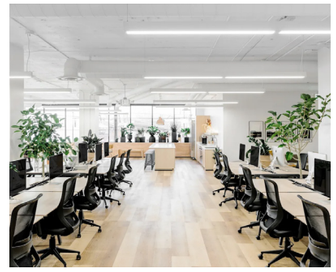
3.6 Design Outline

The 'Heart' and Atria



Basement office space









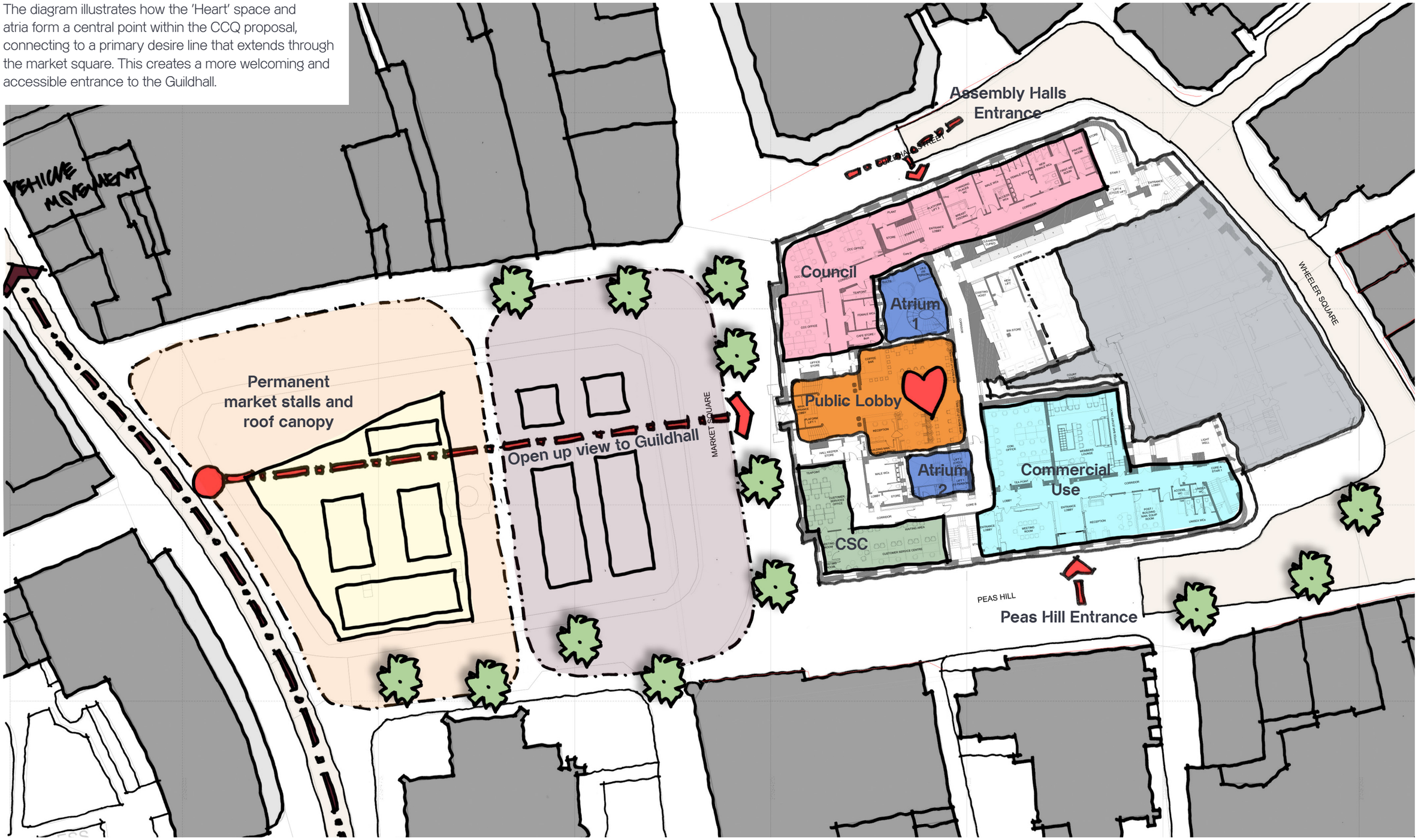
Open plan office examples

Sources (top down): Aticco María de Molina https://alacritys.in/blog/small-office-interior-design-ideas/, https://www.apss.co.uk/news/how-to-create-an-amazing-office-space, Cartwright Pickard, https://a1officefurniture.co.uk/blogs/news/leveraging-white-office-furniture-in-large-open-plan-offices-aesthetic-functionality-and-flow

3.6 Design Outline

The 'Heart' and Atria

The diagram illustrates how the 'Heart' space and atria form a central point within the CCQ proposal, connecting to a primary desire line that extends through the market square. This creates a more welcoming and accessible entrance to the Guildhall.



3.6 Design Outline

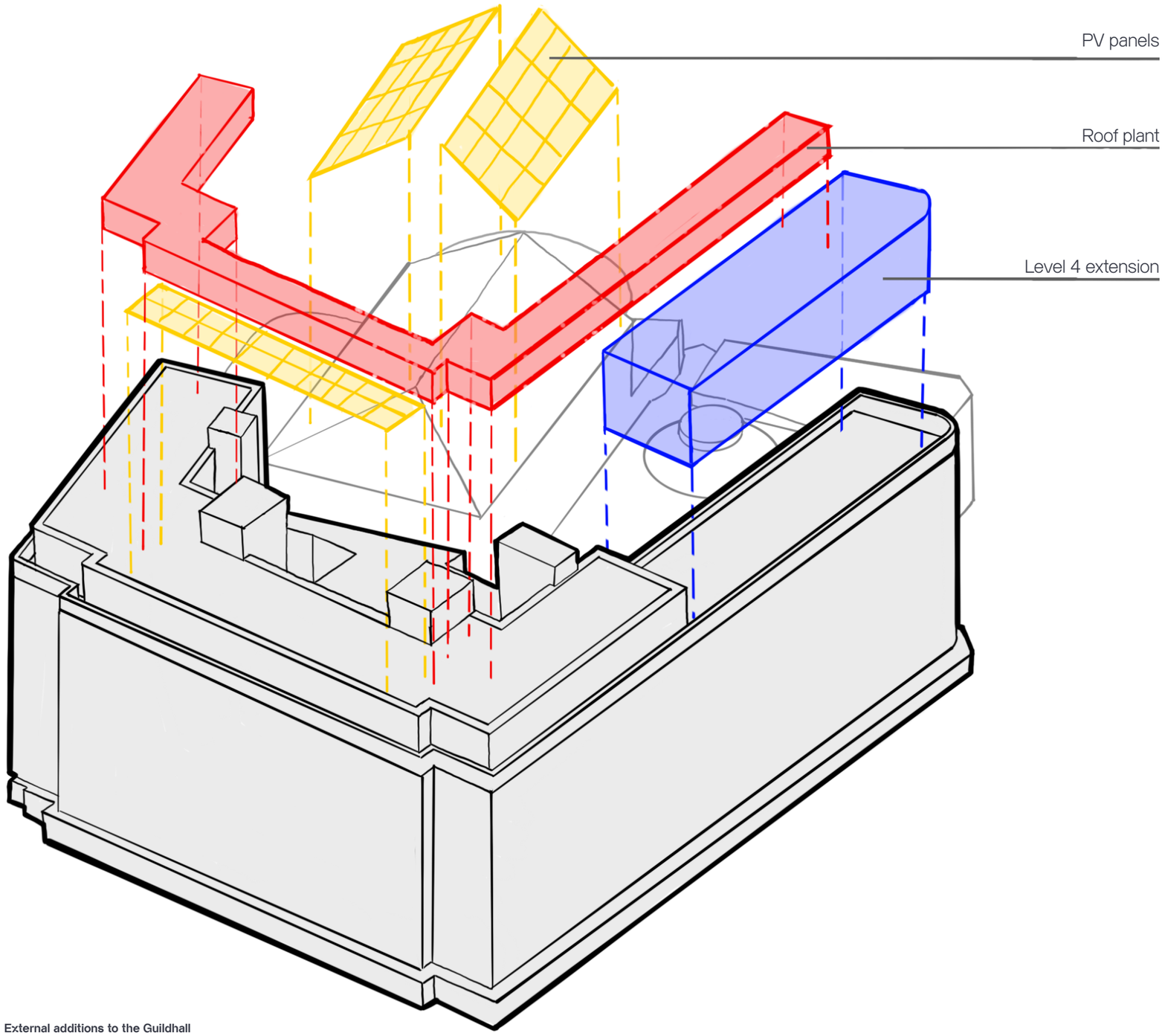
Fourth Floor Extension

The current 4th floor of the Guildhall does not extend the full length of the Peas Hill façade. Within the original designs for the building this element was due to run all the way to the staircase to the south west corner. In fact the stair in that location extends to roof level but this wing was never built.

Our proposals include a 4th floor extension which realises the original design, albeit in a modern style.

We have reviewed the potential uses of this space and originally proposed a rooftop bar/ restaurant space (insert sketch looking over Kings). Following discussions with Marick, and input from agents, the operation of a bar/ restaurant in this location proved difficult. Access to the space would have to take place through the commercial office demise and this could cause management issues. Food and beverage offers also provide poor revenue returns.

For these reasons the current proposals show the area as commercial office.



External additions to the Guildhall

3.6 Design Outline

Fourth Floor Extension Drawings

The proposed fourth-floor extension includes a glazed staircase at the southern end, designed to create an illuminated 'beacon'. The remainder of the extension will feature solid walls with modern windows aligned to those on the lower floors.



Peas Hill Elevation as existing



Peas HIll Elevation including 4th floor extension proposal

3.7 Guildhall Brief Development

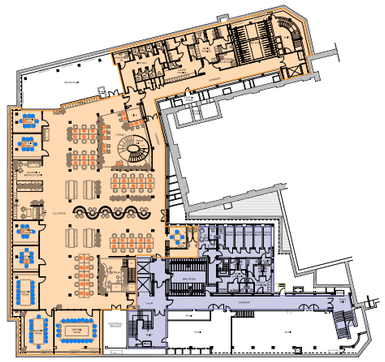
Design Options

20th May

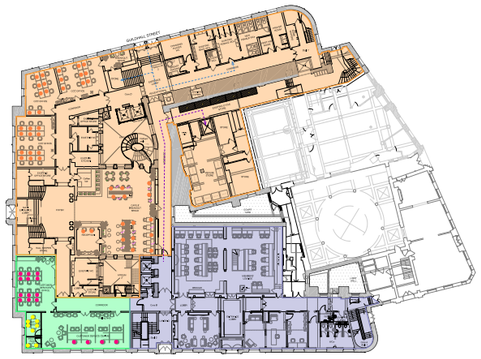
On 20th May, it was requested for the consortium to develop two options for the Guildhall: one for an aparthotel or hotel and the other for a leased office. Shown here is an overview of those two proposals.

Refer to Appendix 2 for a full set of drawings relating to the two proposals.

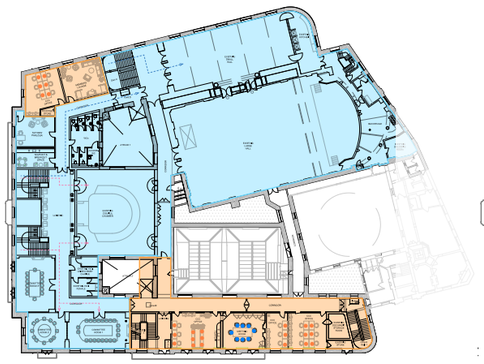
Hotel Proposal



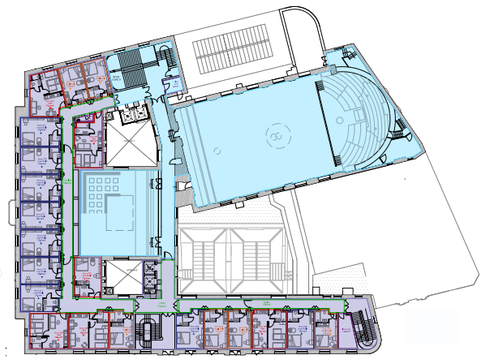
Basement



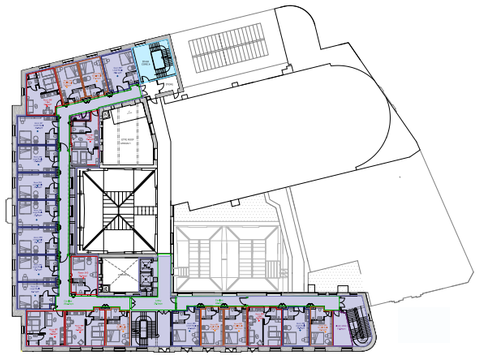
Ground Floor



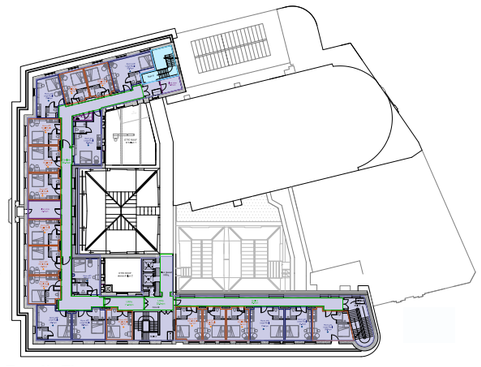
First Floor



Second Floor



Third Floor

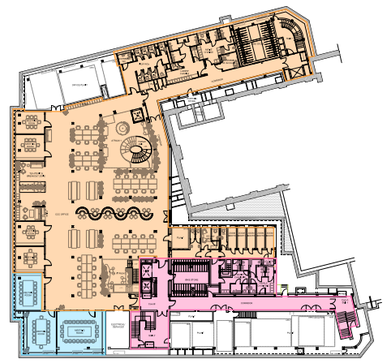


Fourth Floor

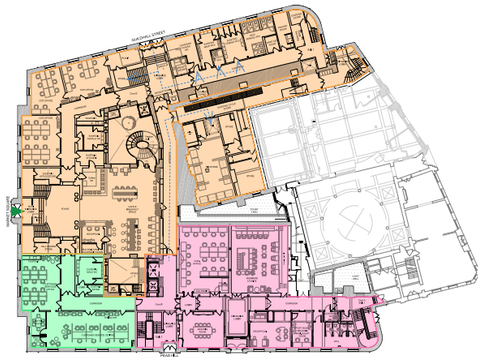
The proposal provides an appropriate mix of room types for an Aparthotel scenario, including small studios, large studios, and one-bedroom units.

Small Studio	24
Large Studio	28
1 Bed	12
TOTAL:	**64**

Office Proposal



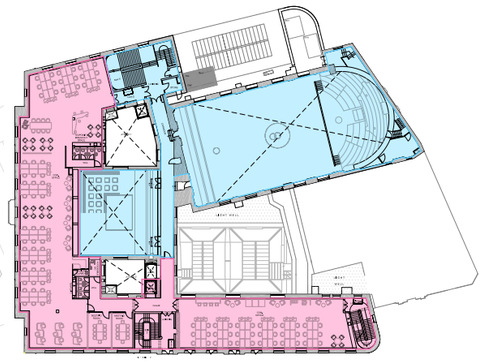
Basement



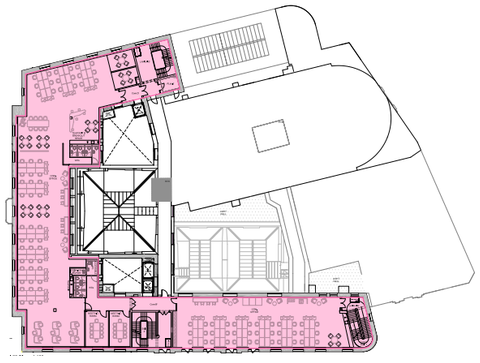
Ground Floor



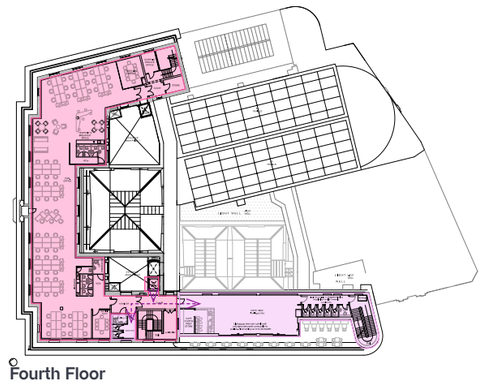
First Floor



Second Floor



Third Floor



Fourth Floor

Within this option, the commercial office provision is primarily located on floors two to four whilst Council workstations are located on basement, ground and first floors.

3.7 Guildhall Brief Development

Design Options Assessment

16th July

Following presentations on 16th July it was agreed that a further five sub-options were developed to be presented to the council on 29th August. These five sub-options were as follows:

1. Commercial office – leased space
2. Commercial office – management agreement
3. Smaller Commercial office with space for The Museum of Cambridge
4. 64 Bed Aparthotel
5. 55 Bed Aparthotel

As part of this presentation a traffic light assessment list was developed in conjunction with the Consortium and the Council (see opposite). The purpose of this assessment was to evaluate the risks associated with different elements of each proposal and assist the Council in identifying a preferred option.

High level cost and revenue data was passed on to the Council and annual savings were developed internally with input from the section 151 officer.

Commercial Office

Dialogue with a range of local agents and the consortium's experience delivering similar offers has shaped the commercial office offer.

Management Agreement

This model was initially discounted by the Council but subsequently re-introduced. The consortium has liaised with one 'Serviced Office' provider due to limited time available.

Hotel

Marick have provided advice on the hotel design parameters based on their previous experience and dialogue with hotel operators. Refer to appendix 2 for the full set of design proposals for the initial Hotel option.

	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**

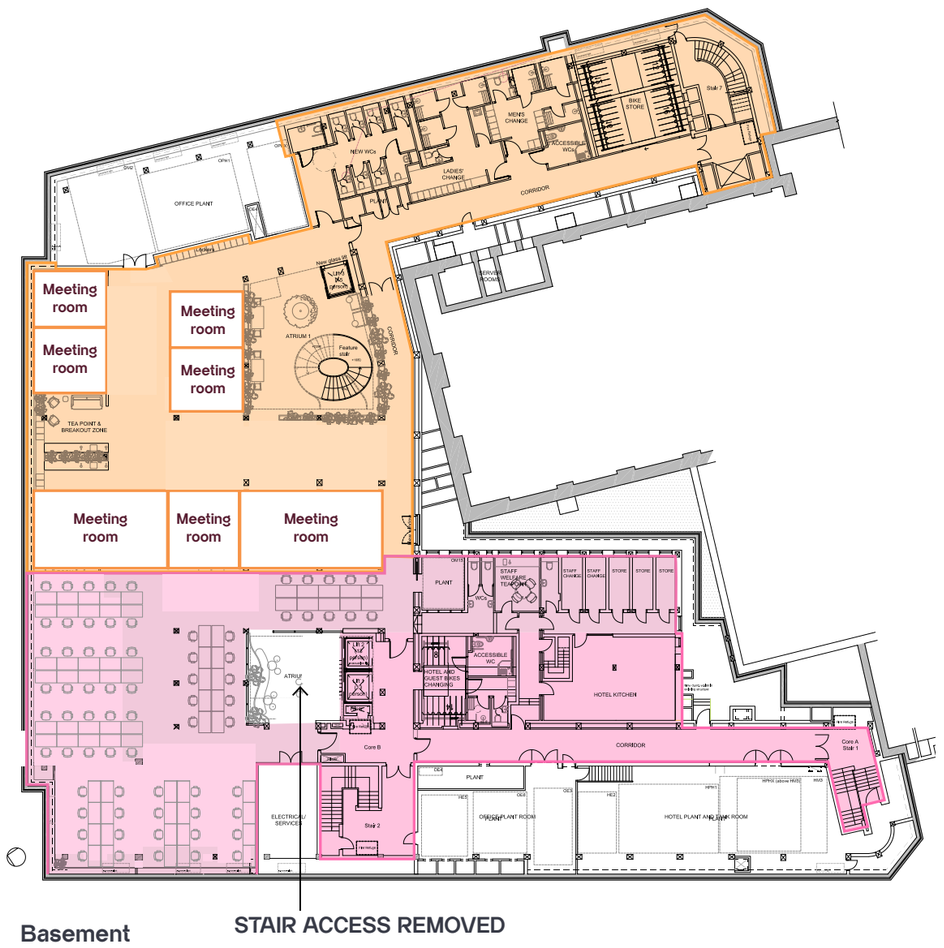
3.7 Guildhall Brief Development

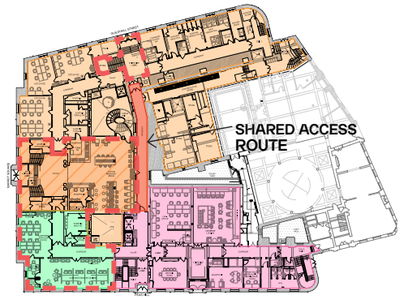
Design Options

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

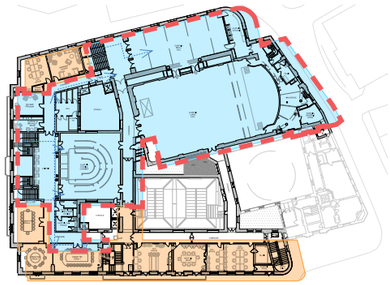
- 150 Council desks at ground, 1st and 2nd floors
- No Council workstations at basement level, only meeting rooms and informal meeting spaces
- Increased leased office provision at basement level
- Half of 2nd floor given back to the Council

Refer to appendix 2 for the full set of design proposals for Options 1 & 2.

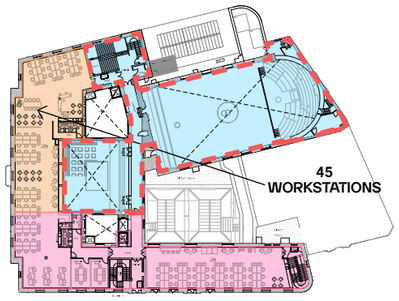




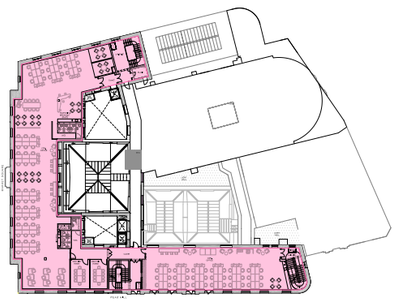
Ground



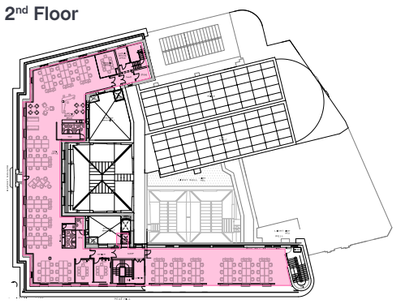
1st Floor



2nd Floor



3rd Floor



4th Floor

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

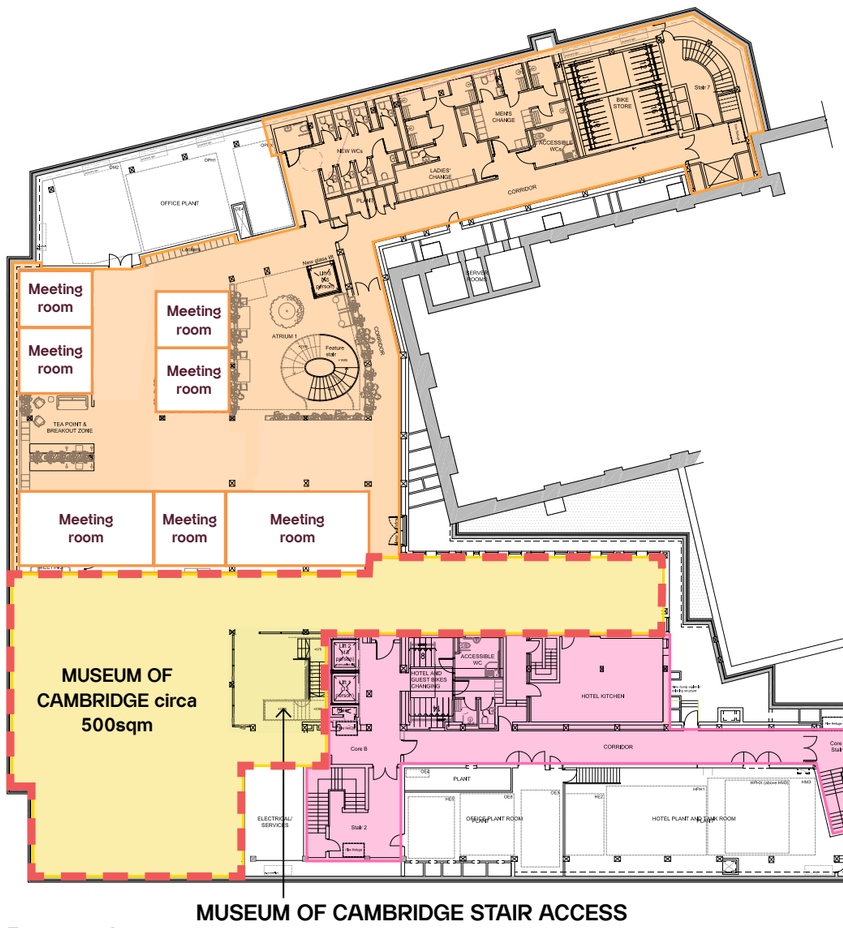
3.7 Guildhall Brief Development

Design Options

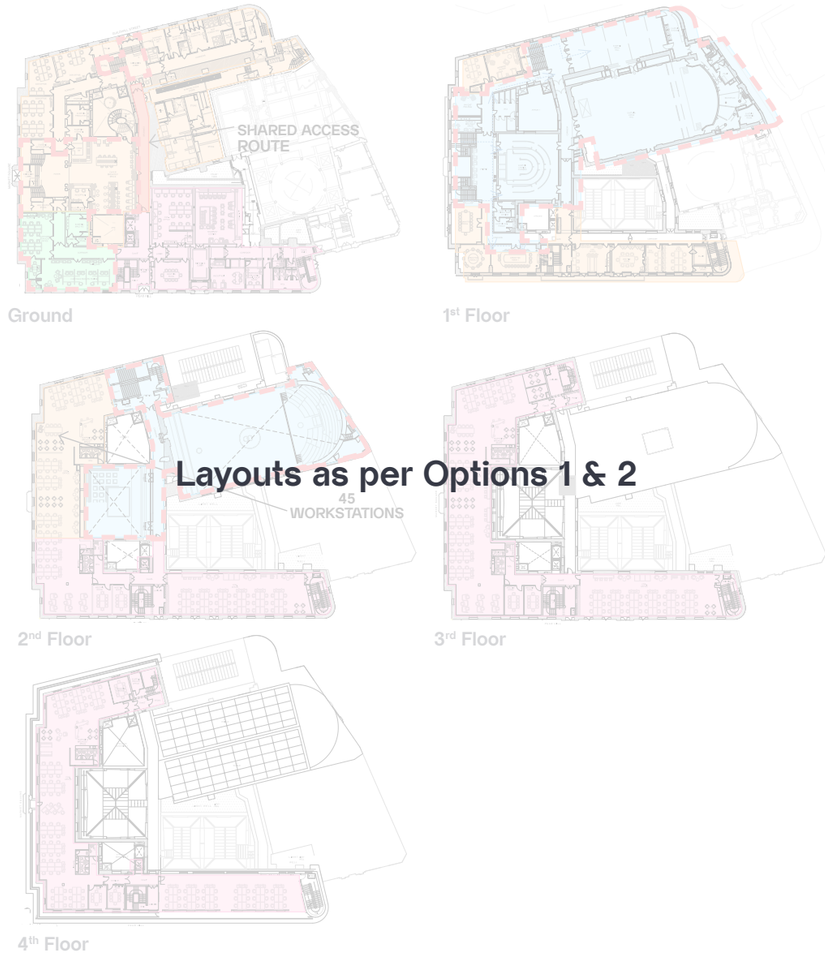
Options 3 - Smaller Commercial Office - Leased

- 150 Council 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 the Council

Refer to appendix 2 for the full set of design proposals for Option 3.



Basement



Ground

1st Floor

2nd Floor

3rd Floor

4th Floor

Layouts as per Options 1 & 2

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

3.7 Guildhall Brief Development

Design Options

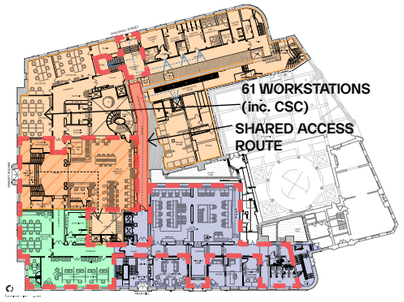
Options 4 - ApartHotel (64 Bed)

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

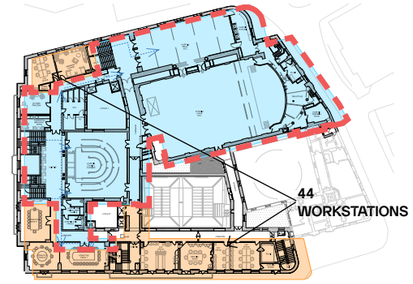
Refer to appendix 2 for the full set of design proposals for Option 4.



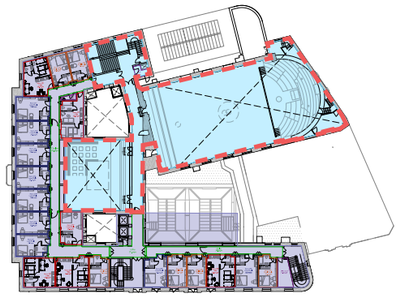
Basement



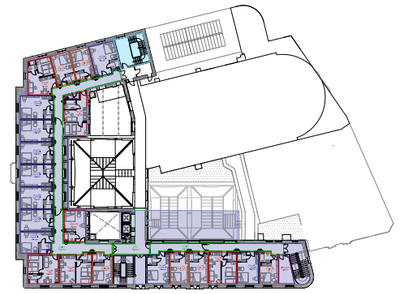
Ground



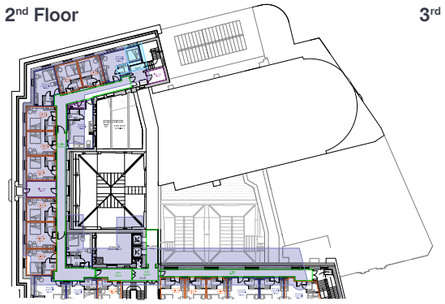
1st Floor



2nd Floor



3rd Floor



4th Floor

Council office
CSC office
Hotel
Democratic Rooms & Halls
Public Access Areas

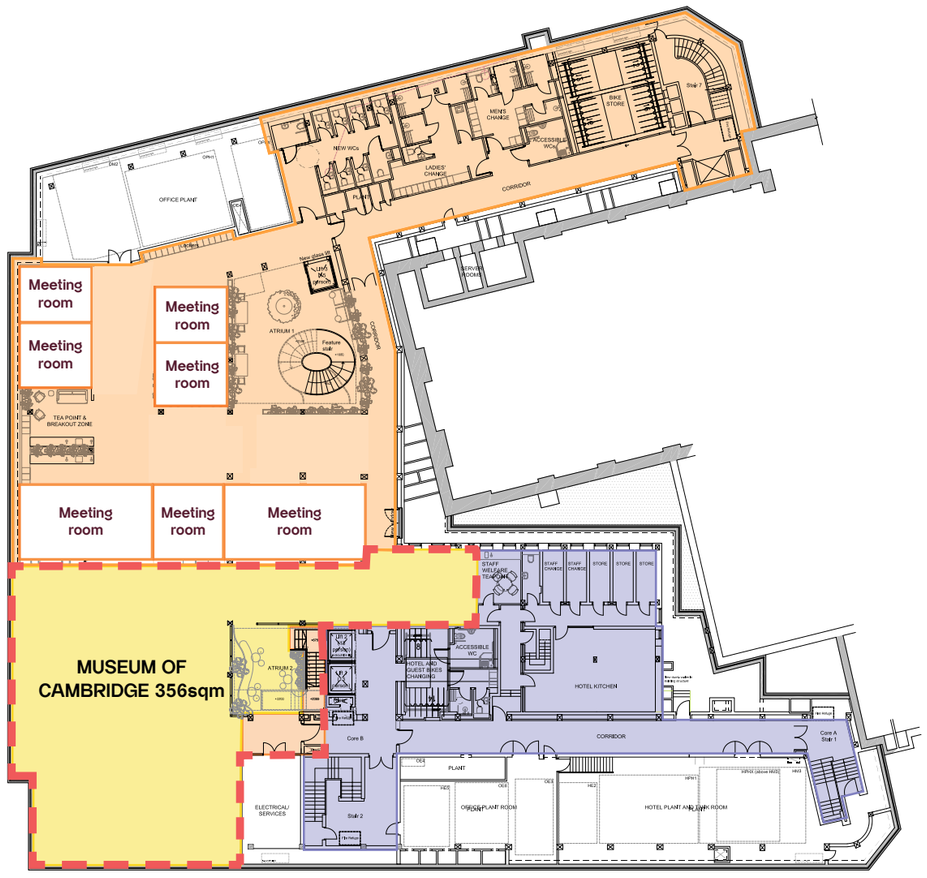
3.7 Guildhall Brief Development

Design Options

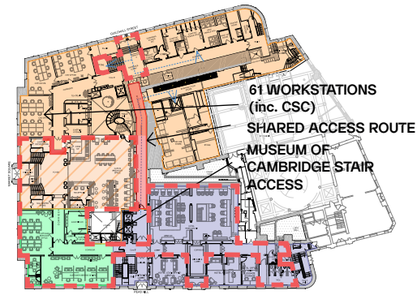
Options 5 - ApartHotel (55 Bed)

- 150 Council 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 the Council

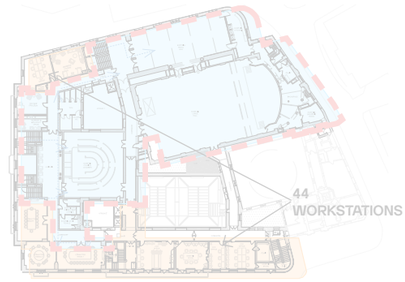
Refer to appendix 2 for the full set of design proposals for Option 5.



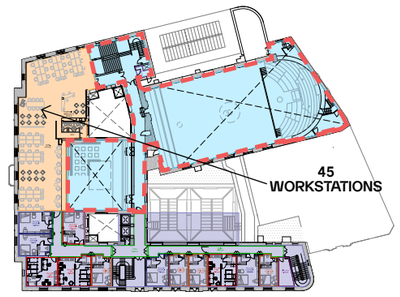
Basement



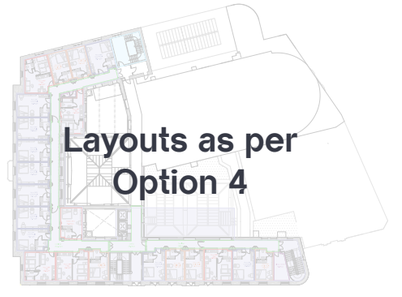
Ground



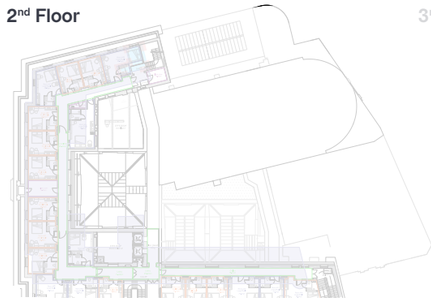
1st Floor



2nd Floor



3rd Floor



4th Floor

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