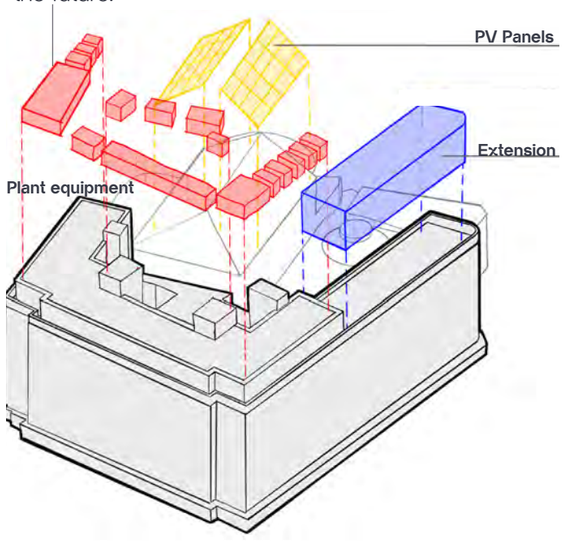
4.6 External Appearance

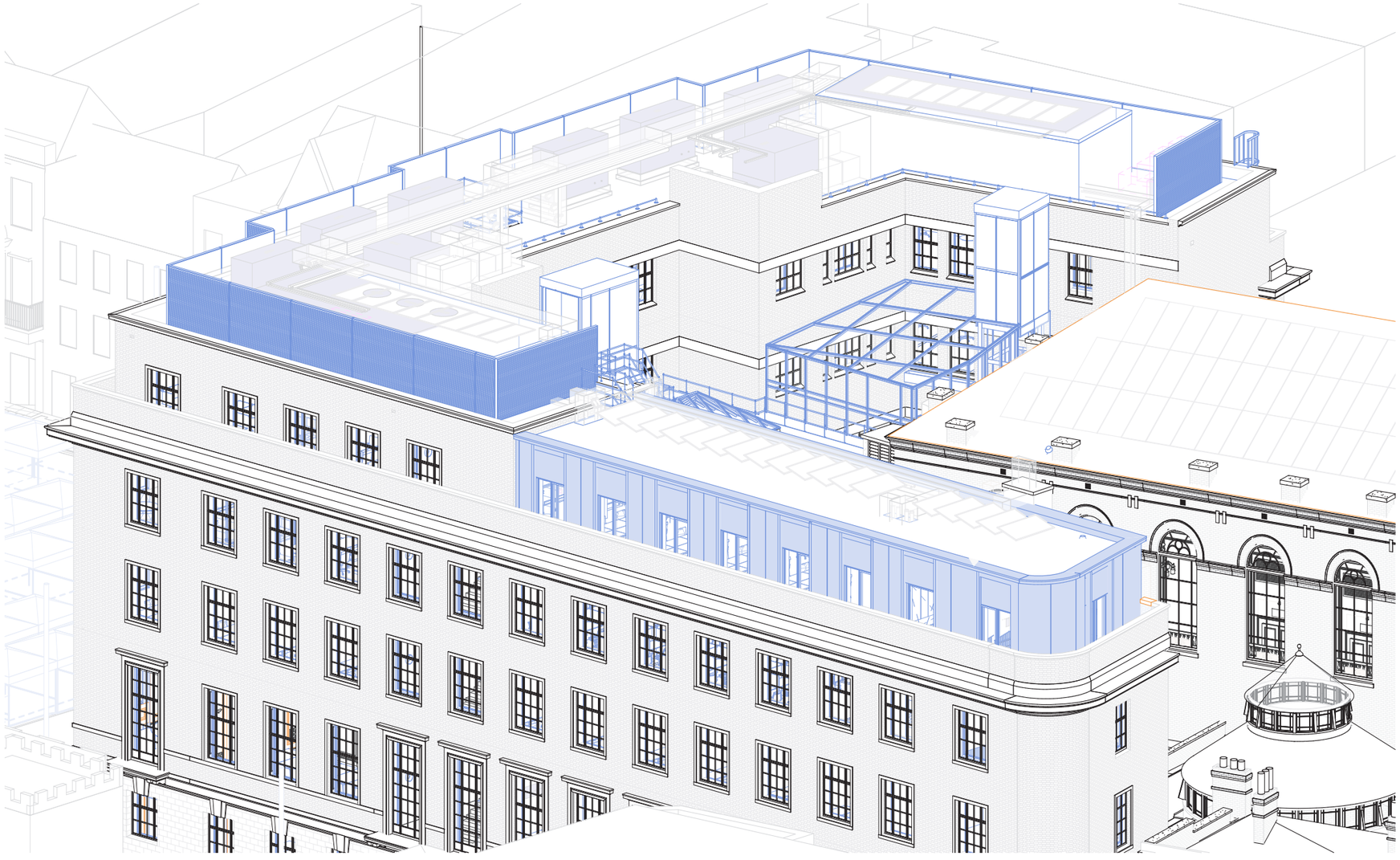
Fourth floor extension & plant screen

A proposed new infill extension at fourth floor level, on the west side of the building, together with the introduction of a new plant screen (and associated replacement plant) over the main roof area have been developed. The driving force behind both these proposals are:

- Securing a viable long term future for the Guildhall with the provision sufficient modern office desk space to accommodate current and future needs of the Council supported by commercial occupiers
- Leading the Guildhall towards a Net Zero Carbon in operation future with a complete services and plant replacement strategy requiring additional roof space.

The extent of plant equipment required at roof level is directly linked to the extent of thermal envelope upgrade to EnerPHit standards. A lesser proposal than meeting EnerPHit standards with floor, wall, window and roof insulation would have a direct and negative impact on the size and quantum of new plant equipment. The less thermally efficient the building is, the greater the impact on the size of the rooftop plant required and the resultant plant screen. We believe, we have arrived at a set of proposals which best respects the internal historic fabric and minimises the external impact whilst delivering an environmentally sustainable building for the future.





Aerial View - 4th Floor Extension

Proposed Interventions

4.6 External Appearance

Fourth floor extension

Although the existing fourth floor does not extend the full length of the Peas Hill façade, the existing stair extends to serve roof level, however is capped off, indicating the original intention that this area may be developed out in the future. The fourth floor extension proposal takes advantage of this historic opportunity.

The proposed extension will continue the mass of the existing fourth floor south along the Peas Hill elevation towards Wheeler Street. This extension will provide increased commercial office accommodation which is considered a requirement to support the overall viability of the Guildhall for a long term future.

The proposal has been developed to utilise the existing stair and divert it to allow the massing of the extension to remain recessed behind the parapet to the west and south façades. The proposal is recessed from the existing fourth floor elevation and is lower in height to reduce the visual impact on the original building.

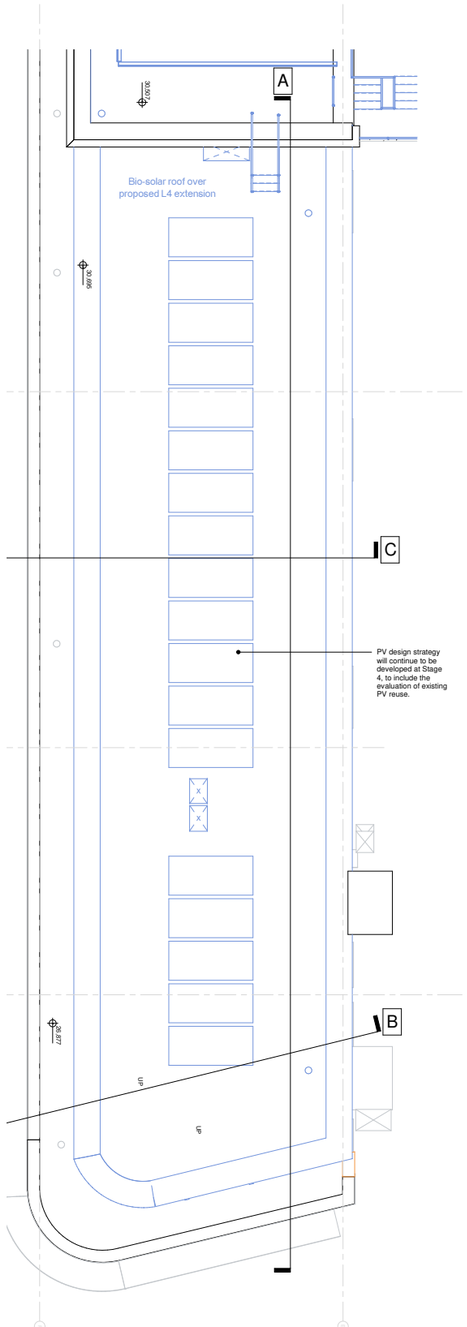
The single storey extension is being developed with as a highly insulated timber framed structure to reduce loading and embodied carbon. By designing this element to a very high thermal performance the resulting plant equipment is minimised mitigating the impact on roof scape.

New fenestration and detailing and materiality references the proportion size and arrangement of the existing windows of the historic Guildhall.

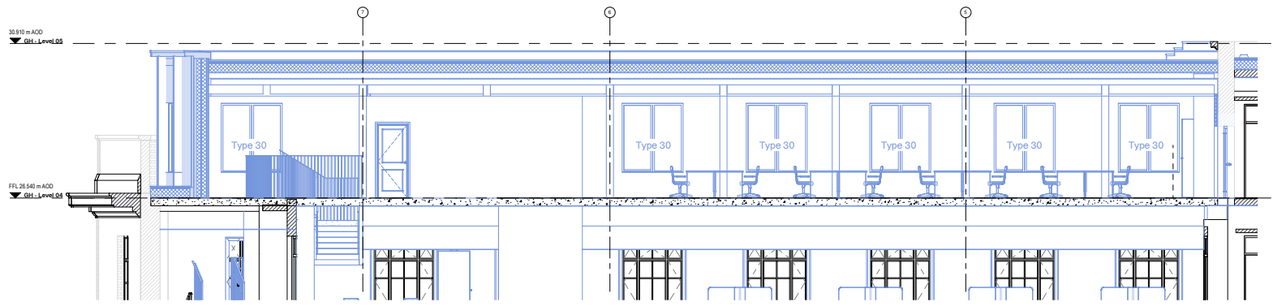
We consider the single storey scale and nature of this extension to be appropriate, as this responds contextually to the scale and mass of the existing building.

The inclusion of this extension and the creation of the resulting internal office accommodation aids to minimise the extent of plan form interventions in other parts of the building minimising impact on the internal historic fabric.

We have developed these proposals with input from Historic England, whom have confirmed they "welcome the changes introduced to the attic staircase, which allow the new extension to be slightly receded, and the material change from glass to solid, which is considered less conspicuous in views of the building."



Proposed forth floor

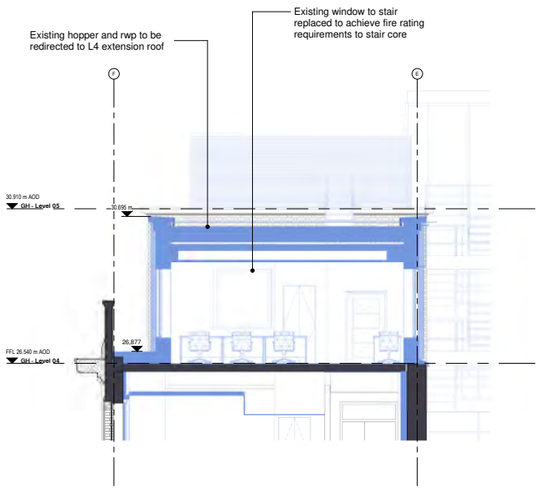


A **L4 Section A**
1 : 50



B **L4 Section B**
1 : 50

Refer to engineers drawings for amendments to existing structure & proposed structural details



C **L4 Section C**
1 : 50

Proposed

4.6 External Appearance
Fourth floor extension

This page shows a bay Study taken through a section of the proposed extension where it abuts the existing 4th floor.

The bronze anodised aluminium metal cladding reference the existing bronze metalwork elsewhere on the elevations, existing windows and balconies.

The fenestration will be framed in extruded sections of cladding to match the proportions of the masonry framing to the existing windows.

The windows are sized to respond to the width and height of the existing windows creating a rhythm and continuity of design from the original building to the extension.

Section (Right) taken through the extension shows the new Glulam structure, insulation and cladding, the existing fourth floor and roof will be thermally upgraded.

Images (far right) show examples of dark metal panelled cladding with concealed joints which will be used in varied planes to articulate the elevations.

The bottom right image shows Glulam columns that represent the emerging internal finish proposals.



Extension repeated module



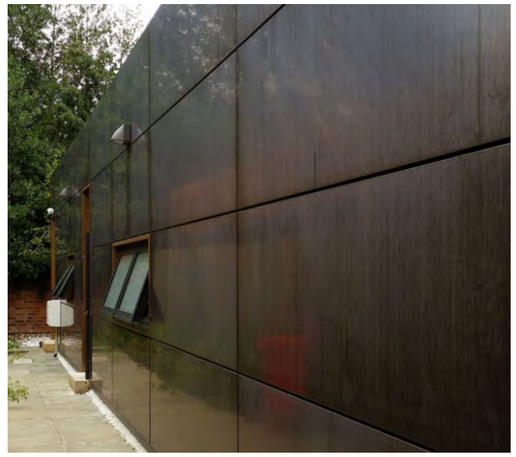
2 Bay Study Section 1-20
1:20

Proposed Peas Hill Elevation
1:20

Proposed interventions



Bronze panel cladding example



Concealed panel joints example



Exposed Glulam column example

4.6 External Appearance
Plant screen

To provide visual and acoustic screening to the new plant equipment at roof level, a screen is proposed. The form, massing and visual appearance of the screen have been reviewed during Pre-Application meetings resulting in several options being developed.

The final design is proposed to reduce the visual impact to the top of the Guildhall. Similar to the fourth floor extension, the proposed new plant screen will be set back from the parapet and stepped in to respond to the recesses and changes in the existing building lines.

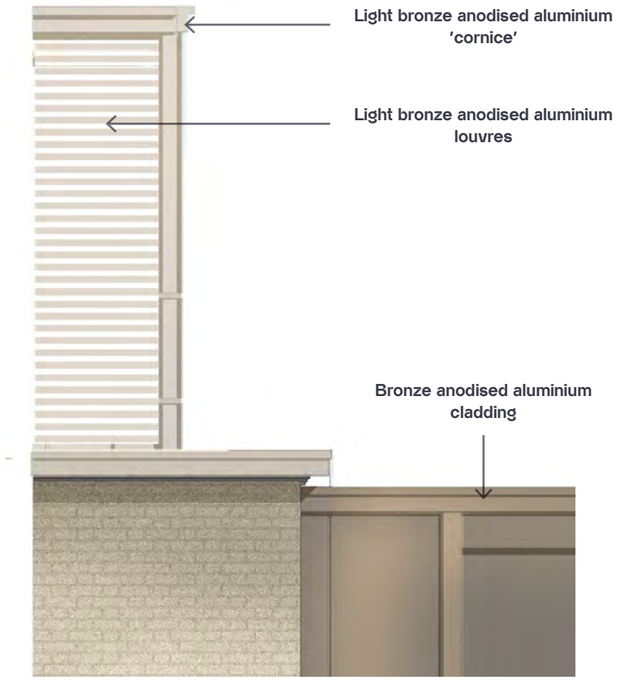
The proposed screen is circa 2.4m high comprising a louvred screen with recesses and using materials and a colour palette which responds contextually to the existing building. This will comprise a bronze effect metal finish similar to the existing metal work/windows of the building (and that proposed to the fourth floor extension). Some articulation is proposed to the top of the screen, in the form of a 'cornice' to cap the panels, referencing cornices present on the existing Guildhall.

The height is a direct output of the acoustic impact studies to mitigate impact of surrounding properties.

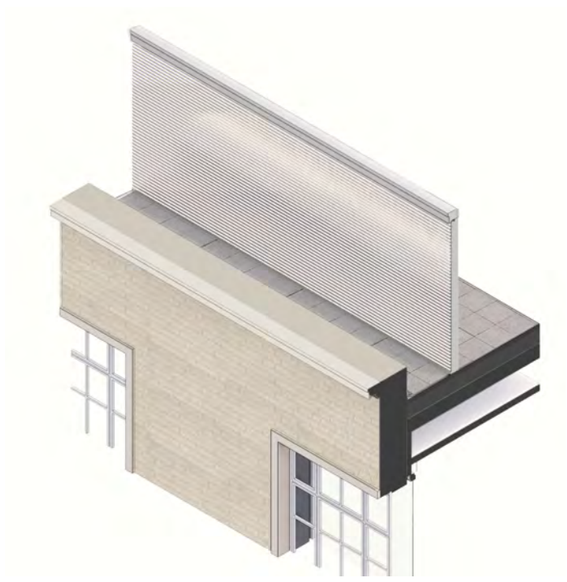
The plant screen will be visible in long views, particularly across the Market Square, therefore it has been very carefully considered and designed, At low level, the extent of the plant screen is recessed behind the existing parapet reducing the appearance from street level. Plant screening is not visible from other locations. around the Guildhall.

It is considered that the plant screen will read as a sympathetic and subservient later addition which responds appropriately to the host listed building.

The extent of plant equipment requiring screening is directly linked to the extent of thermal envelope upgrades. A lesser proposal than meeting EnerPHit standards would have a direct negative impact on the size and quantum of new plant equipment.



Bay study showing proposed plant screen



Axonometric section showing proposed plant screen



View of Guildhall from north east corner of the market square



View of Guildhall from north west corner of the market square

Example of discreet louvre screening - Doncaster Civic Centre

4.6 External Appearance

Visual from Peas Hill/ Bene't Street



View - Peas Hill / Bene't Street with accessible car parking bays shown

4.6 External Appearance

Visual from St. Edward's Passage



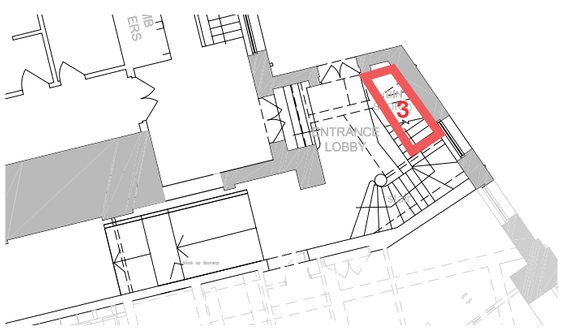
4.7 Supporting Functions
Refuse

Existing

The current arrangement for refuse storage within the Guildhall involves a small internal store, located behind a fire shutter below the service stair, combined with external storage.

This is not a suitable arrangement for a revitalised Guildhall, so an alternative solution has been sought.





Existing Guildhall waste storage

Proposal

The proposal uses the space below the mezzanine store of the Large Hall, this is currently used for cycles but these have been relocated. The refurbishment of the existing lift will allow bins to be wheeled from the store to Guildhall Street for collection.

The table (right) shows waste calculations based on BS 5906: 2005 requirements. If the proposal only takes into consideration waste created within the Guildhall then a twice weekly collection would be suitable (11 bins) within the space allocated on ground floor.

However, to aid with the de-cluttering of the surrounding public realm, our proposal would like to accommodate waste storage Giggling Squid and Sticks 'n' Sushi restaurants (bins are currently stored at grade on Wheeler Street and Parsons Court).

We are therefore proposing to provide space for the waste storage associated with the two restaurants. Based on the calculations on the right this will require 4no. 1100 litre eurobins, collected daily. The diagram below shows how the bins can be accommodated.

Summary

Council, Commercial Office, Large and Small Halls, Heart Space Cafe

11no. 1100 litre eurobins, collected twice a week

This is a worst case calculation and we expect the requirement to be less, dependant on the number of events being held in the Large and Small Halls

The restaurants would produce waste requiring 4no. 1100 litre eurobins, collected daily.

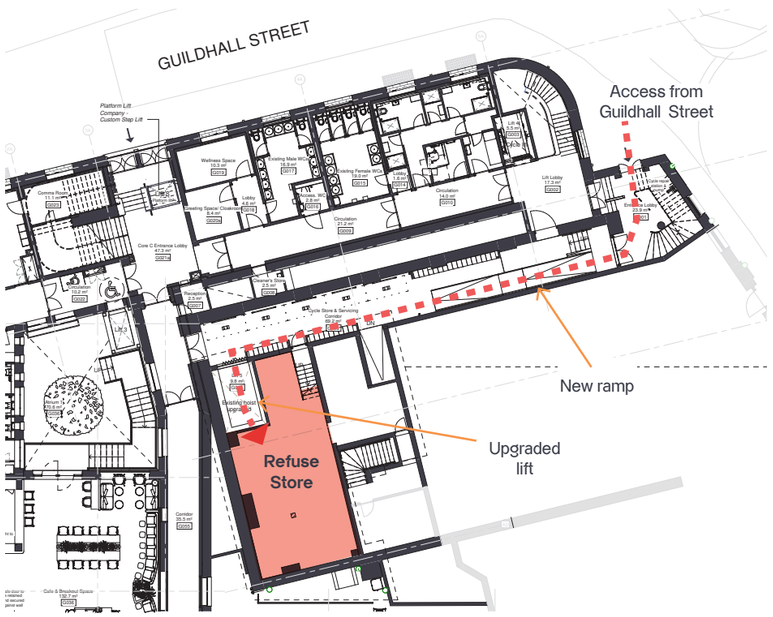
Proposed Waste & Recycling Storage

Waste Storage Calculations		
BS5906:2005 used for calculations		
Space	**Measure**	**Volume of waste**
CCC Office	150 occupant	7,500 litres
Commercial Office	219 occupants	10,950 litres
Large & Small Halls	524m²	2,620 litres
Cafe	35 seats	2,625 litres
Totals		**23,695 litres**

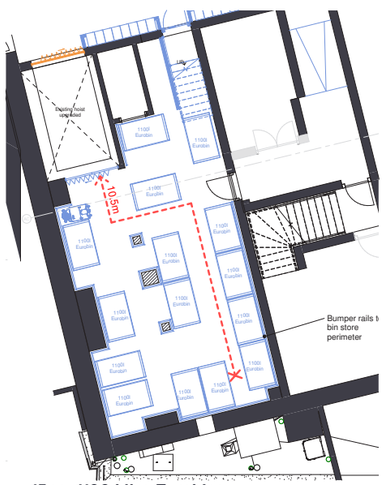
Waste Volume	23,695L
no. of 1100L eurobin	21.54
Required no. of bins	22
Twice Weekly Collection	11 bins

Restaurant Waste Storage Calculations		
BS5906:2005 used for calculations		
Giggling Squid, Sticks 'n' Sushi		
Restaurants	340 covers	25,500 litres
Totals		**25,500 litres**

Waste Volume	25,500L
no. of 1100L eurobin	23.18
Required no. of bins	24
Daily Collection	4 bins



Proposed Guildhall waste storage



15no. 1100 Litre Eurobins

4.7 Supporting Functions

Toilets

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

Changing Places

A Changing Places facility has been located close to the main entrance and Customer Service Centre.

Public Toilets

Along with the Changing Places facility three further publicly accessible WC's have been provided, including one fully accessible facility.

Large and Small Halls

The original toilets associated with the Large and Small Halls are retained and refurbished.

Changing Rooms

An additional WC is provided with the changing rooms located on the ground floor of the Guildhall Street wing.

Existing Toilets

Existing toilets have been retained where possible. Where toilets are retained the terrazzo finishes will be repaired and refurbished. Original sanitaryware will largely be retained and refurbished. Where original sanitaryware has been removed we propose to replace with new. All fittings will be modified to reduce water usage.

Basement and Office WC's

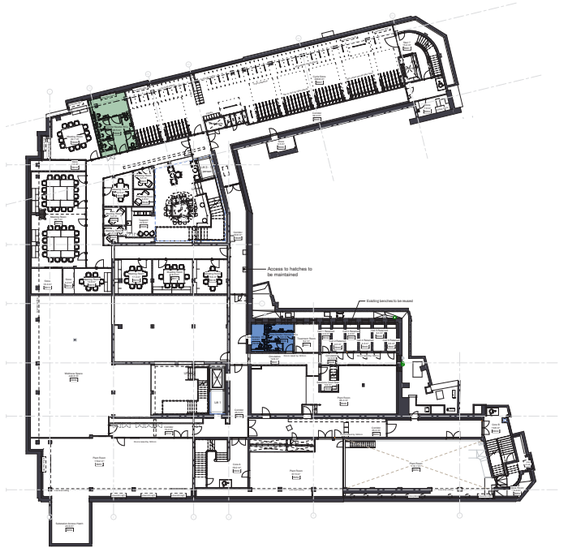
Gender neutral WC's are provided on the upper floors and in the basement to make the most efficient use of space available.

Mandela House Comparison

The Council's current office space provides a total of 31 WC's. This equates to 1 WC per 4.8 member of staff. This is above the provision required by BS 6465-1:2006+A1:2009.

The proposals at the Guildhall provide 23 WC's or 1 WC per 6.5 members of staff. A lower figure but still above the BS requirements.

The Guildhall currently has 42 WC's/ urinals across all levels, the proposals increase this figure to a total of 76.



Basement

CCC 5no. Gender Neutral, 1no. Accessible

Office 3no. Gender Neutral, 1no. Accessible



Ground Floor

CCC 3no. Gender Neutral, 1no. Accessible

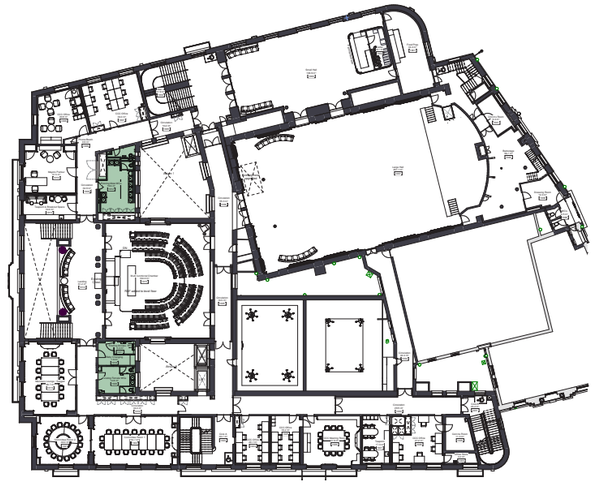
Office 4no. Gender Neutral, 1no. Accessible

Public 1no. Changing Places,2no. Gender Neutral, 1no. Accessible

Halls Male - 2no. WC, 7no. Urinal, 3no. washbasin

Female - 4no. WC, 6no. washbasin

1no. Accessible



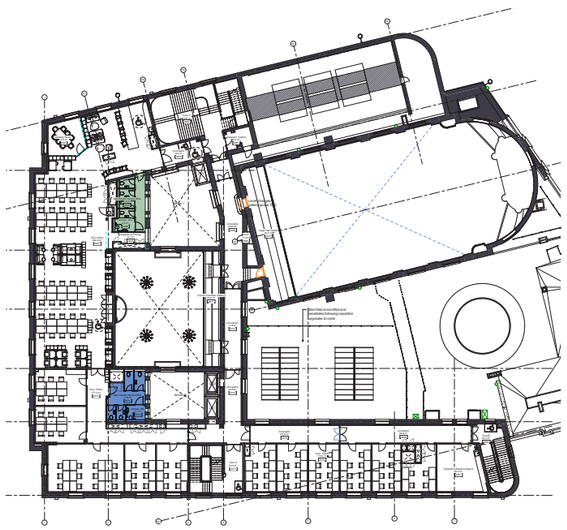
First Floor

CCC Male - 1no. WC, 5no. urinals, 4no. washbasins

Female - 2no. WCs, 2no. Washbasins

1no. Gender Neutral

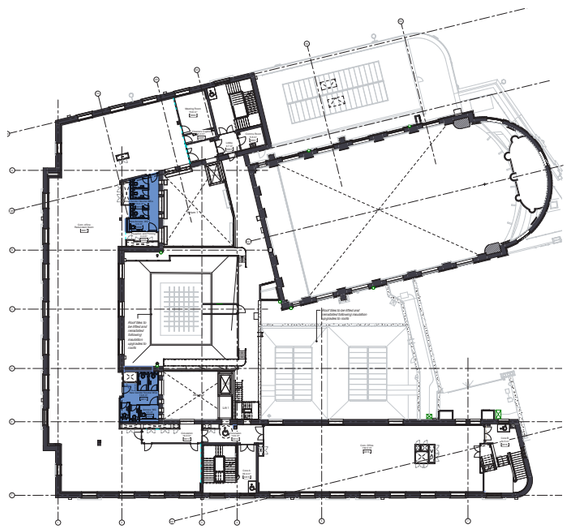
1no. Accessible



Second Floor

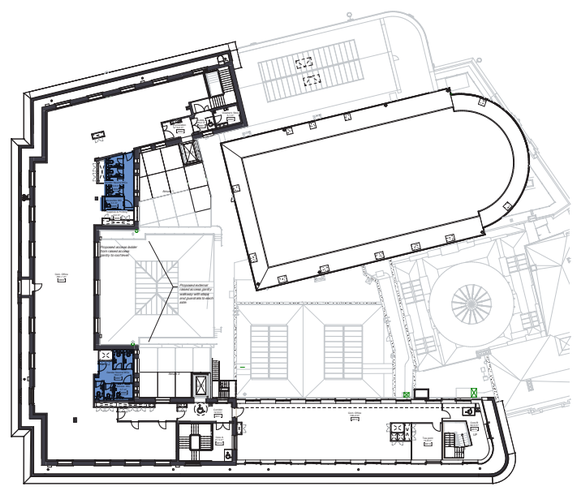
CCC 4no. Gender Neutral, 1no. Accessible

Office 4no. Gender Neutral, 1no. Accessible



Third Floor

Office 8no. Gender Neutral, 2no. Accessible



Fourth Floor

Office 8no. Gender Neutral, 2no. Accessible

4.7 Supporting Functions
Cycles & Changing

Existing

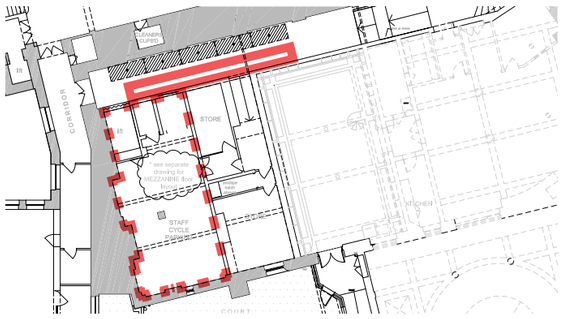
For staff working in the Guildhall cycle storage in the located on the ground floor within the service corridor. A lower level adjacent room was formerly used but is no longer accessible. The access to this room very restrictive and not suitable for all cyclist to use.

28 cycle spaces are provided in this corridor, the current high-low stands are not always easy to use when bikes are fitted with baskets or child seats and have limited options to lock bikes securely.

For staff working in Mandela House there is space for 60 bikes, plus 4 cargo bikes. The space is shared with 2 vehicle parking spaces and 5 bulk bins.

The spaces are provided by standard sheffield stands which make them easy to use and secure.





Red solid line shows current location in corridor. Dashed line shows space no longer in use for cycle storage.

Proposal

Our brief is to provide excellent cycling facilities within the Guildhall. To achieve this, a high number of bike spaces is provided along with showers, changing facilities and lockers. The storage provided aims to accommodate a range of bikes. From standard cycles, to Bromptons and cargo or hand cycles.

The facilities will be shared by all buildings users, Council staff and commercial tenants with space for 159 bikes is provided. This would allow approximately 43% of the persons within the Guildhall to cycle to work and store their bikes.

The majority of the storage facilities are located within the basement (see drawing right). To provide an accessible route that can be used by all, a new cycle lift is proposed. Recumbent, hand cycles or cargo bikes will be stored at ground floor level in the location of the existing cycle stands but with upgraded facilities (see drawing right). All storage positions will be provided with multiple locking points to ensure bikes can be securely stored. Accessible spaces will have a ground anchor and a half height long sheffield stand to provide multiple options for securing larger cycles. A cycle repair stand is provided at ground floor level adjacent to the main external access point.





Cycle storage and repair station precedents

Cycle, Shower & Locker Provision

Cambridge City Council Cycle Minimum Standards		
1 space per 30m² GFA - plus visitors or (whichever is higher) 2 cycle spaces per 5 members of staff		
	Staff Numbers	**Cycle Spaces**
CCC Staff	150	60
Commercial Staff	219 (10m² NIA per person)	88
Total	**369**	**148**

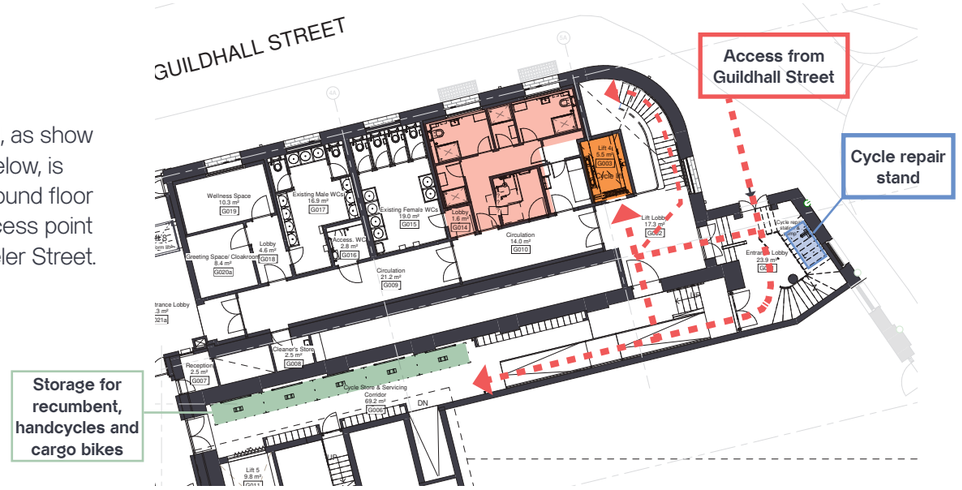
Cycle storage to be provided with a minimum of 20% Sheffield stands and 5% accessible spaces.

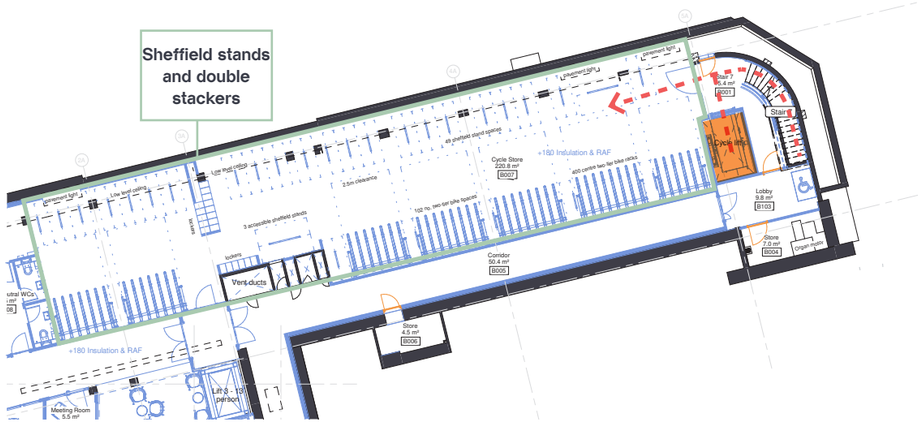
Proposed Cycle Storage		
Double Stackers	102	64%
Sheffield Stands	49	31%
Accessible	8	5%
Total	**159**	

Proposed Showers	
Unisex shower	4
Accessible shower	1
Total	**5**

The plans show 10 additional cycles than the minimum standard. 159 lockers are provided to match cycle numbers

A cycle repair and maintenance stand, as show in the precedent below, is provided on the ground floor adjacent to the access point off Guildhall/ Wheeler Street.





5.0

Sustainability

Summary

5.1 Sustainability
The Vision

The following is a summary of the Sustainability Statement produced by Max Fordham. As sustainability experts they have produced an assessments of the Guildhall. For full details please refer to the Sustainability Statement and Energy and Carbon Reduction Statement .

The Guildhall refurbishment is a part of the wider Cambridge Civic Quarter redevelopment. This redevelopment has high sustainability aspirations and aims to reduce operational energy consumption, monitor embodied carbon, reduce their impact on potable water, and provide improved community facilities, whilst respecting the long-standing heritage of these civic buildings.

The Sustainability Statement has been developed in accordance with national and local planning policy and outlines the sustainability and health and wellbeing aspirations of the Guildhall as outlined by the Cambridge City Council.
The Sustainability Statement is organised around 5 key principles:

- Water smart
- Biodiversity Net Gain
- Resource Efficient
- Socially Connected
- Net Zero Carbon

These principles are set out in the Sustainability Vision and are expanded upon to demonstrate the strategies implemented to achieve them. This is outlined below in 2.0: Sustainability Vision. Key sustainability aspirations that the project aims to achieve are:

- Achieve 5/5 BREEAM Wat01 credits
- Participate in the UK Net Zero Carbon Building Standard Pilot Programme
- Implement EnerPHit methodology to reduce operational energyconsumption
- Enhance office working provision and environmental conditions
- Improve council service user experience and provide amenities for the community, e.g. changing places bathroom and publicly accessible mothering room.

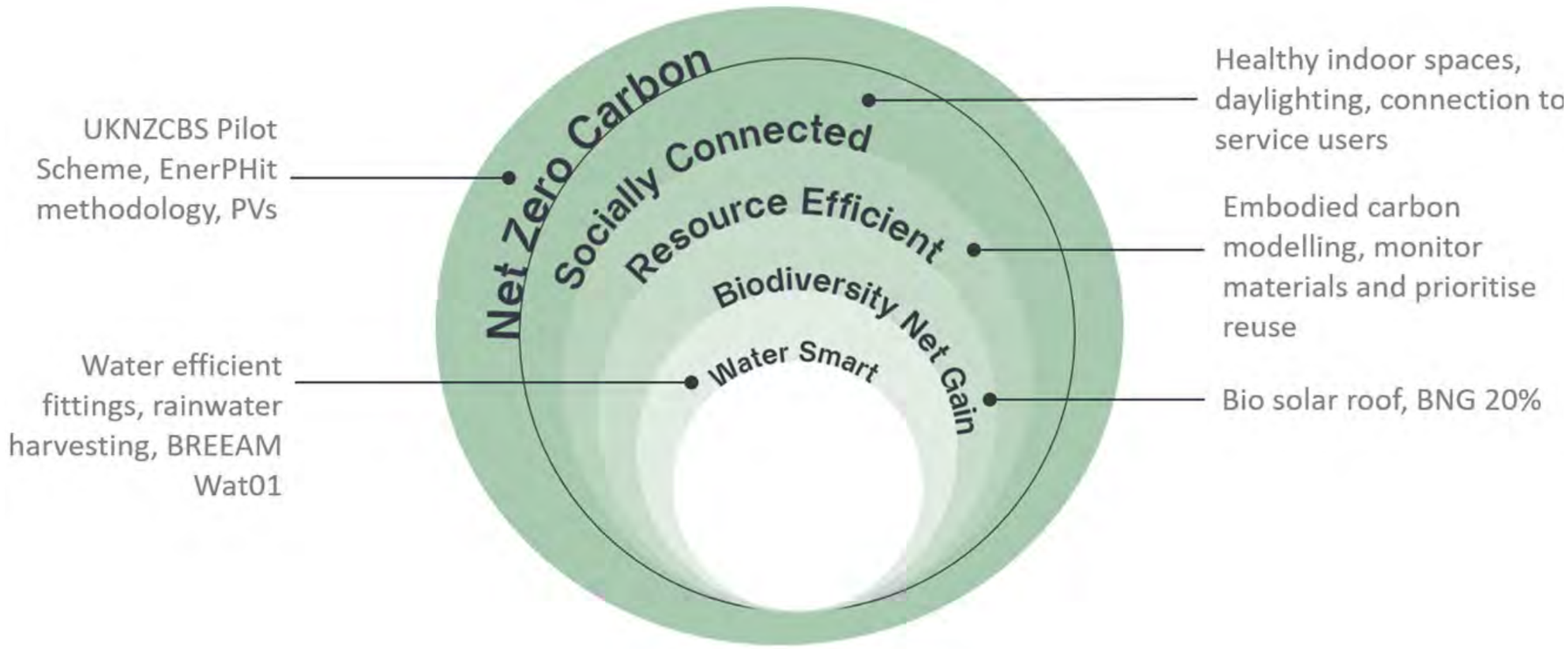
These sustainability aspirations have been designed to meet and exceed national and local planning policies. Relevant planning policies include:

- Building Regulations – Approved Document Part L
- Cambridge Local Plan 2018
- Greater Cambridge Sustainable Design and Construction

These requirements have been integrated into the design of the Guildhall and the response to planning requirements has been outlined in Section 2.0: Response to Sustainability Planning Policies.

This document should be read in conjunction with all additional supporting documentation submitted alongside the Cambridge Civic Quarter: Guildhall application. Where specific documents have been referenced, please refer to these documents for further information.

Please refer to the Energy and Carbon Reduction Statement for further information on the EnerPHit design strategy.



5.1 Sustainability

Proposed secondary glazing strategy

Typical Secondary Glazing

As part of the building fabric performance upgrades, the secondary glazing throughout the existing building will be replaced.

For windows to non historic key rooms, this will be as detailed in the sections and elevations shown (right)

The proposed thermal lining together with the secondary, will improve the thermal performance, airtightness and moisture management of the external walls. The existing secondary glazing that is currently fixed to the internal reveal of the windows will be removed and replaced with a new triple glazed secondary glazing system within this new internal lining This will allow the perimeter frame to be positioned beyond the extents of the primary glazing to conceal a large proportion of the perimeter frame and preserve the sight lines through the existing windows.

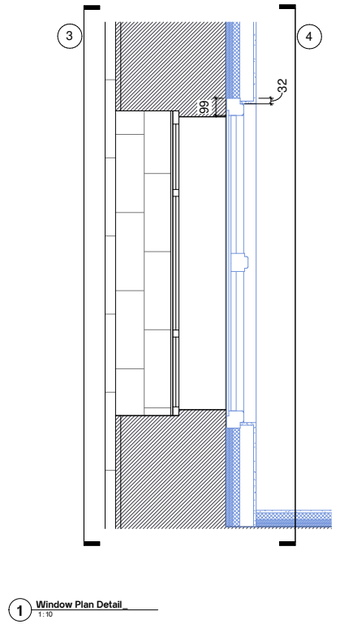
It will also allow suitable space between primary and secondary glazing to open both sets of windows to allow for natural ventilation and include options for blinds between glazing.

Historic Rooms - Secondary Glazing

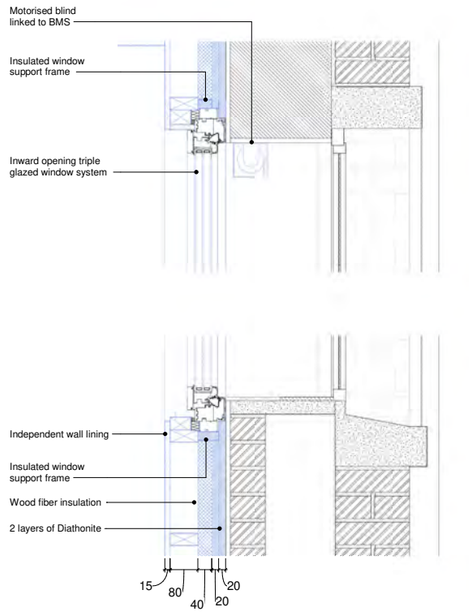
In areas considered of high heritage value, thermal upgrades to the walls will be installed behind existing timber panelling.

Existing secondary glazing will be removed as it is elsewhere, but without an additional lining, replacement secondary glazing will need to be in the reveals of the existing windows.

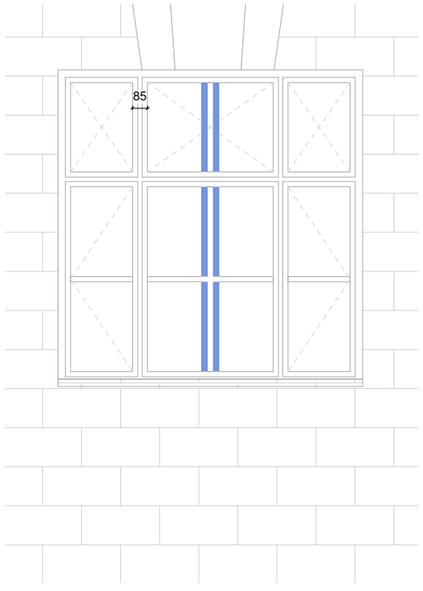
To reduce the visual impact of the new secondary glazing to historic key rooms and areas, more slender frame options are being reviewed that better relate to the existing narrow framed primary glazing.

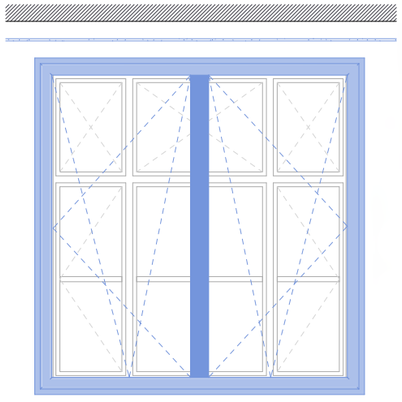


1 Window Plan Detail_ 1:10



2 Typical Secondary Glazing Section Detail_ 1:5





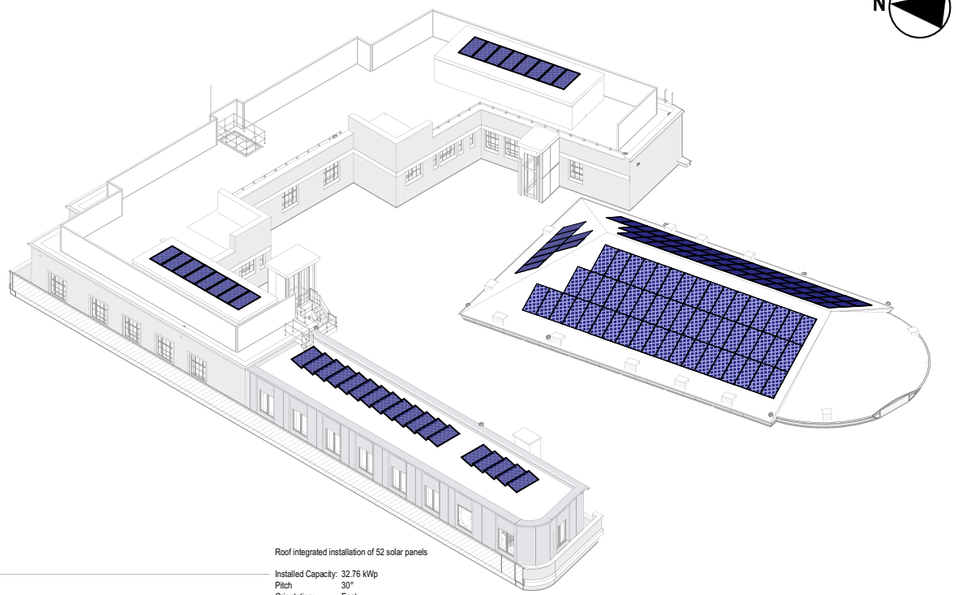


Typical Secondary Glazing

5.1 Sustainability
Renewable Energy

The NZCBS requires the Guildhall to generate at minimum, 45 kWh/m2 building footprint/year, equating to 85050 kWh/yr. The existing PVs on the Guildhall are estimated to produce ~26970 kWh/yr at peak efficiency and therefore would not meet the NZCBS requirements. However, disposal of these PVs would not be in line with the sustainability aspirations of the project and their reuse on the Guildhall or another Cambridge Council building, such as the Corn Exchange, is currently being explored

The reuse of existing PVs must be carried out by the original installer in order for their warranty to remain in place. Utility Trade Group has been contacted regarding the removal and reuse of the Guildhall's existing PVs and is able to reinstall and retain the warranty of them. Successful reuse of the existing PVs would also be subject to project phasing.



N

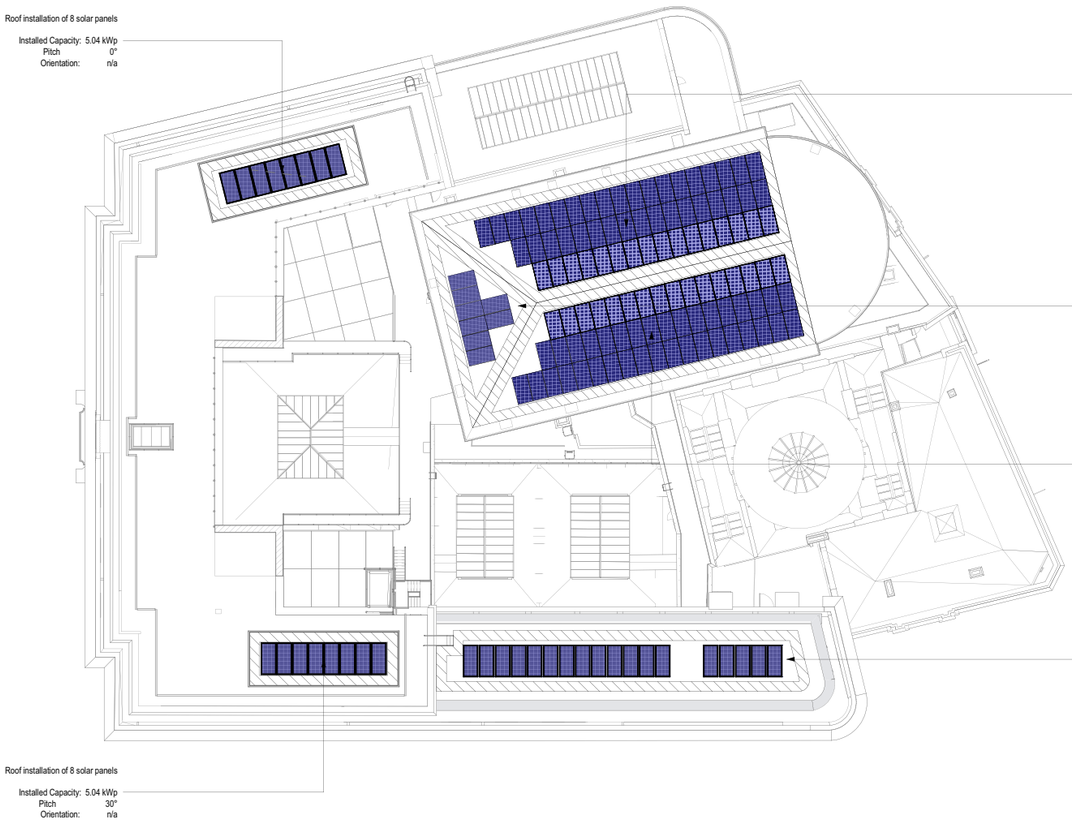
GENERAL NOTES

1. Do not scale from this drawing.
2. Print this drawing in colour.
3. This drawing is to be read in conjunction with all other MXF documents (drawings, schedules and specification) along with other design team documentation.

KEY

Photovoltaic Panel

Access Zone



6.0

Heritage

6.1 Heritage

Heritage Significance and impact of Proposed Works

The following is a summary of the Heritage Statement produced by Turleys. As Heritage experts they have produced an assessment of the site's heritage significance and the impact of the proposed works. For full details please refer to the Heritage Statement.

Impact of Proposed Works on Heritage Significance

The Guildhall's significance lies in its embodiment of mid-C20 civic architecture, its high-quality materials and detailing, and its continued role as a centre of municipal governance. It stands as a physical expression of Cambridge's civic identity, combining functional public service with architectural distinction, and remains a key element in the historic character of the Market Square and civic heart of Cambridge.

The proposed works have been carefully considered throughout the detailed design process, including through various rounds of engagement/pre-application meetings with LPA officers and Historic England (and Design Review Panel), seeking to minimise as far as possible, impacts arising to the heritage significance of the listed building. A balance is to be struck between maintaining (preserving) its significance and ensuring that the building is brought back into more active and long-term sustainable use, which meets current and expected future requirements, with the building currently in a state of considerable disuse.

External Works - Proposed Extension

The proposed extension will effectively continue the mass of the existing fourth floor to the south along Peas Hill towards Wheeler Street. This aspect of the proposal is understood to be a necessary addition, in order to support the overall viability of the proposal (and project). Notwithstanding that, in built heritage terms, the single storey scale and nature of this extension is considered to be appropriate, as this responds contextually to the scale and mass of the existing building, and should therefore be supported in principle.

In sympathetic reference, and to ensure that the proposed extension is successfully and visually integrated with the existing building, the proposal replicatesthe ordered/rhythmic fenestration arrangement to maintain the horizontal and vertical lines and emphasis of the host listed building. Historic England (in its 29 August 2025 response) confirmed it had no objectionto the proposed extension, stating that this is considered acceptable in principle (subject to final details).

External Works - Main Roof Plant Screen

The proposed new plant screen will be set back from the parapet and stepped in to respond to the recesses and changes in the existing building lines. The plant screen will be visible in long views. With this in mind, it has been very carefully considered and designed, comprising a louvred screen with recesses and using materials and a colour palette which responds contextually to the existing building. Thus, notwithstanding the additional height and visibility, it is considered that the plant screen will read as a sympathetic and subservient later addition which responds appropriately to the host listed building.

External Works - PVs

PVs will be located to the fourth floor extension. Additional PVs will be introduced onto the roof of the Large Hall. The PVs will be placed on the main roof slopes only and not the apsidal end to Wheeler Street which is more visible. The PVs will be fixed to a raised mounting frame, which will sit slightly above the roof slopes. The proposed PVs will be carefully arranged to avoid a visually distracting pattern. Given the 'reversibility' of the approach and minimalimpact/loss of important historic fabric, this will have no adverse effect on the significance of this listed building.

External Works - Atriums / Internal Lightwells

The atrium are of low heritage significance whilst the reception space (i.e. the area behind the stair hall and lobby) has been much altered. The proposed works would utilise these spaces and allow them to bring light more effectively into the new foyer and basement spaces. To achieve this, some internal walls will need to be removed as will the lift shafts, the latter being replaced with more attractive glazed lifts. New lightweight glazed roofs will enclose the atria. These works are considered, in overall terms, to enhance the internal quality and environment of the building with minimal impact on heritage significance.

Internal Works - Basement

At basement level, a large proportion of the existing partition walls are proposed to be removed, primarily within the central core and to the eastern range The basement level is an area of the building of lower significance, which can accommodate the level of change proposed, without causing unacceptable harm to the heritage significance of the listed building.

Internal Works - Ground Floor

The historic entrance lobby will be largely unaffected and retained as existing in its original form and finish. One small exception to this will be the introduction of a new platform lift within the steps in the entrance way. This, in combination with the re-grading of the external surface, will provide level access into the main entrance of the building to all users. The platform lift introduction will cause a degree of impact to the existing stairs/ fabric, but is a necessary intervention and the most sensitive approach to providing unassisted, step free access into the building.

Overall, whilst there are various changes to rationalise the plan form at ground floor level, these changes will occur without harming our ability to understand the original form and function/use of the ground floor level.

Internal Works - First Floor

The existing plan form is retained largely unaltered as this area comprises many of the key rooms with the use and function of these rooms also retained.

Other works include the introduction of a bar area and 'cellar' (store room) within the small hall. The bar structure will sit on top of the existing floor finish which will be retained unaltered and be set against, rather than fixed to the adjacent wall. This ensures that the bar installation is a lighttouch intervention that could be carefully removed in the future with no long-term impact to surviving historic fabric

Internal Works - First Floor Council Chamber

The proposals seek to carefully remove the existing fixed seating from the Council Chamber and upgrade its arrangement to meet the demands on the space. The carefully removed historic furniture will be replaced with bespoke, high-quality contemporary alternatives, with more generous spacing to accommodate the requirements of all users. It is also proposed to introduce the ability to infill/raise the lowest, central section of the floor to suit alternative uses. Additionally, it is proposed to introduce a bespoke/discreet platform lift to the retained Dais level to provide universal,independent access. A glazed balustrade will be introduced at the gallery level, primarily to increase/ provide fall protection and allow this space.

Without these interventions, it is considered by the applicant, it is likely in the future, this space will become increasingly incompatible for its original function/use, such that Council meetings will need to be permanently relocated to an alternative location/venue.

The potential harm arising to the heritage significance of the Guildhall as a result of the works to the Council Chamber, is to a degree minimised by the retention and relocation of the historic seating to within other areas of the Guildhall, ensuring that there is no wholesale loss or removal of historic fabric and allows for this to be reinterpreted within the building and to improve the visual quality of other spaces, eg the Police Court.

Internal Works - Second to Fourth Floors

The second to fourth floor levels within the Guildhall are of lesser significance and historically more altered. The second floor level is proposed to retain a greater understanding of the historic arrangement of small, cellular rooms off the corridors, albeit to a rationalised layout. The third and fourth floor levels will comprise large open place floor spaces more conducive to modern commercial officer requirements. These levels already comprise a greater openness due to past alterations, with the main changes now to remove remaining partitions and incorporate the corridor spaces into the large format spaces. The proposals across these upper levels are generally considered to be neutral changes, in overall terms, with no adverse impacts or losses of important historic fabric or plan form.

6.1 Heritage

Heritage Significance and impact of Proposed Works

General Proposals

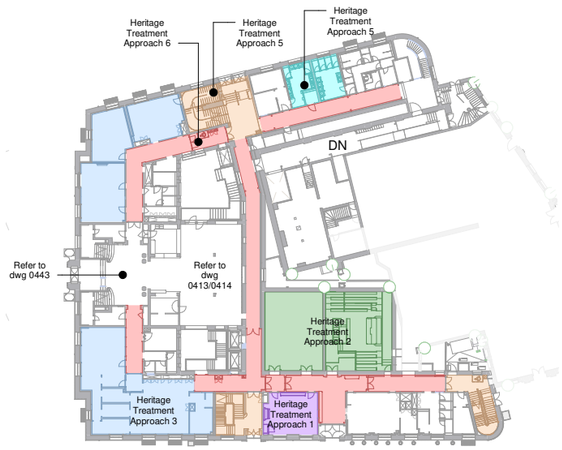
Other proposals internally include thermal lining upgrades to introduce better insulation and air tightness, as well as upgrading the existing secondary glazing to the windows, replacing that installed in the early-2000s. With regard to the thermal lining, where upgrades are proposed, this will comprise the careful removal of any existing panelling and setting aside for reinstatement. New secondary glazing will be triple glazed and introduced throughout/in place of the existing, except for within key rooms within the Guildhall.

In overall terms, the principle of removing and replacing the existing secondary glazing is appropriate and would not cause any harm to or loss of historic fabric. This element of the proposals is considered to be a neutral change, in visual terms, but one that will provide significant cost saving benefits to the operation of the building.

Heritage Value and Public Benefits

In overall terms, the proposals to the Guildhall will cause a degree of less than substantial harm to significance of this listed building. This harm, in overall terms, is considered to be unavoidable in order to secure the long-term and optimum viable use for this listed building as a whole.

Great weight and importance has been placed in seeking to avoid harm in the first instance, and then minimising and mitigating such harm where it is unavoidable, in order to deliver the overall public benefits that the scheme offers for this important designated heritage asset at the civic heart of Cambridge.



Heritage Treatment Approach 1 - Timber panelled rooms

Heritage Treatment Approach 2 - Session and Police Courts

Heritage Treatment Approach 3 - Office Spaces

Heritage Treatment Approach 4 - Cells

refer to 0400 drawings for above Heritage Treatment Approaches

Heritage Treatment Approach 5 - Stairwells

refer to 0440 drawings for above Heritage Treatment Approach

Heritage Treatment Approach 6 - Corridors Levels 00 - 01

- Existing doors to be retained, cleaned and made good where necessary. Acoustic upgrades to doors where necessary. Where door positions are being adjusted, wall and floor adaptions to be made
- Access control upgrades
- New paint to ceiling soffit
- New risers and riser access doors
- New lighting
- Existing walls painted and made good where necessary
- Adaptions to high-level glazed screens

Heritage Treatment Approach 7 - Corridors Levels 02 - 04

- New Lighting
- Adaptions to incorporate EnerPHit interventions
- Ceiling profile adjustments for servicing
- Doors and walls removed in many locations
- New risers and riser access doors
- Floor adaptions where doors and walls are being removed

Heritage Treatment Approach 8 - Heritage WCs

- Existing WCs to be replaced with Wall Hung WC's with concealed cistern to rear
- Existing sinks, shelving, mirrors, urinals, cistern cast terrazzo cubicles, wall tiles, floor tiles and lighting to be retained
- Where required, existing sanitaryware is adapted to new locations within the room

Refer to Heritage Approach Key within Planning Drawing Pack

7.0

Conclusions

7.1 Conclusions

The proposed designs have been informed by a comprehensive pre-application process and significant and wide ranging stakeholder engagement. While a wide range of comments have been received, the plans have sought to respond positively to the key themes raised. As set out within the Planning Statement, the planned works are found to comply with the Development Plan.

The Guildhall is a key component of the Civic Quarter project and will deliver the following key benefits;

- The reinvigoration of a thriving, sustainable, accessible and welcoming seat of democracy
- A refurbishment which will enable a net zero carbon in operation Guildhall, leading the way for Cambridge City Council's Net Zero 2030 pledge
- Reducing predicted energy use by 66% through the implementation of EnerPHit principles
- Future proofing the Guildhall to enable it to continue to act as the seat of democracy in light of Local Government Reform and the introduction of a Combined Authority
- Opening up the Guildhall to the public and making it a welcoming, accessible and inclusive place
- Providing a much improved set of Civic facilities, with refurbished Large and Small Hall, Committee rooms and Council Chamber, enabling greater use by the community and facilitating the new Unitary Council meetings.
- The proposed works will protect a valuable and much loved Listed heritage asset
- The upgraded Guildhall will contribute greater revenue, through the letting of commercial office space, and therefore help protect the Council budgets and front-line services.



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