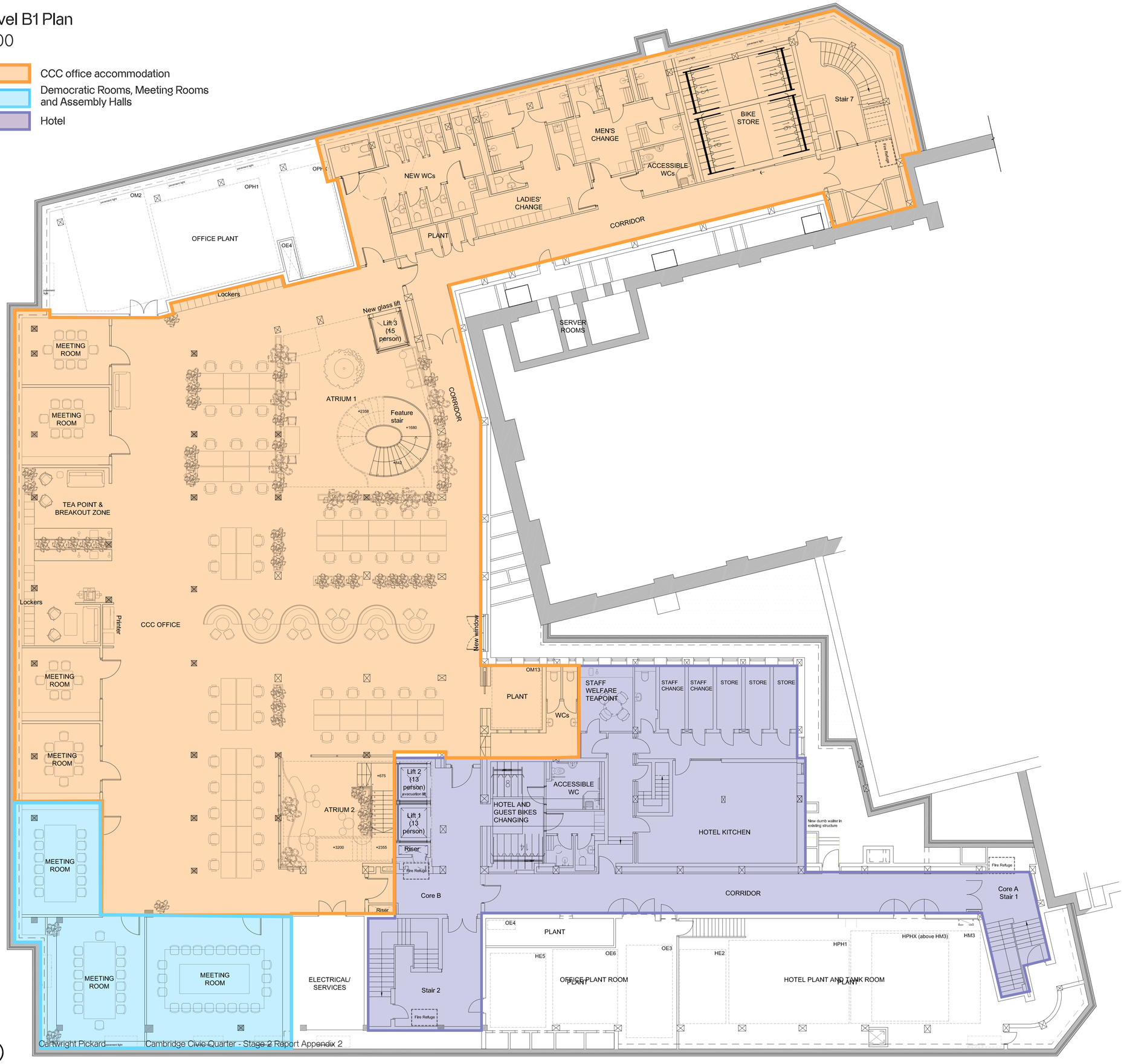
3.0

Hotel Option - 69 Beds

Latest Revision - 26.08.24

Level B1 Plan
1:100

CCC office accommodation
Democratic Rooms, Meeting Rooms and Assembly Halls
Hotel



Option 4 - CCC with CSC + Hotel extension + Beds at Level 01

Cartwright Pickard | Rev 03 |

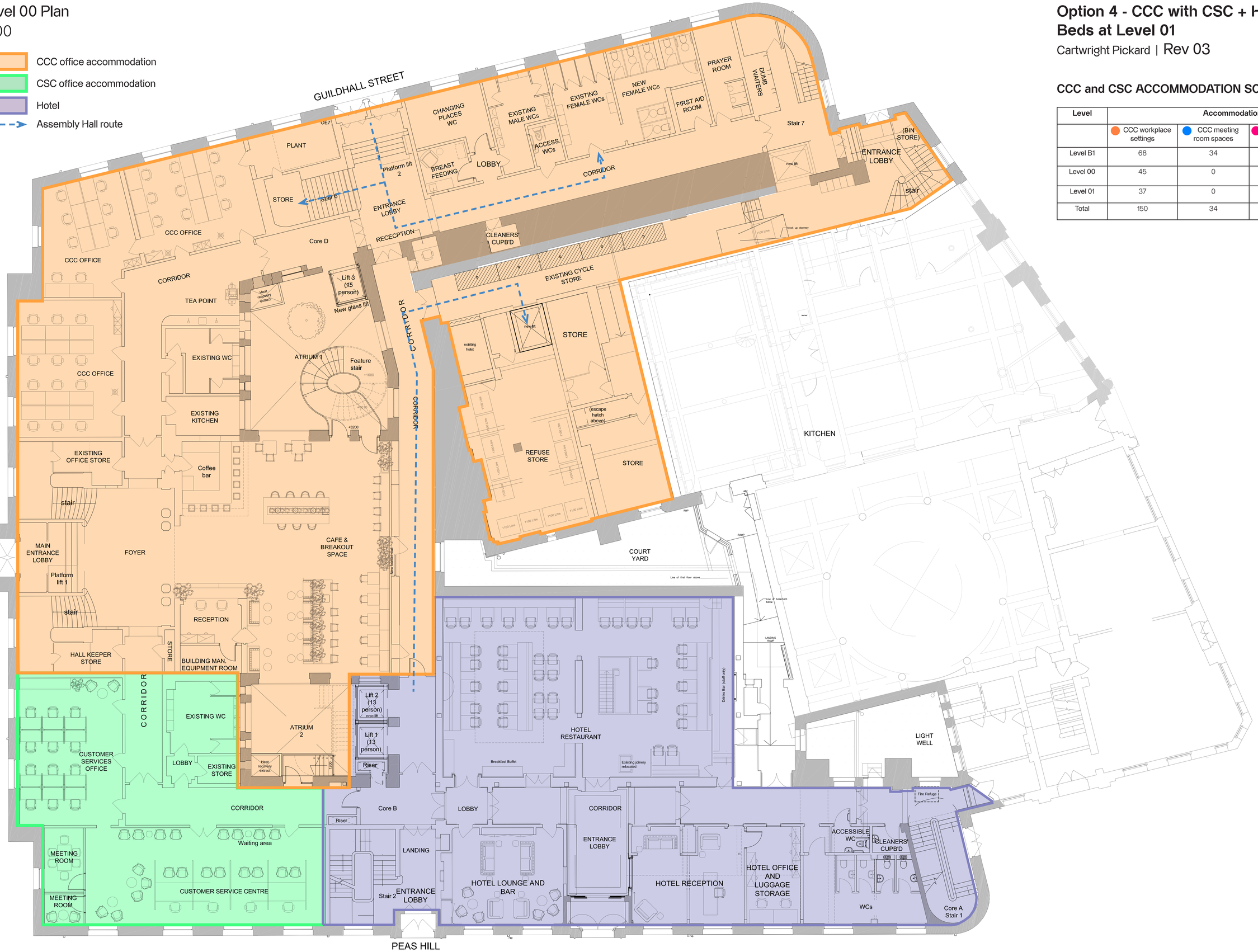
CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	68	34	0	0
Level 00	45	0	16	8
Level 01	37	0	0	0
Total	150	34	16	24

Level B1 CCC total workplace settings: 68
All levels CCC total workplace settings: 150

Level 00 Plan
1:100

- CCC office accommodation
- CSC office accommodation
- Hotel
- Assembly Hall route



Option 4 - CCC with CSC + Hotel extension + Beds at Level 01

Cartwright Pickard | Rev 03

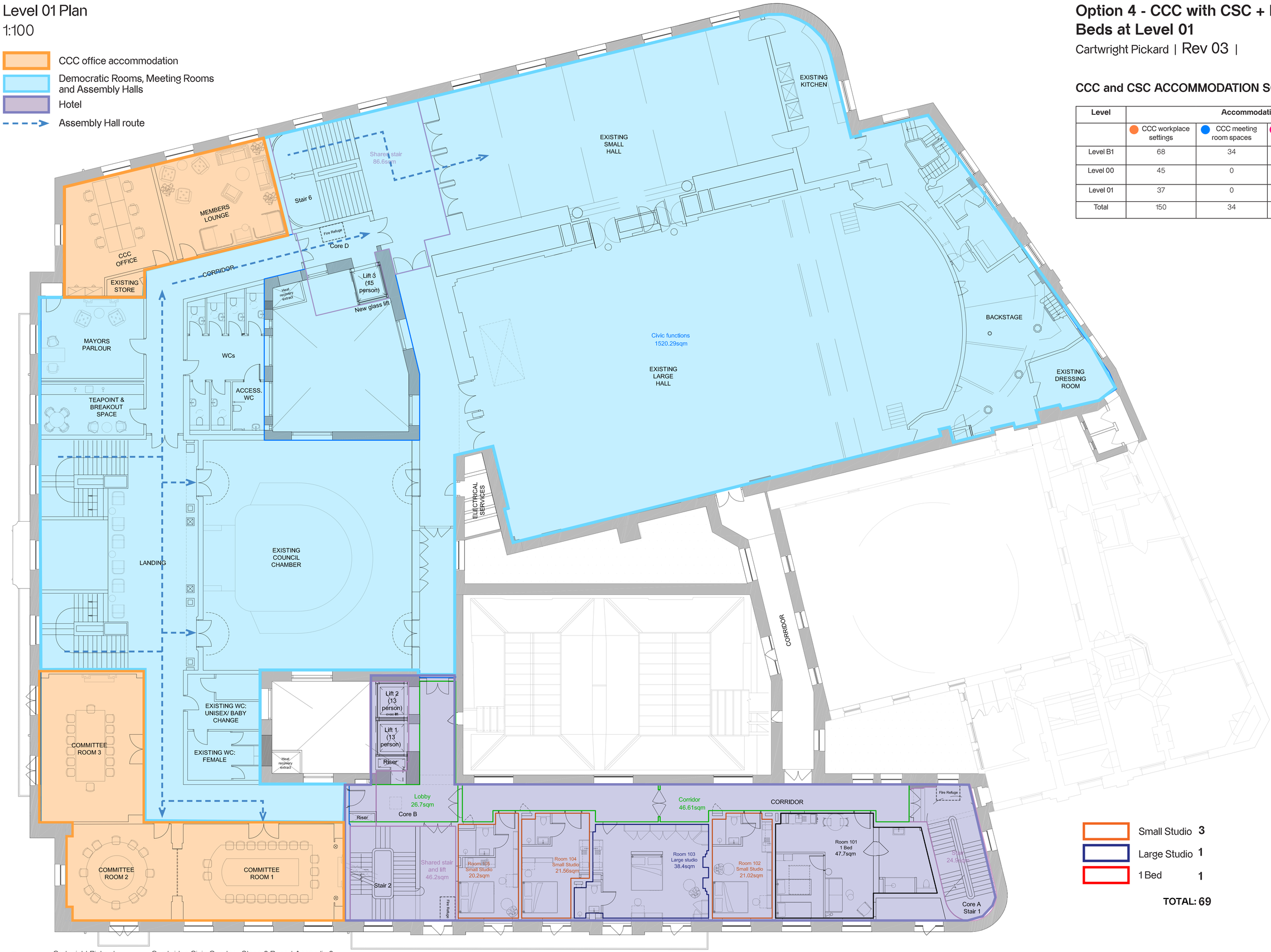
CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	68	34	0	0
Level 00	45	0	16	8
Level 01	37	0	0	0
Total	150	34	16	24

Level B1 CCC total workplace settings: 45 (+16 CSC)
All levels CCC total workplace settings: 150

Level 01 Plan
1:100

- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Hotel
- Assembly Hall route



Option 4 - CCC with CSC + Hotel extension + Beds at Level 01

Cartwright Pickard | Rev 03 |

CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	68	34	0	0
Level 00	45	0	16	8
Level 01	37	0	0	0
Total	150	34	16	8

- Small Studio **3**
- Large Studio **1**
- 1 Bed **1**

TOTAL: 69

Level 01 CCC total workplace settings: 37
All levels CCC total workplace settings: 150

Level 02 Plan
1:100

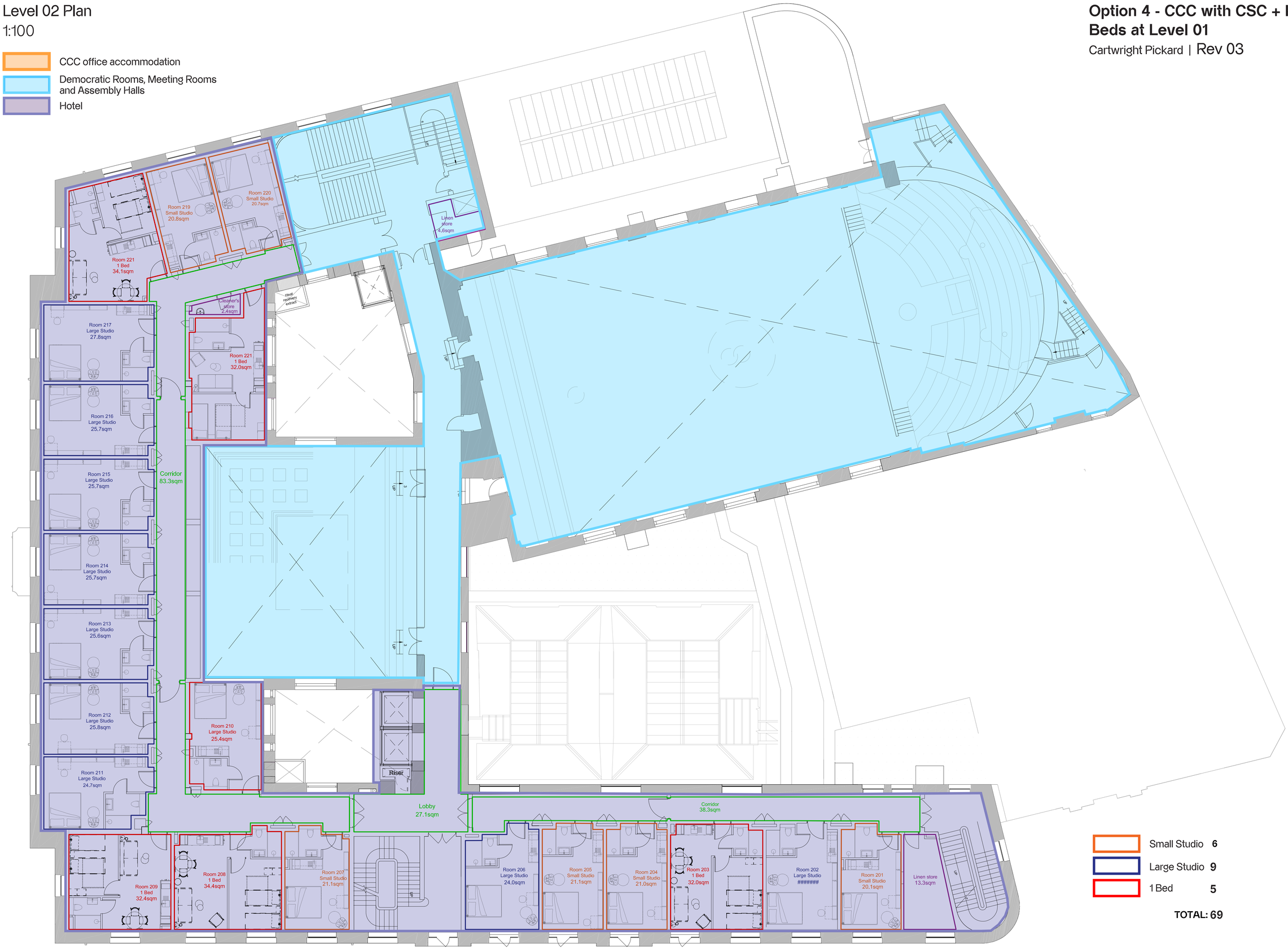
Option 4 - CCC with CSC + Hotel extension + Beds at Level 01

Cartwright Pickard | Rev 03

CCC office accommodation

Democratic Rooms, Meeting Rooms and Assembly Halls

Hotel



Small Studio	6
Large Studio	9
1 Bed	5

TOTAL: 69

Level 02 CCC total workplace settings: 0

All levels CCC total workplace settings: 150

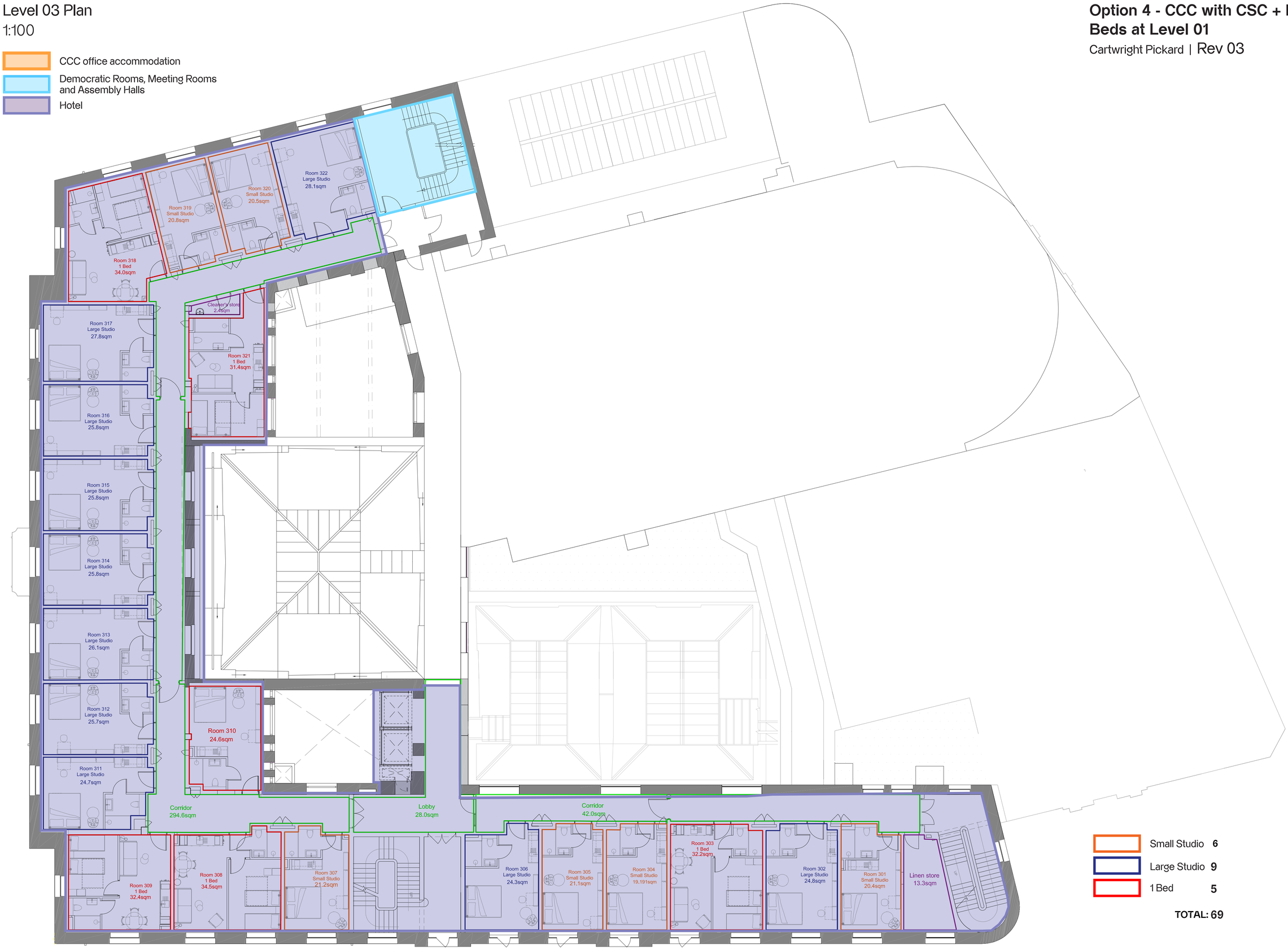
Level 03 Plan
1:100

CCC office accommodation

Democratic Rooms, Meeting Rooms and Assembly Halls

Hotel

Option 4 - CCC with CSC + Hotel extension + Beds at Level 01
Cartwright Pickard | Rev 03



Small Studio **6**

Large Studio **9**

1 Bed **5**

TOTAL: 69

Level 03 CCC total workplace settings: 0

All levels CCC total workplace settings: 150

Level 04 Plan
1:100

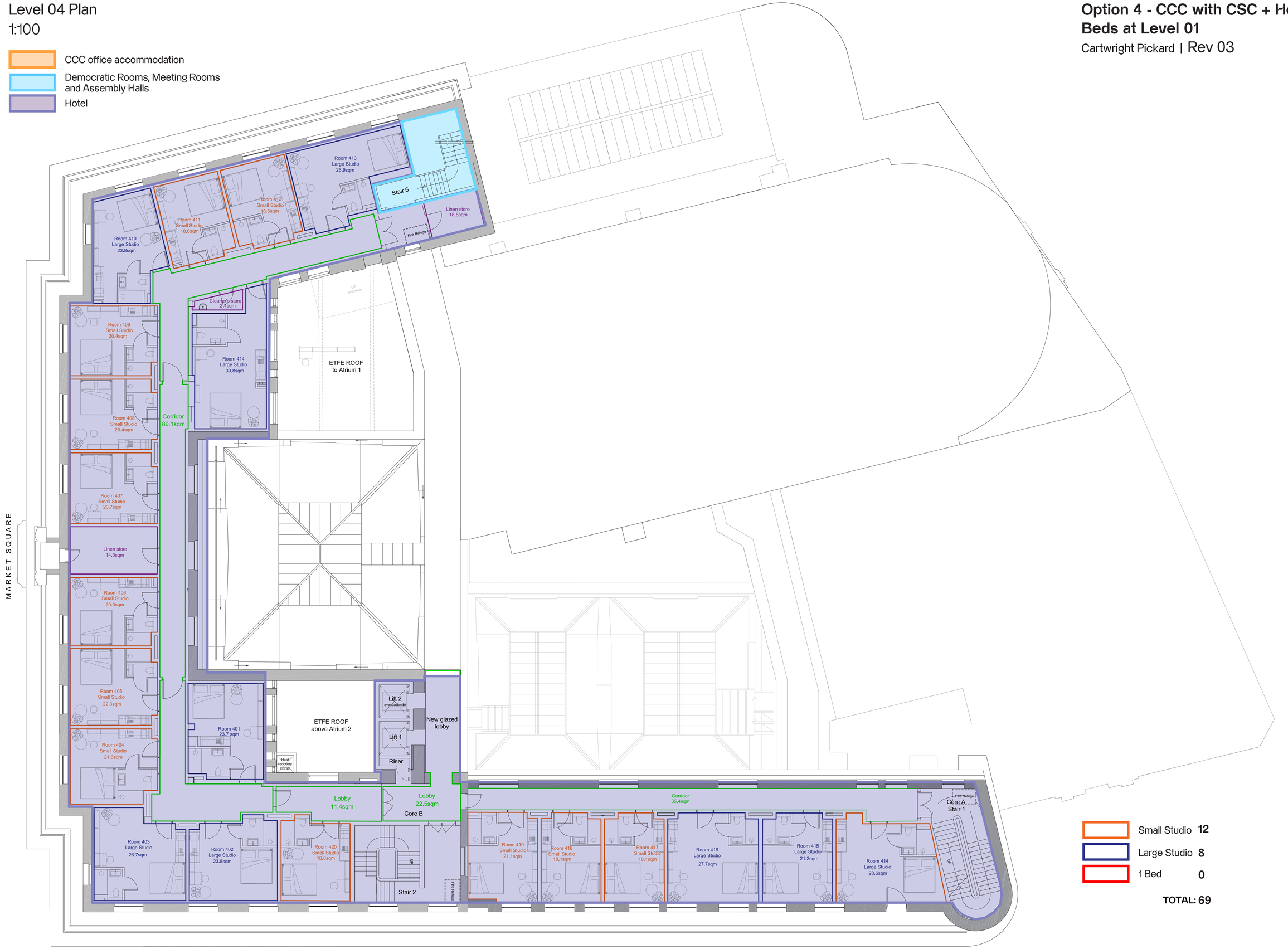
Option 4 - CCC with CSC + Hotel extension + Beds at Level 01

Cartwright Pickard | Rev 03

CCC office accommodation

Democratic Rooms, Meeting Rooms and Assembly Halls

Hotel



Small Studio	12
Large Studio	8
1 Bed	0

TOTAL: 69

Level 03 CCC total workplace settings: 0

All levels CCC total workplace settings: 150

4.0

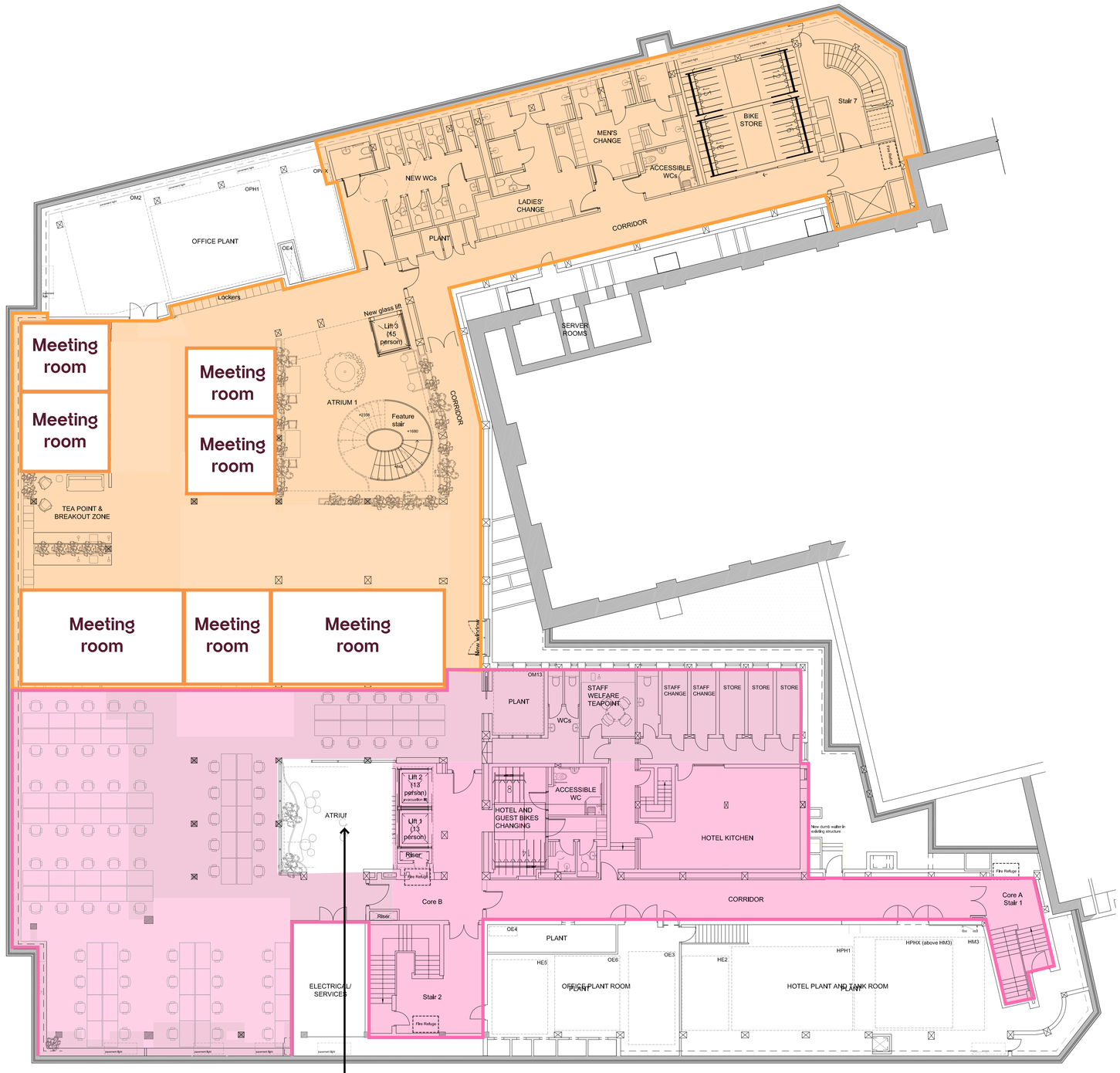
RAG List Options

Latest Revision - 29.08.24

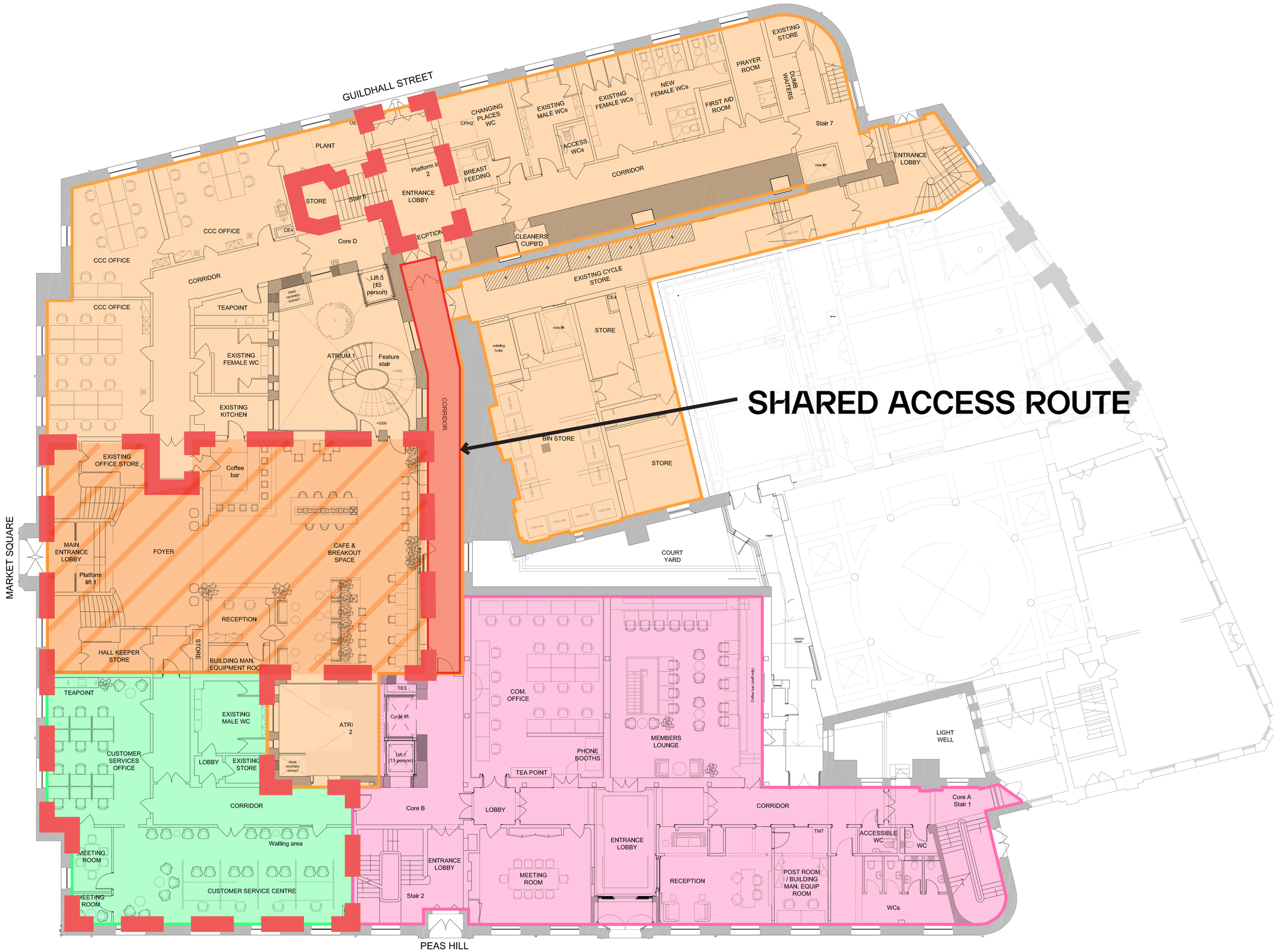
Option 1 & 2 - Commercial Office - Leased & Man Agreement

- 150 CCC desks at ground, 1st and 2nd floors
- **No CCC workstations at basement level**, only meeting rooms and informal meeting spaces
- Increased leased office provision at basement level
- Half of 2nd floor given back to CCC

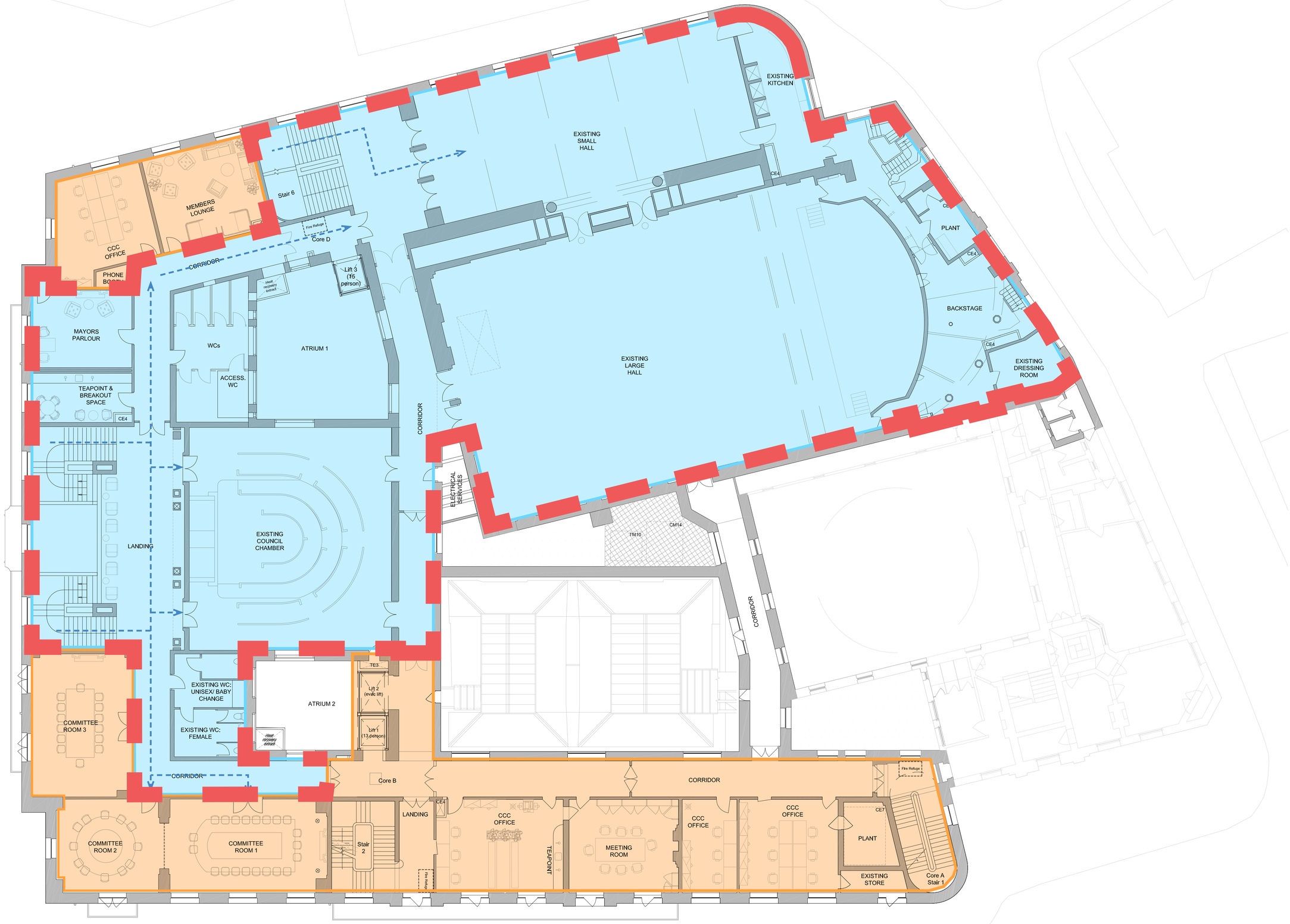
CCC office
CSC office
Commercial office
Democratic Rooms & Halls
Museum of Cambridge
Public Access Areas



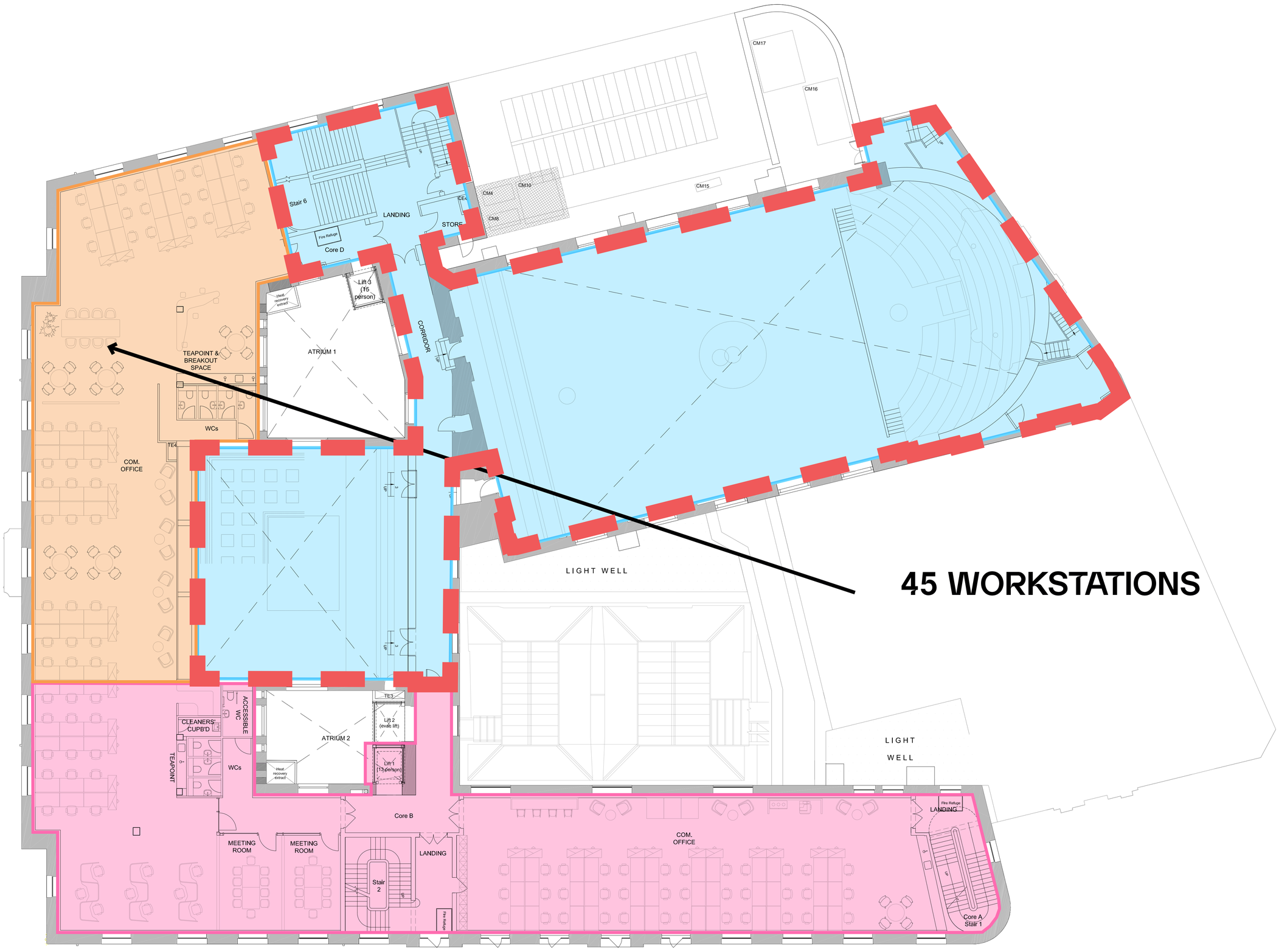
Basement



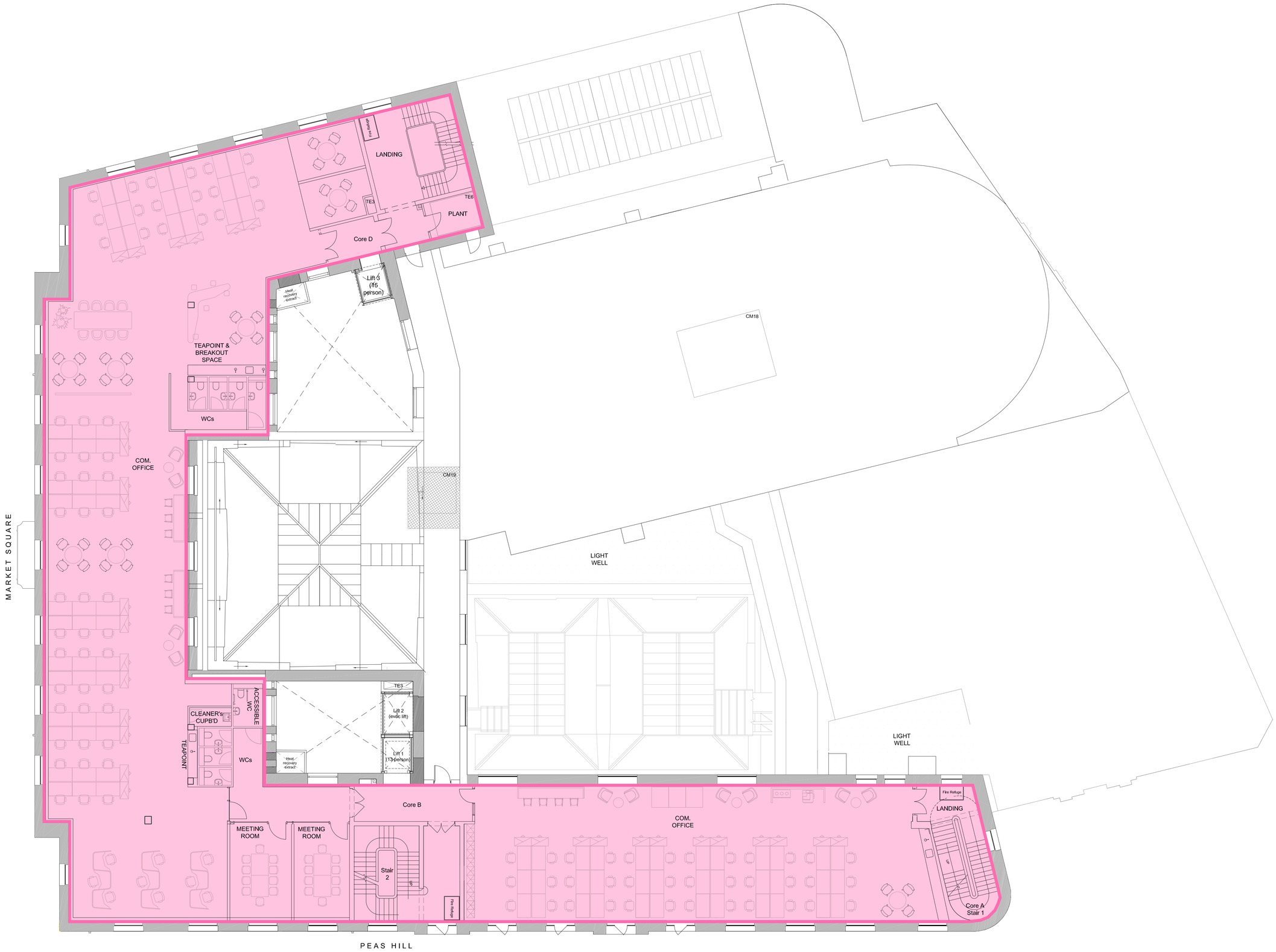
Ground Floor


EXISTING KITCHEN
EXISTING SMALL HALL
CE4
MEMBERS LOUNGE
Stair 6
Fire Refuge
Core D
CCC OFFICE
PHONE BOOTH
CORRIDOR
Lift 3 (15 person)
Heat recovery extract
PLANT
CE4
CE4
MAYORS PARLOUR
WCs
ATRIUM 1
BACKSTAGE
CE4
EXISTING DRESSING ROOM
TEAPOINT & BREAKOUT SPACE
ACCESS. WC
EXISTING LARGE HALL
CE4
CORRIDOR
ELECTRICAL SERVICES
TM10
CM14
CORRIDOR
LANDING
EXISTING COUNCIL CHAMBER
TE3
EXISTING WC: UNISEX/ BABY CHANGE
ATRIUM 2
Lift 2 (evac lift)
Lift 1 (13 person)
COMMITTEE ROOM 3
EXISTING WC: FEMALE
Heat recovery extract
CORRIDOR
Core B
CORRIDOR
Fire Refuge
CE4
LANDING
CCC OFFICE
CCC OFFICE
CCC OFFICE
CE7
COMMITTEE ROOM 2
COMMITTEE ROOM 1
Stair 2
TEAPOINT
MEETING ROOM
PLANT
EXISTING STORE
Core A Stair 1
Fire Fighting Lift

First Floor

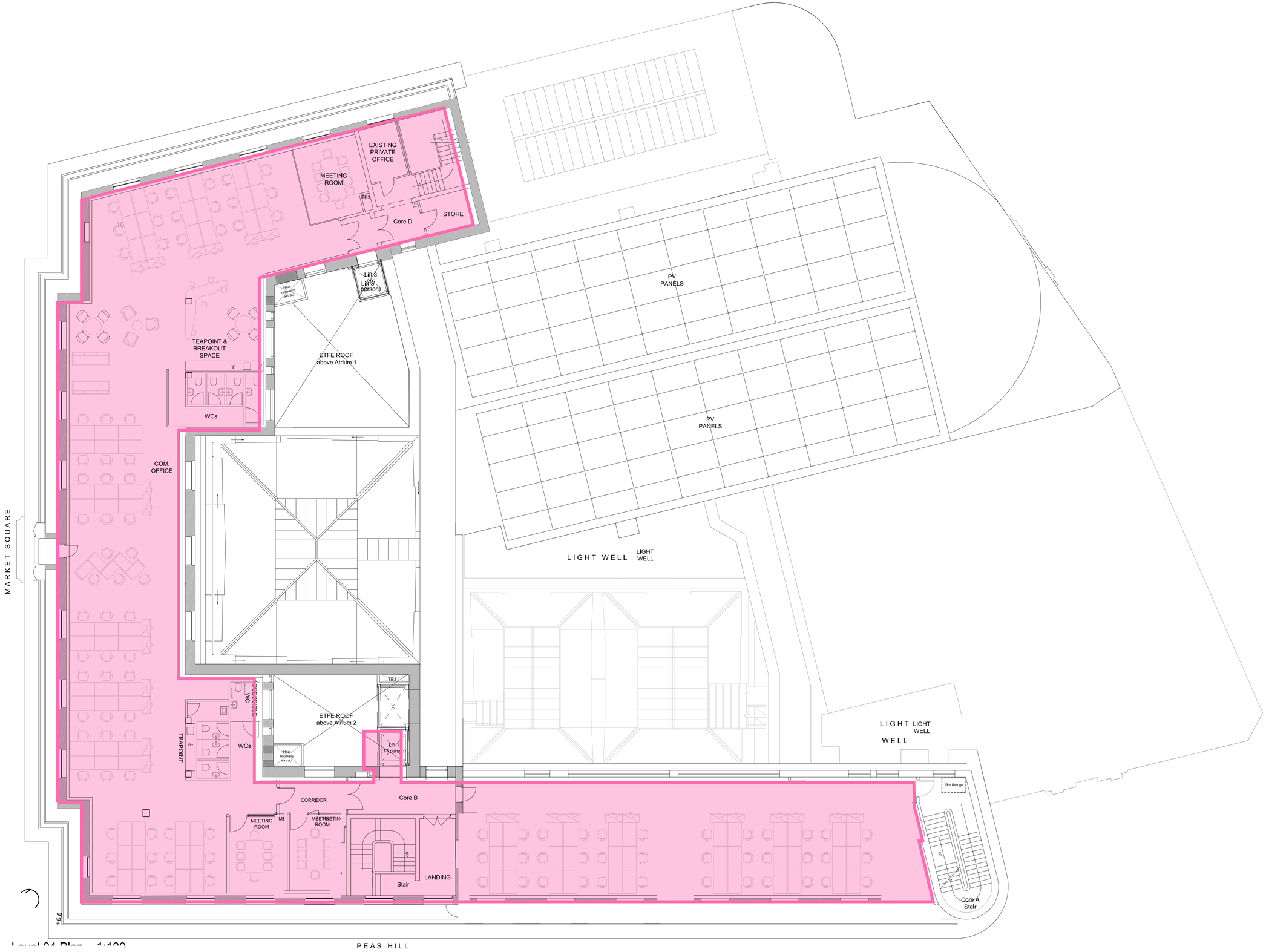


Second Floor


LANDING
Fire Refuge
TE3
TE6
PLANT
Core D
Lift 3 (16 person)
Heat recovery extract
TEAPOINT & BREAKOUT SPACE
WCs
COM. OFFICE
CM18
CM19
LIGHT WELL
MARKET SQUARE
ACCESSIBLE WC
CLEANER'S CUPB'D
TEAPOINT
WCs
Lift 2 (evac lift)
Lift 1 (13-person)
Heat recovery extract
MEETING ROOM
MEETING ROOM
Core B
Stair 2
Lift
Fire Refuge
COM. OFFICE
LIGHT WELL
Fire Refuge
LANDING
Core A Stair 1
PEAS HILL

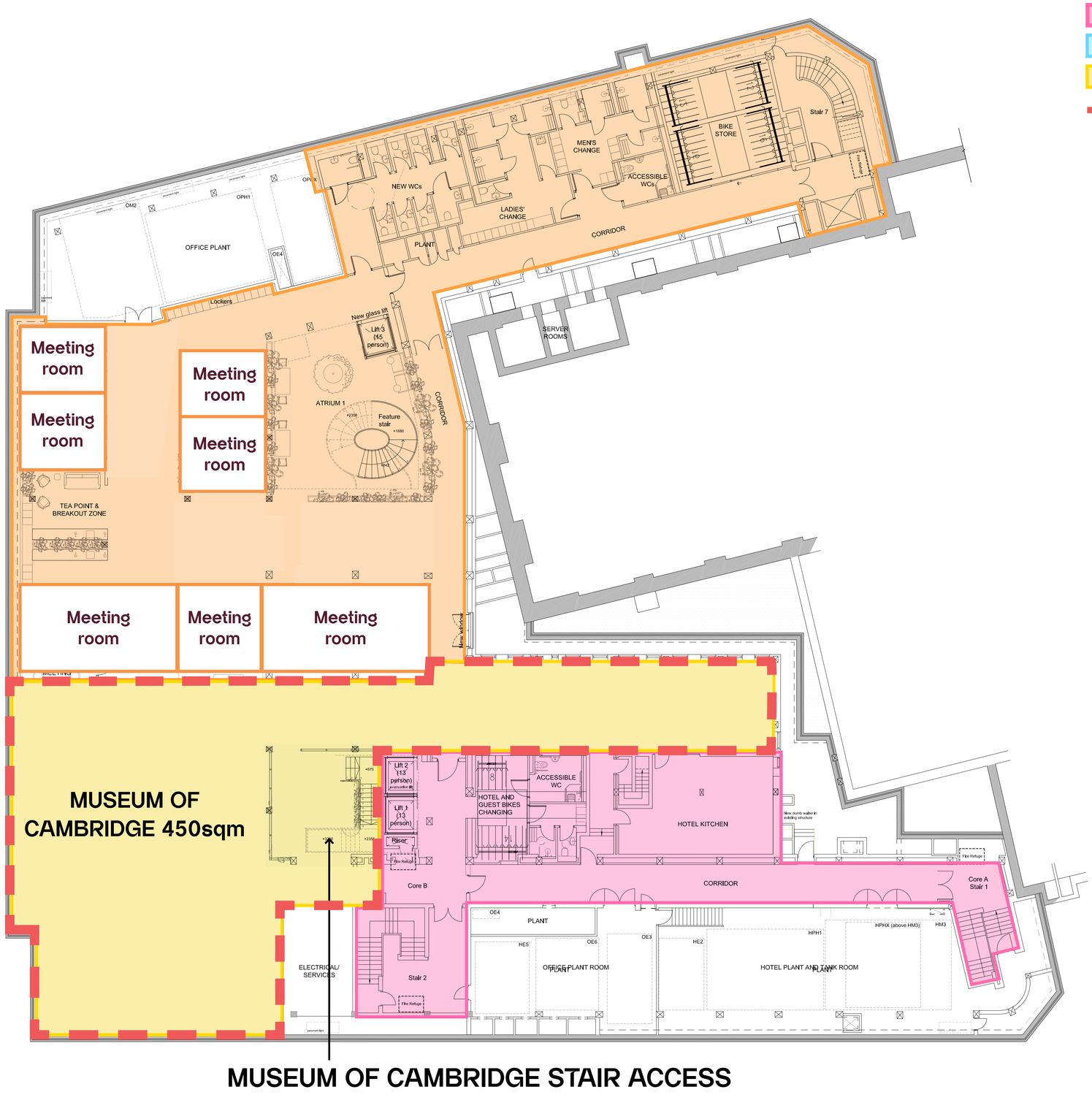
Third Floor

Fourth Floor



Option 3 - Smaller Commercial Office - Leased

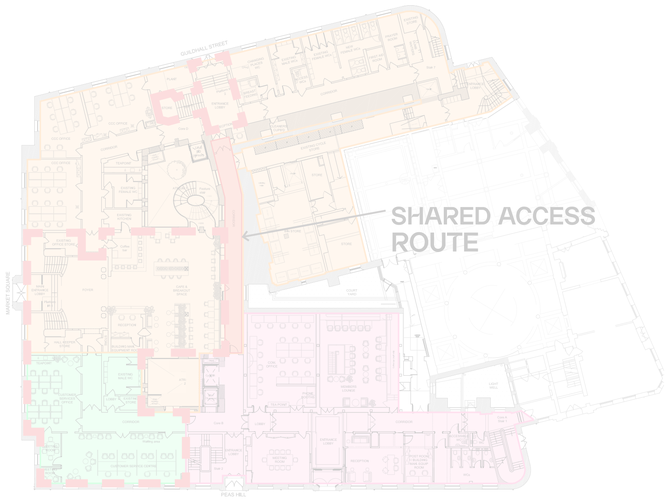
- 150 CCC desks at ground, 1st and 2nd floors
- **No workstations at basement level**, only meeting rooms and informal meeting spaces
- Museum of Cambridge at basement level
- Half of 2nd floor given back to CCC



- CCC office
- CSC office
- Commercial office
- Democratic Rooms & Halls
- Museum of Cambridge
- Public Access Areas

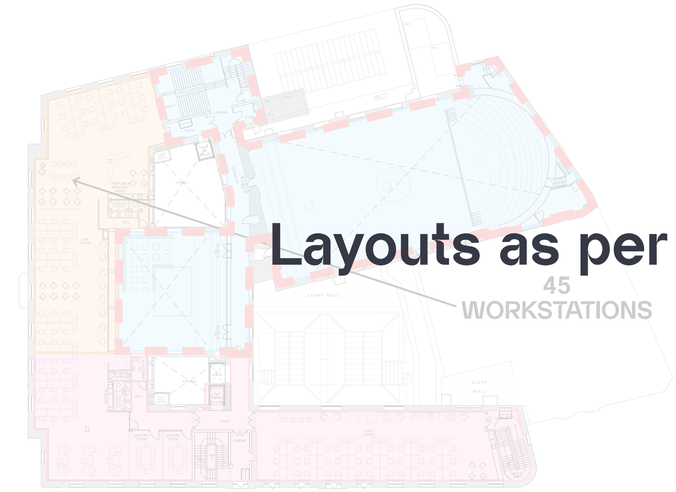
Basement

Layouts as per Options 1 & 2



Ground

1st Floor



2nd Floor

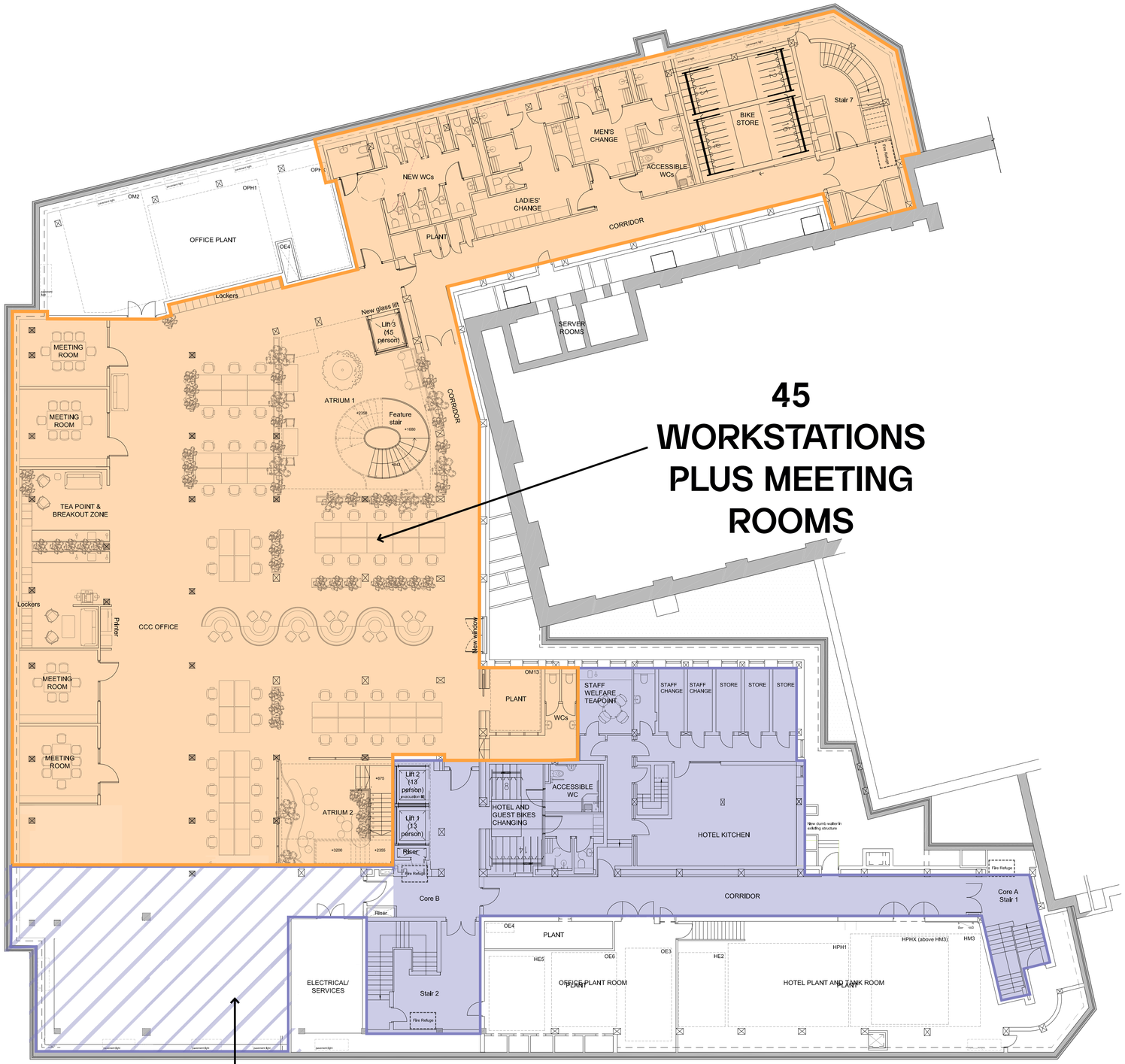


3rd Floor

4th Floor

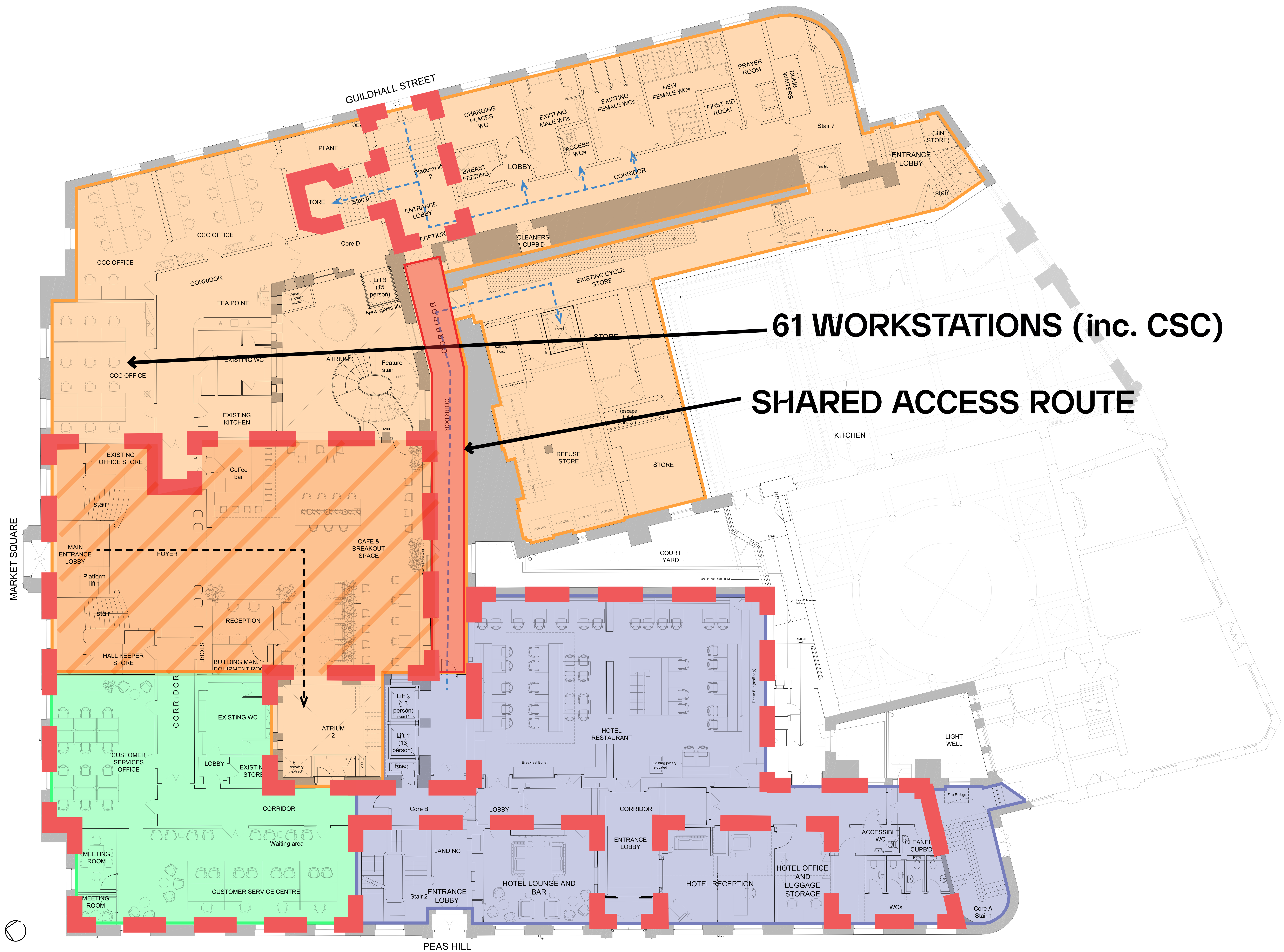
Option 4 - ApartHotel (64 Bed)

- 2/3rds of CCC staff desks outside of the basement
- Hotel can occupy more of the basement level
- 1st floor by Peas Hill is given back to CCC office

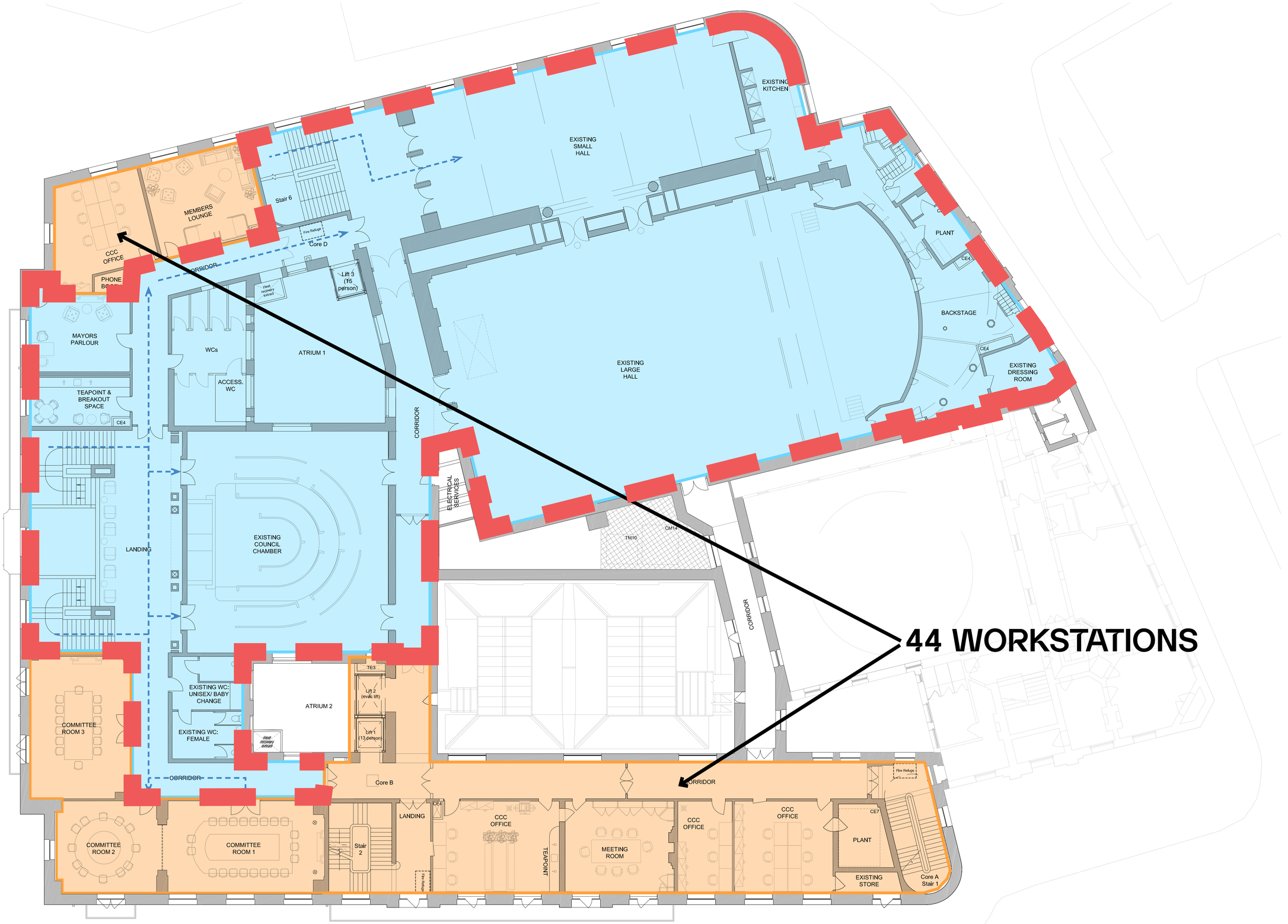


CCC office
CSC office
Hotel
Democratic Rooms & Halls
Museum of Cambridge
Public Access Areas

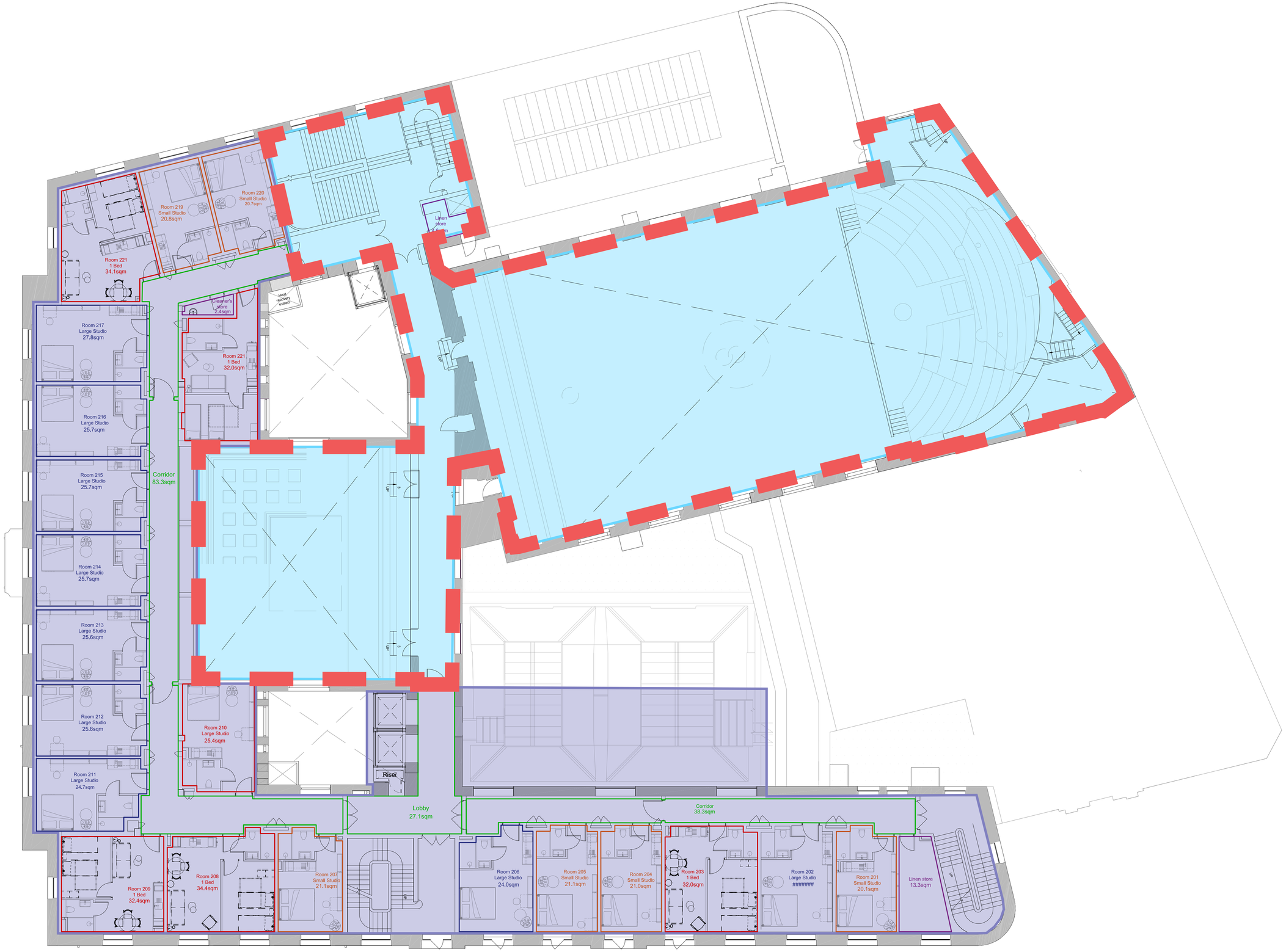
Basement



Ground Floor


EXISTING KITCHEN
EXISTING SMALL HALL
MEMBERS LOUNGE
Stair 6
Fire Refuge
Core D
CCC OFFICE
PHONE BOOTH
CORRIDOR
Lift 3 (15 person)
Heat recovery exhaust
MAYORS PARLOUR
WCs
ATRIUM 1
ACCESS. WC
TEAPOINT & BREAKOUT SPACE
CE4
EXISTING LARGE HALL
PLANT
BACKSTAGE
EXISTING DRESSING ROOM
CORRIDOR
ELECTRICAL SERVICES
TM10
CM14
LANDING
EXISTING COUNCIL CHAMBER
CORRIDOR
TE3
Lift 2 (evac lift)
Lift 1 (13 person)
ATRIUM 2
EXISTING WC: UNISEX/ BABY CHANGE
EXISTING WC: FEMALE
COMMITTEE ROOM 3
CORRIDOR
Core B
LANDING
CE1
CCC OFFICE
TEAPOINT
MEETING ROOM
CCC OFFICE
CCC OFFICE
CE7
PLANT
EXISTING STORE
Core A Stair 1
COMMITTEE ROOM 2
COMMITTEE ROOM 1
Stair 2
44 WORKSTATIONS

First Floor



Second Floor


Room 322
Large Studio
28.1sqm
Room 320
Small Studio
20.5sqm
Room 319
Small Studio
20.8sqm
Room 318
1 Bed
34.0sqm
Cleaners store
2.4sqm
Room 321
1 Bed
31.4sqm
Room 317
Large Studio
27.8sqm
Room 316
Large Studio
25.8sqm
Room 315
Large Studio
25.8sqm
Room 314
Large Studio
25.8sqm
Room 313
Large Studio
26.1sqm
Room 312
Large Studio
25.7sqm
Room 311
Large Studio
24.7sqm
Room 310
24.6sqm
Corridor
294.6sqm
Lobby
28.0sqm
Corridor
42.0sqm
Room 309
1 Bed
32.4sqm
Room 308
1 Bed
34.5sqm
Room 307
Small Studio
21.2sqm
Room 306
Large Studio
24.3sqm
Room 305
Small Studio
21.1sqm
Room 304
Small Studio
19.191sqm
Room 303
1 Bed
32.2sqm
Room 302
Large Studio
24.8sqm
Room 301
Small Studio
20.4sqm
Linen store
13.3sqm

Third Floor

Room 413
Large Studio
26,9sqm

Stair 6

Linen store
18,5sqm

Fire Refuge

Room 412
Small Studio
18,5sqm

Room 411
Small Studio
18,6sqm

Room 410
Large Studio
23,8sqm

Cleaner's store
2,4sqm

Room 409
Small Studio
20,4sqm

Room 414
Large Studio
30,8sqm

ETFE ROOF
to Atrium 1

Corridor
80,1sqm

Room 408
Small Studio
20,4sqm

Room 407
Small Studio
20,7sqm

Linen store
14,0sqm

Room 406
Small Studio
20,0sqm

Room 405
Small Studio
22,3sqm

Room 404
Small Studio
21,6sqm

Room 401
23,7 sqm

ETFE ROOF
above Atrium 2

Heat recovery airstrait

Lift 2
evacuation

Lift 1

Riser

New glazed
lobby

Lobby
11,4sqm

Lobby
22,5sqm

Core B

Room 403
Large Studio
26,7sqm

Room 402
Large Studio
23,8sqm

Room 420
Small Studio
18,8sqm

Stair 2

Fire Refuge

Corridor
35,4sqm

Room 419
Small Studio
21,1sqm

Room 418
Small Studio
18,1sqm

Room 417
Small Studio
18,1sqm

Room 416
Large Studio
27,7sqm

Room 415
Large Studio
21,2sqm

Room 414
Large Studio
28,6sqm

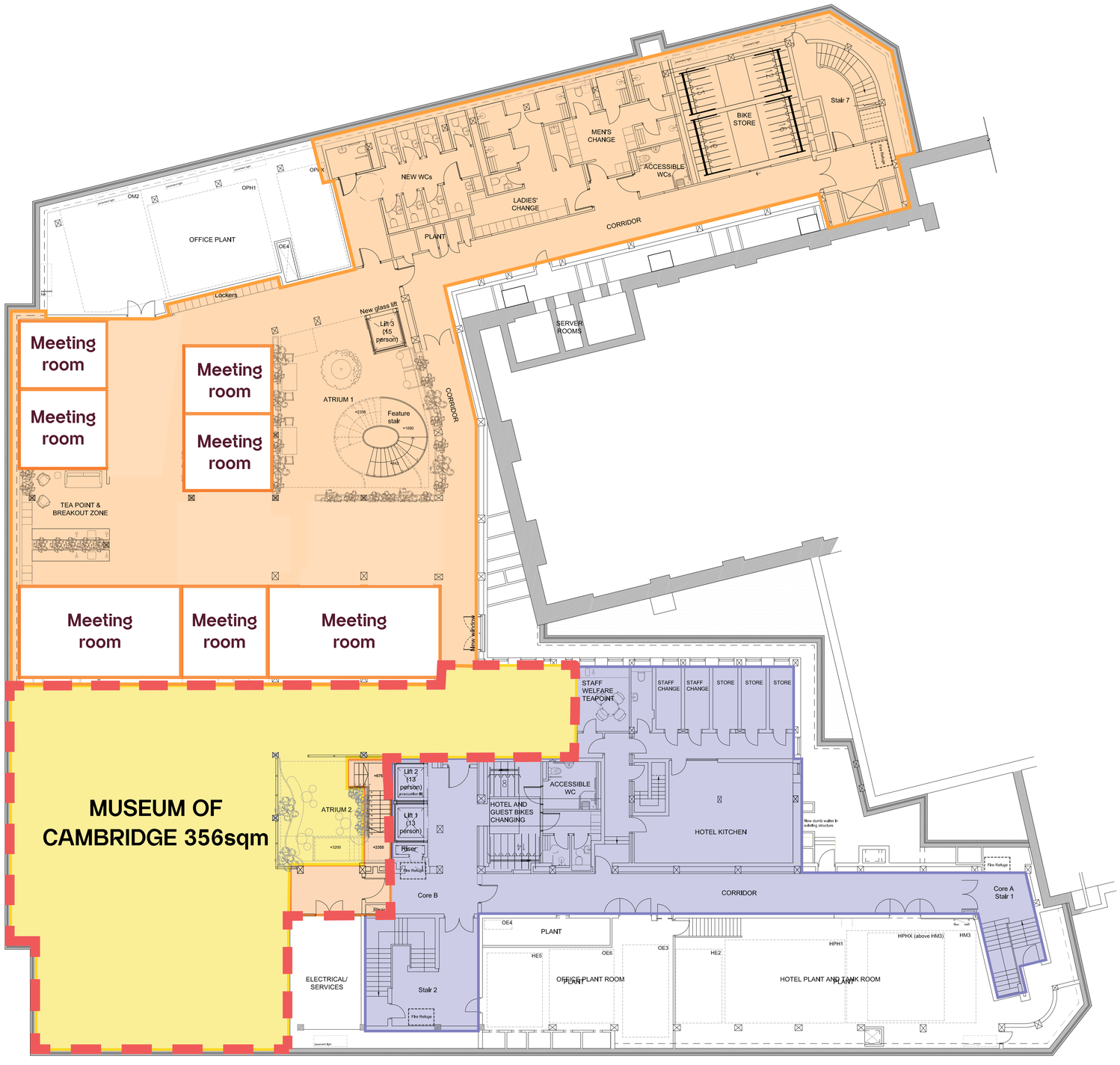
Fire Refuge

Core A
Stair 1

Fourth Floor

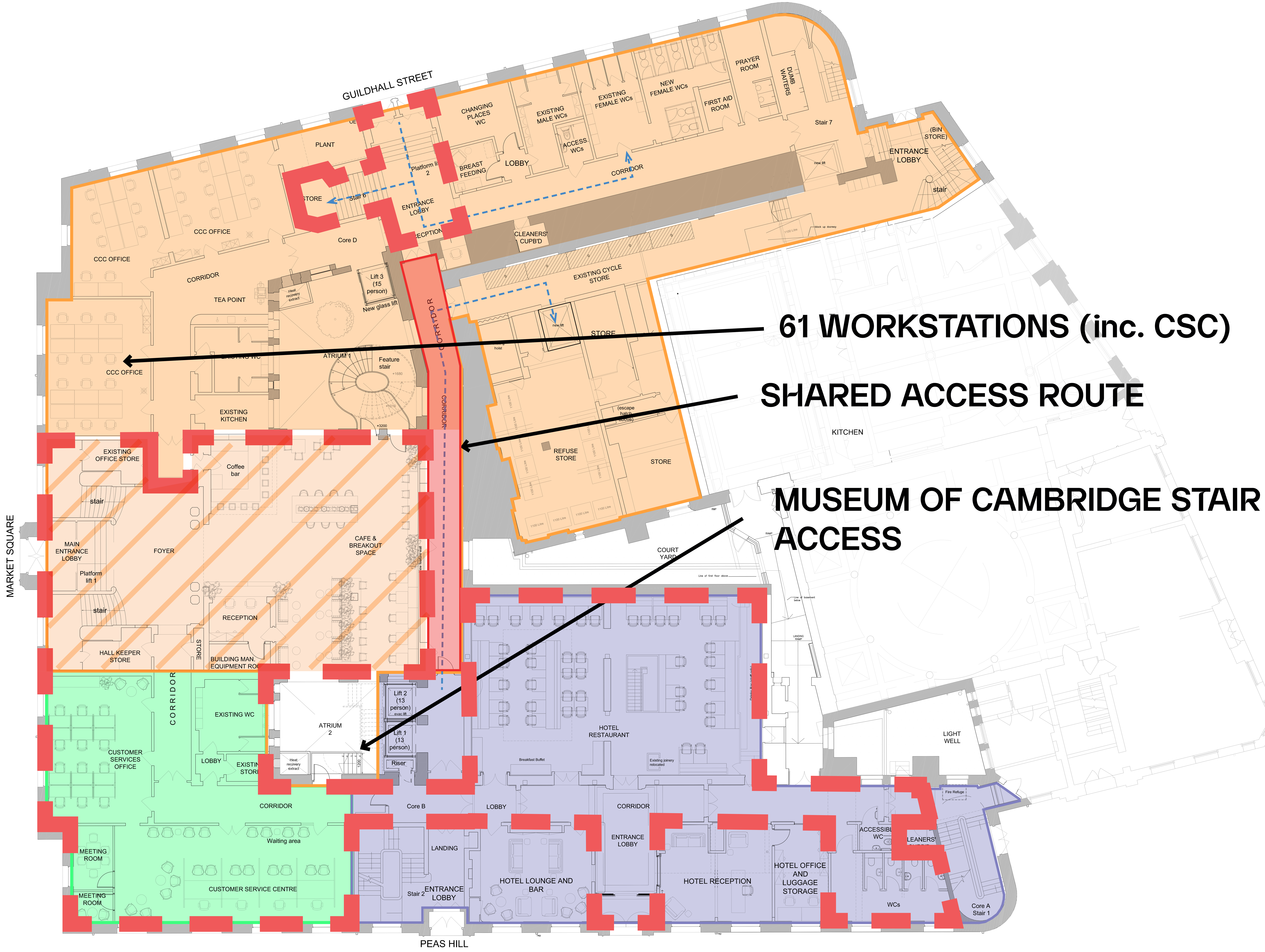
Option 5 - ApartHotel (55 Bed)

- 150 CCC desks at ground, 1st and 2nd floors
- **No workstations at basement level**, only meeting rooms, informal meeting spaces & Museum of Cambridge
- Half of 2nd floor given back to CCC

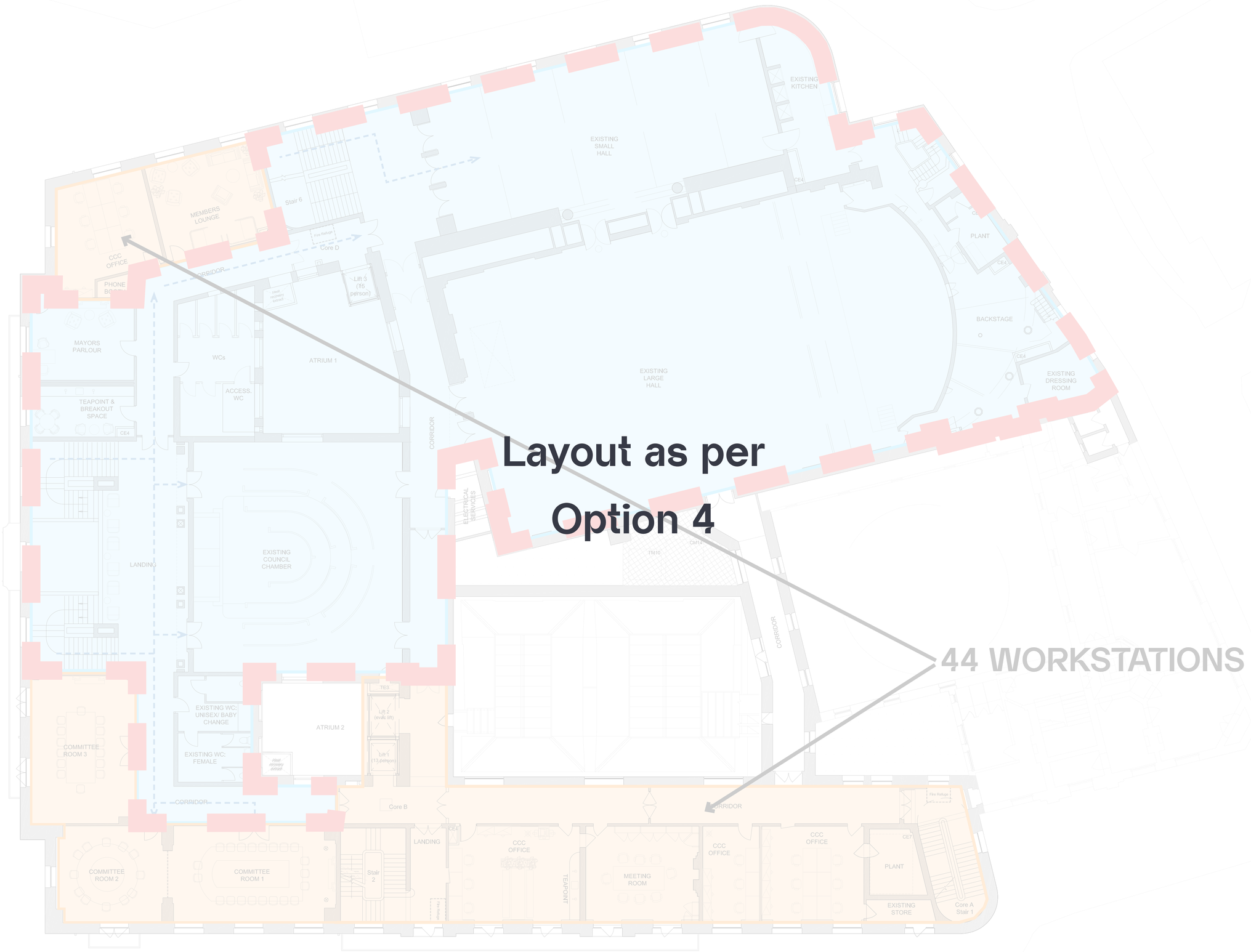


CCC office
CSC office
Hotel
Democratic Rooms & Halls
Museum of Cambridge
Public Access Areas

Basement



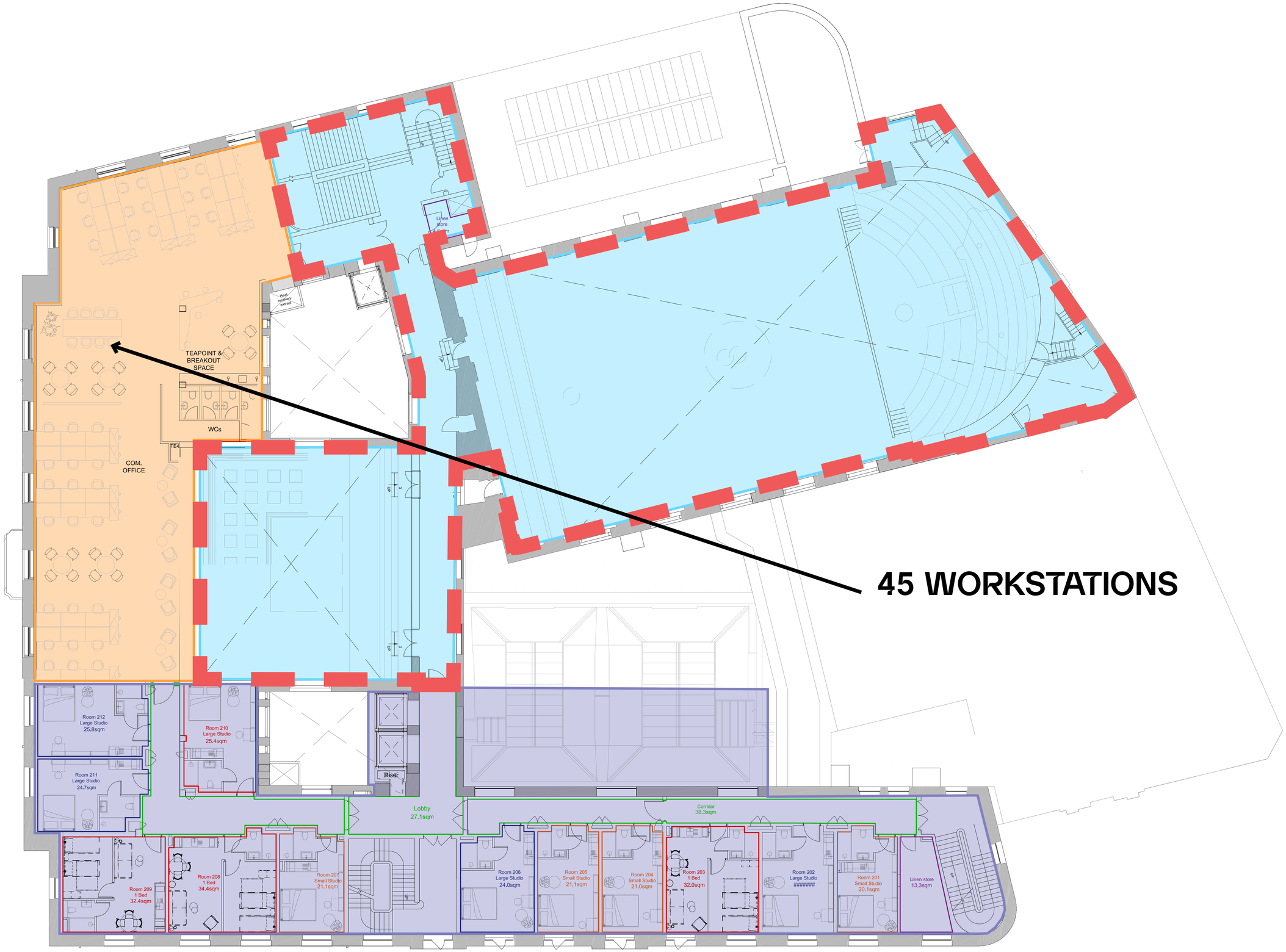
Ground Floor



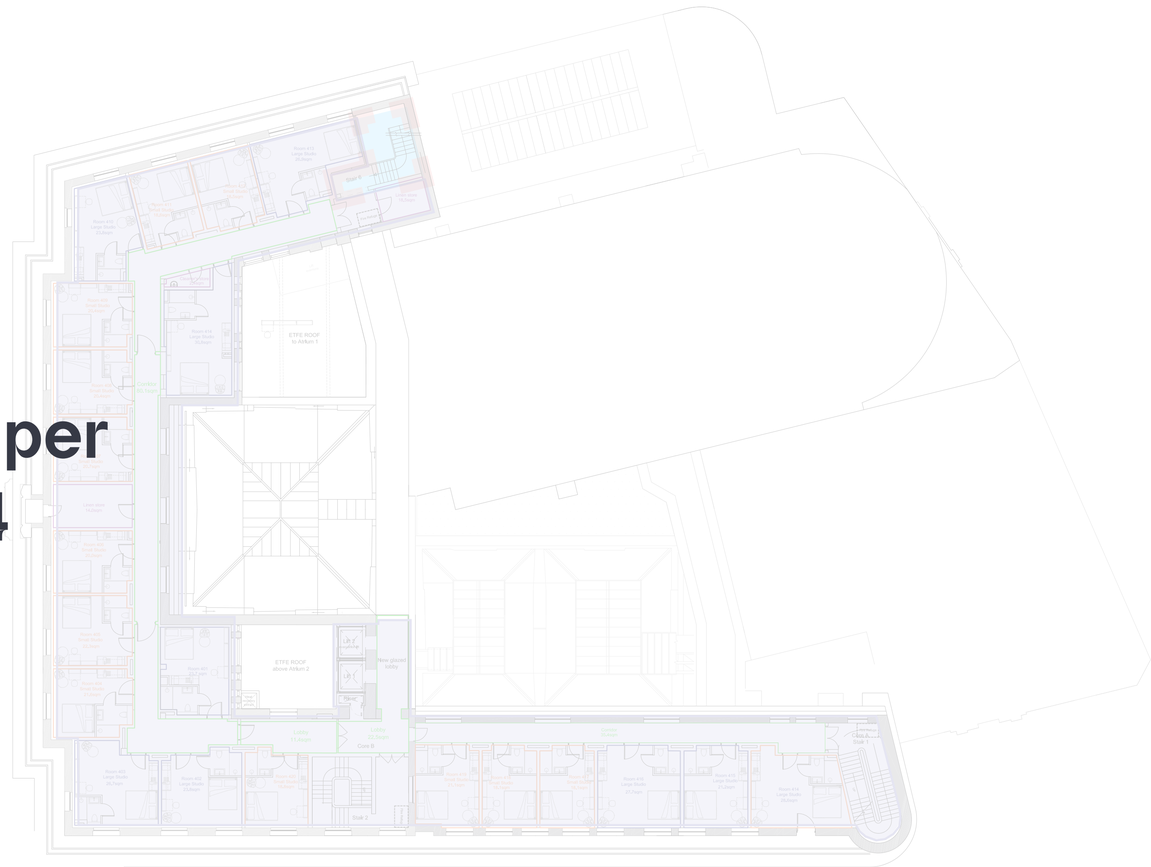
Layout as per Option 4

44 WORKSTATIONS

First Floor



Second Floor



Layouts as per Option 4

Third and Fourth Floors

RAG List

The options presented in this section were assessed based on a red, amber and green list. It was decided by Cambridge City Council that Option 2 was to be progressed as for the Stage 2 proposal.

	Alternative Options				
	1	2	3	4	5
	Commercial Office - leased	**Commercial Office - Man. Agreement**	**Smaller Commercial Office - leased**	**ApartHotel - 64 Key**	**ApartHotel - 55 Key**
Metric					
Staff workplace	Staff workspace outside of basement	Staff workspace outside of basement	Staff workspace outside of basement	2/3 of staff workspace outside of basement	All staff workspace outside of basement
Future flexibility	Possible due to office voids	More control for council with management agreement	Possible due to office voids	Long lease	Less flexiblity if museum in basement
The Museum of Cambridge	No Option	No Option	Option for The Museum of Cambridge	Option for The Museum of Cambridge	Option for The Museum of Cambridge
Rooftop Space	Possible but subject to lease	Possible but subject to management agreement	Possible but subject to lease	Not possible	Not possible
Jobs in Guildhall	230	230	230	23	23
Spend per person per day	£12.59	£12.59	£12.59	£137.00	£137.00
Impact on local economy p.a	£ 752,000.00	£ 752,000.00	£ 752,000.00	£ 5,120,500.00	£ 4,400,440.00
Technical deliverability					
Financial risk to council income	Shorter leases and subject to market demand	More flexible desk leases subject to market demand	Shorter leases and subject to market demand	25 year lease plus guaranteed rent increase	25 year lease plus guaranteed rent increase but less interest in market
Total net saving for council per annum	**£ 916,000.00**	**£ 1,026,000.00**	**£ 856,500.00**	**£ 1,107,500.00**	**£ 1,009,500.00**

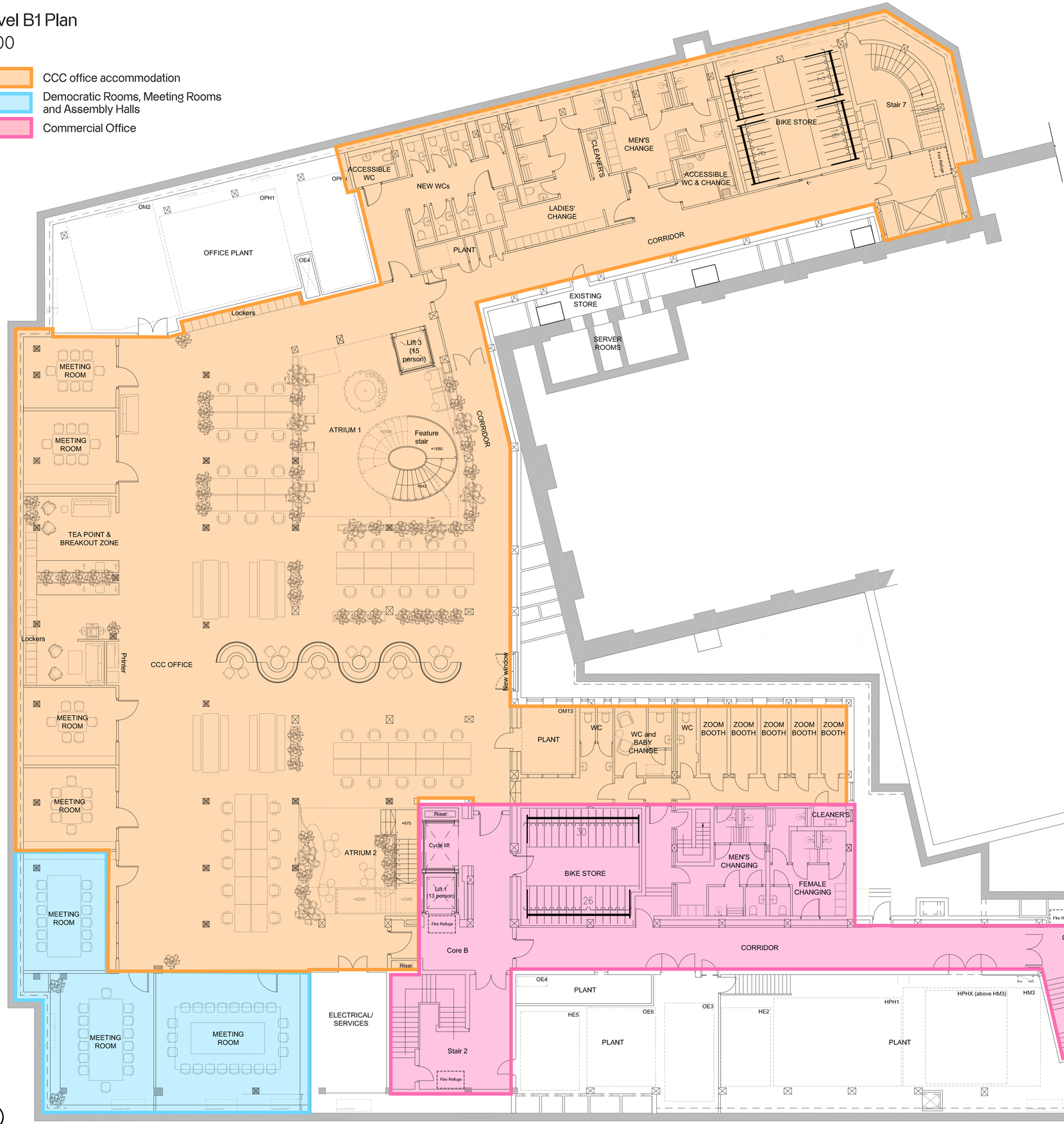
5.0

Commercial Office Option

Latest Revision - 02.09.24

Level B1 Plan
1:100

CCC office accommodation
Democratic Rooms, Meeting Rooms and Assembly Halls
Commercial Office



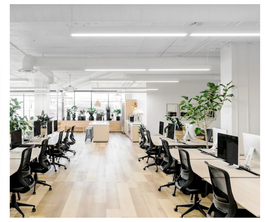
Option 1 - CCC with CSC + Commercial Office

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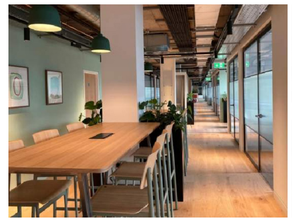
CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	57	34	0	0
Level 00	45	0	16	8
Level 01	51	8	0	0
Total	153	42	16	8

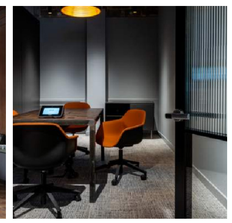
ACCOMMODATION TYPE COUNT

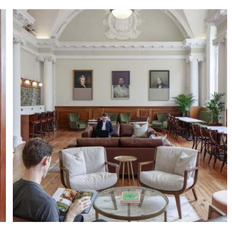
CCC workplace settings: **57**
Com. Office workplace settings: **N/A**




CCC agile workplace settings: **60**
Com. Office agile workplace settings: **N/A**

CCC meeting room spaces: **34 (+49 committee room spaces)**
Com. Office meeting room spaces: **N/A**

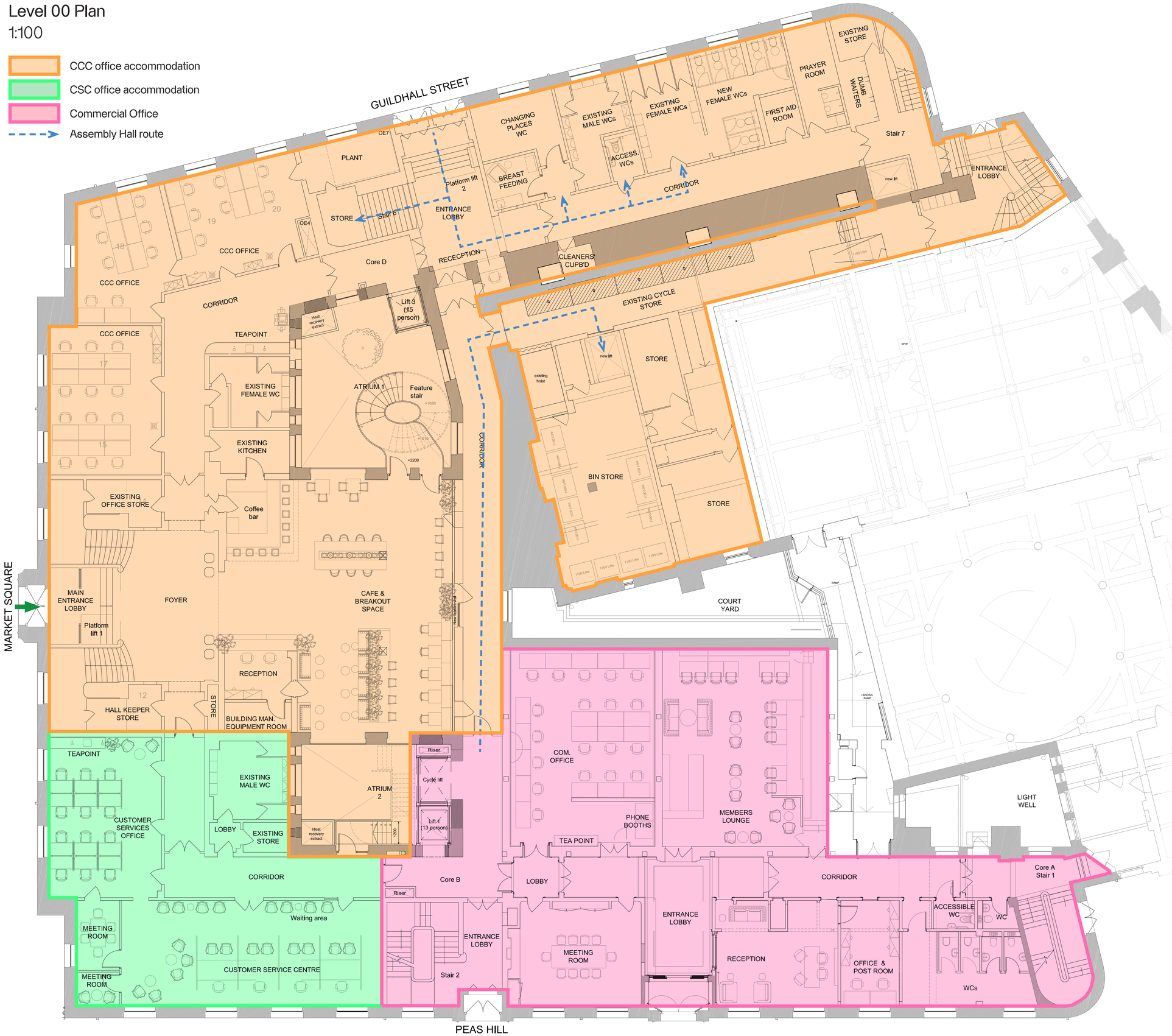
CCC Informal meeting/breakout: **10**
Com. Office Informal meeting/breakout: **N/A**
Public: **N/A**

Level B1 CCC total workplace settings: 57
All levels CCC total workplace settings: 153

Level B1 Com. Office total workplace settings: 0
All levels Com. Office total workplace settings: 259

Level 00 Plan
1:100

CCC office accommodation
CSC office accommodation
Commercial Office
Assembly Hall route



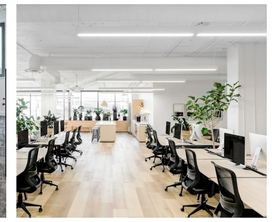
Option 1 - CCC with CSC + Commercial Office

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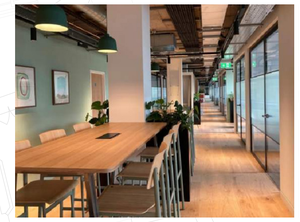
CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	57	34	0	0
Level 00	45	0	16	8
Level 01	51	8	0	0
Total	153	42	16	8

ACCOMMODATION TYPE COUNT

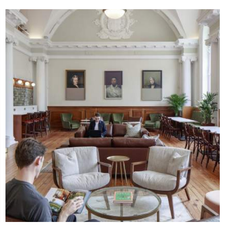
CCC workplace settings: 45 **(+16 CSC)**
Com. Office workplace settings: **19**




CCC agile workplace settings: **N/A**
Com. Office agile workplace settings: **35**




CCC meeting room spaces: **0 (+8 CSC)**
Com. Office meeting room spaces: **19**

CCC Informal meeting/breakout: 23 **(+2 CSC)**
Com. Office Informal meeting/breakout: **N/A**
Public: **11**

Level 00 CCC total workplace settings: 45 (+16 CSC)
All levels CCC total workplace settings: 153

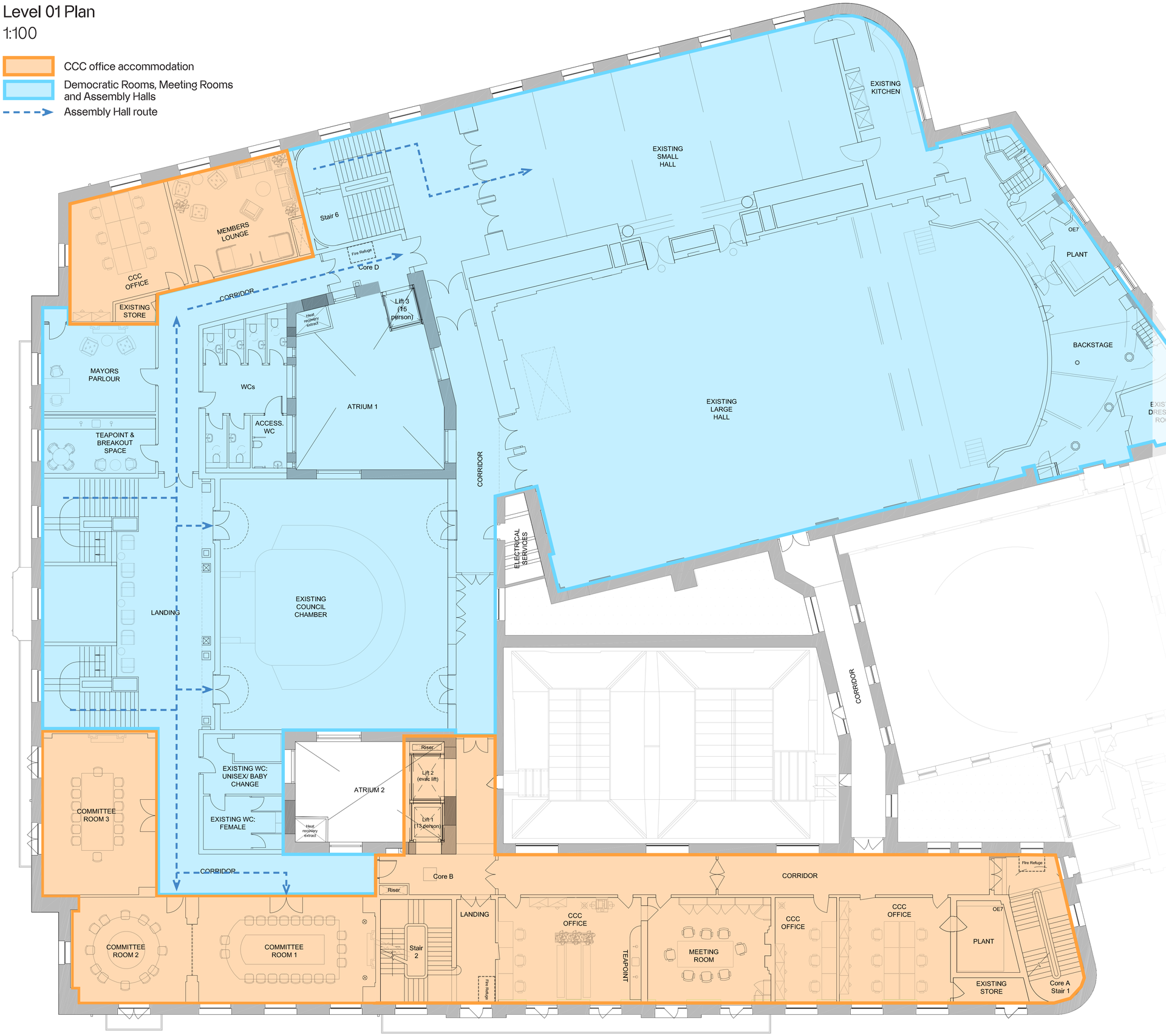
Level 00 Com. Office total workplace settings: 66
All levels Com. Office total workplace settings: 259

Level 01 Plan
1:100

CCC office accommodation

Democratic Rooms, Meeting Rooms and Assembly Halls

Assembly Hall route



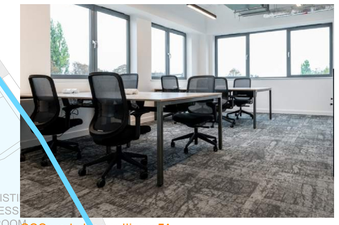
Option 1 - CCC with CSC + Commercial Office

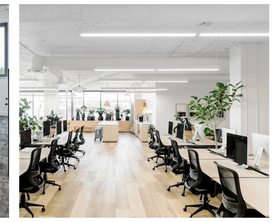
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CCC and CSC ACCOMMODATION SCHEDULE

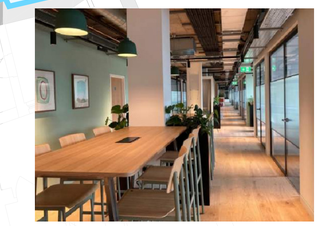
Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	57	34	0	0
Level 00	45	0	16	8
Level 01	51	8	0	0
Total	153	42	16	8

ACCOMMODATION TYPE COUNT





CCC workplace settings: **51**
Com. Office workplace settings: **N/A**





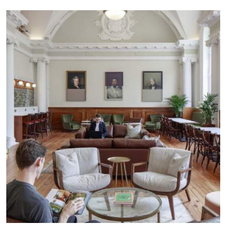
Com. Office Agile workplace settings: **N/A**
Com. Office 'touch down' workplace settings: **N/A**





CCC meeting room spaces: **8**
Com. Office meeting room spaces: **N/A**





CCC Informal meeting/breakout: **N/A**
Com. Office Informal meeting/breakout: **N/A**
Public: **N/A**

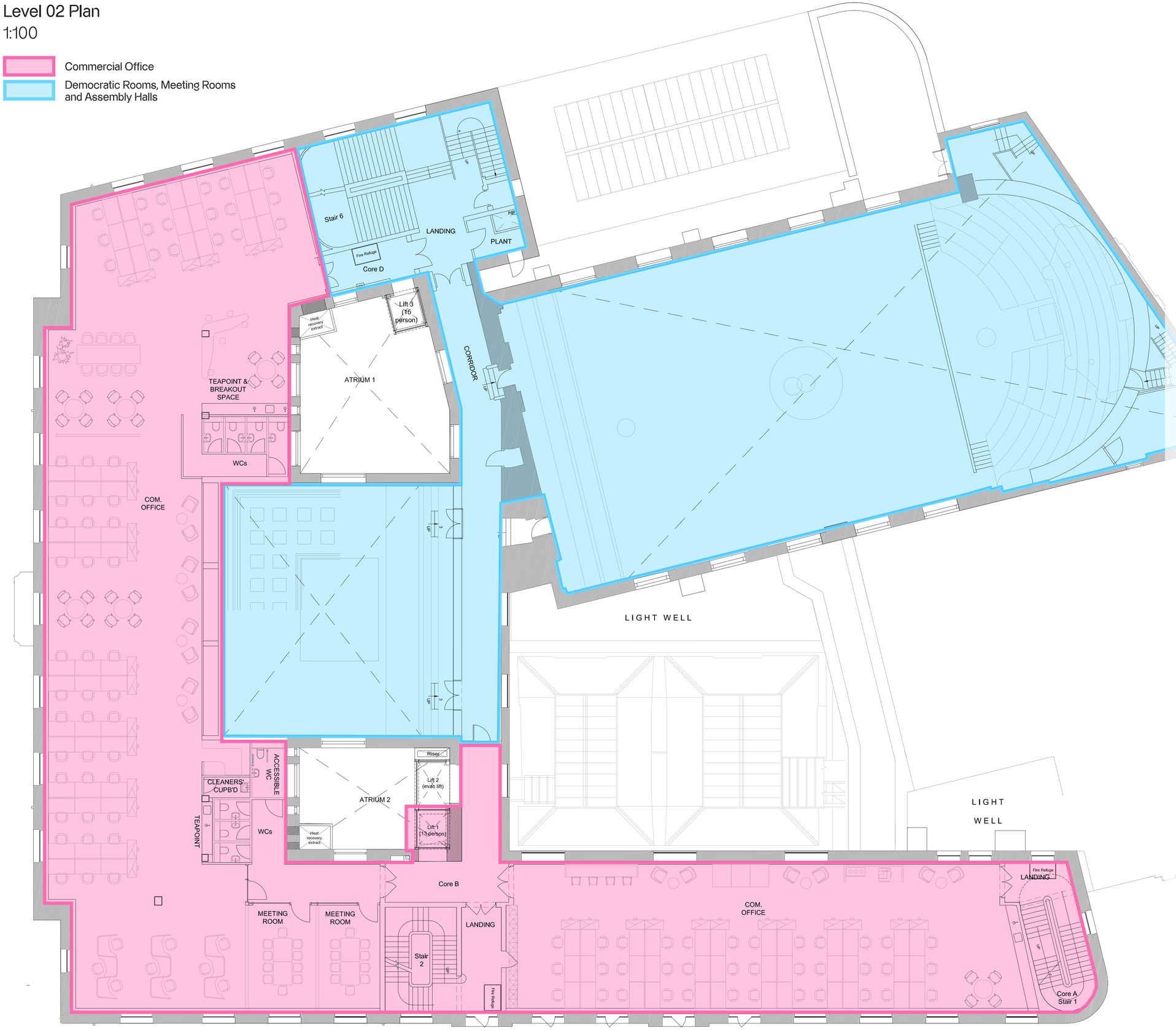
Level 01 CCC total workplace settings: 51
All levels CCC total workplace settings: 153

Level 01 Com. Office total workplace settings: 0
All levels Com. Office total workplace settings: 259

Level 02 Plan
1:100

Commercial Office

Democratic Rooms, Meeting Rooms and Assembly Halls

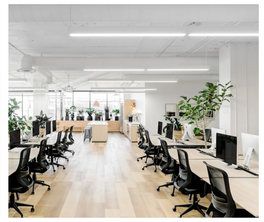


Option 1 - CCC with CSC + Commercial Office

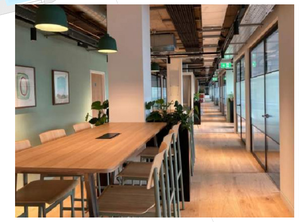
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ACCOMMODATION TYPE COUNT



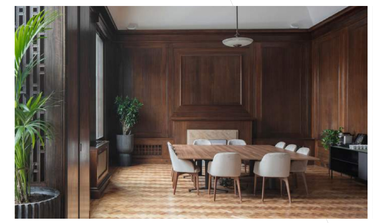


CCC workplace settings: **N/A**
Com. Office workplace settings: **90**





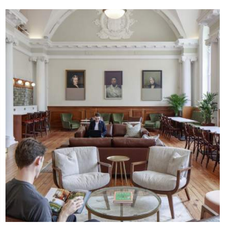
Com. Office Agile workplace settings: **21**
Com. Office 'touch down' workplace settings: **N/A**





CCC meeting room spaces: **0**
Com. Office meeting room spaces: **20**



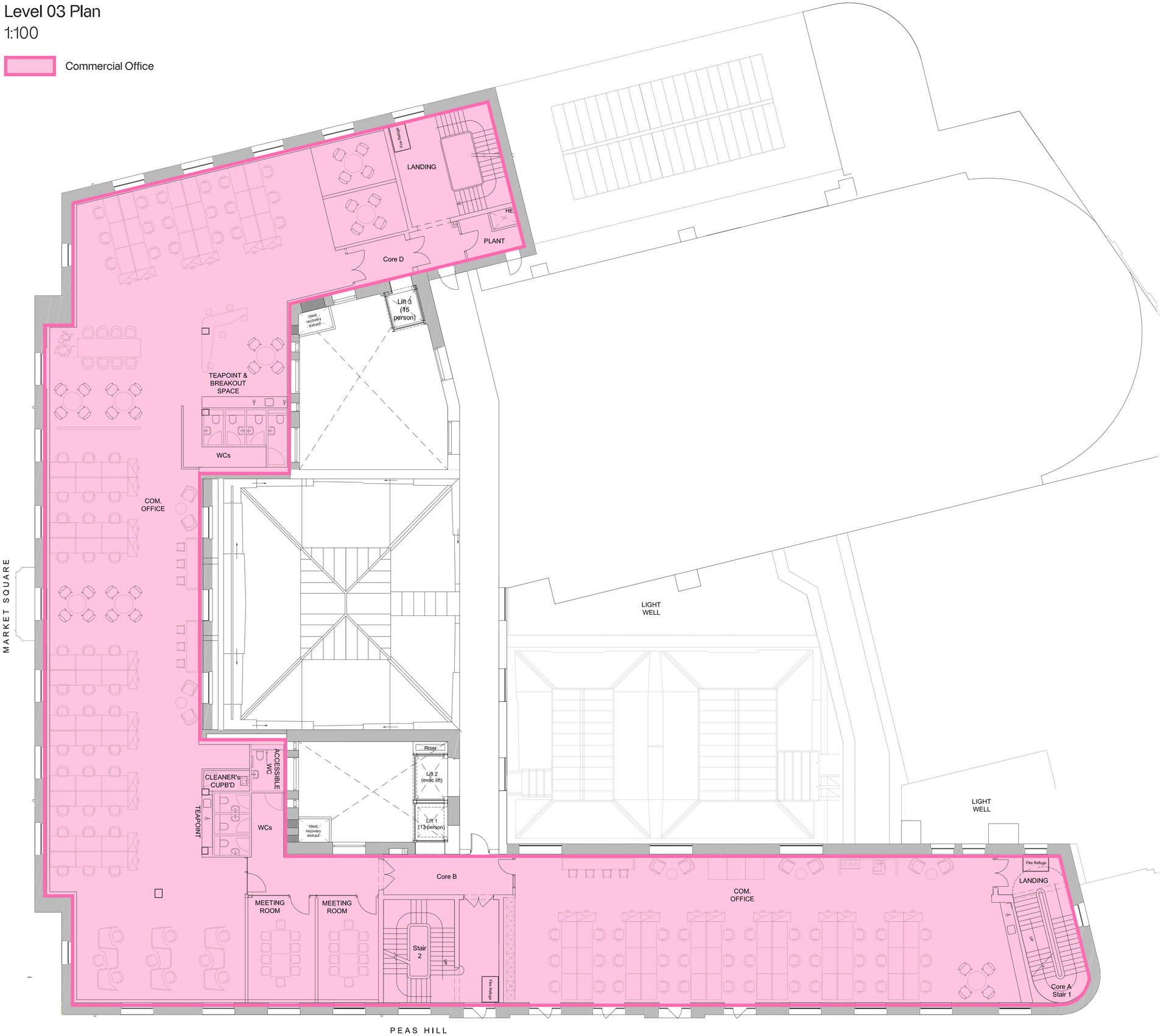


CCC Informal meeting/breakout: **N/A**
Com. Office Informal meeting/breakout: **42**
Public: **N/A**

Level 01 CCC total workplace settings:	0
All levels CCC total workplace settings:	**153**
Level 01 Com. Office total workplace settings:	90
All levels Com. Office total workplace settings:	**259**

Level 03 Plan
1:100

Commercial Office

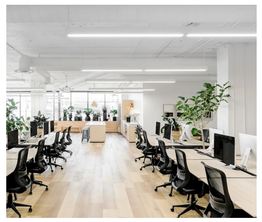


Option 1 - CCC with CSC + Commercial Office

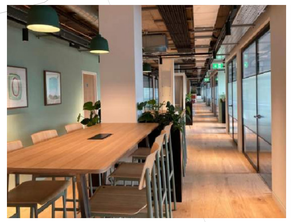
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ACCOMMODATION TYPE COUNT





CCC workplace settings: **N/A**
Com. Office workplace settings: **90**





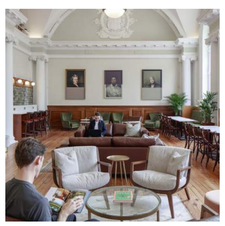
Com. Office Agile workplace settings: **27**
Com. Office 'touch down' workplace settings: **N/A**





CCC meeting room spaces: **N/A**
Com. Office meeting room spaces: **28**



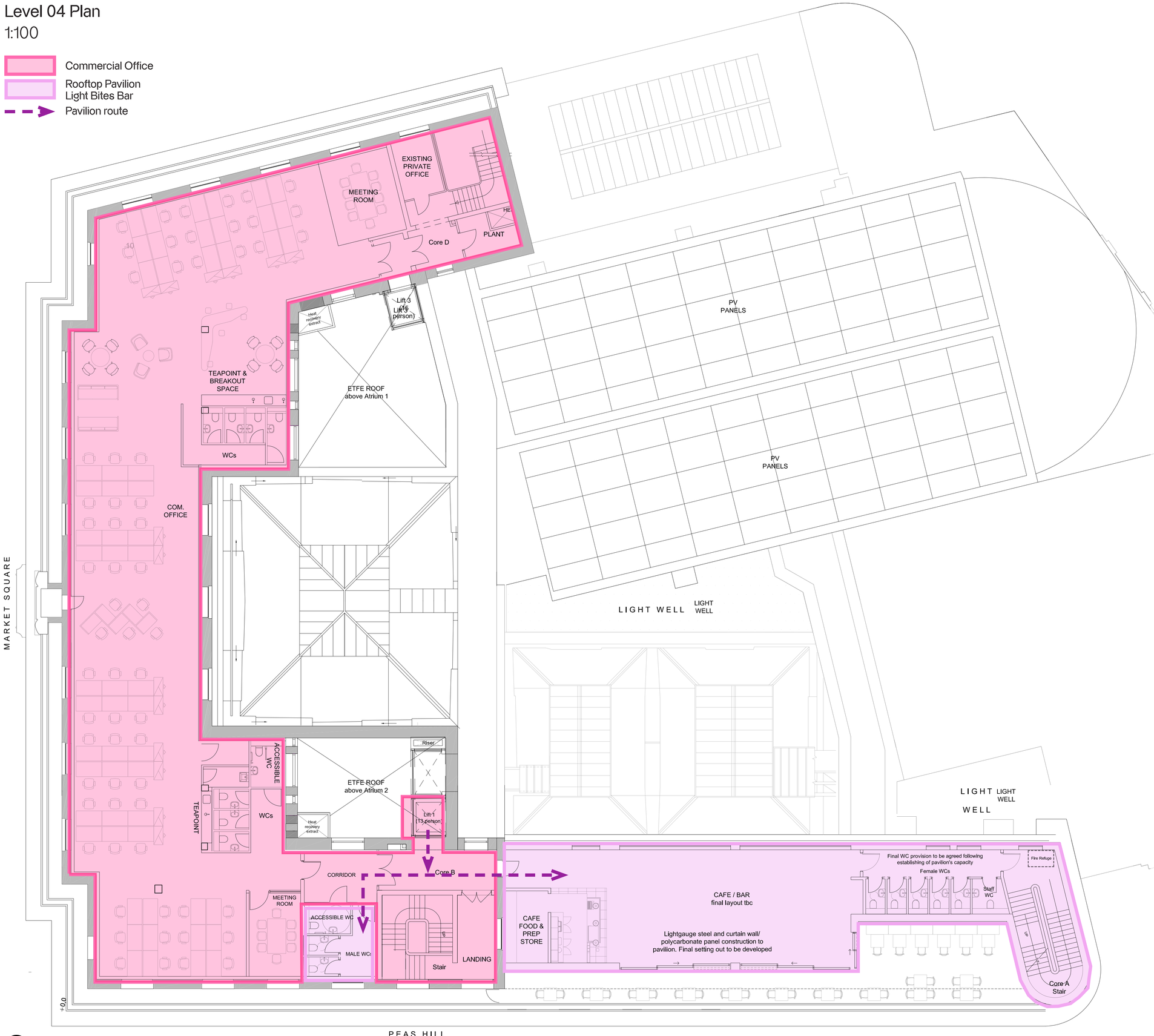


CCC Informal meeting/breakout: **N/A**
Com. Office Informal meeting/breakout: **36**
Public: **N/A**

Level 03 CCC total workplace settings:	0
All levels CCC total workplace settings:	**153**
Level 03 Com. Office total workplace settings:	90
All levels Com. Office total workplace settings:	**259**

Level 04 Plan
1:100

Commercial Office
Rooftop Pavilion
Light Bites Bar
Pavilion route

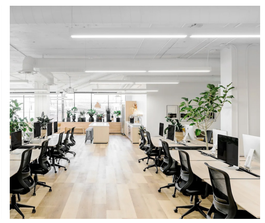


Option 1 - CCC with CSC + Commercial Office

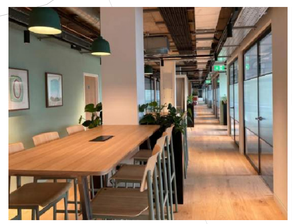
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ACCOMMODATION TYPE COUNT





CCC workplace settings: **N/A**
Com. Office workplace settings: **60**





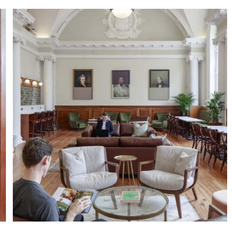
Com. Office Agile workplace settings: **5**
Com. Office 'touch down' workplace settings: **N/A**





CCC meeting room spaces: **N/A**
Com. Office meeting room spaces: **18**





CCC Informal meeting/breakout: **N/A**
Com. Office Informal meeting/breakout: **21**
Public: **N/A**

Level 04 CCC total workplace settings:	0
All levels CCC total workplace settings:	**153**
Level 04 Com. Office total workplace settings:	60
All levels Com. Office total workplace settings:	**259**