

Minutes

Civic Quarter Liaison Group Meeting 03

Time: Wednesday 11 November, 4pm – 5.30pm

Location: Guildhall and MS Teams

Chair: Councillor Rosy Moore (RM), Executive Councillor for Climate Action and Environment

Attendees:

- A list of attendees who provided their name and organisation is included as an Appendix.

Elected members in the room:

- Cllr Rosy Moore (Chair)
- Cllr Tim Bick

Cambridge City Council representatives:

- Ben Binns Assistant Director, Development
- Tom Conlon Senior Development Manager – Civic Quarter
- Boris Herzog Digital Communications Officer

Design Team:

- David Roberts Cartwright Pickard
- Tom Perry LDA Design
- Sarah Potter LDA Design
- Kirsty McMullen KMC Transport
- Oliver Deed ECF

Welcome:

- Rosy Moore (RM) introduced the agenda and provided an overview of the session, including the three components of the project, each of which will be presented on.
- Each member of the project team introduced themselves.

Introduction:

- Ben Binns (BB) welcomed the group and provided a snapshot of the report from RIBA Stage 2.
- He outlined the process moving forward, primarily that the Strategy and Resources Committee will determine the next steps at a meeting on 21st November 2024. He outlined the report going to the committee makes recommendations on procurement, and the construction aspects of the project, as well as business plans for the market, Guildhall, and the Corn Exchange.

Presentation:

- David Roberts (DR) outlined what has been done to date on the project, including the engagement process and what had been heard from residents during that period.

Guildhall:

- On the Guildhall, DR stated the design had progressed, with space made for 150 council staff, a customer service centre on the ground floor alongside additional cultural space and commercial offices, within the Net Zero Carbon requirement laid out in the brief. He talked through the concept of a “*heart space*” including facilities for the community to use, and the potential to accommodate the Museum of Cambridge in the building. The presentation can be found at cambridgecivicquarter.co.uk.
- The following questions were asked:
 - What does listed building actually mean? The design makes the building look completely new. DR outlined what the listing actually meant and confirmed the main elements of the building would be retained, including the staircases, but facilities would be refurbished in line with the Grade 2 listing the Guildhall has, and the ground floor opened up for public use.
 - Are you planning to have a tourist information centre? BB confirmed there are no plans to reintroduce a tourist information centre into the Guildhall.
 - Are you really thinking of getting rid of the Museum of Cambridge and moving it, and getting rid of the present building? BB answered that discussions with the museum are ongoing, but there might be an opportunity to locate it here. He also confirmed the council was the custodian of the existing Museum of Cambridge building and that there are currently no plans for it specifically.
 - Can you build five times as many public toilets, and make them as close to the entrance as possible? RM answered that the council wants the space to be welcoming, but it does not want to turn the Guildhall into public toilets. There is provision for public toilets including Changing Places facilities. Some

additional wayfinding for existing facilities in Cambridge City Centre would be considered.

- Where is the money coming from for the project? Where will the revenue stream come from, and where will the tourist information go from? BB stated the report that goes to the S&R Committee refers to this. He said savings would be made by consolidating the council at the Guildhall and through the disposal of Mandela House.
- Where is the works area for all of this, and how will construction be managed alongside other developments going on in Cambridge to minimise the impact on existing businesses? It was also asked that Peas Hill be kept as clear as possible during the process. Answer: A clear construction management plan will be developed when the contractor is in place.
- Are there still plans for the use of the rooftop? Answer: There is but currently shown as use as commercial office space rather than an open café area

Corn Exchange:

- On the Corn Exchange, DR talked through the engagement and the proposals for the space with acoustics, accessibility and entrance experience and atmosphere were key. Three key improvements are proposed, the fire capacity will be increased to over 2,000 people, there will be improvements to the food and beverage offer including Parsons Court, and the sustainability of the space through insulation and changing the heating system. The presentation can be found at cambridgecivicquarter.co.uk.
- The following questions were asked:
 - Are there ideas around how the bars will be used beyond just events? Answer: Yes, this is something we are considering.
 - Will Parsons Court still be the drop-off for deliveries? Answer: Yes, and the team is liaising with businesses on the servicing requirements with the view that the team is seeking to reduce traffic generally but maintain access for deliveries.
 - Can you explain the linkage between the Corn Exchange and Parsons Court. Answers: There is no proposal for a covered link, Parsons Court will remain an uncovered space.

Market Square and Public Realm:

- On the Market Square, Tom Perry (TP) outlined the findings from the engagement process, including issues around security, landscaping, energy, construction works, accessibility, and ensuring the market is sustainable moving forward. He outlined the proposals for a seven day a week market, with a permanent element under the canopy and a flexible element, with an open space, that can accommodate different types of activities. More space is proposed for planting and seating to make it greener, and the existing listed setts and railings will be reused, and reintroduce historic patterns, and bring back the boundary as it was in its Victorian state. The route of the original Hobson's Conduit will be brought back into the space. TP talked through the canopy, and the potential for permanent stalls with lockable storage. He also talked through the options for construction, the phasing of this as well as plans for improvements on Peas Hill and Guildhall. The presentation can be found at cambridgecivicquarter.co.uk.

- Kirsty McMullen (KM) spoke specifically on the transport plans, and what was heard during the engagement process. She outlined how the Traffic Regulation Order at the Market Square, which has not been enforced, will be moving forward with the replacement of the rising bollard. She also talked about proposals for cycle parking, with the extension of the cycle hub at the Grand Arcade. She also outlined how the project is coordinating with Cambridgeshire County Council and the Greater Cambridge Partnership on a wider cycling strategy. A proposal is included that will ban the right turn out of the Grand Arcade car park with a separate Traffic Regulation Order being needed for this.
- BB talked about the financial envelope for the project, and how the scheme will be taken forward with a planning application for the Market Square, Guildhall, and Corn Exchange. He said money has been earmarked for the refurbishment of the Guildhall and Corn Exchange in due course, with investment funds earmarked for dealing with the setts on the Market. The plan is to make sure these projects are shovel ready as quickly as possible.
- The following questions were:
 - Has an archaeologist been appointed as part of the team and can flower beds be include within the plans. Answer: The team will appoint an archaeologist at the next stage. The inclusion of flower beds is something will be looked at, with biodiversity a key part of the project.
 - Is money being set aside for funding for the maintenance of trees and greenery? Answer: We will develop a business plan for the project, and maintenance will be a big part of it.
 - How is provision being made for local people to cycle to the market and why are you going with demountable stalls when the traders don't want it? Answer: We understand importance of cycling and we will retain parking on the market square for short term needs, as well as more cycle parking. In terms of the stalls, no decisions have been made, conversations are ongoing with the traders about it, and there is lots to learn from other markets regionally and nationally.
 - For the proposed glazed structure has maintenance and the potential for solar gain been considered. Answer: The glazed structure is a concept at this stage and needs more design consideration which will happen at the next RIBA Stage.
 - How are the proposed stalls under the glazed structure proposed to be managed. Answer: That will be addressed at a later stage when the plans are finalised.
 - Will the shuttle bus from Newnham still have access to the centre? Answer: We need to work through the TRO, but the primary objective is to reduce general traffic and maintain public transport access.
 - Can the security of bikes on St Edwards Passage be investigated and CCTV installed to address theft which is regularly happening. Answer: That is a valid point that we will come back on.
 - Will steps be taken to improve Wheeler Street which is not good from a pedestrian perspective? Answer: We agree with the analysis on Wheeler Street, and we will be looking at this with LDA and the potential for public realm improvements.

- In France, markets have large carhorses that collect rubbish – could this be introduced in Cambridge as it has been very successful in France? Answer: This has not been considered but we feel it is unlikely to work in Cambridge.
- What’s the balance between on-street parking for cycles and in the Grand Arcade? Will provision be made for cargo bikes and larger cycles? Answer: We will be looking in more detail at the next stage, and we have tagged existing parking, we need to look at increasing footfall and vitality. Routes need to be looked at as well.
- Is the council sure it has funds, as other markets, like Leicester have started works, and the funding has dried up. The traders are also very concerned about the logistics and potential issues with the robustness of demountable stalls. Answer: A funding plan is in place, with the commitment to the setts. refurbishment committed expenditure. A full business plan will come. There are also ongoing discussions with the traders as we move through the RIBA Stages to get the best outcome.
- What is the fascination with demountable stalls and flexibility, why can’t it just be a market? Have you found a prototype for the stalls that will work? Answer: There is still lots of consultation to be done on the project, and part of the market will remain absolutely permanent. The Market doesn’t feel vibrant during the weekdays and the flexibility allows for scaling up and down as required. The current stalls are actually demountable, even if they have not come down yet and there will be testing of stalls at the next stage.

Next steps:

- Tom Conlon (TC) outlined the next steps in the process:
 - 21st November – Strategy and Resources Committee.
 - Contractor procurement process – crucial for logistics and phasing plan.
 - Spring 2025 next round of consultation – RIBA Stage 3 plans.
 - Ahead of a planning submission in September 2025.
 - Statutory consultation.
 - Middle 2026 for approvals and then move to build.

Attendees in the room:

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| - Alison Wright | Owner | Fitzbillies |
| - Becky Burrell | Director of Operations | Cambridge BID |
| - Sarah Nicholas | Principal Planning Officer | Cambridge PPF |
| - Rosy Greenlees | | |
| - Will Bannell | | Cambridge TIC |
| - Martin | Grande Arcade | Central Manager |
| - Taj | Manager | Tourist Information Centre |
| - Frances | Cultural Services | Cambridge City Council |
| - Alderton | Manager | |
| - Malia Manon | Chief Executive | Cambridge BID |

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| - Victoria Beechey | Executive Director | Cambridge Arts Theatre |
| - Ruth Lambert | | Soc Tourist Guides |
| - Josh Grentham | | Camcycle |
| - Anna Williams | | Camcycle |
| - Mary Ward | | Cambridge City Council |

Online Attendees (as their Teams sign in):

- Boris Herzog (Cambridge City Council)
- (Room) CCity Chamber (External)
- Sarah French (Cambridge City Council)
- Alison Taylor
- JANE RICHARDS (Unverified)
- P V Landshoff (External)
- Margaret Johnston (Unverified)
- Cllr Dinah Pounds(Unverified)
- John (Unverified)
- Linda Jones (Unverified)
- JV Neal (Unverified)
- Paul (Unverified)
- Anne Garvey and Stephen Brown (Unverified)
- Hugh Clough (Unverified)
- Vicky Stacey (External)
- Cllr Naomi Bennett (Cambridge City - Abbey)
(External)
- Katie Preston (Unverified)
- Lola Tartakover (External)
- Rachel Tackley (Unverified)
- David Prinsep (External)
- Huseyin Bulbul (External)
- Billy Pollintine (External)
- David Stoughton (Unverified)
- Dinah Foley-Norman
- John Richards (Cambridge City Council)
- Rachel Tackley (Unverified)
- Wendy Blythe (Unverified)
- David Christou
- Michelle Carter (External)
- Anna Williams (Camcycle) (Unverified)
- Josh (Camcycle) (Unverified)
- Rachel Tackley (Unverified)
- Gillian Moore (Unverified)
- Saide Sotudeh (Unverified)
- Peter Landshoff (Unverified)

- K (Unverified)
- Mason, Sarah1 (External)
- Hugh Clough (External)
- Kati Preston (Unverified)
- Hannah Coetsee (Cambridge City Council)