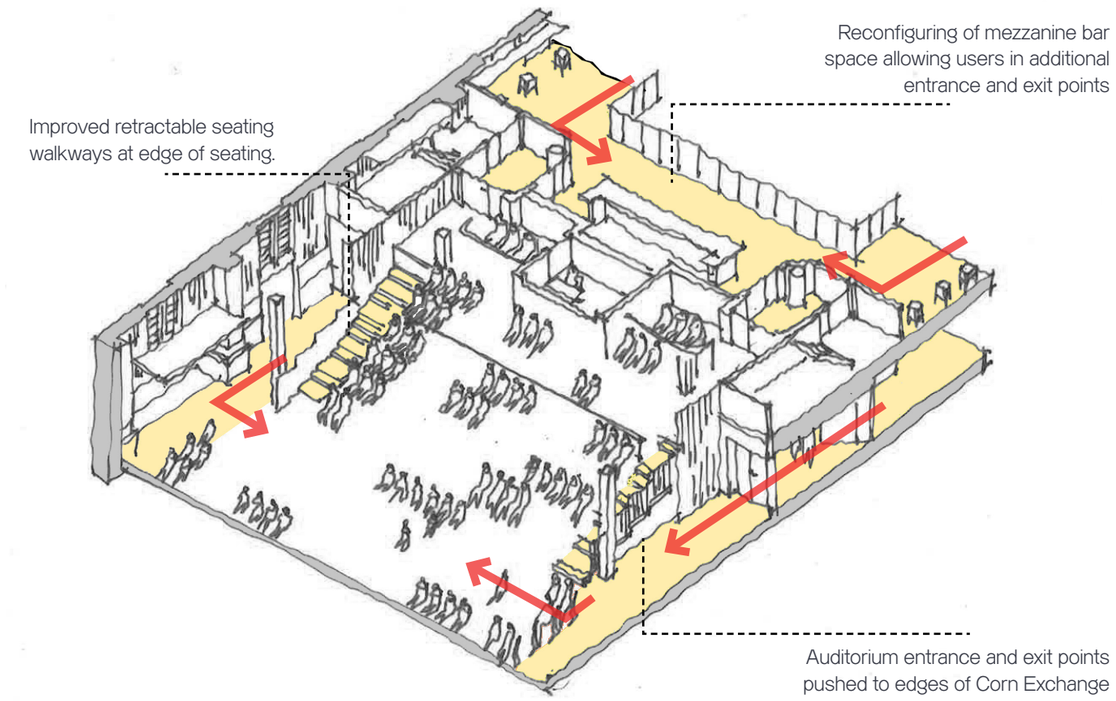
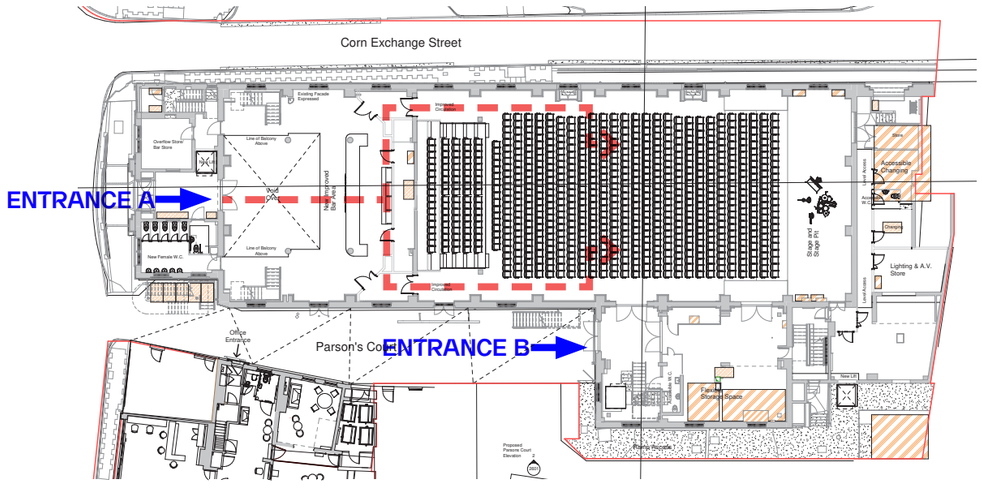
4.9 Design Outline

Improved Circulation and Movement

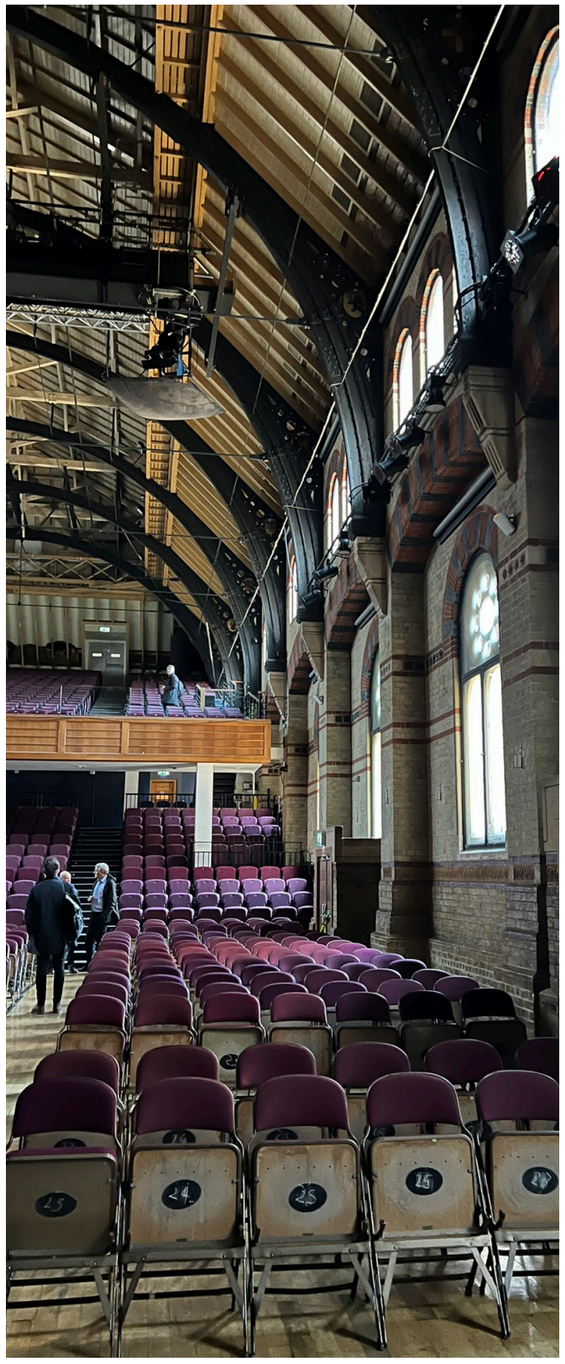
Re-arranged seating configuration allows for improved circulation through the Corn Exchange, with disabled access to Mezzanine Bar. Additional Entrance B, in Parsons Court to reduce amount of people moving through main building.

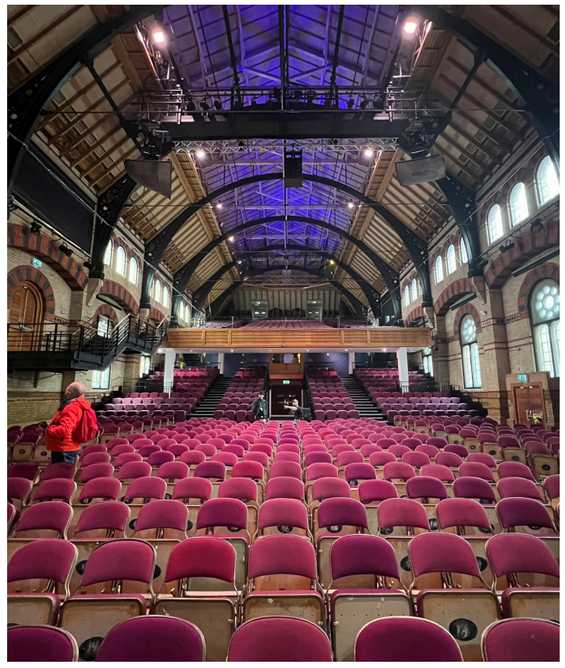


Improved internal circulation



Ground floor circulation



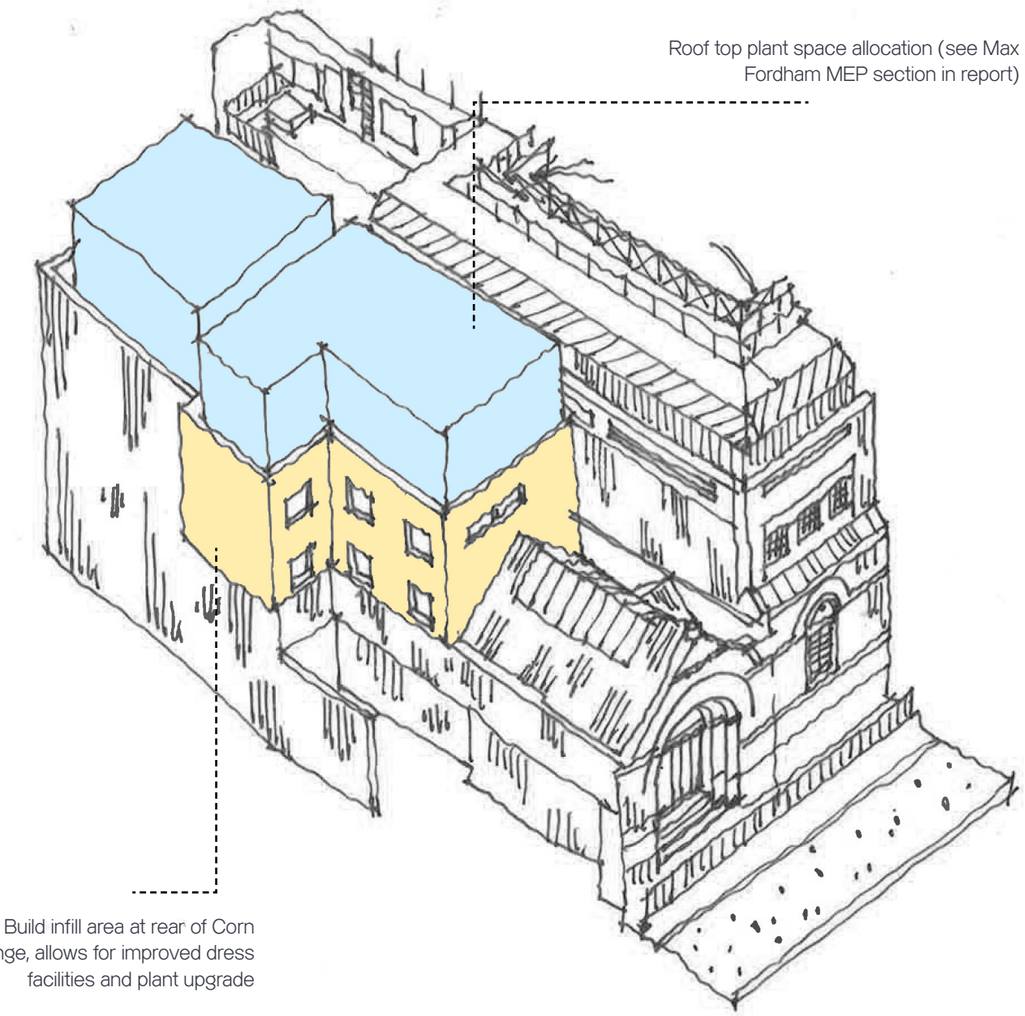


Current Auditorium Seating Provision

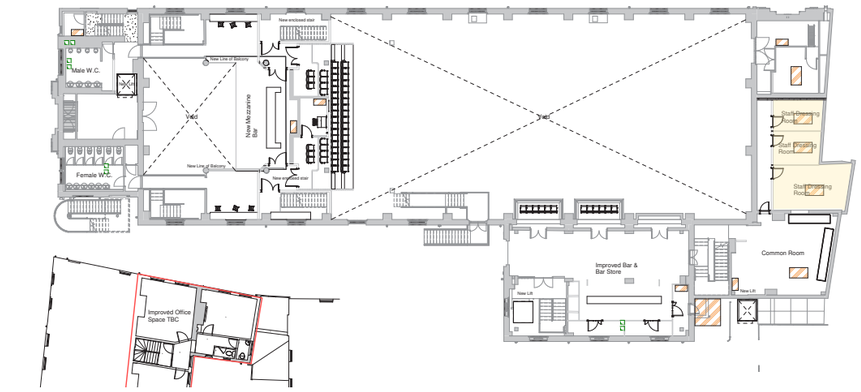
4.9 Design Outline

Upgraded Green Room Facilities

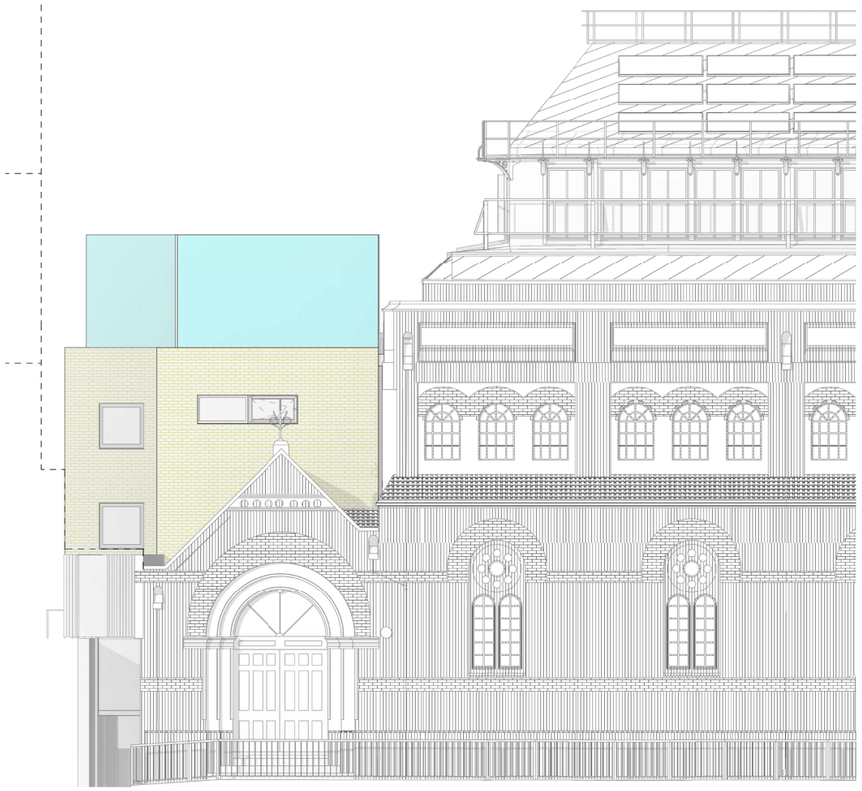
New Infill at rear of scheme allows for reconfigured green room space for performers, along with improved office provisions for staff. Additional space will be allocated for plant provisions.



Proposed infill



Proposed 1st floor plan



Proposed infill elevation

4.9 Design Outline
Creating a Destination

The sketch opposite shows concept for Parsons Court. Utilising the street as an alternative 'Entrance B' for ticket holders to alleviate the pressure off the main 'Entrance A'. Outdoor Space with lighting and potential for lightweight canopy over when weather conditions are adverse. Users of the Corn Exchange can use this area to enjoy outdoor seating, before, after and during shows. This would help to increase sales on the bar, with people also using the space during periods when there are no shows. crowd and audience to its shows.

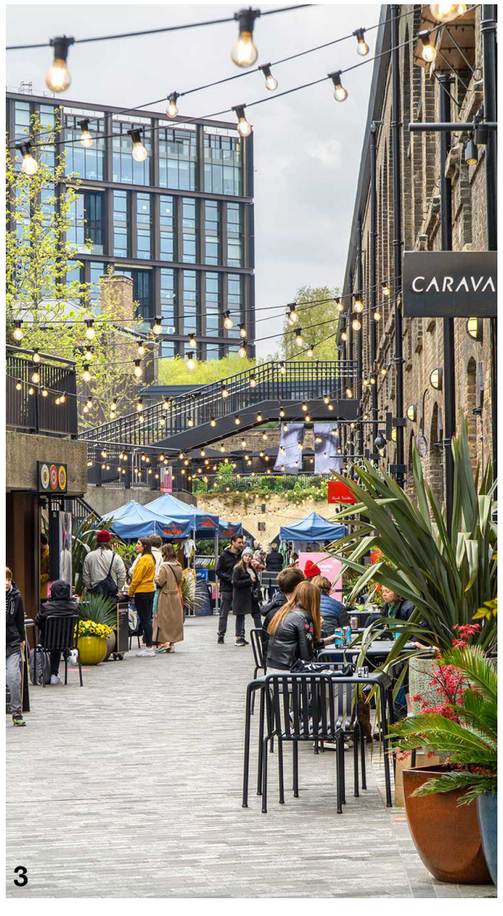
Source:

(1) https://www.squaremeal.co.uk/event-party-venues/news/bermondsey-arch-all-set-to-host-events-with-beers-on-tap_8308

(2 & 3) https://www.cktravels.com/top-things-to-do-in-kings-cross-london/







Parsons Court Precedents



Proposed Entrance B at Parsons Court

4.10 Sustainability

Introduction

The following page will explore the main construction that forms the Corn Exchange. Construction has been determined through review of the original architectural drawings, and knowledge on other buildings designed by Richard Reynolds Rowe. The works will need to be reviewed at the next stage by carrying out invasive surveys.

Infiltration rates

An Infiltration rate of 1.5 Air Changes per Hour (ACH) is used for the existing leaky construction to calculate energy use. With the upgrades proposed, we believe Passivhaus levels of airtightness can be achieved. An infiltration rate of 0.6 ACH has been used to calculate potential energy use.

EnerPhit principles

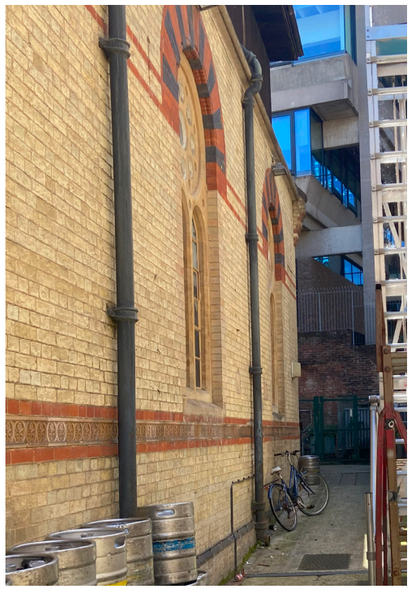
As a starting point, to improve the overall performance of the Corn Exchange, we would use the EnerPhit Principles:

- Optimised thermal insulation levels,
- Thermal bridge free design,
- High thermal performance windows,
- Very low air-leakage through the building - high airtightness levels, to utilize passive, solar and internal gains.

Materials

- Use of natural materials for insulation and finishes - hygroscopic/vapour-permeable, low embodied carbon, low VOCs and formaldehyde,
- Seek ecolabels, including EPDs and cradle-to-cradle certifications,
- Integration of thermal mass to benefit from radiant cooling and reduce the need for air conditioning,
- Low maintenance floor finishes resulting in significantly lower whole life embodied carbon.

External wall



The external walls are formed from solid masonry with a considerable thickness in many locations.

Due to the internal and external appearance of the walls it will be difficult to thermally upgrade them.

The fact they are thermally massive can be used to our benefit though.

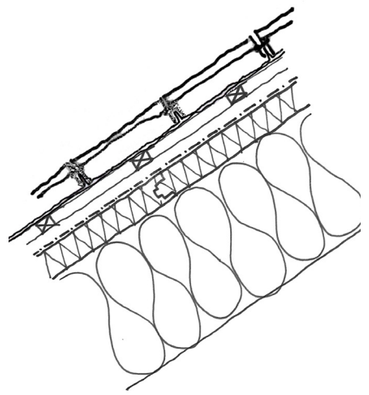
Windows



Some of the windows currently have secondary glazing installed. We are proposing to replace this with higher performance modern windows. Where no secondary glazing is present it will be introduced.

The detailing will be developed taking into consideration energy performance and heritage considerations.

Pitched roofs

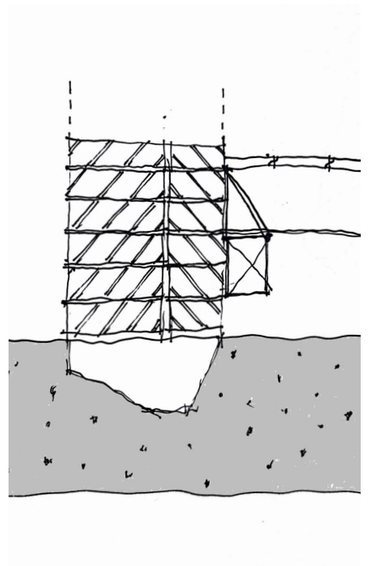


To improve the air tightness and thermal efficiency of the Corn Exchange roof, and to solve the current issues, existing finishes would be removed.

Internally the timber boards are of heritage value and must not be disturbed.

A airtight vapour control layer would be installed with insulation on top. It is proposed that a metal roof is then installed with carefully integrated photovoltaic panels included.

Floor Buildup



We believe the existing floor build up is formed from a suspended timber structure. Due to the listed nature of the flooring it may be difficult to lift, however wherever appropriate flooring should be upgraded due to being thermally inefficient.

At the next stage surveys should be undertaken to establish whether improvement to the floor are practicable.

4.10 Sustainability

Our approach to sustainability for the Corn Exchange addresses the following points:

- Introduction of PV panels to the main roof structure
- Main Corn Exchange roof structure, above the sarking board, completely replaced to improve the thermal envelope performance and increase airtightness.
- New secondary glazing to be installed to further improve the thermal envelope performance.
- Improved heating and cooling strategy to reduce energy demand of building, further reducing running costs.

Following a session with the Cambridge City Council waste team, after looking at other bars around Cambridge. It is suggested that a new model for drink deliveries is reviewed. To both assist with increasing bar sales and to reduce the amount of glass waste produced by Corn Exchange. This could mean using more beer on tap or simply plastic bottles, which are simpler to recycle.

Opportunities to improve fabric

The following items are proposed and further works will be carried out at RIBA Stage 3

- Roof insulation
- Improve secondary glazing
- Address uncontrolled ventilation
- Investigate upgrade / replacement of high-level vents
- Back of house fabric upgraded to best practice fabric standards

Efficient systems, MHR and electrification:

The following items are proposed

- Highly efficient sanitaryware
- Full electric heating via ASHP removing gas use from site.
- Future connection to District heating network

Renewables

The design maximises the extent of photovoltaic panels installed at roof level. Battery storage and a physical connection to Guildhall have been explored and require further more detailed exploration to understand viability.

Cooling

Currently active cooling is not proposed. In order to facilitate an appropriate internal environment the following principles will be applied

- Increased ventilation rates will create more air movement
- Rely on free cooling when outside air temperature is ower than inside.
- UK climate and typical usage (evening events) should suit a natural approach

Benefits of no cooling:

- Reduces operating/running cost
- Reduces carbon emissions (embodied and operational)
- Reduces additional plant space
- Reduces capital cost
- Reduces ongoing maintenance cost

N.B. Without cooling, there will be times when the internal temperature will be higher than desirable

Water

The aim is to reduce on site water usage, due to site constraints this will primarily be done through the installation of new, highly efficient, fittings.

We will also be assessing current water consumption on site.

Rainwater harvesting was explored but ruled out due to lack of storage space and 50% of the roof pitching towards the street.

For further details please refer to the Max Fordham Appendix 5 section

4.11 Supporting Information

WC & Waste Calculations

W.C. Caculations

Analysis of the existing WC provision against current standards, BS 6465, has been undertaken. This analysis has fed into the proposals for the Corn Exchange.

Publicly Accessible Areas

The current guidelines for W.C. provision states that for public areas within the Corn Exchange, with the proposed capacity numbers, we are currently providing around half of what is recommended. The BS standards are a guidelines and given the nature of the historic listing, the provisions provided are the best optimisation of space within the building.

Back of House Zones

Back of house areas are improved in comparison to the public area, because of added provisions in the new infill area. Crew and staff W.C. provisions will be accommodated. The female toilet numbers are slightly lower than male provisions.

Cambridge Civic Quarter - Corn Exchange Rev: P1.0
Waste Storage 26th Sep 2024

Public		
Occupancy	1604	
Requirements		**Provision**
Single Sex		Single Sex
Male	802	
WC (inc. ambulant)	6.416	3
Urinals	16.04	12
Washbasins	6	9
Female	802	
WC (inc. ambulant)	32	17
Urinals	n/a	n/a
Washbasins	32	15
Accessible		2
Superloo		Superloo
Male & Female	n/a	
WC	n/a	5
Washbasins	n/a	5
Accessible		1 of the 2

Back of House	
Occupancy	n/a
Requirements	**Provision**
Single Sex	Single Sex
Male	802
WC (inc. ambulant)	6.416
Urinals	16.04
Washbasins	6
Female	802
WC (inc. ambulant)	32
Urinals	n/a
Washbasins	32
Accessible	
Superloo	
Male & Female	n/a
WC	n/a
Washbasins	n/a
Accessible	

Cambridge Civic Quarter - Corn Exchange Rev: P1.0
Waste Storage 26th Sep 2024

BS5906:2005

Office requirements - 50litres/ employee/ week			
Office Occupancy	10		
Volume of waste	500		
No. of 1100 Litre Eurobin	0.45	0.5	
No. of 660 Litre Eurobin	0.76	1	
Weekly Collection	0.45	Rounded	**1**

Entertainment Complex (Auditorium) - 5litres/m^2			
Floor Area			
F.O.H. Bar	379		
B.O.H	352		
Auditorium	876		
Totals	**1,607**		
Volume of waste	**8,035**		
No. of 1100 Litre Eurobin	7.30	Rounded	**7**
No. of 660 Litre Eurobin	12.17	Rounded	**12**
Weekly Collection	7.30	Rounded	**7**
Twice Weekly Collection	3.65	Rounded	**4**
Triple Weekly Collection	2.43	Rounded	**2**

Totals **3**

Waste Caculations

Analysis of the existing waste provision against current standards, BS 5906:2005, has been undertaken. This analysis has fed into the proposals for the Corn Exchange.

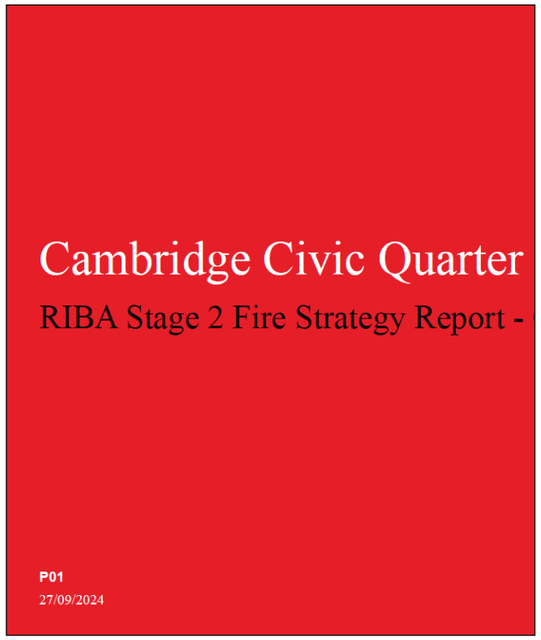
Office Requirements

The office space, with its limited capacity will require a very limited provision. .

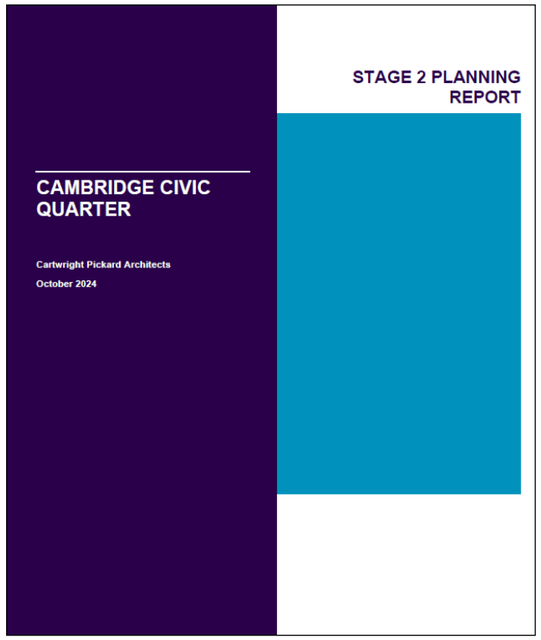
Entertainment Complex

Entertainment spaces includes the main auditorium area, with a standing capacity of over 1600 people, this area will produce a large volume of waste. It will require a triple week collection of 2x 1100L Eurobins.

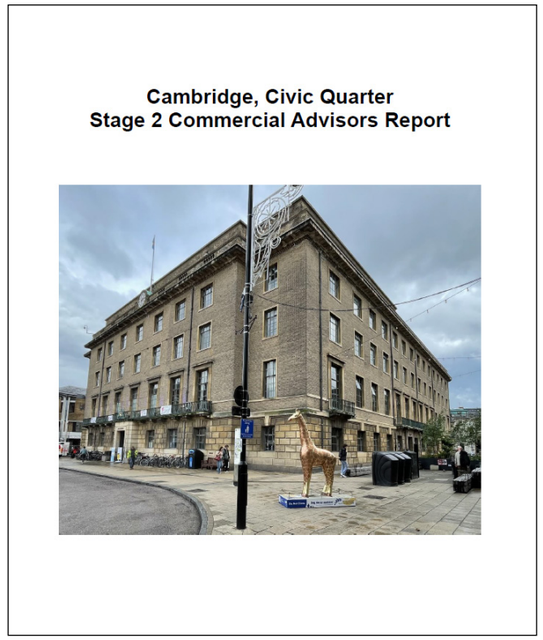
4.12 Sub-Consultant Reports
Executive Summaries



For details about the fire strategy implications of these works, please refer to Appendix 11



For details about the heritage implications of these works, please refer to Appendix 9



For details about the financial implications of these works, please refer to Appendix 4

4.13 Conclusions

Corn Exchange Conclusions

The Corn Exchange is one of the largest and much-loved performance venues in the East of England and already provides for many events including concerts and conferences. However, like the Guildhall, this wonderful, listed building does not meet modern standards, is not fully accessible and is expensive to run and maintain. Without investment in a deep refurbishment the building will steadily become more expensive to maintain, and the cost of energy use will become prohibitive. This report demonstrates that the building has real potential to be transformed and future proofed by reducing its energy consumption and by the generation of renewable energy from solar PVs on the large roof. All of which will help to pay for the refurbishment over the long term.

This report also demonstrates that there is a significant opportunity to increase revenue generation. The council receives revenue from letting the space for events but also directly from bar receipts from food and drink sales. The food and drink sales per person per event are currently lower than expected for a venue of this size. The current bar arrangement is unsatisfactory and creates audience congestion that blocks the process of entering the building and prevents the audience from easily accessing the bar at the key times. The proposals in this report address this by creating 3 new bar areas and significantly increasing the linear length of accessible bar, which will facilitate an increase in food and drinks sales.

Movement and circulation in the building is currently inefficient. The proposals rationalize internal circulation and creates a second entrance at the end of Parsons Court, which will reduce the congestion at the main entrance, which is currently limiting drink sales. Parsons Court is currently used primarily as a refuse bin storage area which blights the users experience of the Corn Exchange. These proposals remove all the bins in Parsons Court and transform it into a pretty external space for audiences to use during intervals and prior to and after performances. This should also help to increase drink sales.

These proposals also increase the capacity of the Corn Exchange auditorium by addressing longstanding fire escape issues that currently limit the full potential of the building. These proposals also include a dramatic improvement to the back of house support facilities with the provision of new extensions. The back of house spaces are currently not accessible to anyone in a wheelchair or with other mobility limitations. The improved green room and back of house facilities will be fully accessible and help attract a wider and more diverse number of events. It will help improve the speed of set up and disassembly after each event, which can increase the total number of events catered for in a year. The proposals also include improvements to accessibility to the front of house spaces and to the WC provision, which currently provides about half the number of WCs that is recommended for a performance venue of this size. Currently the shortage of WC's creates queues that causes congestion and is another limit on revenue generation from drink sales. Improvements to indoor air quality and temperature control within the auditorium and bar areas is also proposed to improve the audience experience and future proof the facility.

Through stakeholder engagement and consultation with the operational staff at the Corn Exchange, it is clear that a deep refurbishment can have a transformational impact. It will unlock significant additional revenues not only from increased food and drink sales but from increasing the diversity of events, such as increasing daytime use for conferencing, which is currently an under underutilised function the building can offer. More stakeholder engagement will be held during RIBA Stage 3, to see that these proposals respond to the suggestions of the public, interest groups, the council's operational staff and conservation officers. These current proposals demonstrate the compelling case to explore further the advantages to be gained by refurbishing this stunning building. These proposals are designed to protect the long-term future of this much-loved cultural asset, which also forms an important part of the wider cultural and events offer, which is so important to maintaining a thriving and vibrant city life.



5.0

Market Square and Public Realm



Cambridge Civic Quarter Stage 2 Report

November 2024

LDĀDESIGN


COSTA COFFEE

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- 5.4 Existing soft landscaping
- 5.5 Sun Studies

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Version: 3
Version date: 1 November 2024
Comment Final

This document has been prepared and checked in accordance with ISO 9001:2015


CARDOSO'S
KITCHEN

1.0 Introduction

This report details the RIBA Stage 2 concept design proposal for public realm within Cambridge Civic Quarter. A variety of potential options for the design of the streets and spaces within the red line were explored during this design stage and through a collaborative process of iterative testing with a range of consultants and consultation across the city they have been distilled into a preferred option for the design of the public realm including:

- Cambridge Market Square, Market Hill and St Mary's St/ Market Street
- Peas Hill
- Guildhall Street
- Corn Exchange Street, Wheeler Street Parsons Court

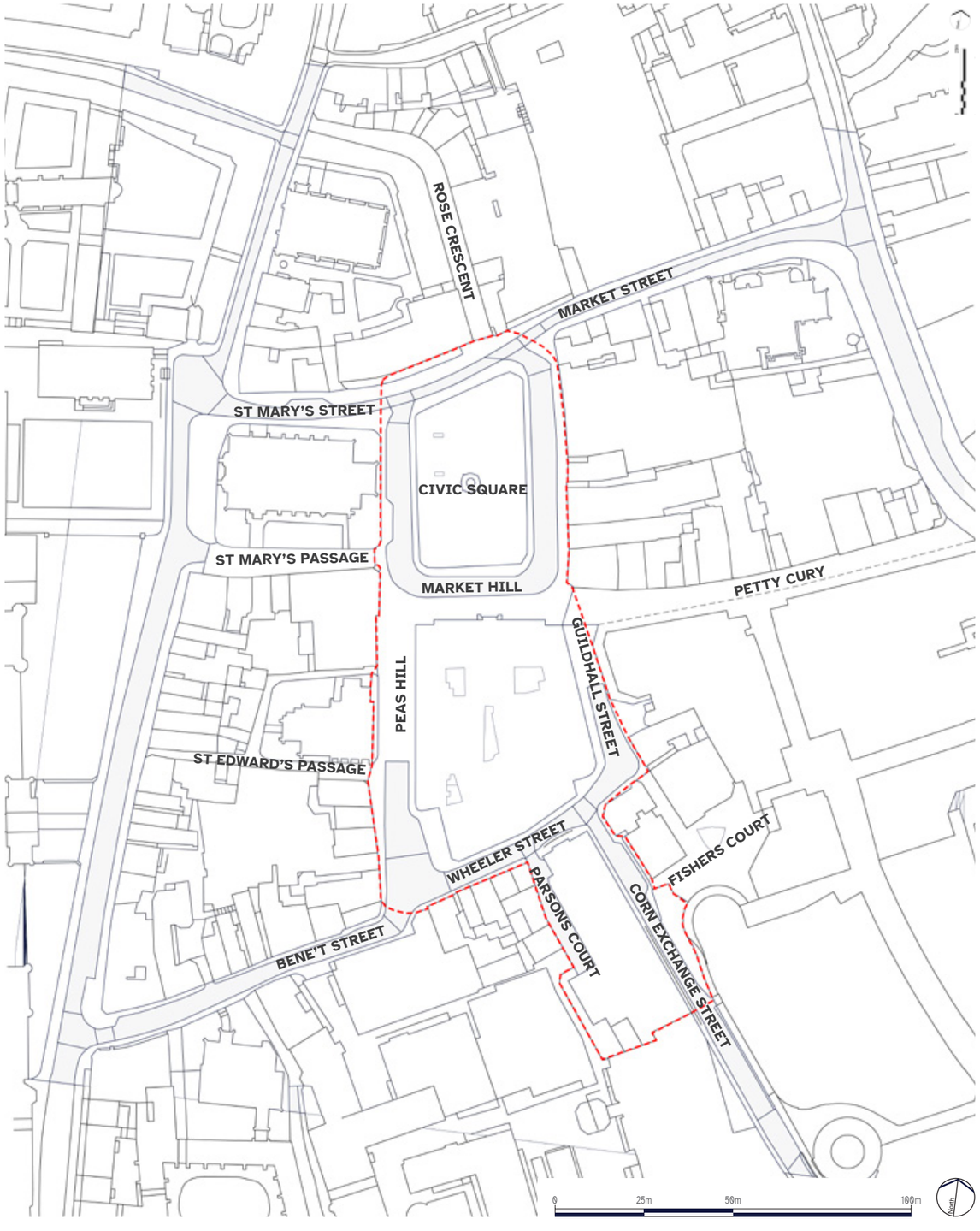
As a concept design proposal this document focuses on the principle premises of the design rather than their technical resolution. Care and due diligence has been taken to ensure the proposals are feasible. However, future stages will explore and develop the designs in more detail and adjustments may be made accordingly. Next steps are included within the document.

Previous Studies

These proposals have been informed by previous studies including the "Market Square Redevelopment Feasibility Assessment" that was completed in July 2019 and the in-depth analysis that was part of LDA Design's 2022 Market Square Concept Design Report.

These reports, carried out as part of RIBA stages 0 and 1, helped to establish baseline information and to set the brief for the proposals in this report.

↓ Cambridge Civic Quarter site boundary



2.0 Engagement and collaboration

The proposals have been informed by a range of conversations across the city through an engagement process led by ECF.

Specific workshops have been held with the Market Traders to understand the challenges, needs and opportunities to improve the Market Square. Studies have also taken place to speak to business owners including the Arts Theatre and Corn Exchange around servicing needs.

A full summary of all feedback received and considered during this design stage is available in the ECF Engagement report.

Further engagement has happened throughout the design process with Local Planning and Highways Authority officers through the pre-application process and with Cambridge City Council's team.

The wider design team have also contributed to the design process.

↓ Public realm engagement board for public realm



No.	WHAT WE HEARD	HOW WE'VE RESPONDED
1	The need to improve cycle routes and facilities	Cycle parking has been provided to the edge of the Civic Quarter to reduce conflict whilst providing convenient locations to park.
2	Security is a significant concern around the Market Square, particularly at night.	Our approach creates a more flexible market, significantly reducing the amount of empty stalls. Demountable stalls will reduce clutter and hidden spaces at night, lighting and CCTV installation will be designed in more detail at stage 3 design.
3	Accessibility is a major issue - the cobbled surface is difficult for people with disabilities - but people recognise the need to protect the city's heritage	Our design looks to lift, repair and lay as one flat surface the historic cobbles and reduce the impact of vehicles across the civic quarter to reduce conflict. We will also reduce street clutter and deliver a cycle parking strategy that reduces cycling within core zones by situating parking in adjacent streets.
4	More trees and biodiversity is a top priority to improve public spaces	Our proposals include significant numbers of new trees and planting placed mainly in above ground planters due to underground constraints.
5	Concerns over the potential impact of construction work on traders in the market	A phasing strategy has been developed for the market square that includes options to move traders into nearby streets or entirely off-site if preferred. These options have been discussed with traders and will continue to be explored in the next stage.
6	People raised the benefit of shelter to support the year round market. Views were mixed on the provision of a permanent canopy or building with concerns raised over heritage and views.	A range of options have been explored for a structure or buildings that preserve key views and movement routes whilst enabling permanent lockable and sheltered stalls that can reduce set-up time for regular traders. The proposed canopy will go through further consultation with statutory bodies as well as the general public and a detailed design process.
7	There were mixed reactions to demountable stalls with concern over their robustness	Options for demountable stalls are being explored with advice being sought from markets from across the country.
8	The need for permanent stalls and a 7-day a week market	The proposals safeguard the market 7 days a week - with the number of stalls able to flex and expand to cope with demand at busier times of the week or year. This approach is based on a thorough assessment of current data on the numbers of traders and number of stalls taken up by the traders across the week and throughout the year.
9	Prioritisation of pedestrians and removal of vehicles was seen as a positive	The proposals reduce through-traffic. Permanent locatable stalls should reduce the need for regular traders to drive in every day. The segregated carriageway has been removed around Market Hill as a result of the expected decrease in vehicle movements, increasing the prioritisation given to pedestrians. Wheeler Street will be closed to through traffic whilst still enabling deliveries for businesses including the Corn Exchange, Arts Theatre and Guildhall.
10	Some have raised the need to formally organise retail and hot food stalls - raising concerns over smoke, smells and queues disrupting the retail traders	Further detailed work would be required at stage 3 to set out a management strategy for the market but the proposed layout is designed for flexibility.
11	There is concern over the Market Square's ability to host 'events' without disrupting a market.	The space has been designed to be flexible so that it can accommodate larger markets, one-off events or simply be left open for people to enjoy a range of activities. Research of spaces across the UK in our previous studies has demonstrated that the space is capable of hosting a wide range of activities as well as a market. Additional performance spaces have been included to be used in an ad-hoc way across the Civic Quarter.
12	Management and maintenance is seen as critical to the future success of the market	Our designs focus on reducing clutter and putting in place better systems for waste management, services etc. A detailed management strategy and business plan will need to be developed at Stage 3.

3.0 The Vision

Design Vision

Cambridge Civic Quarter will be a place for all people of Cambridge.

It will be the heart of the city, connecting the city's civic, commercial and University life and creating a new public space and market experience that befits a world-class city.

Our vision is to set a new standard for the quality of the public realm in the city through this project. It will allow us to create a series of new sociable spaces that reconnects the city with its people. All routes will lead to a world class public space in the Market Square – a space that inspires, but that is inherently flexible, inclusive and engaging.

Our approach to the public realm is to put people first. We see these central spaces as critical to the future of the city, its commercial and civic success.

The Civic Quarter and the Market Square will be a place where people come together to celebrate the city's successes. The quality of the public realm here, in some of Cambridge's most historic streets will help to drive the commercial, social and cultural success of the city.

Our proposals reinforce these varied roles for the streets and outdoor spaces within the Civic Quarter. But at their heart they focus on giving space back to people, and creating high-quality spaces that promote social encounter.

The emerging design has been developed to be flexible - an adaptable space that can accommodate a variety of uses, from everyday market and outdoor dining to a range of activities.

Our proposals are grounded in the history of the place whilst responding to todays biggest challenges of climate change and nature recovery.

The design also seeks to create a new future for the city centre, one that is inspired by the historic Cambridge College - a beautiful space, surrounded by all the functions that make-up city life - places to eat, places to sleep, places to work, study, relax and to be inspired.

Design Outcomes

The proposed transformation of the public realm within the Civic Quarter aims to deliver a series of design outcomes that have been shaped through engagement.

- To give space to people, improving pedestrian and cycle connectivity across the city
- To create a more inclusive and accessible space for all visitors to the heart of Cambridge
- To promote the commercial success of the city for all its residents by enhancing the night-time economy and ensuring the continued success of a 7 day a week, all year round market
- To strengthen the role of the city's cultural and civic institutions
- To support the city to achieve its Net Zero targets
- To bring nature into the heart of the city, helping to reverse local biodiversity decline

The Market Square

The opportunity to revitalise Cambridge's historic Market is seen as central to the emerging proposals The opportunity to re-shape the Market Square is a once in a lifetime opportunity. Our proposals build on the vision set out in March 2022 Concept Design Report.

The Market itself has been operating on the site since at least medieval times and has gone through a series of changes, some through comprehensive planning and others a result of incremental change.

The market's importance to the city must be recognised and respected - this was heard loud and clear through consultation with visitors and residents alike.

But these spaces are contested by multiple users with varying needs. Local residents, tourists, city workers and people enjoying a night out all have different requirements and expectations of the Market and the surrounding streets.

We have heard through consultation that there are multiple challenges for traders, visitors, residents and business owners. That knowledge has encouraged a more radical response that seeks to balance heritage with accessibility, safety and inclusion whilst preserving a 7-day market.

The Civic Heart of the city

The Civic Quarter is home to the city's foremost cultural institutions. The Guildhall was built in 1939 but buildings on the site have been critical to the success of the city since the early 13th century. A succession of buildings were used to collect tolls and enable access to the market, but also to host theatre performances bringing cultural, commercial and civic life together.

The adjacent Corn Exchange, opened in 1875 is one of two important arts venues alongside the Cambridge Arts Theatre on Peas Hill. The Guildhall itself has two main halls which have hosted a range of arts and cultural events over the last 100 years

The Corn Exchange backs on to the adjacent New Museums Site which houses some of the city's most important collections - including the Museum of Zoology.

The two prominent churches that border the Civic Quarter to the west - St Edward King & Martyr and Great St Marys contribute significantly to the spiritual and cultural life of the city.

The area's significance and the mix of cultural, commercial and spiritual functions means it continues to play a key role in the city's life. It is also at the heart of University life with many of the buildings adjoining the site owned by the colleges.

Movement

The Market Square plays a pivotal role in the city - to the west are the colleges of Kings, Gonville and Caius, Corpus Christi and Trinity, to the east the commercial heart and then Christs College and Emmanuel beyond.

Commercial shopping streets feed into the Market Square from the east. Whilst visitors to the city head to Kings Parade to the west, and from there filter up atmospheric and narrow passageways onto Peas Hill and into the Market Square itself.

Legend

- The Guildhall
- Cambridge Market
- Cambridge Central Library
- Church
- University Museum of Zoology
- Theatre and concert
- Cinema

↓ Diagrams showing city Civic Quarter cultural functions



Legend

- Cultural Functions
- Civic gathering spots
- Building Entrance



Legend

University / College owned property

Civic Institution

↓ Diagram showing the buildings used by Cambridge Colleges and the University of Cambridge surrounding the Civic Quarter. West of the Civic Quarter is dominated by University and College property whereas to the east buildings are used by businesses.



Legend

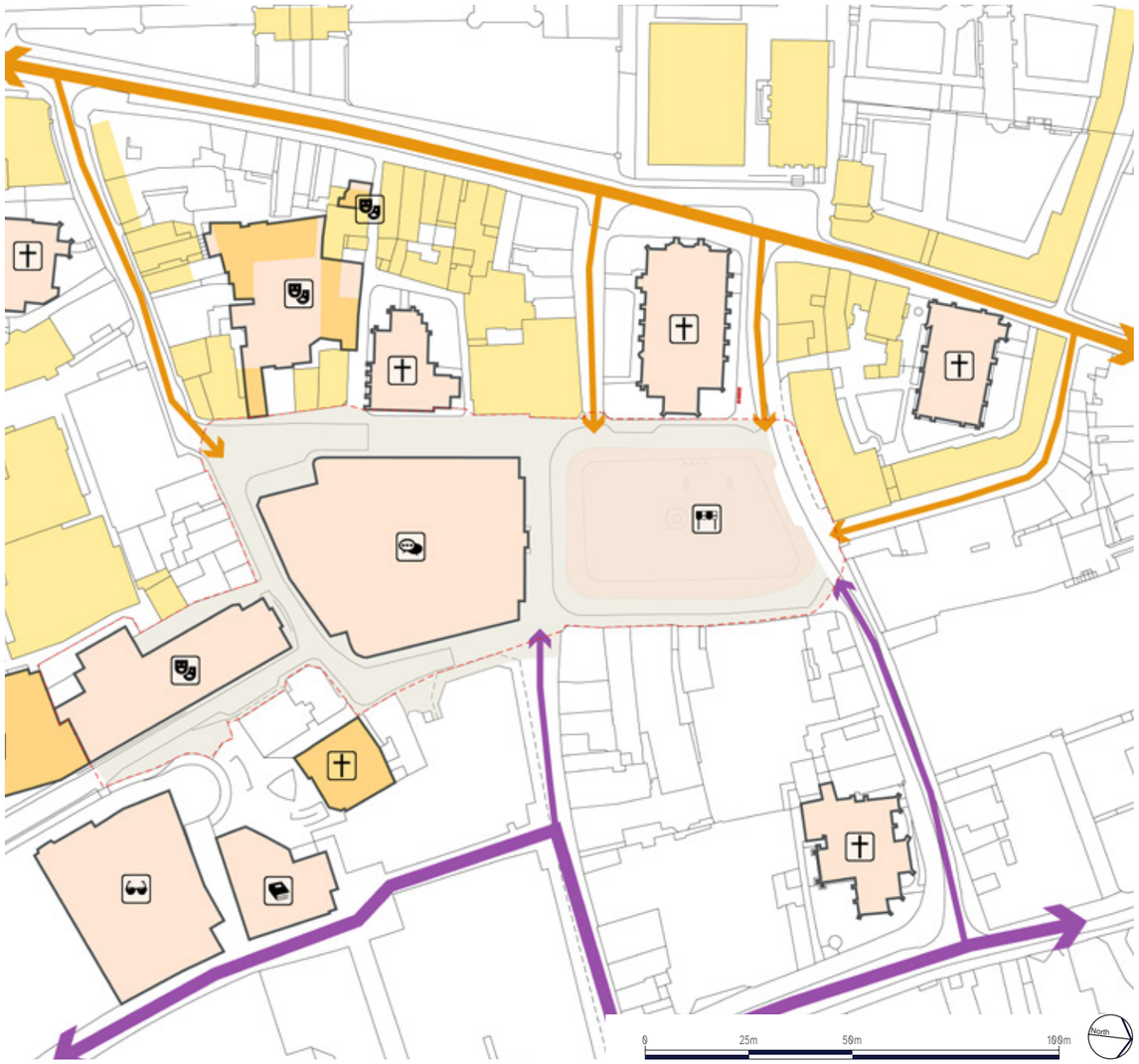
University / College owned property

Civic Institution

Visitor / Student route

Commercial route

↓ Diagram showing the key pedestrian movement routes and their functions. Two principal north-south movement corridors frame the Civic Quarter. To the west in the area dominated by College and University Buildings is Kings Parade and Trinity Street and the principal movement is by visitors to the city and students moving between College Buildings. To the east of the Civic Quarter is Sidney Street which is used more for commerce and local communities. East-west routes along St Mary's Street, Market Street, Petty Cury, St Mary's Passage and Bene't Street bring people from these two key routes together in the Civic Quarter.



↓ 1688 Plan of Cambridge Market Square



4.0 The Evolution of the Market

A market has been in existence for more than 1000 years and was first recorded in this location in 1457 when the long since removed Market Cross was mentioned. Over time the location and the extent of the Market has developed and adapted and even moved.

Originally the market was located all around the surrounding streets. The word ‘Hill’ is believed to be derived from the old English word for market and this is where the street names ‘Market Hill, Peas Hill’ come from.

The following paragraphs are a summary of the key phases of the Market with a more detailed Heritage Statement provided by Turley.

The Medieval Market

Maps and illustrations show that the medieval market was distributed throughout the surrounding streets. Market Hill was a more slender open space towards the eastern side of the Market Square forming a ‘L’ shape with Market Wynde. Further markets were located down Union Street (now Peas Hill), Butchers Street (now Guildhall Street) and Petty Cury. The market stalls were located within zones, with the Garden market outside the Guildhall, the meat market on Market Hill and the fish Market on Peas Hill.

To the western side of Market Square there were 2-3 storey high buildings wrapping along the eastern edge of Great St Mary’s Church.

Victorian Market

Following a great fire in 1849 the medieval market place and its structure was destroyed.

The result was the new design of the Market place, with the buildings that burnt down not being replaced. This resulted in a wider centralised Market Square with a carriageway to all four sides connecting with the surrounding streets.

As well as the market, the original conduit head was also removed and replaced with a new gothic style fountain in the centre of the new Market Square.

20th Century Interventions

During the 20th Century, the extents of the historic setts was reduced presumably in response to the construction of the new Guildhall, pedestrianised sections of Peas Hill, increased radii to support highways requirements, the removal of the gothic fountain structure, the construction of new underground WC facilities and above ground waste provisions.

All of these have impacted the original design of the Victorian market place and how it is interpreted.

Grade I Listed

Grade II* Listed

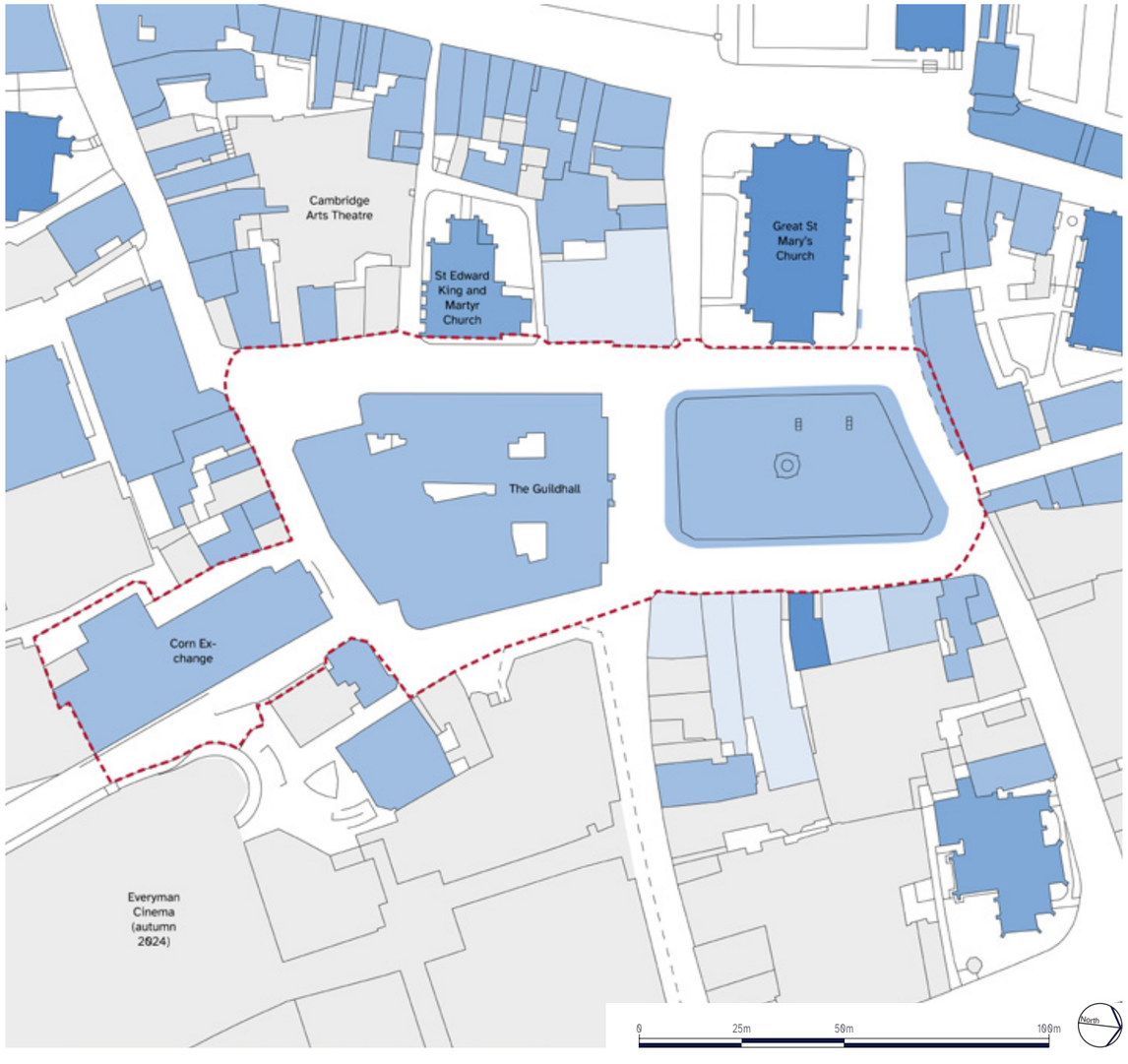
Grade II Listed

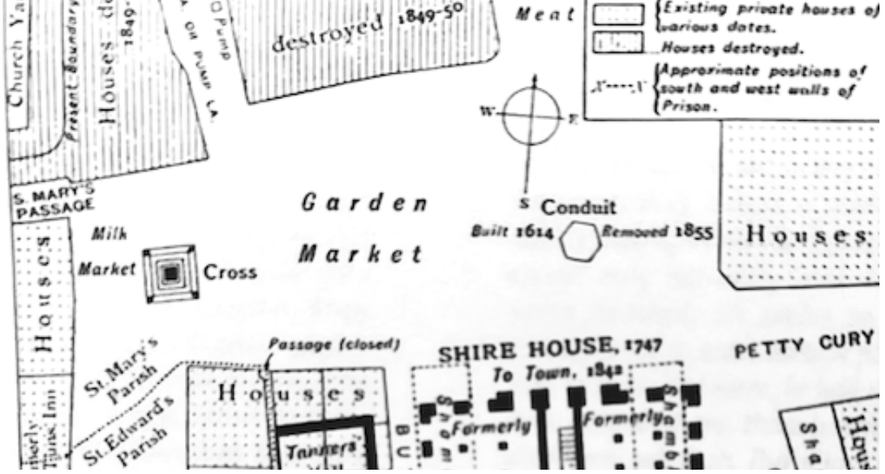
Positive Building/ Structure

Building of Local Interest

Other Buildings

↓ Diagram showing the significance of the heritage assets in and around Cambridge Civic Quarter





Medieval market:

- Temporary stalls
- Permanent shop-houses
- Floor paved with sand was re-levelled and renewed frequently



Conduit Fountain built at Petty Cury junction

Market Cross demolished: 3 aldermen and 3 town councillors decided it was unnecessary

New market place appropriate for Victorian era:

- Open rectangle market created
- New Gothic Revival Conduit Fountain created in the centre of the new market square
- Surfacing replaced



Guildhall constructed



Vehicular access blocked from Petty Cury and Peas Hill, creating a loop road round the market square

1500s

1457

Earliest mention of the Market Cross



1614

1597

Hobson's Conduit created to bring much needed water to the people of Cambridge

1786

1664

Market Cross disappeared and was replaced with a different design

1855

1849

Great Fire of Cambridge

Houses in Market Hill (the centre of the market square) were destroyed



1938

1902

Underground toilets in the market square referenced

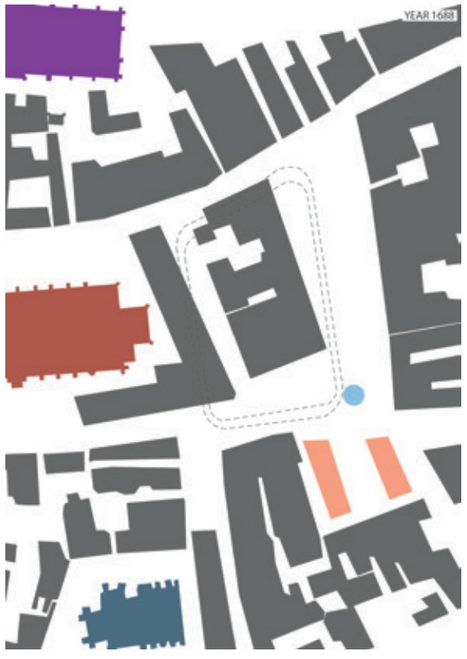


1990s

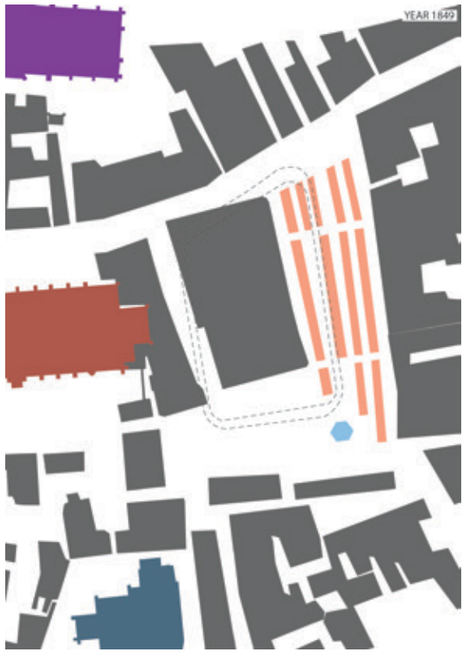
1953

Conduit Fountain structure removed





← **1688** On the earliest recorded map of the Market area there are buildings around Great St Mary's Church and down Peas Hill to the rear of St Edward King and Martyr Church. The market was segregated into types with stalls selling meat along what is now Guildhall Street and Fish along Peas Hill.



← **1849** More detailed maps show Hobson's Conduit remains in the south-east corner and the market stalls in what is now Market Hill organised in north-south lines.

← There are buildings tight against Great St Mary's Church.



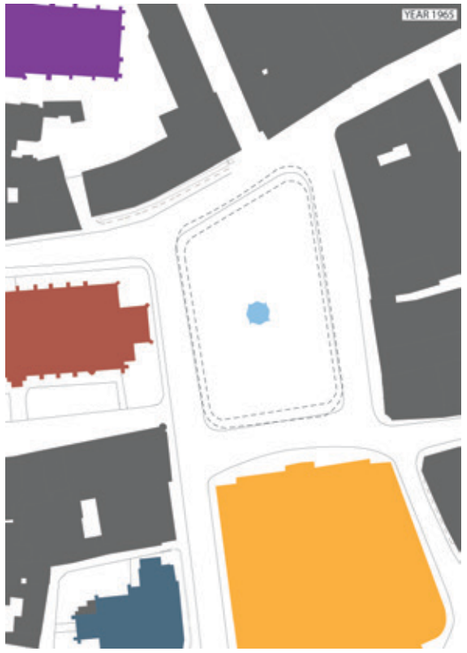
← **1885** This map is the first record 30 years after the market place was redeveloped in 1855.

← It shows the buildings which were destroyed around Great St Mary's Church not being replaced and instead a wide open market square with a new fountain head in the centre.

← The surface materials of the market square extended much further than they do today.

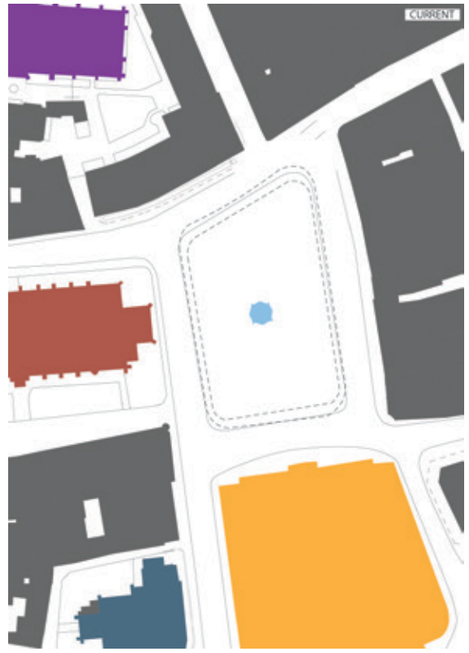


← **1905** Little has changed during this time. The largest change being the extension of the previous Guildhall buildings.



← **1965** This map from 1965 shows the Guildhall building which was constructed in 1939. It was contemporary with the replacement buildings along Market Hill which form the colonnade with Gonville and Caius above.

← It's during this time that the extents of the setts starts to be more representative of what is there today with a wider curved paved area in front of the Guildhall.



← **2024** The extents of the setts and footpath around them has had further modifications with increased radii around the southern and northern edges. Today the surrounding footpath is a mix of bitumen and concrete blocks with no surviving York Stone.



Great St Mary's Church

St Michael's Church

Market Stalls

Fountain

St Edward King and Martyr Church

Guildhall

Buildings

Existing setts and footpath outline

Circa 1885



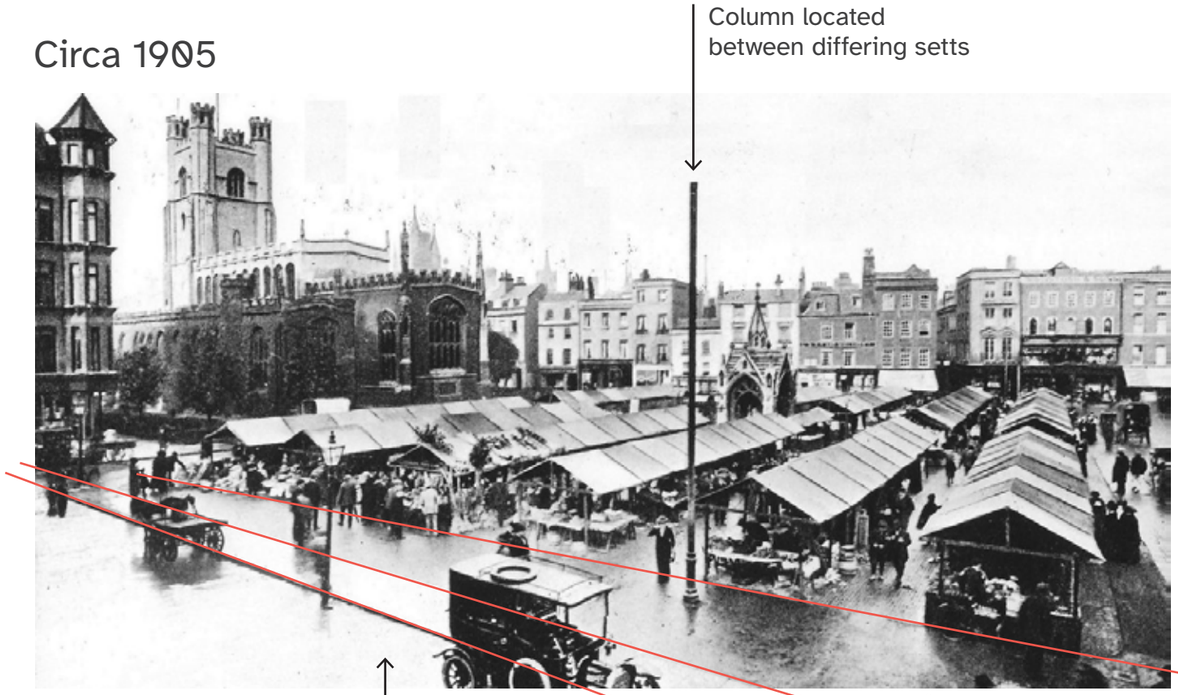
Tight radius to paving and setts

York stone paving slabs - appears to be continuous width to outside edge

Upstand kerb between carriageway and paving

Setts between the Guildhall and the edge of the paving

Circa 1905



Column located between differing setts

Upstand kerb between carriageway and paving

York stone paving slabs - appears to be continuous width to outside edge

Tight radius to paving and setts

Two different types of setts

Indicates historic kerb line and back of pavement

Circa 1910

Column behind line of market stalls



1953



V-channels are evident

Much wider area of paving adjacent to setts

2024

Shelley and Sarah's Cafe is now permanant in the north-west corner of the square



Assorted structures associated with waste removal have appeared



'Demountable' stalls remain in situ at all times

5.0 Site Conditions
5.1 Existing surfaces

LDA Design's 2021 Market Square Concept Design Report set out the findings of a detailed study of surface materials. The surface was deemed to lack consistency and quality and that summary is relevant to the wider Civic Quarter.

Existing materials within the Market Square study area include Grade II listed setts, Yorkstone flags, block and concrete paving as well as asphalt and concrete.

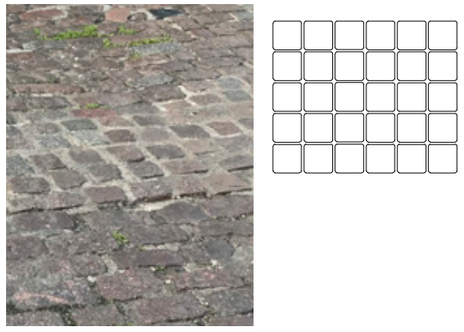
There are also a range of laying patterns and drainage details across the site, which alongside areas of disturbance contribute to significant accessibility issues.

Peas Hill

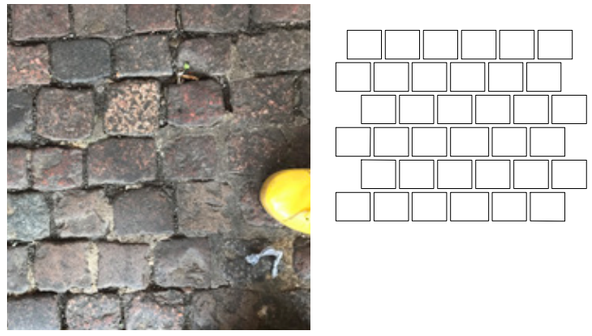
Peas Hill was an important part of the market historically. From historic photos, the carriageway appears to have been laid with setts but subsequently finished with asphalt. Over time, the carriageway has been removed and replaced with Yorkstone stone paving with only a small portion of the street remaining accessible to vehicles.

The passages that connect into Peas Hill have more consistently been laid with a mix of York Stone and concrete pavers. No historic paving remains in these streets.

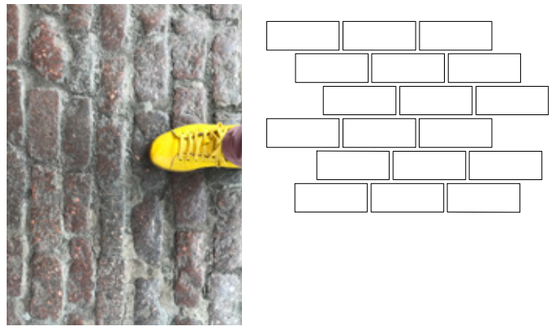
Laying pattern



Stack bond (Square setts) limited use

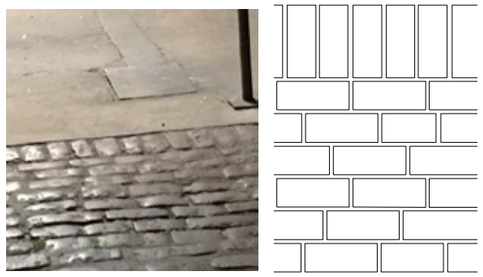


Staggered bond (square setts)

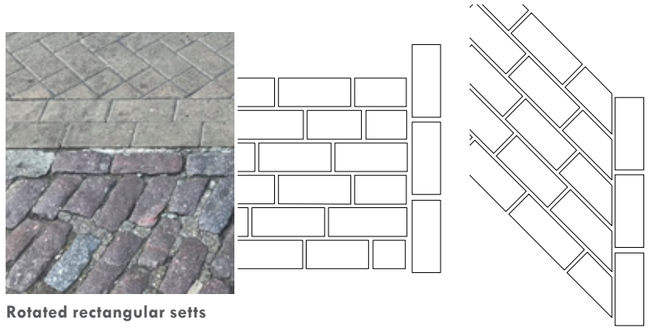


Staggered bond (rectangular setts)

Edge details

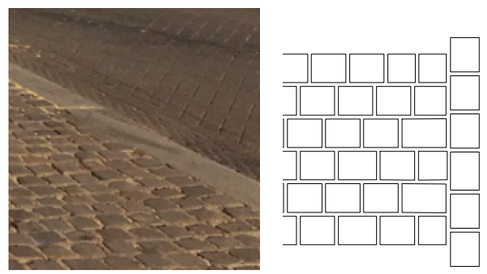


Rotated rectangular setts



Rotated rectangular setts

Alternate rows of rectangular setts are started with cubes or half setts



Square setts

Guildhall St and Wheeler St

Guildhall St has similarly been partly pedestrianised over time with a variety of modern concrete pavers. Drainage channels and the route of Hobson's conduit are also marked by concrete pavers - but in a contrasting colour.

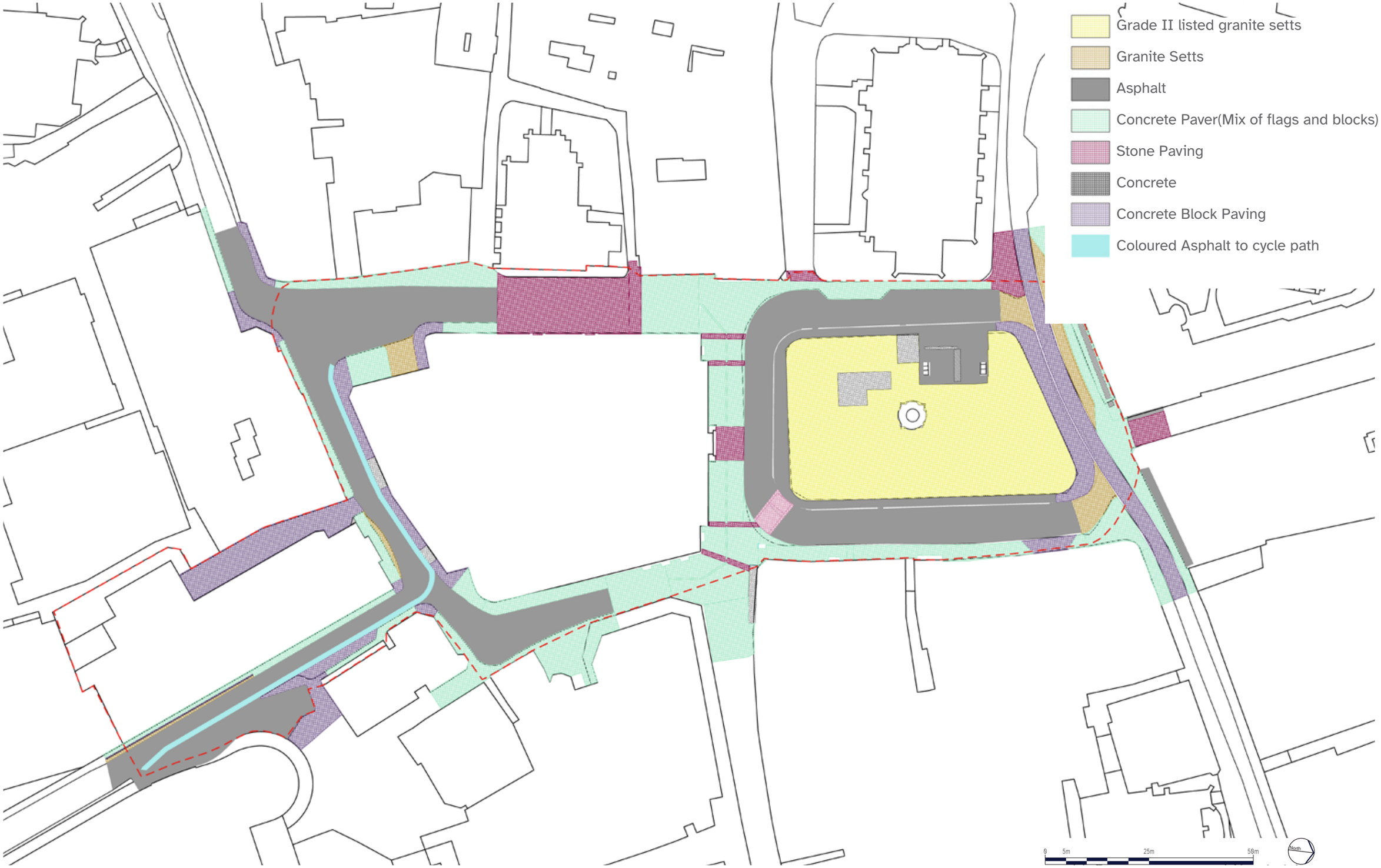
Wheeler St has a similar range of paving materials to the Market Sq with contrasting paving on either side of the asphalt carriageway. No historic paving remains in these streets.

Accessibility Report

In 2023 an access audit of the surfacing within the Market Square was produced by idacs(UK) Ltd. It concludes that there are significant safety concerns with the paving which do not meet modern accessibility standards.

The report states that the rounded shape of the setts and significant gradients/ falls within the site mean that repointing the setts in-situ will not resolve the accessibility issues within the square. The recommendation is for comprehensive re-laying of the site and the integration of a new drainage system.

↓ Plan showing paving types



5.2 Heritage Listings

The following descriptions are taken from Historic England's List Entry for the listed structures within the Market Square. Further detail on current condition and value is included here from Turley's heritage report:

Setts and Railings

Grade:II

List Entry Number: 1467164

Date first listed: 30-Oct-2019

List Entry Name: Market Place paving and two sets of iron railings

Summary: Granite setts laid out in 1855-1856 and iron railings installed later in the C19.

Reasons for Designation: The granite setts laid out in 1855-1856 and iron railings installed later in the C19 are listed at Grade II for the following principal reasons:

Architectural interest: The setts are an integral part of the mid-C19 scheme for the expansion and re-laying of the Market Place and can be accurately dated to 1855-1856; * given that the use of granite setts only became widespread from the 1830s, this is a relatively early surviving example of a large area of historic paving; * the handsomely designed railings are of good quality ironwork and, other than one gate, are in their original condition.

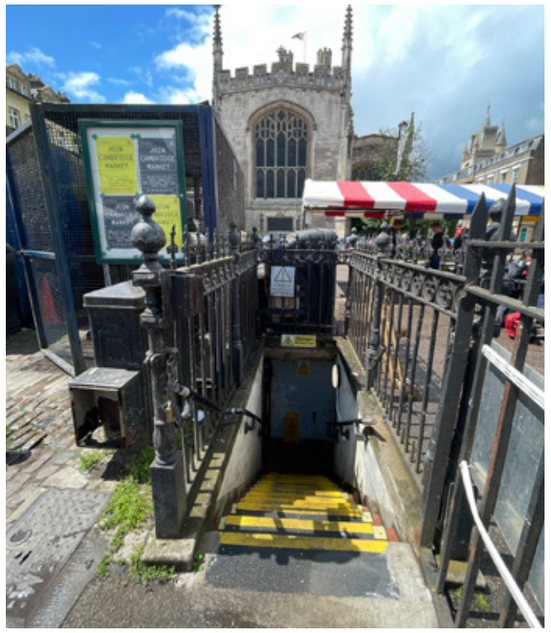
Historic interest: As good quality examples of C19 street furniture, they make an important contribution to the historic streetscene; * along with the Grade II listed fountain in the centre of the Market Place, they form a significant ensemble of historic street furniture in the commercial and civic heart of the city.

Group value: They have strong group value with the listed fountain and with a large number of listed buildings surrounding the Market Place, notably the Grade I listed Church of St Mary the Great on the west side and the Grade II listed Guildhall on the south side.

From Turleys heritage report:

The description does not comment on the loss of setts in key areas across the historic Market Square in the C20.It also makes no mention of the sett patterns nor drainage channels or the different types and shape of setts visible on the market square which include rectangular and squarer setts.

The suggestion that the iron railings were added in the later C19 is incorrect. As the Ordnance Survey plans show, they appear some time between the 1903 and 1927 plans.





↓ The listed railings and setts ↑



The Fountain

Grade: II

List Entry Number: 1101735

Date first listed: 02-Nov-1972

List Entry Name: Fountain in the centre of Market Hill

Fountain in the centre of Market Hill TL 4458 SE 6/572 II 2. The conduit head for Hobson's Brook erected in 1856 after the original fountain was removed to its present site in Trumpington Road (qv). Stone fountain, much weathered, set in a granite basin. (RCHM 79).

From Turleys heritage report:

In its heyday, the fountain provided fresh water for those using the market and was the central feature of the newly enlarged and planned marketplace. What remains today is a rather sad shadow of its former self. It is in poor condition with some continuing movement of the structure evident and lacking any explanation of its original form. It has lost its role as the centrepiece of the market.

The fountain's historic interest, as a symbol of Victorian civic pride at the heart of the commercial and administrative centre of the city, has therefore been significantly diminished.

↓ The current remains of the fountain and listed setts



5.3 Below Ground Considerations

There are a number of below ground structures in and adjacent to the Market Square. Many of these are associated with listed buildings which front onto the Market Square.

Market Square Basement

To the western side of the Market Square there is an existing basement which is approximately 78m^2 and 2.65m below ground. It was constructed in the early part of the 20th Century to house male and female public WCs. Today it is a facility for the Market traders only and provides some WCs and lockers. It is accessed via two separate staircases in the Market Square which are enclosed by the original decorated iron railings and gated. The steps are narrow, steep, with limited slip resistance and don't meet contemporary requirements to deliver safe access. They are also not inclusive. The railings themselves are listed as part of a group with the setts.

Structure under Peas Hill

There is an extensive below ground structure between The Guildhall and King Edward Saint and Martyr Church. This could be a crypt associated with King Edward Saint and Martyr Church or could be cellars associated with the mediaeval buildings that were in this location.

The location of the crypt / cellars is a constraint on services and the positioning of any new trees or soft works above ground.

The Guildhall Basement

The Guildhall's basement is understood to extend approximately 1.5m beyond the ground floor footprint. There are a number of pavement lights around the perimeter of the building which form part of the listing of the building as well as providing a technical function of being break out panels for smoke ventilation in the event of a fire.

Currently there are elements of street furniture such as bicycle stands located over some of the existing pavement lights causing an obstruction.

Other Basements

There are a number of additional basements

↓ Cycle parking over pavement lights causing an obstruction.



to other buildings around the Market Square. Those currently known about are shown on the diagram opposite but are not exhaustive. The extents and depths of these basements will be constraints on options above ground including positioning of new trees and surface build-ups.

Below Ground Services and Utilities

As a historic busy city centre there are numerous below ground services and utilities, including some which may be redundant and left in-situ. Baseline diagrammatic information has been provided for some areas of the Civic Quarter and can be used as a guide to determine probable locations for services which are typically noted to be in the centre of carriageways.

Archaeology

The nature of the city centre means there is assumed to be extensive below ground archaeology within the Civic Quarter. Prior to the current surfacing of the carriageways it is known that wooden sets were used and may still be beneath the surface.

There is also an existing crypt beneath the fountain base where the water chamber was, and the important route of Hobson's Conduit which supplied it.

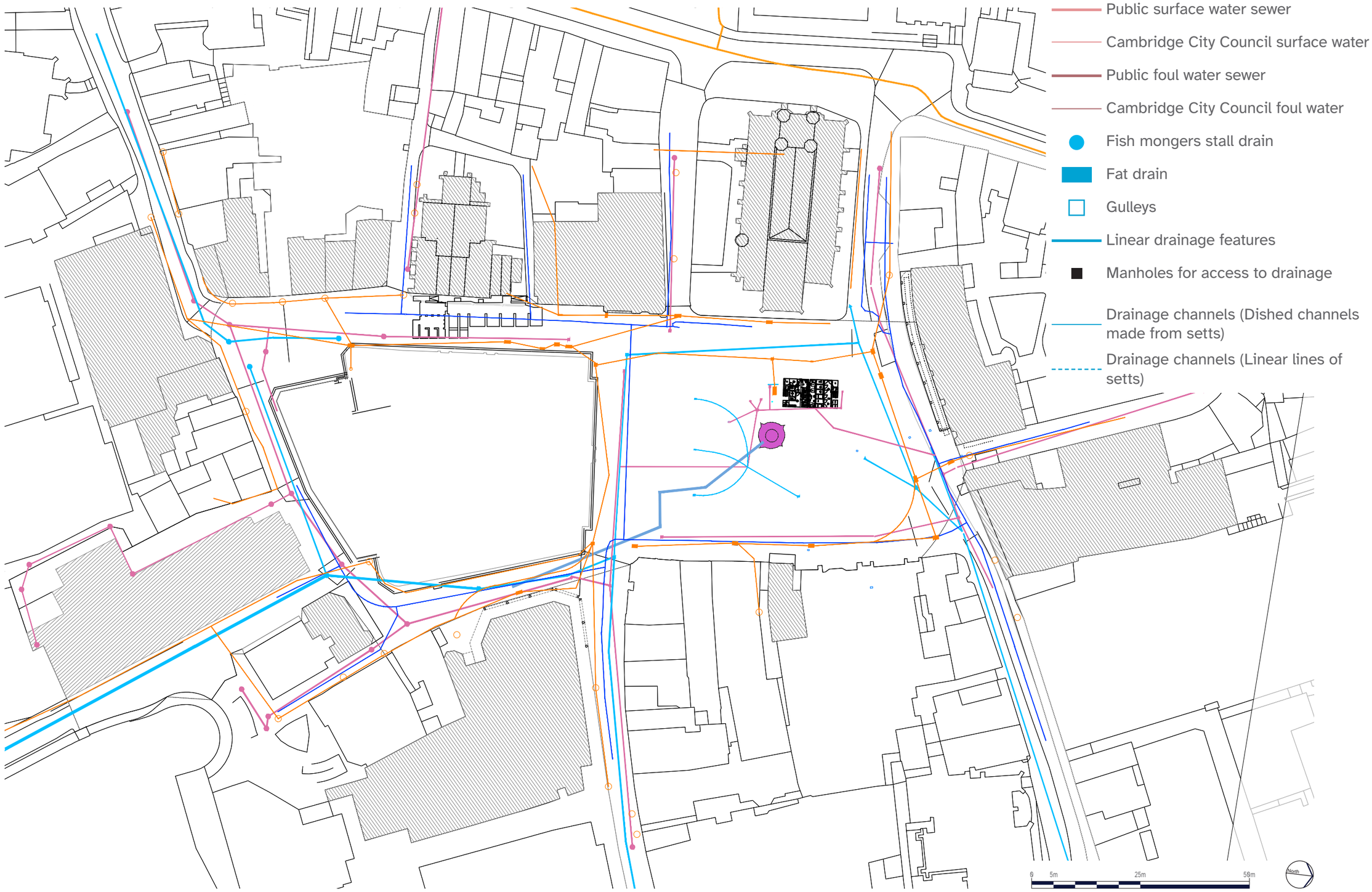
These elements will form part of the constraints of any changes to the surface levels and build-up across the site.

Next Steps

1. Detailed measured surveys required for all below ground structures and the access to them. This includes a full survey of all surrounding buildings to confirm the presence of basements as well as the Crypt. Depths of basements, ceiling build-ups, depths below existing surface levels and wall constructions would also be required.

2. A full PAS survey of all below ground services and utilities across the full extent of the Civic Quarter.

↓ Plan showing approximate locations of basements and services



5.4 Existing Soft Landscaping

There is limited existing vegetation within the redline boundary. Planting within the listed fountain in the centre of the Market Square and the recent addition of new planters on Peas Hill, containing multi-stem silver birches are the only existing vegetation within the site.

However, Cambridge's wider network of green and blue infrastructure contributes to its ranking in 2024 as England's second greenest city (www.endsreport.com). This network is most evident to the west of the site where the River Cam and its associated meadows and college lawns border the city centre.

Open spaces closer to the site are largely private and college owned. The churchyards of Great St Marys and St Edward King & Martyr contain a range of trees and shrubs. These back onto Market Hill and Peas Hill.

City-wide strategies

The city's emerging Local Plan includes a policy that will require development to achieve a minimum 20% Biodiversity Net Gain (BNG). The ambition for the site is 20%.

The Cambridge Canopy Project seeks to grow Cambridge's urban forest, increasing tree canopy cover from 17% to 19% by the 2050s. This translates to around 16,000 new trees.







↑ Existing planting around the Market Square and Great St Mary's Church

Legend

Amenity Grassland

Shrub and flower bed

Trees

↓ Plan showing existing vegetation



↓ New public realm and tree planting along Peas Hill



5.5 Sun Studies

The sun studies opposite demonstrate where the sunny parts of the Civic Quarter are during both the day and the year. Key times of the day have been selected for morning, midday, evening and at the equinoxes through the year.

The sun studies demonstrate that despite The Guildhall being north facing the area in front of it is a sunny spot during summer evenings and the benches in front of The Guildhall attract people to sit at them. During the middle of the day this area is also attractive as it provides an area of shading from the heat of the sun.

The sun studies also demonstrate that the most southern part of Guildhall Street (the widest section) is also a sunny spot. This is in part due to the stepping down of the roof lines at the southern end of The Guildhall.

Peas Hill is sunny during the middle of the day during the summer and then begins to become more shaded into the late afternoon / evening.



↑ 6.30pm June - the sun is still high in the sky and the north facing space directly in front of the Guildhall is one of the sunniest spots in the Market Square on a sunny summer evening



↑ 1.30pm July - the sun is still in the south in the sky and the northern face of the Guildhall is in shade providing seating out of the heat of the sun for people.



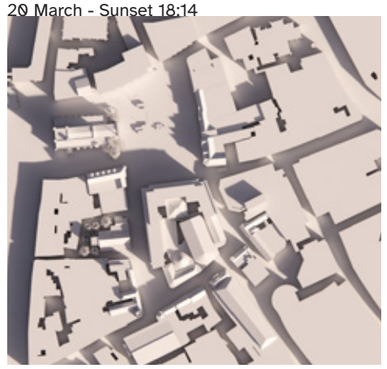
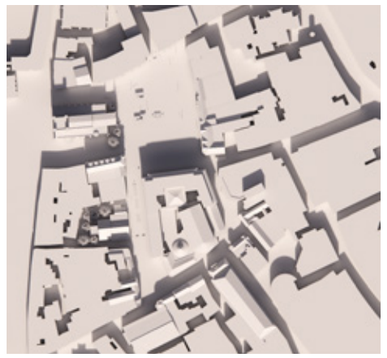
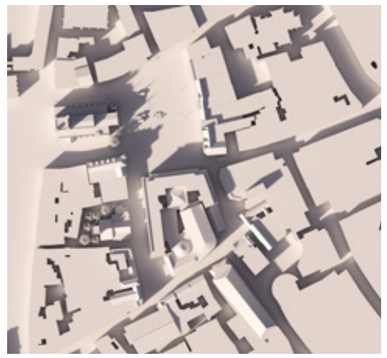
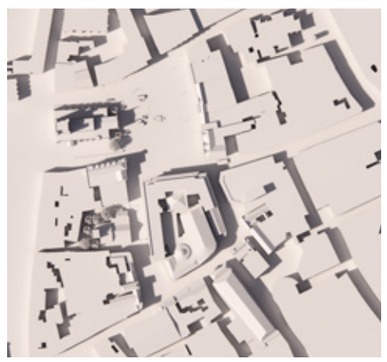
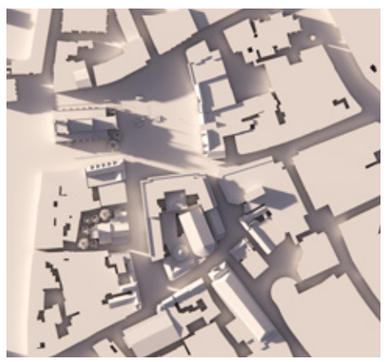
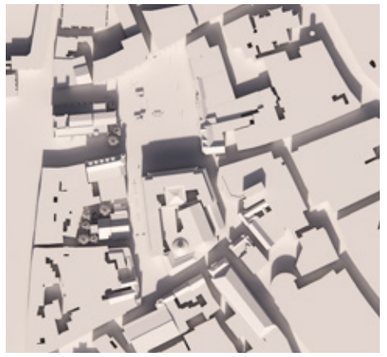
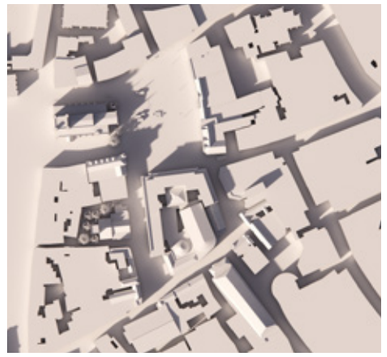
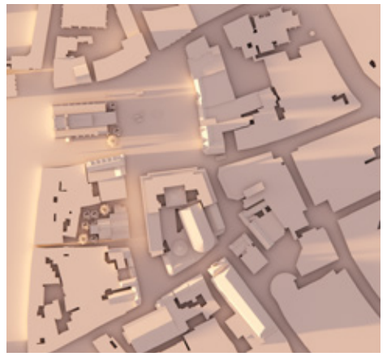
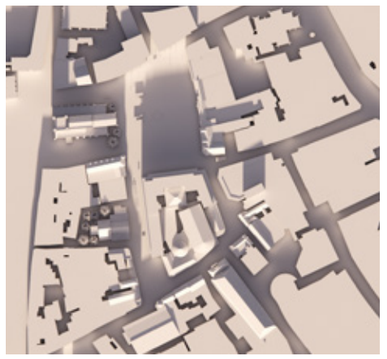
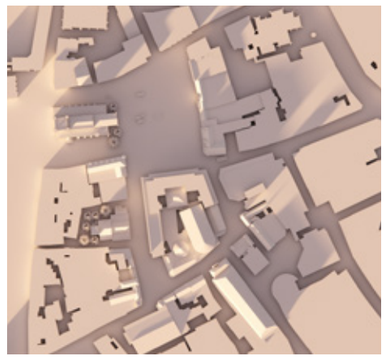
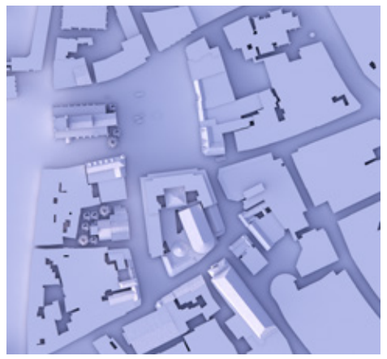
↑ 6.30pm June - the eastern side of Market Hill remains sunnier into the evening. Current shading is provided by the market stalls which remain in situ all year round



↑ 1.30pm July - very little shading along Peas Hill



↑ 1.30pm July - very little shading along Guildhall Street

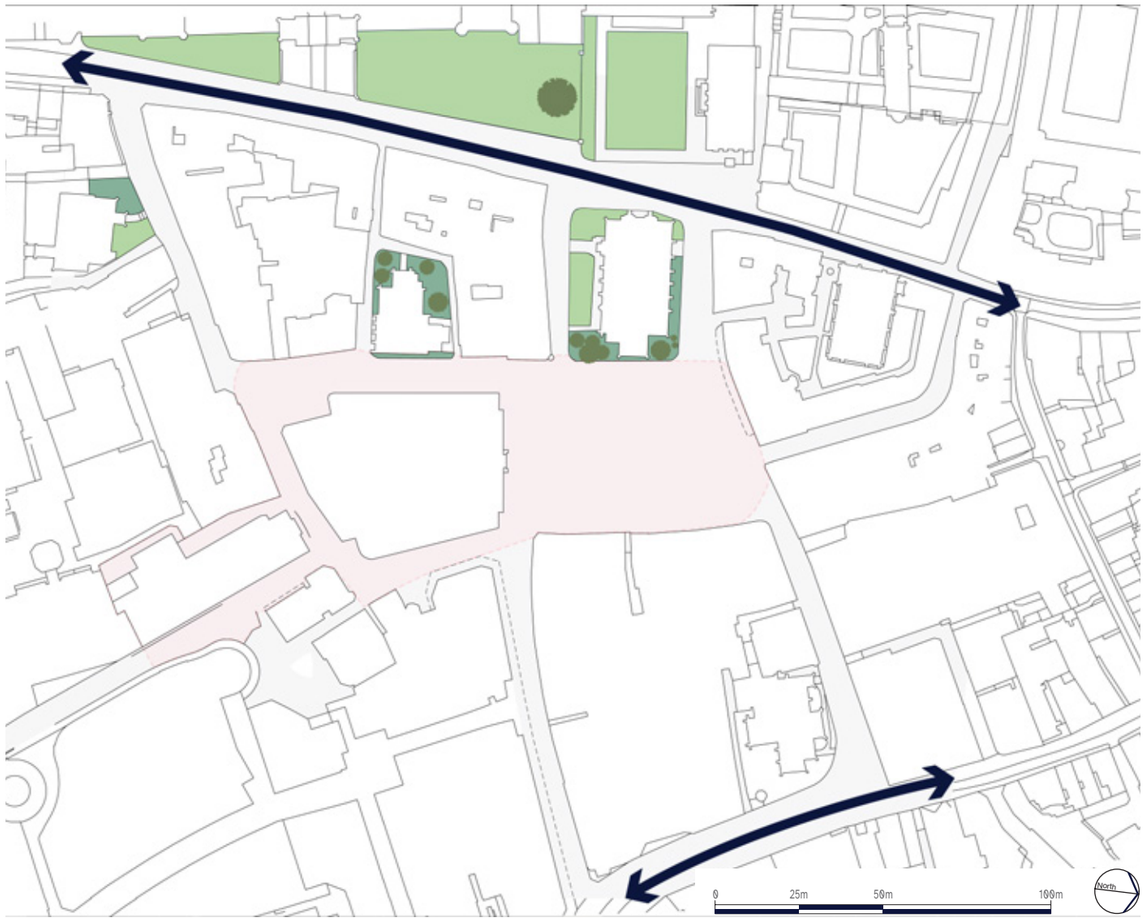
	9:00am	12:00pm	15:00pm	18:00pm
20 March - Sunset 18:14				
Sunlight 21 June - Sunset 21:22				
Sunlight 23 September - Sunset 18:57				
Sunlight 22 December - Sunset 15:54				

6.0 The Proposals
6.1 Landscape Strategy

An understanding of the context of Cambridge Civic Quarter led to establishing a set of landscape principles and a framework for design responses. These are as follows:

- Appreciating the importance of the front door to the Guildhall and it being the entrance to the democratic heart of Cambridge
- The importance of creating a setting for The Guildhall and the ability for the people of Cambridge to have access to an area of hard landscaping in order to gather, celebrate, protest
- The significance of Hobson's Conduit as a means of bringing fresh water to the people of Cambridge and what that meant for the city and its development
- The need to strengthen connections into, through and from principal streets to bring people into the Civic heart of the city.
- The need to reduce the amount of vehicles whether motorised or bicycles, through the Civic Quarter and prioritising the public realm for people.
- Creating a place that is safe and accessible for all people
- The importance of retaining an operational 7-day Market in the heart of the City.
- Appreciating the surrounding heritage assets including Great St Mary's Church which turns its back to the Market Square, and improving their connection to the Square
- Respecting key views across the Civic Quarter

The diagrams on the following pages illustrate the key moves using these principals to inform the spatial layout of the landscape plan.



↑ Capturing North - South movement. Kings Parade (University, tourist) and Sidney Street (commercial) are two of the principle movement corridors for people, bypassing the Market Square and Civic Quarter. Capturing that movement and drawing people into the site is critical to the success of the Civic Quarter.



↑ Green Crossroads. The existing green infrastructure is located to the west of the Civic Quarter and along Peas Hill. The proposals aim to utilise these green routes to draw people into the space and reinforce them through planting to encourage movement into and across the Civic Quarter.



↑ These two green corridors will be enhanced with additional planting and trees which lead people through these two streets. Tree planting in front of the Guildhall will create a visual connection with the tree planting alongside Great St Mary's Church and strengthen pedestrian movement along this route which is currently indirect due to the experience of the loop road, and the feel of this being a road, as well as the current market stalls being a physical and visual obstacle.



View from the end of St Mary's Passage

The passageway has cycle parking and a sign post in the centre of it creating a visual barrier. The road, and the gazebos for Stazione restaurant are barriers to clear routes for pedestrians.



View from Petty Cury

The western end of the street is dominated by the gazebos for Stazione restaurant which form a physical and visual barrier which forces people to walk to the edges of the building.

Guildhall to Rose Crescent Connection

Looking at the Market Square afresh an additional physical and visual connection became apparent. This was the connection between Guildhall Street and Rose Crescent.

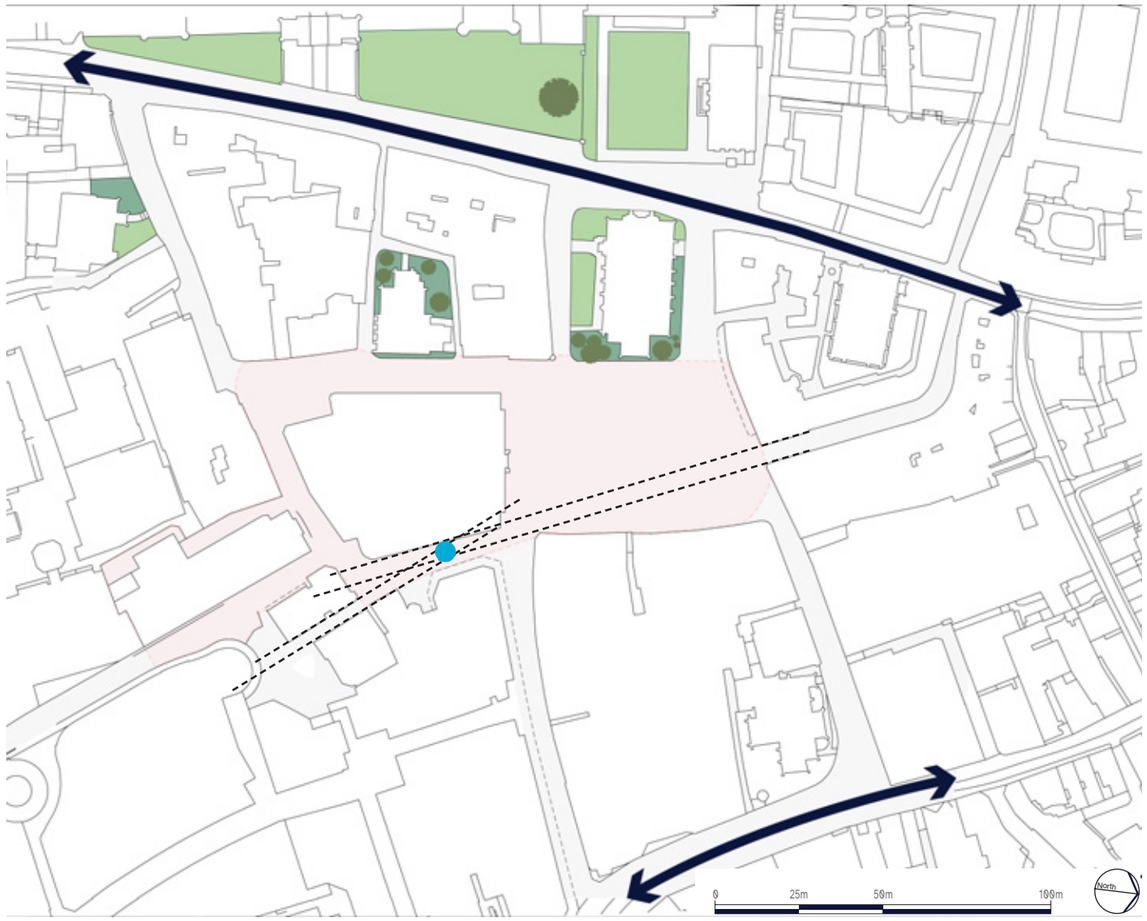
Guildhall Street is a key pedestrian connection from the Grand Arcade shopping centre including the library, and the Market Square. At the moment this street is dominated by a vehicle turning head and cycles and Voi scooters parked in the centre of it.

Standing where the cycle parking is, an under appreciated connection with Rose Crescent becomes apparent. This is further emphasised by the diagonal geometry of the eastern facade of The Guildhall which is almost in a line with the Western Side of Rose Crescent.

From the point highlighted in blue on the diagram opposite and moving towards Rose Crescent, the chapel at St John's chapel is framed between the two sides of Rose Crescent. This route also takes you past the Snowy Farr Statue - a popular meeting point naturally established at a key pedestrian crossroads.







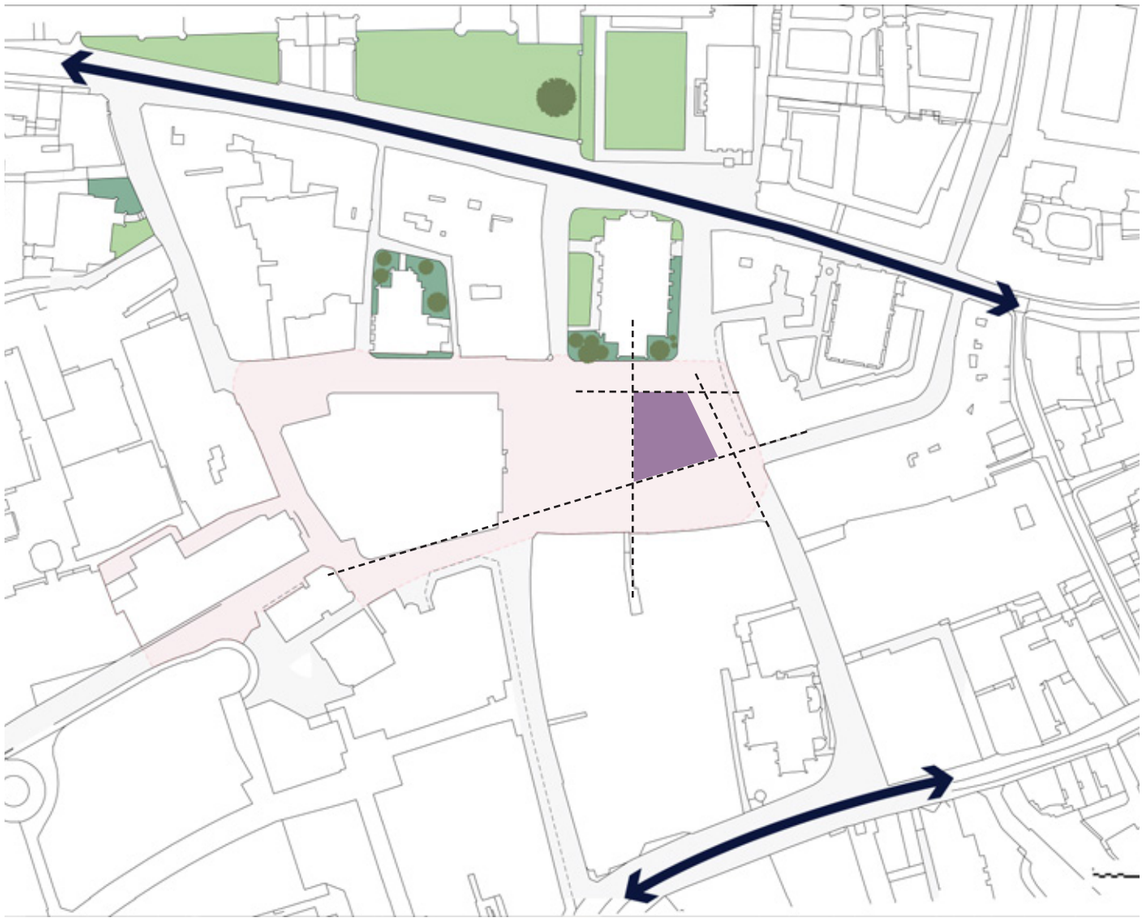
↑ An under-appreciated movement route from Lions Yard, through Guildhall Street and out into the Market Square with a strong view to Rose Crescent beyond.



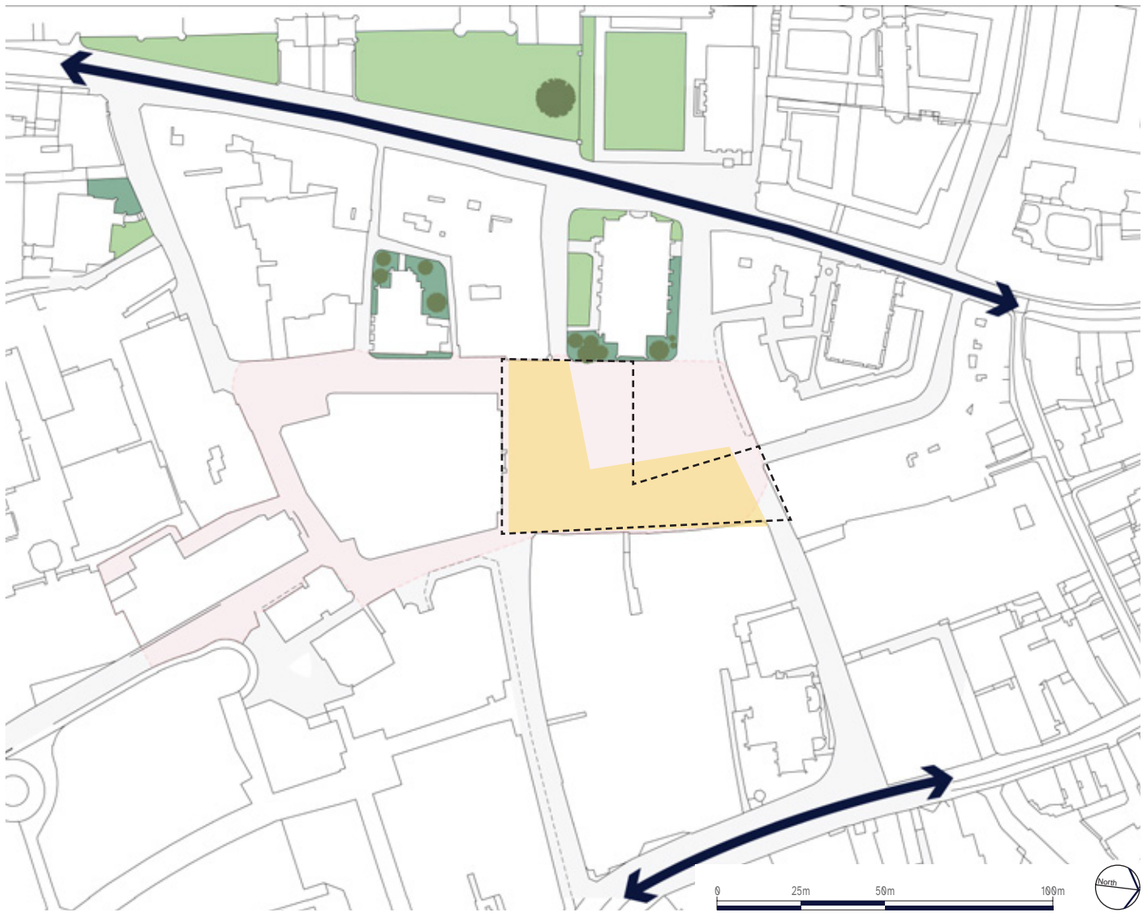
↑ The key route through Guildhall Street is currently blocked with cycle parking and VOI scooters meaning pedestrians are pushed towards the edges of the street and to walk underneath the overhang to Lion's Yard.



↑ Allowing people to walk in the centre of the street would strengthen the connection with Rose Crescent and the view to the chapel at St John's Chapel beyond



↑ The various geometries of the surrounding streets begin to define a space suitable for a canopy that would allow the key views and movement corridors to be appreciated and which creates an open space in front of The Guildhall for flexible use and an open space in the north eastern corner of the Market Square which captures the late afternoon and evening sun.



Medieval extent of open market space

---------- Proposed extent of open market space

↑ Overlaying the historic maps from before the Victorian market show how this area of Market Hill was historically open space whereas the area around St Mary's Church had buildings in front of it. Increasing the feeling of 'openness' in the north eastern corner provides new opportunities for interpretation of how the mediaeval market operated as well as the Victorian market.

6.2 The Market Square

Vision

The Market Square will continue to be the heart of Cambridge and the democratic centre of the city. It will be the ‘front door’ to The Guildhall and provide a space for civic functions including protests, celebrations, parades and remembrance. It will be the home of a successful 7-day market attracting both visitors and the local community to the heart of the city.

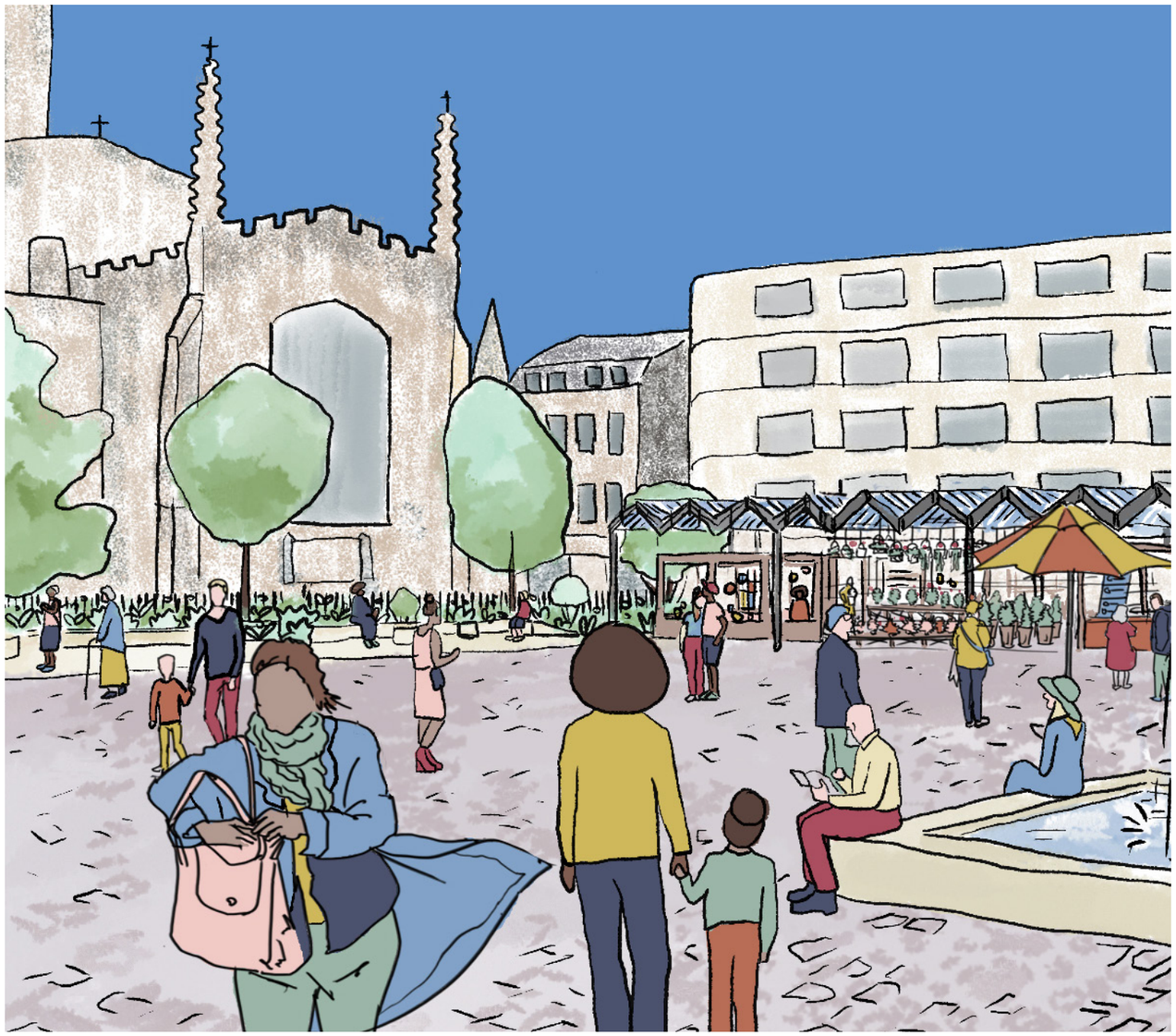
Balancing uses

Cambridge is a city with limited hard landscaped external open space. Until the late 20th Century the Market Square was still used as a flexible space and Market stalls were not permanently left in-situ. This meant the Market Square was better able to provide space for a variety of civic functions which couldn’t be provided elsewhere. This included providing a place for celebrations such as King George and Queen Elizabeth’s coronations, and the end of World Wars I and II as well as being a place for performances, gatherings, etc.

As the market stalls became an ever more permanent feature, the ability for the square to function as anything other than a market became reduced to the area of paving directly in front of the Guildhall. There is still demand for these functions, events and activities.

Equally when the market traders have left for the day, the area cannot be used for any organised function whilst raising the perception that the city is unsafe.

↓ The proposed Market Square viewed from the corner of Guildhall Street



Defining the Market Square

As demonstrated in Section 3.0 the extent of the historic setts has changed and been adapted to suit contemporary requirements since its original construction in 1855.

The fundamental changes are that the extent of historic setts has reduced in size, particularly from the south of the Market Square. This has seemingly coincided with changes to The Guildhall (the most recent iteration being 1939) as well as changes to the surrounding carriageways to suit changing highways requirements such as increased radii at junctions.

In terms of fabric, the original York Stone around the perimeter has been lost, as have the wooden setts to the carriageways. Interventions within the Market Square itself such as the basement toilets, and a suitable base for the compactor and bins, have over time meant there has been a loss of historic fabric.

The next iteration of the Market Square presents an opportunity to provide people with improved interpretation of a fuller history of the space including the original extents of the Victorian design, which the listing references.

Due to the alterations which have occurred over time, there is not enough historic fabric to reinstate the existing extents without integrating an amount of new or reclaimed fabric from elsewhere. So even if you re-lay the setts to the current extent, improving degraded areas, you would require new setts. With this being the case there is an opportunity to reinstate the original extent of the Victorian market place, integrating new material with existing. The diagrams opposite show the relative extents of both the layout today and the original as well as the area of new material required.

These values are as measured from plan and do not take into consideration any existing small patches of missing historic setts, or any areas of setts which are not of a suitable quality to re-use.

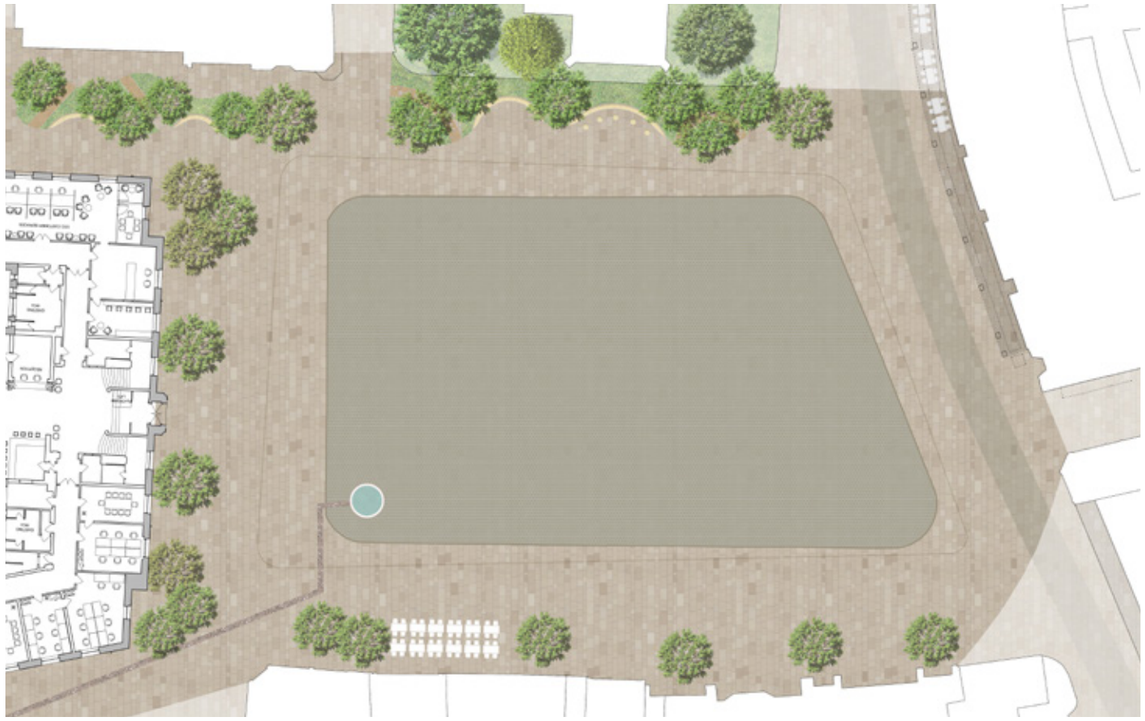
Re-laying to today's full extent

Extent of setts

Total area = 1714m2

Existing area of historic paving = 1485m2

New setts required = 229m2



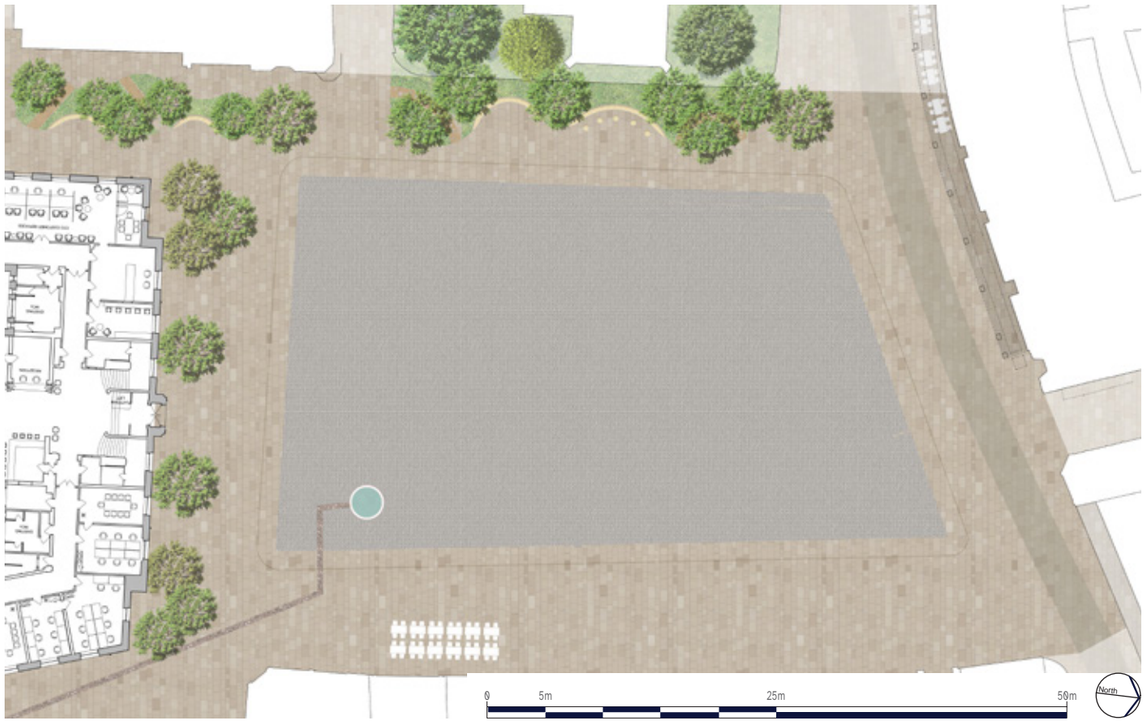
Re-laying to the 1885 extent (assumed to be as original 1855)

Extent of setts

Total area = 1888m2

Existing area of historic setts = 1485m2

New setts required = 403m2



A New Market Structure

A number of the challenges raised throughout the engagement process prompted design conversations around the introduction of a canopy or permanent structure within the Market Square. A structure could help to:

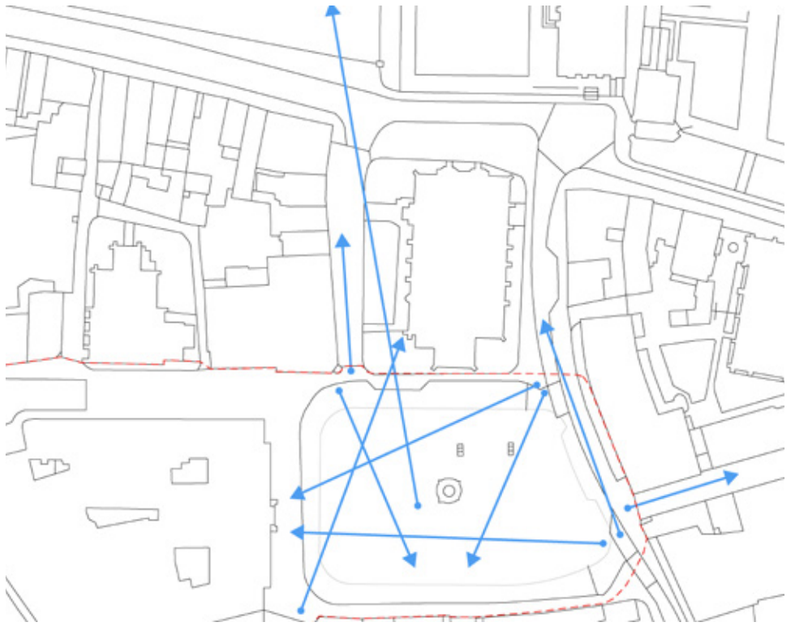
- Provide all year round shelter to traders
- Provide opportunities for permanent stalls which in turn could limit vehicle movements within the Civic Quarter and reduce the need for daily set-up for regular traders.
- Reduce the visual impact of a waste storage and removal system
- Provide opportunities for sheltered dining/ seating areas
- Provide accessible toilets at ground level
- Create opportunities for solar panels to support the Net Zero ambitions of the Council
- Create storage areas for demountable stalls

Concerns were raised over:

- The impact on historic buildings and paving materials
- Blocking peoples movement around the Civic Quarter and adding to clutter

↓ Plans showing potential locations of market buildings





↑ Plan showing key views

Design Iteration

An initial study was undertaken to look at possible locations for a building which could accommodate retail units or stalls, storage areas and toilets with the potential for roof top seating and planting.

The location and scale of these options was considered against key heritage views as set out by the council and key movement routes.

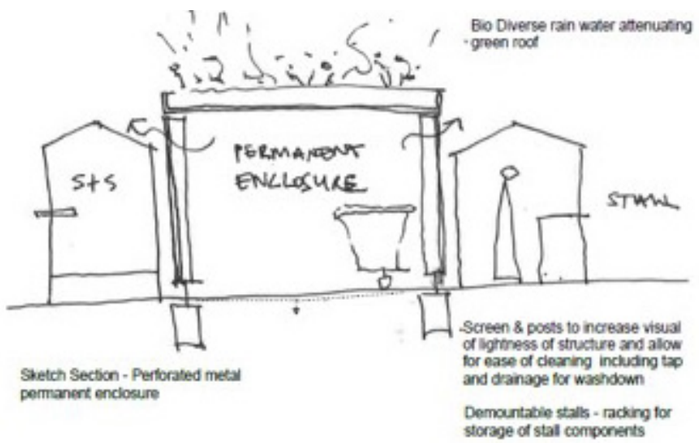
The pre-app process was used to discuss with officers the merits of buildings within the space or alternative solutions such as a canopy, with precedents from across the UK and Europe sought to look at form and function.



↑ Option 1: A lightweight canopy



↑ Option 2: A single-storey pavilion structure



↑ Option 3: Discreet storage hidden between stalls

Options

Three options were considered in more detail set out on the left of this page -

- A lightweight glass canopy with permanent stalls underneath and dining/ seating area. This could include storage areas and food and beverage kiosks potentially.
- A single-storey building in the north-east corner of the Square that could accommodate kiosks/ food and beverage units, accessible toilets and storage areas. There were concerns over a building impacting on views as well as the commercial viability of further retail units.
- A discreet enclosure hidden behind stalls that could include ground-level bin units, storage for demountable stalls and an accessible toilet. There were concerns around odours from the bins and whether it met the ambition for the Civic Quarter.

The preferred solution

Our proposals include a market canopy as the preferred approach. The size, height and location of any structure have been carefully considered. The location reflects the desire to keep the southern end of the market more flexible. It also allows for incorporation of the existing basement into the proposals.

The proposed structure is a single-storey, lightweight glazed building that would ‘float’ within the market square.

The scale and layout of the structure preserves key views and keeps clear the main desire lines across the northern half of the square. It is envisaged that the structure would remain open at all times for people to walk through.

Further design studies at Stage 3 will be needed to look at the detail of the building and any structures within it such as stalls or kiosks. Movement data will also support our understanding of where the building should be located.

↓ Plans showing rationale for building footprint



Form and massing

Discussions with our Heritage Consultant, Turleys, and the Planning Officers has led us to propose a lightweight, ephemeral, almost temporary structure. One which touches the ground very lightly and sensitively, given the Listing of the setts.

The idea remains conceptual and the openness and management of the structure needs to be further explored.

The model shown on this page demonstrates the impact of a lightweight 3m high structure within the space.

As part of Stage 3 design, further consideration will be given to the design of the canopy and permanent stalls and storage space beneath.

The current market significantly reduces visibility through the space and as structures are added below the canopy it will have a similar impact. However, these structures can be designed to preserve key views, and improve overall visibility for safety and movement.



↑ Massing model shows the scale of the canopy within the space

↓ Massing model shows the impact of a 3m high structure



↓ Massing model shows the canopy from the corner of Petty Cury, behind demountable stalls



↓ Massing model shows the canopy from St Mary's Street as you arrive in the Market Square with kiosks/ stalls underneath





↑ Lightweight canopy precedent in Porto



↑ Porto market interior with fixed stalls

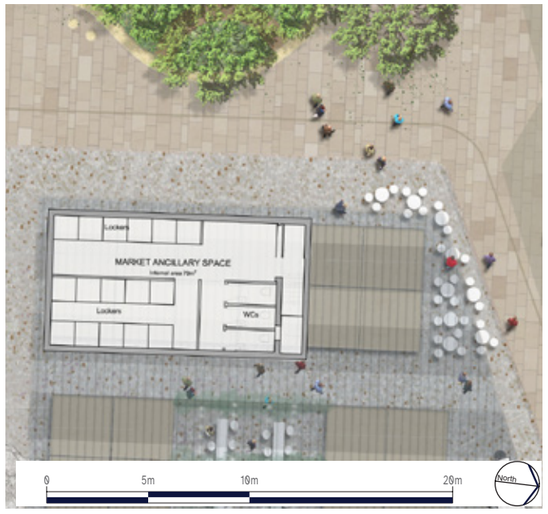
Market Basement

There are existing toilets provided to the market traders through facilities which sit below ground, close to Great St Mary's Church. Access is via secured stairs on the Market Square. Alongside the toilets, the underground amenities have provisions for a number of the market traders to use storage cupboards. The facilities are on the whole in a poor condition and need updating.

The proposal is to use the existing underground facility's structure but redesign the internal layout with new toilets and lockers for market traders included.

-

↓ Masterplan with basement footprint shown



Next Steps

1. Undertake a full structural survey to understand the extents of the services that can be retained or need to be replaced

Design Strategy

1. York Stone Paving

The existing surfaces would be uplifted and replaced with new York Stone paving in various widths and lengths to provide interest. Where the York Stone is following the historic profile the paving units will be sized to be historically accurate.

2. Hobsons Conduit

The original line of Hobson's Conduit will be demarcated within the surface finish of the paving to connect people travelling along Guildhall Street to the Market Square. The line will be continuous and in a different material to demonstrate its importance to the City with opportunities for interpretation either on the line itself or the paving around it.

3. Historic Setts

The extent of the granite setts in the Market Square would be extended to better represent the layout of the Victorian Market. Due to modifications over time to the existing setts, additional new setts will be required to infill missing areas.

The setts would continue underneath the new canopy (see Section 7.0 Hardworks for more information on the setts).

4. Patterns in the Setts

As part of the relaying of the setts, the appropriate pattern could be picked out to show the historic drainage routes, lines of market stalls and more.

5. New granite setts

Areas of new setts would be carefully integrated into the design. The eastern area of the Market Square and the connection to Rose Crescent is a large area that could be laid in new setts.

6. Fountain Base

What remains of the Victorian fountain would be moved off-site. However the base of the would be lowered and levelled to be flush with the surrounding setts to help interpret the historic setting.

7. Permanent Market Stalls

There is capacity for approximately 27 stalls underneath the proposed canopy. These would be permanent lockable structures.

8. Canopy

A proposed new lightweight canopy structure over the Market Square.

9. Covered Dining Area

The layout of the permanent market stalls creates an area for sheltered, year-round weatherproof dining.

The dining area would have a variety of fixed furniture including bench style seating and tables and chairs.

10. Underground bins

Underground bins on a hydraulic lifting platform located towards St Mary's Street to be easily accessed from the road.

11. Outdoor cafe seating

Opportunities for outdoor seating associated with a cafe unit on the north west corner of the Site and contributing to the ambience on the opposite side of the street.

12. Carriageway position

The carriageway width would remain as existing but the location is relocated northwards to allow a wider space for a vehicular pull-in and pavement to the Market Square side. A 2m pavement is still achieved to the northern side of the carriageway. Please refer to the KMC report to see more detail on access and blue badge access.

13. Vehicular pull-in point

A 3m vehicular pull-in off the carriageway for deliveries, market traders and blue badge holders to park vehicles in.

14. Principal entrance to The Guildhall

The north facing entrance to The Guildhall will remain the principal entrance.

15. Route between Market Stalls

A 3m corridor kept clear to provide a direct line of site from the Rose Crescent, through the Market and to the entrance of The Guildhall.

16. Street trees

New street trees planted in around the Market Square. These are positioned in a slightly informal way so that there is flexibility in their location to correspond with underground services once they are surveyed.

17. Pavement dining

Opportunities to relocate pavement dining onto the eastern side of the Market Square to take advantage of the evening sun and to relieve pressure on pedestrian movement along Petty Cury.

18. Demountable stalls

The Market will be able to grow to accommodate demand for stalls at peak times.

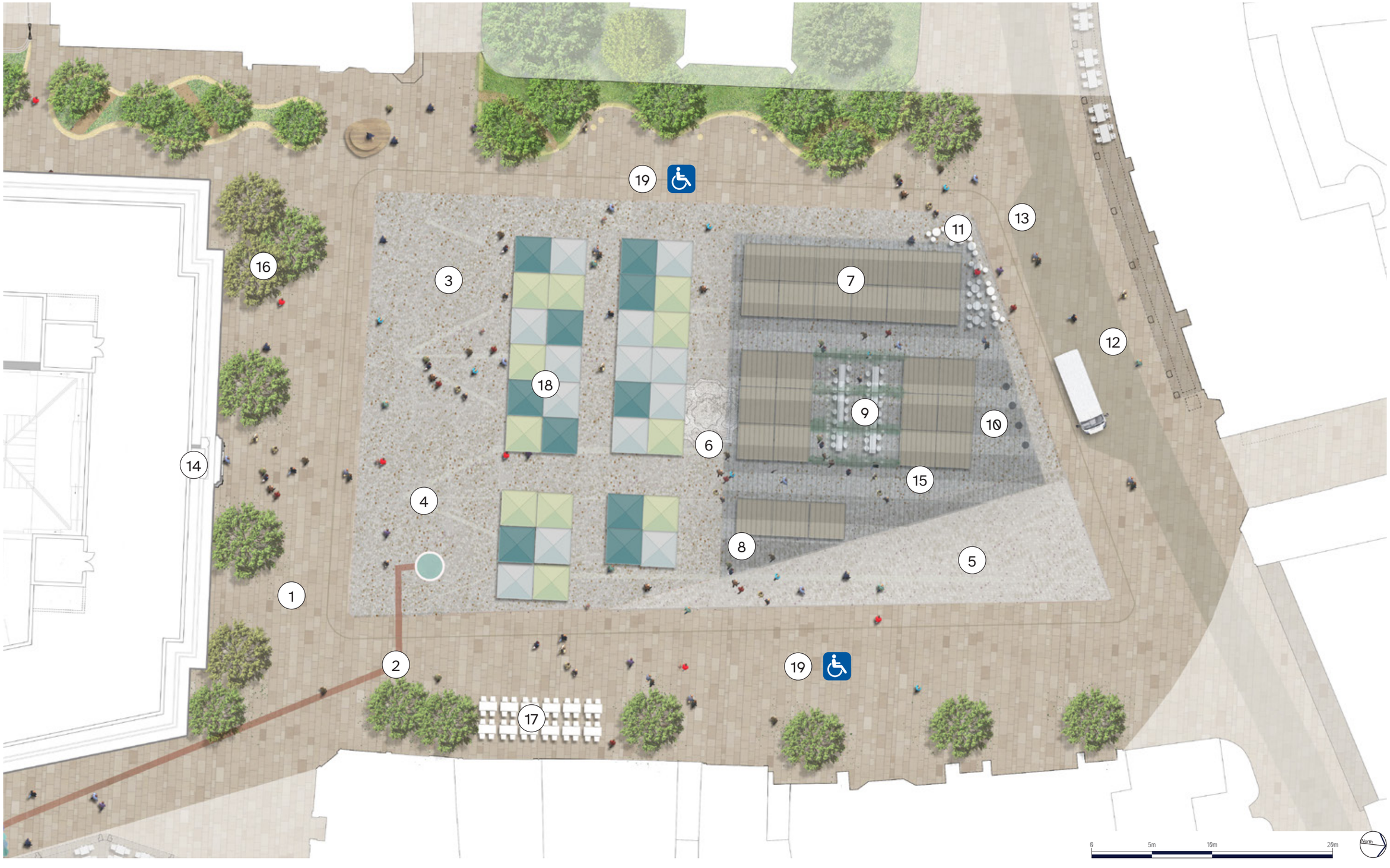
19. Blue badge access

Blue badge parking (indicative zone) - no reduction to current provision within the Market Sq. Blue badge holders with a City Centre access permit from the Council can access the Market Sq and park for up to 3 hours

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



↓ Plan showing the proposed Civic Square, with the proposed canopy and permanent market stalls



A flexible space

Discussions with the Market Team, BID and Cambridge Live during LDA Design's initial studies have helped inform the future aspiration of how parts of the space could become more flexible and adaptable to accommodate other uses and activities.

Flexibility of the market - The overarching strategy is for a more flexible market. Currently it's size and the number of stalls is fixed throughout the year and our proposals deliver a smaller fixed market under a canopy that grows during the week and through peak periods (e.g. Thursday to Sunday, summer months, winter fairs). This makes for a more dynamic space that can still accommodate a full market on busy days, but does not feel dominated by empty stalls during quieter days.

Flexible space - The proposals include a range of spaces that can be curated for a range of activities. These do not limit the scale of the market in the main space. If larger 'events' were proposed they would need to complement and work with a market.

Proposed performance spaces on Peas Hill could be utilised by a range of performers including buskers who do not require a license to perform in the city centre as well as local arts institutions.

The Market Square itself is designed to enable larger activities which could be programmed across the year and provide opportunities for commercial revenue for the City Council. Relevant licences may be required if organised or larger group events are planned.

Activity organisation and funding - Further conversations are needed to better understand how this space will be proactively managed with the City Council and BID being critical stakeholders.

Types of uses and activities

The desire is for uses and activities that cater for a range of tastes and audiences. The following uses have been considered:

Everyday Small Scale Uses

Uses that can happen when all the market stalls are in use at anytime of day.

- Seating and eating areas
- Street performers
- Protests and civic gatherings

Medium Scale Uses

Uses that need a dedicated area but can operate with some or most of the market stalls in place. Depending on the event these could happen alongside everyday small scale uses.

- Book Signings
- Small cinema screenings and pop-up events
- Speakers
- Lectures/demonstrations
- Small staged events
- Choir
- Medium scale organised protests
- Winter lights switch on
- Mass Dining
- Medium Sports Events
- Family Fun Day Events
- University events
- Arts events/Interactive light projections
- Summer beach
- Winter ice rink
- Light projections
- Night or themed markets

Large Scale Uses

Uses that need a large open area that would generally happen after 6pm. Reduced market stalls or all the market stalls cleared to create a larger events space.

- Large open air cinema
- Large staged events such as concerts, live music, Cambridge Live Big Weekend, theatre performances
- Potential for ticketed and non-ticketed events
- Large scale organised protests
- Large Sporting Events
- Interactive arts events
- Festival of Ideas, University of Cambridge
- Open Cambridge
- Hidden Nature
- Science Festival, University of Cambridge

Next Steps

1. Further detailed conversations around long-term management and curation of activity spaces including costs





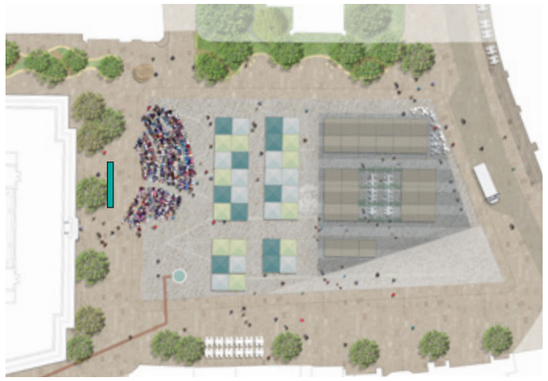
↑ Outdoor music and drama performances at Station Square, Cambridge during Summer 2024 through Cambridge BID



↑ 'Strawberries and Screen' Wimbledon screenings in Summer 2024 by the Clayton Hotel, Cambridge through Cambridge BID



↑ Ballroom dancing, Bishops Square by Spitalfields Market, London



Example cinema layout

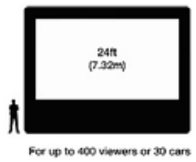
24ft/7.32m screen

5m offset/access between screen and audience

Back of house area behind screen

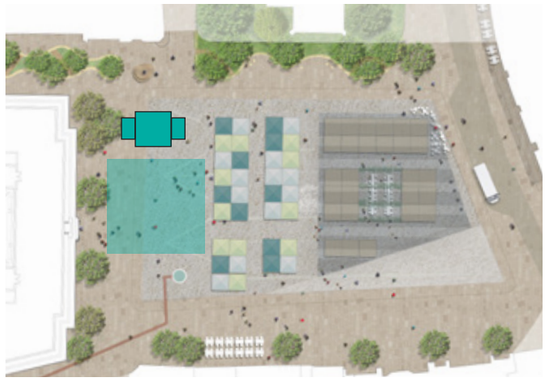
Capacity of audience seated

230m² of space at 0.6m² per person (0.5m² pp plus circulation) = approx. 385 people





↑ Outdoor cinema event using Airscreen, with deckchairs



Example staged event

SL75 stage layout

2m offset between stage and audience

Back of house area/crossover area behind stage

Capacity of audience

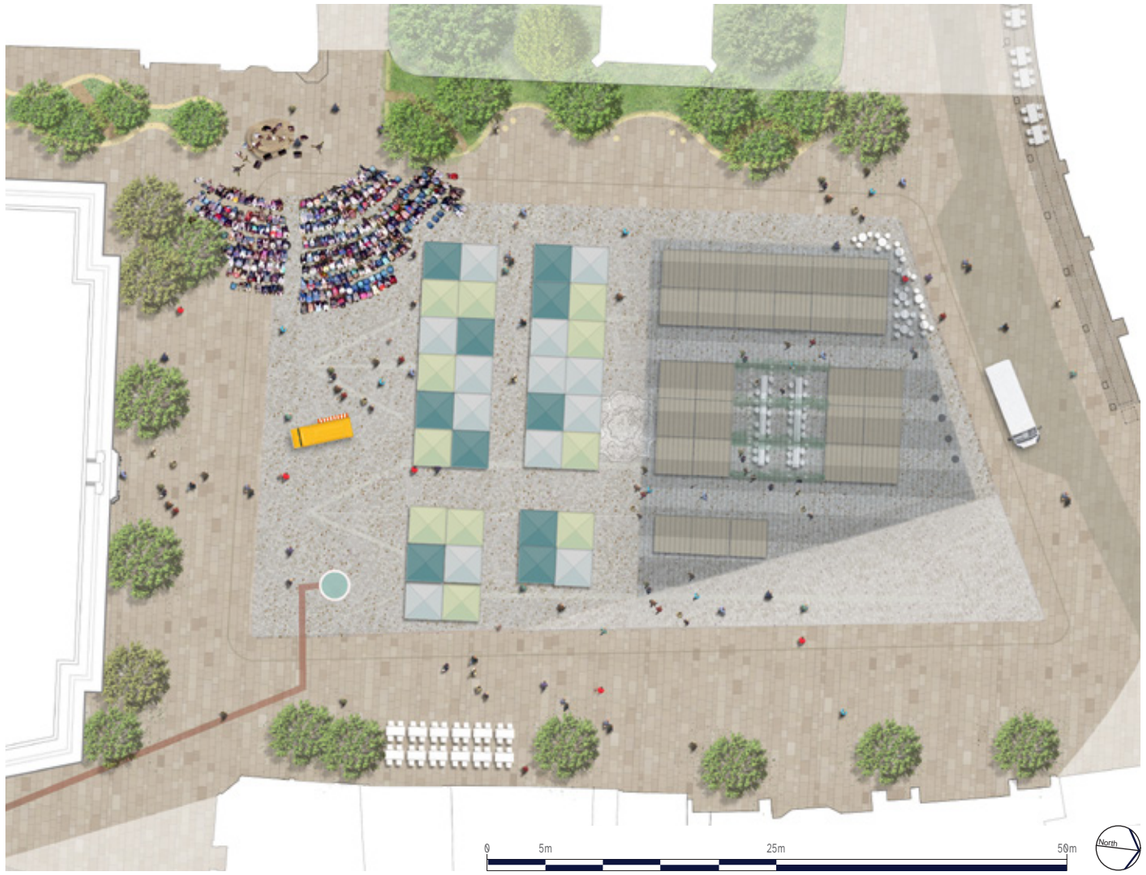
350m² at 0.3m² per person = Approx. 1150 people standing

350m² at 0.6m² per person = Approx. 580 people sitting

350m² at 2m² per person = Approx 175 people



↑ Example of a Stageline SL75 stage



Flexible Civic Space

The use of temporary market stalls, demounted on a daily basis allow the Square to be used flexibly. On quieter market days at the start of the week, events and activities could be held in the square to attract more people into the centre of Cambridge.

There is also the opportunity to allow food trucks into the northern part of the square on quieter days and during events.



↑ Spitalfields Market: Food trucks complementing market stalls

Market Stalls

The existing stalls are out-dated, unattractive and do not meet the high-level of design ambition for the Market. They are also smaller than most modern market stalls, and therefore encourage multiple stalls being rented out by individual traders.

Proposed stalls

Typical market stalls across the UK are now 3m x 3m as a standard size.

Our proposal is for demountable stalls to be of this standard style, either weighted or locked into ground fixings set within the setts. This approach needs further testing at Stage 3 with input from the Market Traders. Underneath the canopy, fixed stalls would mirror this footprint.

The 3m x 3m footprint provides additional space for traders. Standard 3m x 3m demountable stalls are relatively affordable, easy to replace and brand. Their use across the UK means that many traders have their own canopies that can be brought to site, conforming to a standardised layout. It also means traders are able to standardise their set-up, moving between markets with similar stall systems.

Numbers of Market Stalls

Data provided by Cambridge City Council, has been carefully reviewed. It captures key moments in time, rather than a comprehensive picture for every day of the year. However, it is helpful in identifying broad issues and therefore some key principles for the future of the market. These are set out on the following page.

Our proposal is for 27 fixed stalls under the canopy – the rest of the market should grow and shrink during the week and across the year to reflect demand and special events. Our proposals suggest up to 64 additional demountable stalls could be provided if required.

The importance of having lockable stalls underneath the canopy is that it reduces the amount of goods regular traders have to bring each day because they aren't unloading and loading all their kit, supplies etc. Reducing the length of time vehicles need to be on the site will make operations more efficient.

Whilst further design work is required for the emerging structure, we would expect the market stalls are not attached to the canopy so that it appears 'floating' and is light and airy. The stalls underneath the canopy can still form a small sheltered dining area which could have a pergola structure over it and greening – if its under a glazed canopy this would allow the vegetation to get light and could be watered through the valley gutters.

Management

In 2021 Quarterbridge provided a review of the Market including its operation and management.

They concluded that how the space is managed will be really important to the success of the Market – this will need to include cleaning staff, and organisational staff.

Further work is required to understand the management requirements of the proposed set-up as part of Stage 3 design.

Our proposals are based on a hybrid approach - where those traders who attend the market regularly could take stalls under the canopy. These would be lockable, reducing the amount of vehicle movements and set-up time.

Demountable temporary stalls can then be put out in the surrounding square on busier days and during events. They could be folded up and stored within the canopy and put back out again each morning.

As part of the next stage of work, a fuller understanding of the management set-up and business case will be required. It is envisaged that this could be developed alongside the strategy for managing civic and cultural events both within the Civic Quarter buildings and the main public spaces.

Next Steps

1. Further clarification of the long-term management requirements, funding and roles and responsibilities.

2. Test types of market stalls and locations within the space.



↑ 3m x 3m 'Gazebo' style stalls in Peterborough



↑ Permanent stalls under the Spitalfields canopy



↑ Branded, secured stalls at Kings Cross

Table 1: Number of stalls in use per week day (out of 99 stalls)

There are 99 individual market stalls to hire at the market. Market Traders are permitted to hire between 1 and 3 stalls per day. The number of stalls occupied varies throughout the week and throughout the year, peaking in summer months. The data also suggests that at certain times of the year, there are significant numbers of empty stalls.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
January	30	24	44	57	62	83	72
March	45	43	51	45	76	88	78
June	58	52	63	71	75	93	88

Table 2: June snapshot of number of individual traders per day of the week

This table shows a snapshot of the number of individual traders in a week in June. It highlights that some traders take multiple stalls - the number of stalls occupied (table 1) is larger than the number of traders at the Market (table 2) on any given day

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
June	49	44	51	52	63	63	67

Table 3: Number of Market Traders and the number of days they attend the Market per week

These figures show an average 27 traders attend the Market either 6 or 7 days a week and 61 traders attend either 1 or 2 days a week.

7 days	6 days	5 days	4 days	3 days	2 days	1 day
14	13	7	11	18	19	42

The data has helped us to define some key principles for the future design of the market:

- The number of stalls should be flexible to meet demand, in an effort to reduce the number of vacant stalls on any given day
- Larger stalls should mean that traders don't need to hire multiple stalls. this principle needs further testing and engagement with traders to understand their needs
- Permanent stalls should accommodate traders who wish to be on the market a minimum of 6 days a week



Proposed Permanent stalls

27 underneath the canopy

Proposed Demountable Stalls

18 east of the canopy along Market Hill

Up to 46 within the Market Square

TOTAL demountable = 64

TOTAL POSSIBLE MAXIMUM NUMBER OF STALLS = 91

*This is considerably higher than the current highest recorded numbers of traders (63 - 67 in June Friday to Sunday).

6.3 Peas Hill

Vision

Peas Hill and the western edge of the Market Square create the green connection between Wheeler Street and St Mary's Street.

The vision for this link is to create a more meandering route, passing through luscious vegetated planters and trees. There will be areas for people to sit, gather and relax. Trees will create areas of dappled shade and cooler places to sit under on warm sunny day in and amongst nature.

Seating along the route will provide additional places for people to eat and drink produce purchased at the market and other food outlets.

Peas Hill is located between the Cambridge Arts Theatre, the Corn Exchange and The Guildhall and there are opportunities to bring these functions out of their buildings and into the street.

Analysis

Peas Hill is currently a partially pedestrianised street which connects Wheeler Street to the Market Square. Its southern end is used as a turning head for vehicles as well as an area where articulated lorries park to unload sets for the Cambridge Arts Theatre and the Corn Exchange, as well as a place for accessible parking bays and general loading bays.

A number of food and beverage units frame the southern area of Peas Hill including in the ground floor of The Guildhall. The narrow pavements and vehicle use limit the amount of space available for outdoor dining.

Constraints

There are a number of basements associated with buildings along Peas Hill. This includes the basement to The Guildhall as well as buildings along the western edge of the street. The extents and depths below existing ground levels require to be surveyed. Their positions affect where and what can happen above ground.

There is also an extensive crypt underneath Peas Hill and associated with King Edwards and Martyrs Church. This is accessed from the eastern side of the Church yard via a set of steps.

There are two principal accesses to The Guildhall located on its western elevation. There are also pavement lights along the edge which need to be kept clear to comply with the basement Fire Strategy



↑ The new seating and planters installed in 2023 are well used.



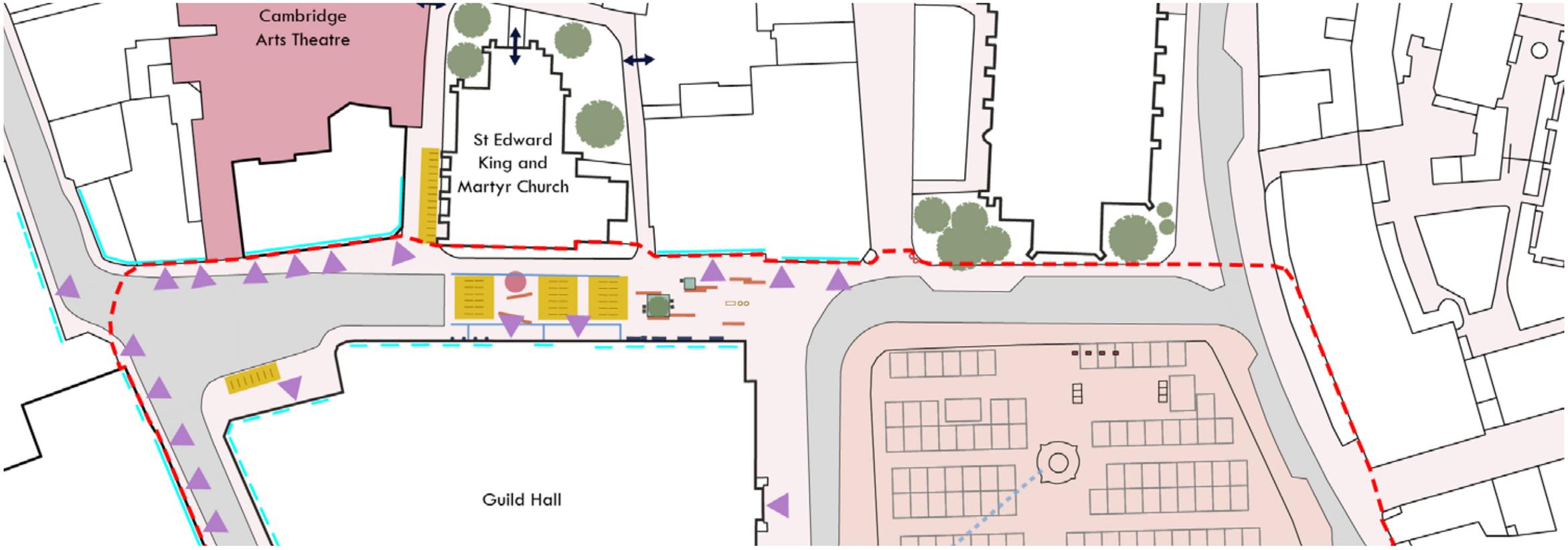
↑ The southern end of Peas Hill at the junction of Wheeler Street and Bene't Street is generous in scale but dominated by infrastructure for a limited amount of vehicles





↑ Bins and bicycle parking provides obstacles within the street scene and are out of proportion.

↓ Plan showing constraints for Peas Hill



- Application boundary
- Existing pedestrian movement
- Lightwell
- Public building access
- Service access
- Box gully drainage
- Glazing window
- Bike racks
- Abandoned Hobson Conduit
- Performance venues
- Historic setts
- Vehicle access
- Sculptures

Design

1. Movement

A clear 4m movement corridor is designed adjacent to The Guildhall and provides direct access off the street to the entrances. Planters are located to frame desire lines from King Edwards passage and from the entrances to each of the ground floor retail units.

2. Seating Edge

The planting is enclosed by an edge which twists and curls through the space. It is an extension of the existing low walling that forms the boundary of King Edwards Church and the lawns in front of Kings College. Moving northwards, the planters are freestanding to allow movement around them, and outside Great St Mary's Church the planter edge is flush with the ground where it meets the railings and rises upwards to create areas of seating.

Whilst any part of the curved edge can be used for seating, alcoves form more private seating areas away from the main flow of people.

3. Seating Stages

At either end of Peas Hill there is a stepped timber structure which can form an area for seating but also a stage. There are not designated busking spots in Cambridge so artists, musicians, street performers would be free to arrive and show off their talents. They could also be used as a stopping point along a journey or a gathering point.

4. Peas Hill new square

This area will be predominately used by pedestrians with occasional use by vehicles delivering specialist equipment to the Cambridge Arts Theatre or the Corn Exchange. The middle of the street will become a key pedestrian movement corridor rather than a vehicular parking area, surrounding cafes and restaurants will be able to have outside dining along the perimeters, food trucks could use the space and street performance and audiences can gather.

5. Planting

Planting, including new trees, will be in raised planters where there are conflicts with existing underground structures. This is predominately the section between King Edward and Martyrs Church and The Guildhall. Trees along the edge of the street elsewhere will be planted in tree pits with root cells.

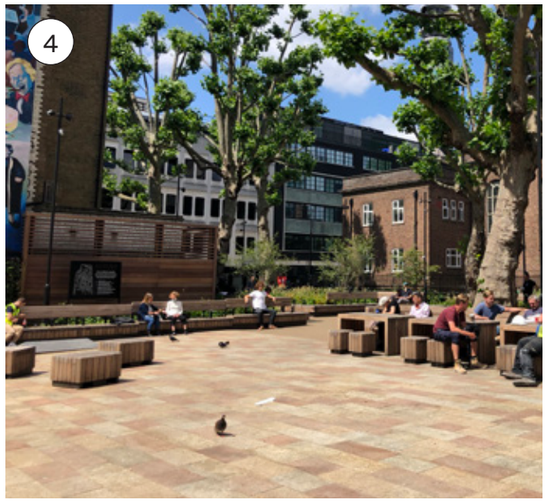
6. Surfacing

The existing York Stone is not historic and will be uplifted, refinished and relaid in combination with new paving. A variety of sizes will be used to provide interest along the street. There are opportunities to include elements of text or imagery into the paving to provide further interpretation of the space.





↑ Precedent images

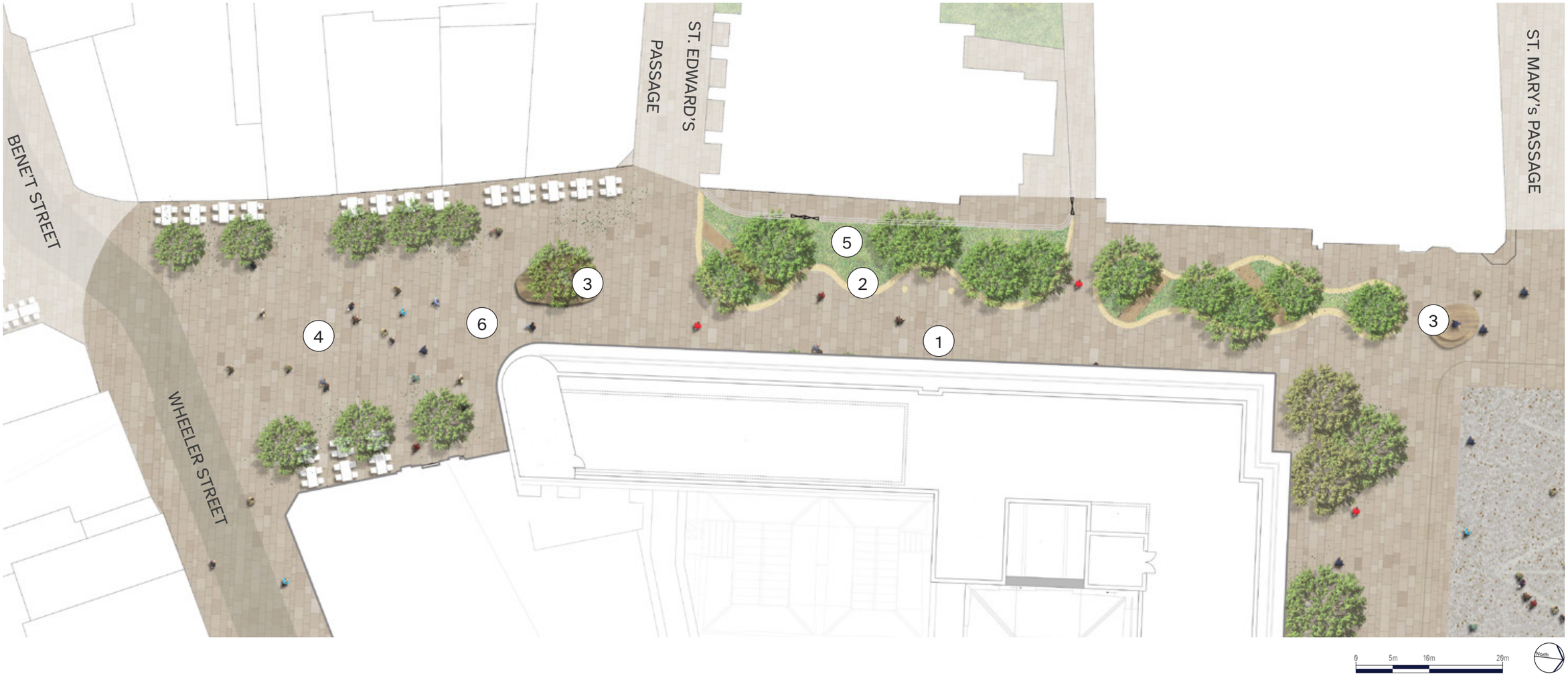




↓ Model showing views from Peas Hill into the Market Square



↓ Plan showing the proposals for Peas Hill



6.4 Guildhall Street

Vision

Guildhall Street does provide an important pedestrian connection between the western access to the Grand Arcade and the Historic City Centre and the vision is to enhance the experience to improve pedestrian movement and elevate the importance of all facades of The Guildhall.

As noted in previous sections, the Grand Arcade is home to the Cambridge Library, another key civic function of the city that was originally in The Guildhall. In addition, a new cinema is scheduled to open opposite the library in the Grand Arcade in Autumn 2024, further strengthening the cultural offer in the heart of the city.

A new hotel is scheduled to open in 2024 which is located in the first floor of the Lion Yard shopping centre with the principal access to it from the eastern side of Guildhall Street.

Analysis

Guildhall Street is currently a heavily constrained street that is dominated by vehicle movements within a turning head. This includes motorised vehicles such as private cars, delivery vehicles as well as cycle parking and Voi Scooter parking. The effect of this is that the street feels car dominated with the access from The Guildhall opening onto a narrow stretch of pavement and then the carriageway.

The location of the cycle parking within the centre of the street, and the random nature of the Voi scooter parking create obstacles for the flow of pedestrian movement and pushes people to travel on the narrow footpaths and within the undercroft of the Lion Yard shopping centre.

Heritage Assets

Guildhall Street is fronted onto by 3 listed buildings, The Guildhall, The Chaplaincy Buildings and what is now Honest Burger. These three buildings form a triangle in the southern part of the street.

One of the key heritage assets along this street is that it was the route of the branch of Hobson's conduit that supplied the Market Square. This is important in terms of its civic function being the only branch that was for the people of Cambridge rather than the Colleges. There is no interpretation of this significant piece of infrastructure visible on Guildhall Street despite its importance to the history of the City.





↑ Cycle parking in the middle of the pedestrianised section of the street, moped drivers cutting through the street and VOI scooters mean pedestrians are pushed to the side of the street and have to navigate obstacles.



↑ Presence of vehicles blocking clear sight lines to the Grand Arcade

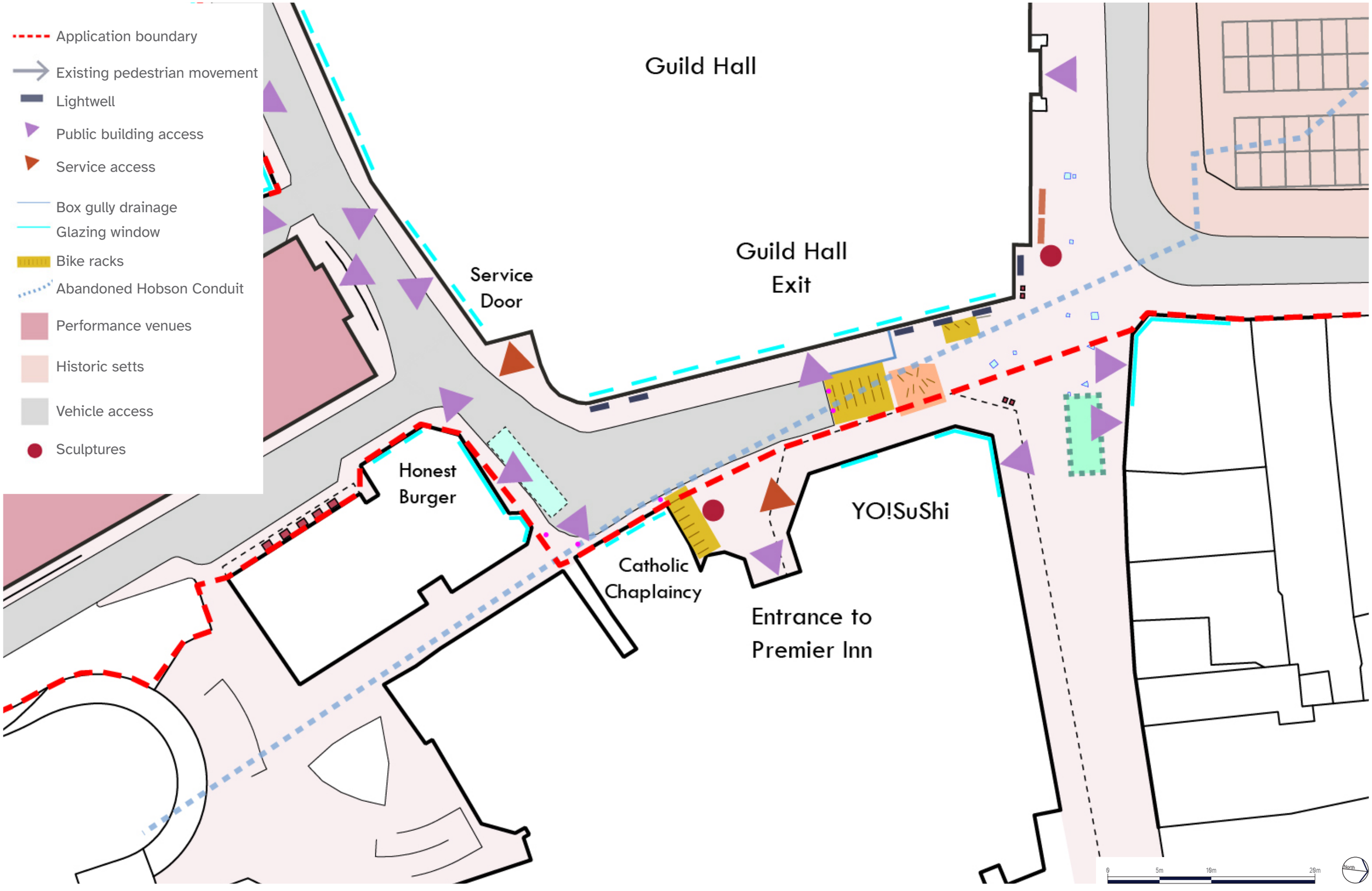


↑ One of the key entrances / exits from The Guildhall arrives onto a narrow section of paving then a carriageway



↑ Circulation routes are against the building edges which are sometimes blank facades with limited sight lines to where to travel to next

↓ Plan showing constraints for Guildhall Street



Design Strategy

1. York Stone Paving

The existing surfaces would be uplifted and replaced with new York Stone paving in various widths and lengths to provide interest to what will principally be a place for people to move through. Surfaces will be made flush due to the limited vehicular movement in this location.

2. Hobsons Conduit

The original line of Hobson's Conduit will be demarcated within the surface finish of the paving to connect people arriving from the Grand Arcade, through Fishers Court, Guildhall Place and Guildhall Street to the Market Square. The line will be continuous and in a different material to demonstrate its importance to the City with opportunities for interpretation either on the line itself or the paving around it.

3. Public Art

Presently the Snowy Farr sculpture is located at the north eastern corner of The Guildhall at the interface between Guildhall Street and Petty Cury. There is also the Talos Statue located outside the new hotel.

Brightly coloured bunting, hung from catenary wires during the summer months would support the streets artistic character. Rose Crescent is an example of where this happens and in strengthening the movement connection between these two streets there could be further opportunities to visually link them with public art suspended above the street.

4. Bicycle Scooter Parking

Our proposals move cycles so they are underneath the canopy and against a blank wall, removing 'clutter' from the centre of the street and pushing it to the side.

Scooter parking would also need to be relocated from Guildhall Street or the Geofencing tightened to reduce the extent of public realm where a Voi scooter can be parked/ returned.

5. Seating for Ground Floor Food and Beverage Unit

By moving pedestrian movement to the centre of the street there are opportunities for Yo Sushi to utilise the space underneath the first floor overhang for outdoor dining. Seating in this area is in front of the full height glazing to this unit and provides a positive view into the Market Square for customers.

6. Gathering space

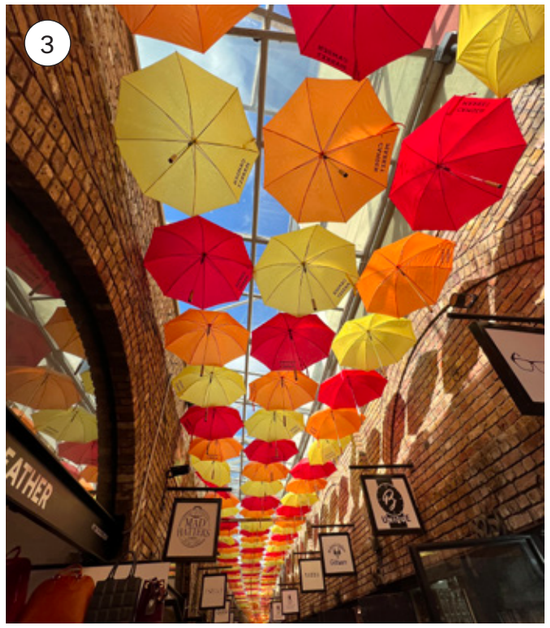
The confluence of the key circulation routes through Guildhall Street is located at the southern and widest part of the Street. Although Guildhall Street is principally a movement corridor there are areas where people can gather to meet friends as well as being a resting point along the route for people with reduced mobility. New tree planting in this area will provide a focal point when arriving at Guildhall Street from any direction as well as shade for people to sit underneath.

7. Pavement Lights

The existing pavement lights will be retained in their current locations as they form part of the Fire Strategy for The Guildhall (refer to Arup Fire Strategy).

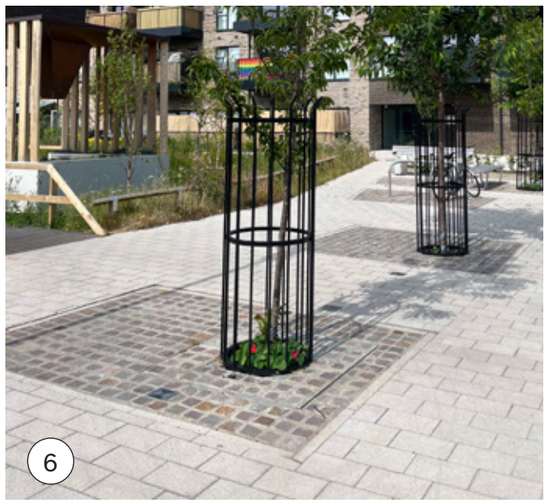
8. Blue Badge Parking Bays

Two blue badge parking bays could be retained outside Honest Burger whilst still enabling smaller lorries to reverse into the space for deliveries to The Guildhall. Further details of the access strategy are set out within KMC Transport's report and will be subject to testing via utilisation surveys etc to make sure we get the right balance of Blue-Badge parking.













↑ Precedent images

↓ Plan showing the proposals for Guildhall Street

