

Cambridge Civic Quarter

RIBA Stage 2 Concept Design Presentation

November 2024

The work so far

RIBA Stage 1 Work developed

January 24 - Strategy and Resource Committee agreement to proceed with RIBA Stage 2

May 2024 - Design Consortium appointed

15 May 2024 - Civic Quarter Liaison Group Session

17 June - 28 July 2024 - Engagement Period

9 October 2024 - Civic Quarter Liaison Group - Engagement Feedback

11 November 2024 - Civic Quarter Liaison Group - RIBA Stage 2 Concept Design Presentation

The Guildhall - Engagement



Cambridge Civic Quarter

The Guildhall

A more accessible hub for local democracy

How can we make the Guildhall welcoming to all residents of Cambridge?
What would increase access to the Guildhall as a hub for local democracy?
We want to make the Council Chamber, Large Hall, Small Hall and numerous historic meeting rooms fit for purpose and work for you.





Photos of existing spaces



Example civic spaces



Cambridge City Council offices and Customer Services Centre

We're proposing to locate the Customer Services Centre on the Ground Floor. It would be a welcoming and fully accessible space, similar to the offer in the council's new community centres across the city. Bringing in light to the basement and ground floor, we will be exploring with council staff how we can make an attractive and welcoming office environment.




Basement Level Ground Floor First Floor



Examples of offices for Cambridge City Council



Examples of Customer Services Centres




Cambridge Civic Quarter

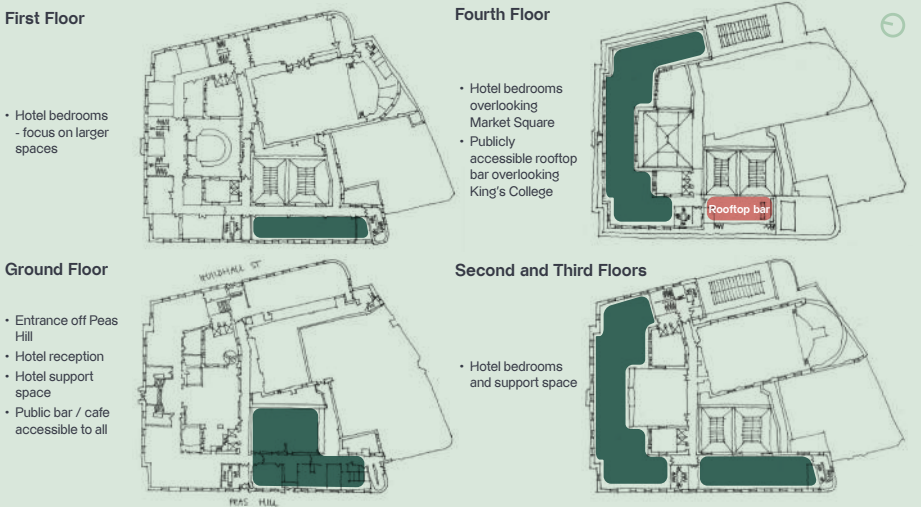
The Guildhall

Providing commercial space to create an income for the council

Incorporating a hotel?

We want to provide space for commercial occupiers to increase the council's income to help support the running of frontline services. With the Customer Services Centre, council office space, and democratic functions situated on the Ground and Basement levels, one commercial option could be to convert the upper floors of the Guildhall into a hotel.





First Floor

- Hotel bedrooms - focus on larger spaces

Fourth Floor


- Hotel bedrooms overlooking Market Square
- Publicly accessible rooftop bar overlooking King's College

Ground Floor

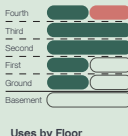
- Entrance off Peas Hill
- Hotel reception
- Hotel support space
- Public bar / cafe accessible to all

Second and Third Floors

- Hotel bedrooms and support space

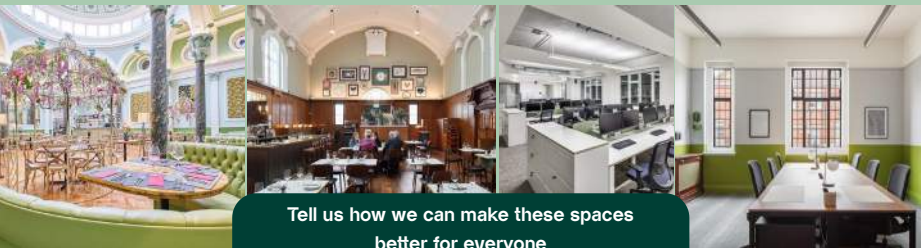


Rooftop Bar Sketch



What if the hotel isn't feasible?

An alternative solution would be to rework the upper floors of the Guildhall to provide further office space for commercial tenants, or to consider food and beverage leases on the ground floor.



Tell us how we can make these spaces better for everyone

Engagement Feedback

Three key areas were highlighted during the engagement process;

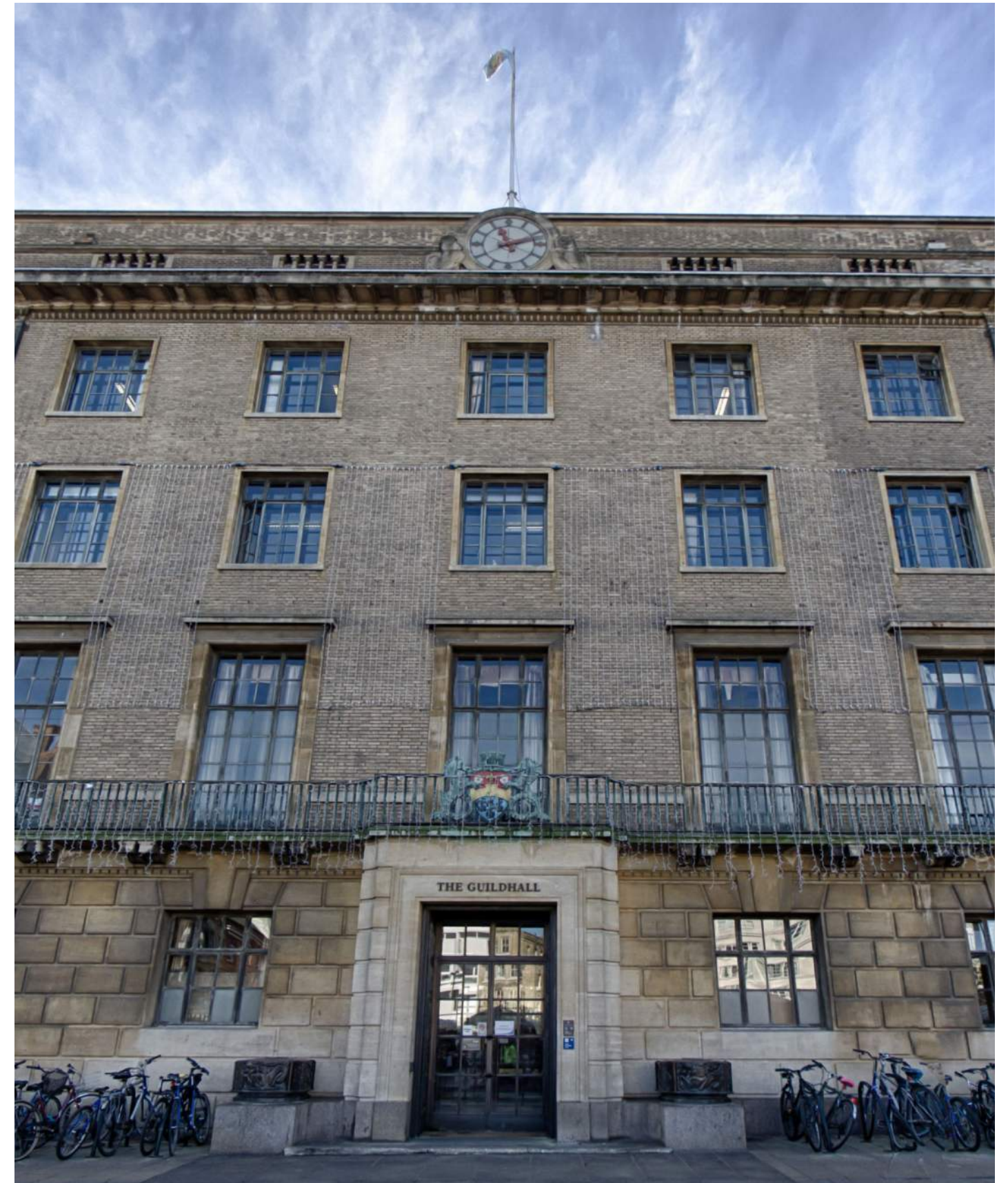
- Space Utilisation
- Community Use
- The Hotel Proposal

The Guildhall - Proposed Uses

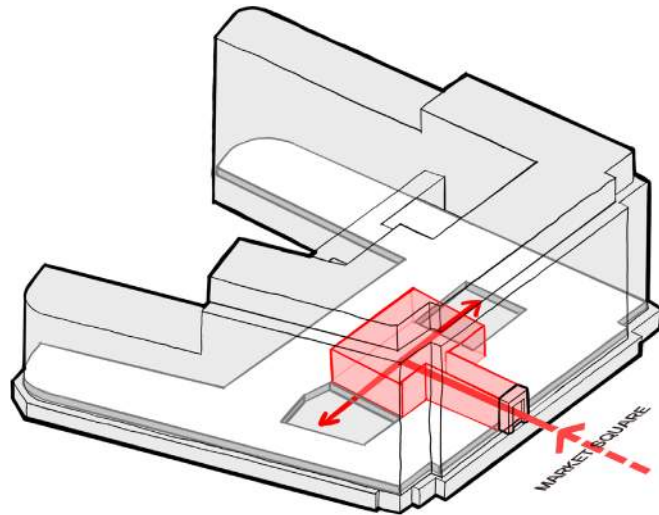
Following the engagement feedback the design has progressed with the following uses now proposed in the Guildhall;

- Council Office Space
- Customer Service Centre
- Council Chamber
- Large and Small Halls
- A Cultural Space
- Commercial Offices

All these spaces will be supported with modern facilities delivering a Net Zero Carbon building.



The Guildhall - Public Access



To support the 'Heart Space' toilets, Changing Places facilities, baby change and a breast feeding room will be provided.



The 'Heart Space'

A publicly accessible vibrant centre of the Guildhall offering a cafe bar and soft seating

The Guildhall - Cultural Attraction



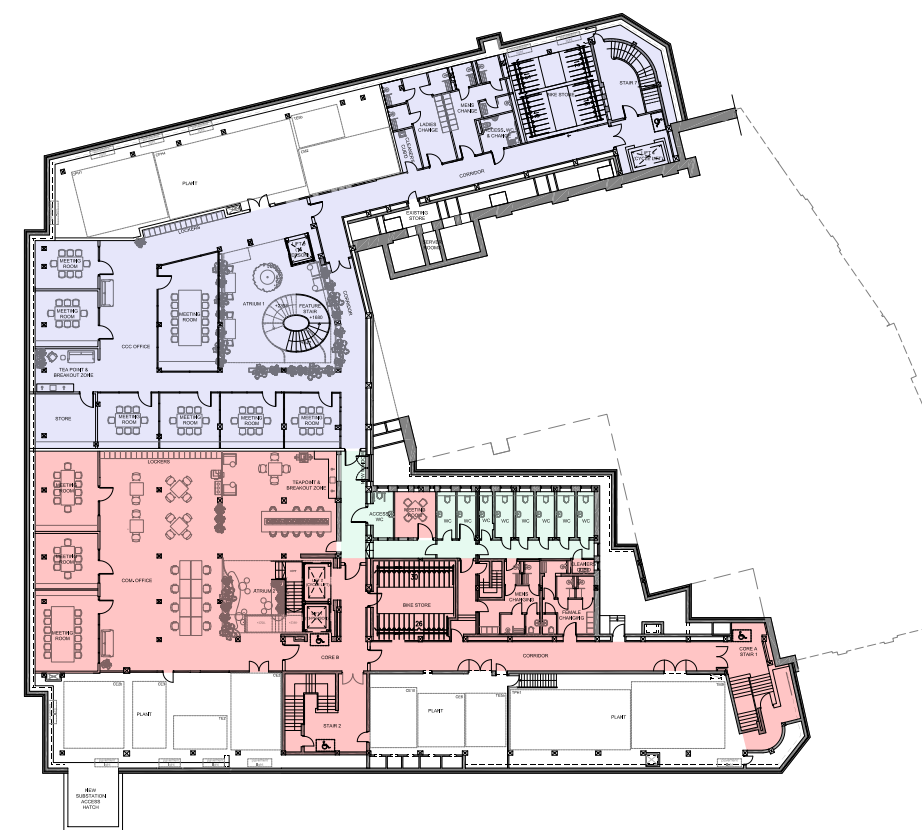
Artists impression of one newly created atrium - providing a potential route to The Museum of Cambridge



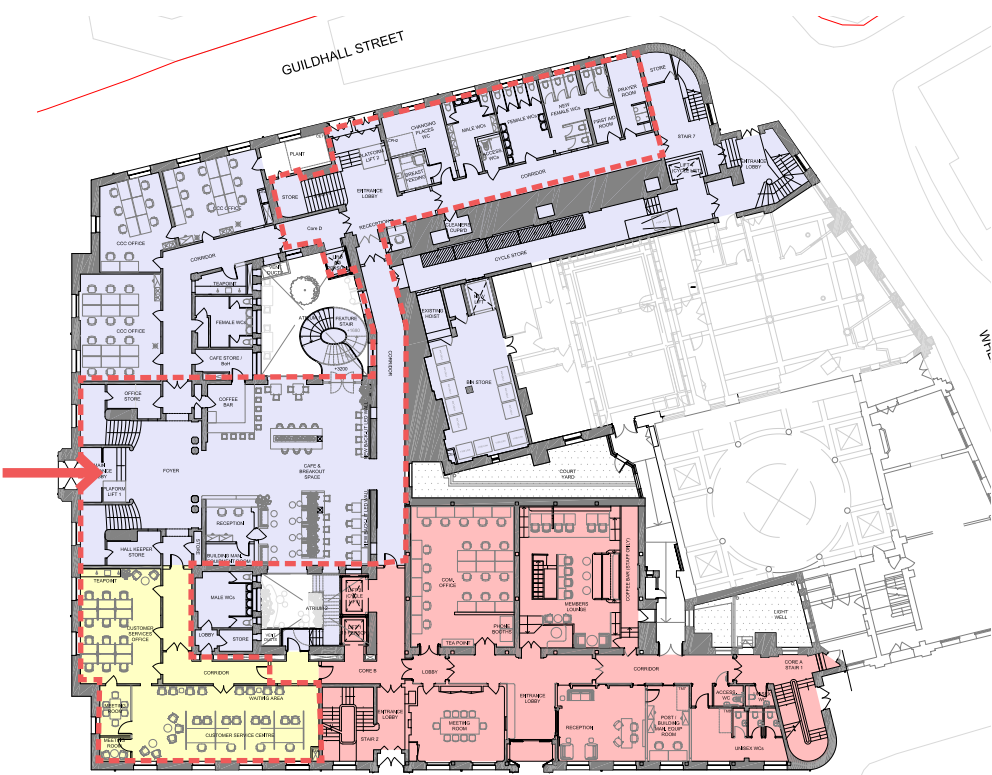
Basement Plan

The Guildhall - Plans

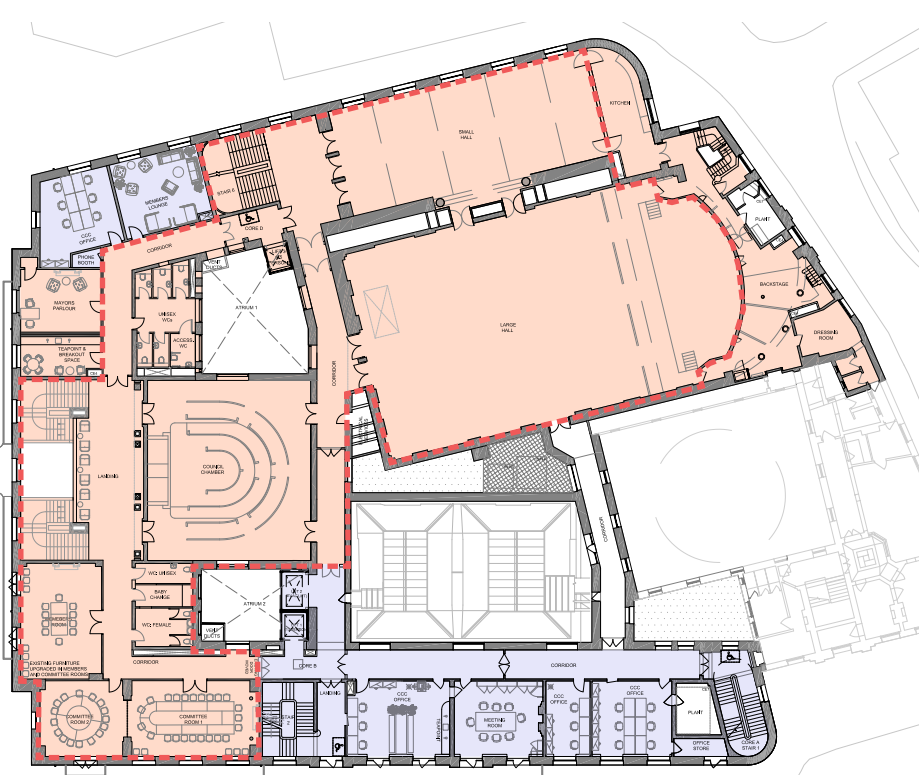
- Council Office
- Civic Spaces - Publicly accessible
- Customer Service Centre
- Publicly accessible space
- Commercial Office - Management Agreement
- Shared WCs



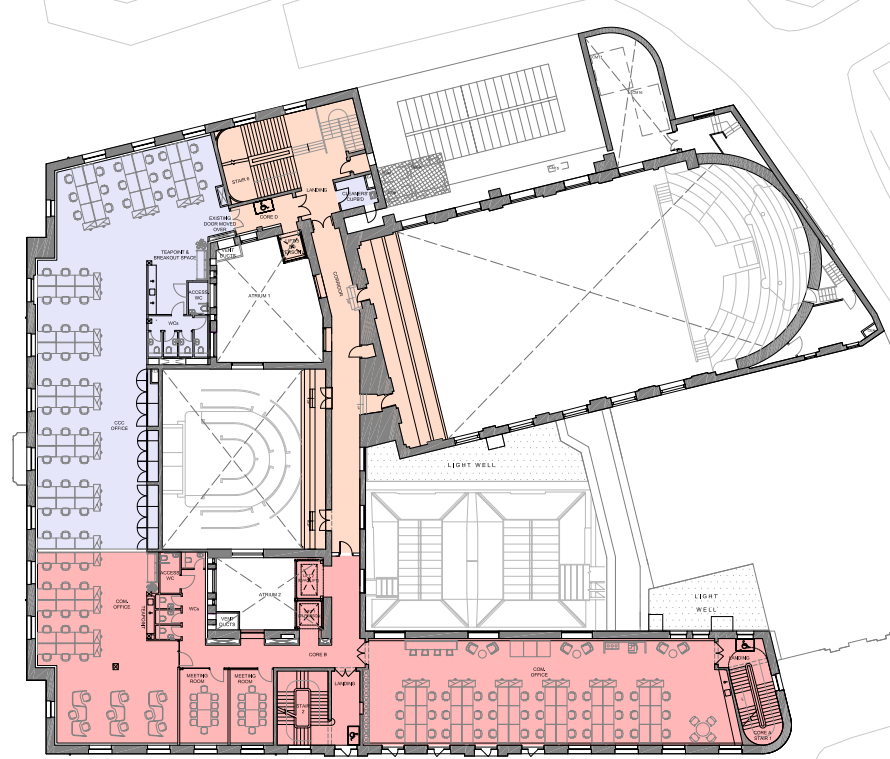
Basement Plan



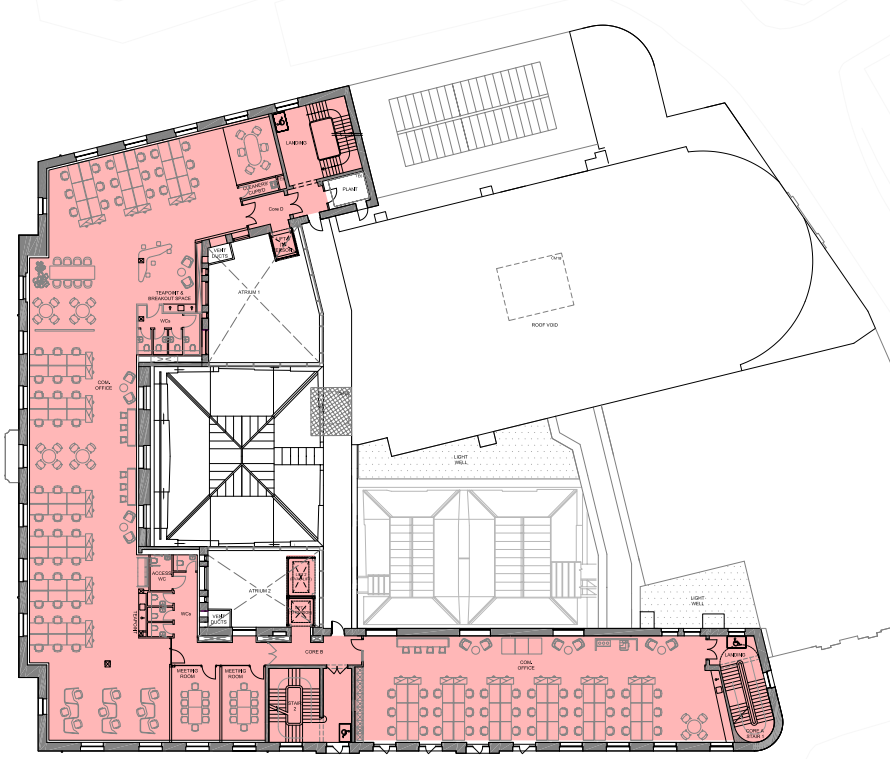
Ground Floor Plan



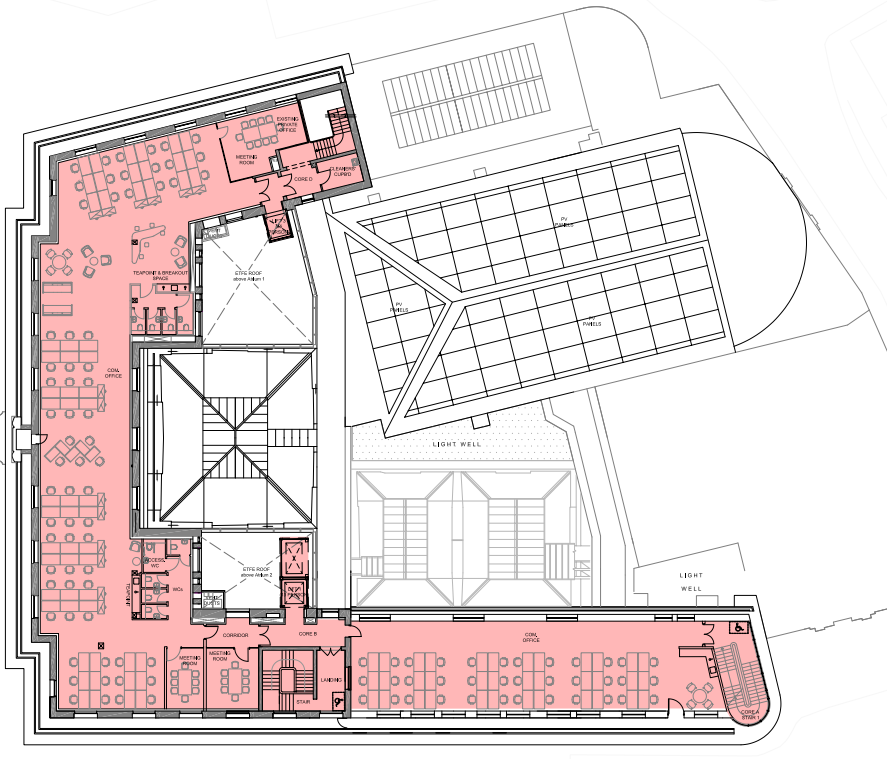
1st Floor Plan



2nd Floor Plan



3rd Floor Plan



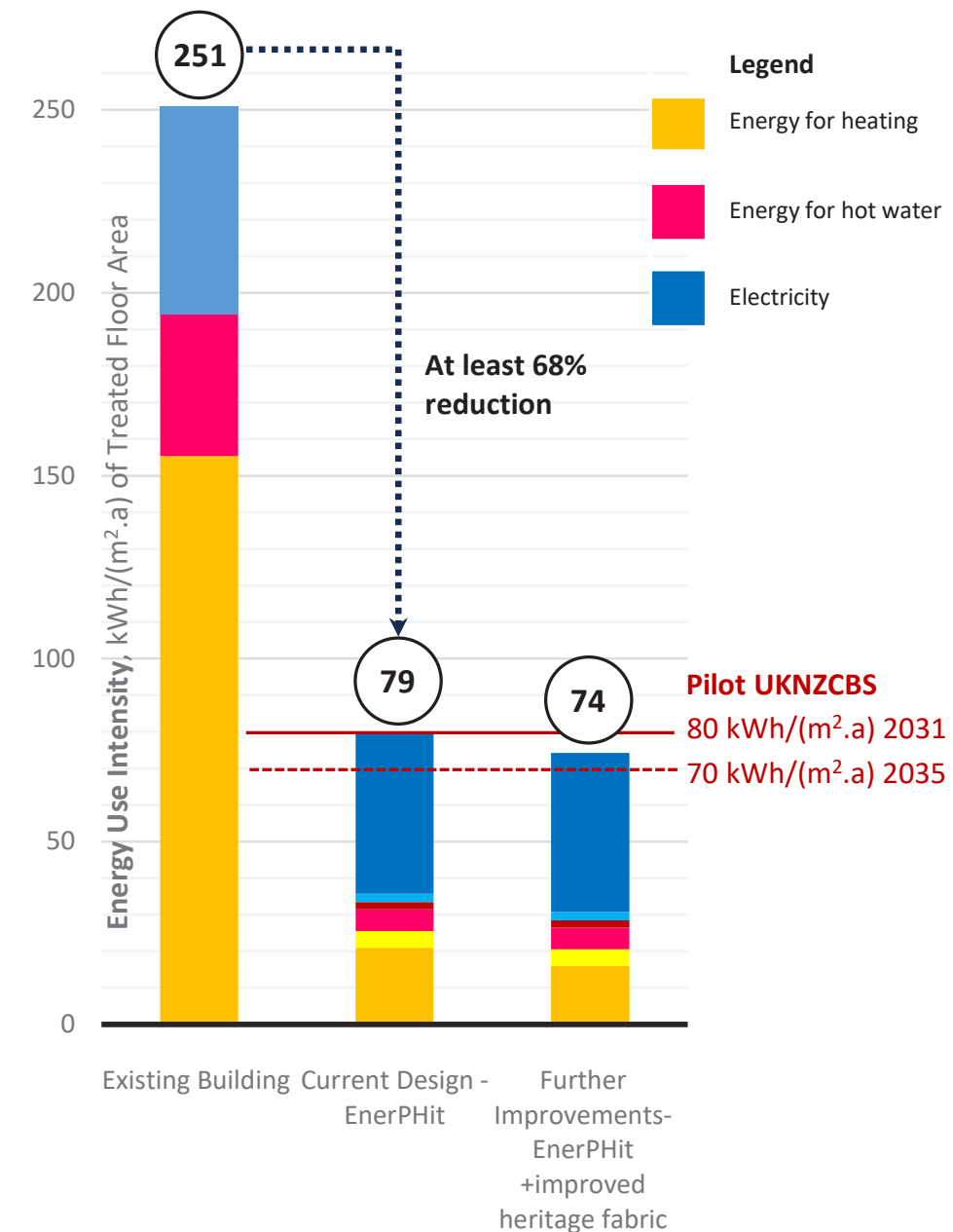
4th Floor Plan

The Guildhall - Net Zero Carbon

A key briefing point is the Net Zero Carbon aspiration of the Council.

The Guildhall has the potential to be Net Zero Carbon and reduce energy use by around 70%.

EnerPHit certification is being sought. This means high levels of insulation, air tight construction and modern heating and electrical systems.



Corn Exchange - Engagement



Cambridge Civic Quarter Corn Exchange

Celebrating 150 years of the Corn Exchange

The Corn Exchange is the largest performance venue in the East of England, vital to Cambridge's cultural life. The proposed enhancements will ensure it continues to thrive. By upgrading the Corn Exchange, we aim to attract more high-profile events and performances, boosting Cambridge's reputation as a cultural hub. We want to make the venue more inclusive and enjoyable for all visitors.





Cambridge Corn Exchange now

Examples of a refurbished Corn Exchange



The Guildhall

Wheeler Street

Revamped bar area

Bar

New courtyard entrance and interval outdoor space

New courtyard bar

Potential new bar

Improved audience experience

Improved accessibility to stage & improve back of house space

Corn Exchange Street



Roof insulation at rafter level, internal finish retained

Photovoltaic roof panels

Energy efficient heating and ventilation

Improvements to stage rig A/V and acoustics

Better bar facilities

Inclusive, level access stage

Improved internal acoustics

Deep acoustics/AV upgrades and new provisions



Energy efficiency: Roof insulation, photovoltaic panels, and reduced energy consumption. These upgrades will lower operational costs and minimise the environmental footprint.



Acoustics and AV: Improving sound quality and new AV systems for diverse events, ensuring that performances and events meet the highest standards for audiences and performers alike.



Accessibility: Making all areas, including the small bar, accessible and more welcoming. Enhanced seating arrangements and facilities will ensure everyone can enjoy the venue.



Increased capacity: Expanding seating and standing areas to accommodate more attendees, allowing for larger events and wider variety.



More food and drink offerings: Introducing new concessions and bar areas to provide a wider variety of food and drink options, enhancing the overall visitor experience.



More variety: Enabling a wider range of daytime activities, including educational programmes for schools and community events, making the venue a dynamic hub for more groups throughout the day.

Tell us how we can make these spaces better for everyone

Engagement Feedback

Acoustics

Need for better acoustics for speaking and music events as the venue requires top sound quality.

Accessibility

Criticism of inaccessible and uncomfortable seating, and request for ground-floor toilets and better access for those with a disability.

Atmosphere and Entrance

The entrance has been described as dark and unwelcoming. There is a sentiment to modernise but retain character.

Corn Exchange - Key Improvements

Fire Capacity Increase

**Current Fire Capacity:
1550***

*limited by Fire Brigade



**Max. Fire Capacity:
2090***

*Fire exit capacity can accommodate this number of occupants.

Improved Food & Beverage Offer

2 Current

Bar snacks available, St. John's bar currently under utilised



4 Proposed

Improved food and drink offer proposed

Improved Sustainability

Gas fired inefficient heating system

Limited Insulation



All electric ASHP heating system

Highly insulated roof

PV panels generating electricity

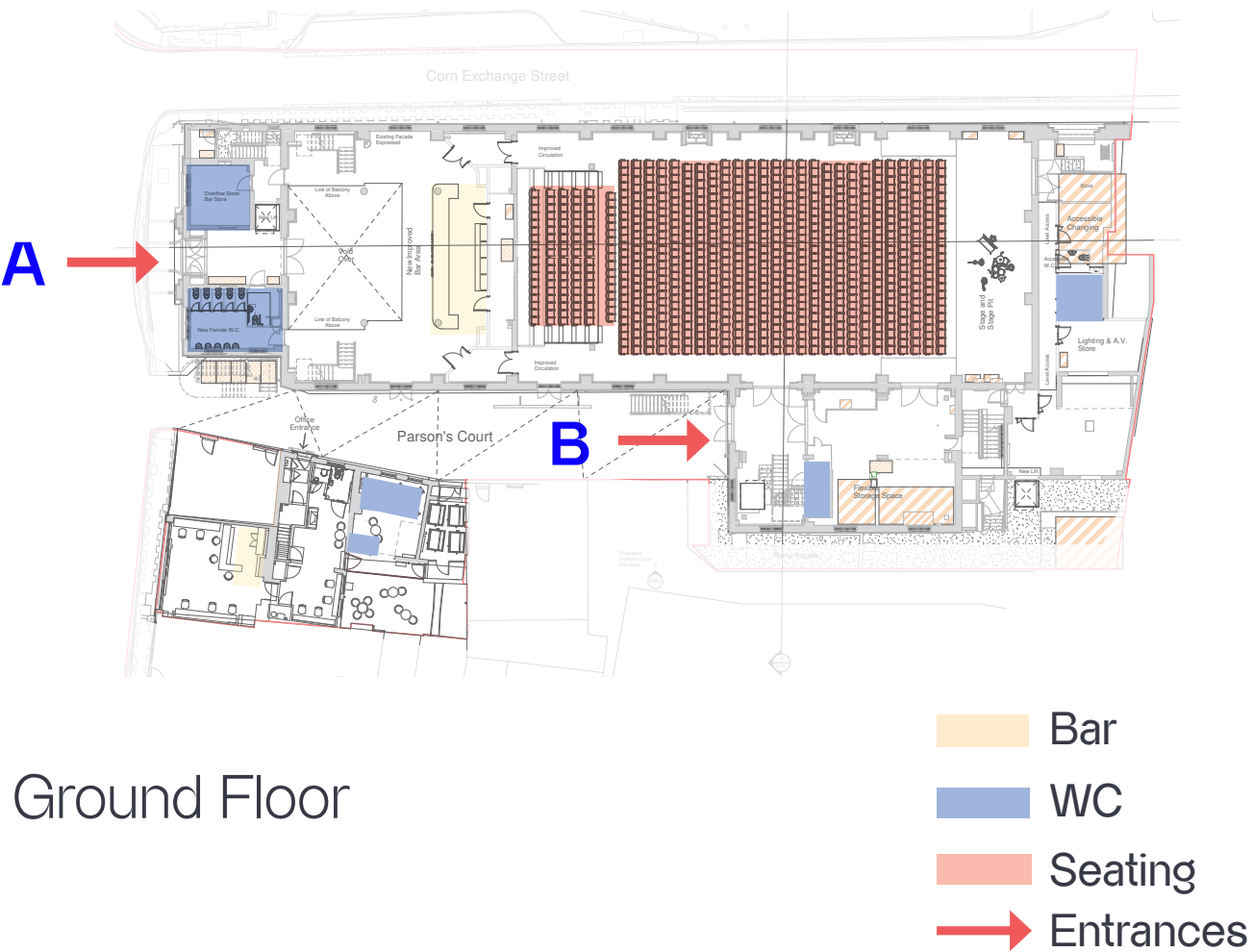
Potential 65% reduction in energy use

Corn Exchange - Entrance Foyer



Upgraded Ground Floor Bar Area

Corn Exchange - Parsons Court



A reimagined Parsons Court creating a vibrant place for Corn Exchange visitors to use

Market Square - Engagement



Cambridge Civic Quarter

The Market Square

Keeping a seven day market and creating more space for people







Extended Market Day

- How do we keep our seven day market and create a civic space for temporary evening events, Christmas markets, theatre and music performances and cultural festivals?
- How much of the market should be flexible to create a civic space and how much should be a permanent structure?
- Is there a better way to provide a heritage-friendly permanent structure, incorporating a cafe space, stalls, and accessible toilets?
- How should we improve storage for market traders, bins, and facilities to support the market?

We will be working closely with market traders to design a new space that meets their needs, looking at market stall layouts, lighting, and CCTV options to address anti-social behaviour.

We're proposing maximising space for pedestrians and markets, with improved surfacing to remove current trip hazards, and creating a safer and more pleasant environment for walking, shopping and meeting.

We want to plant more trees and install green areas for people to enjoy, and to provide shade, increase biodiversity, improve air quality, and enhance the overall beauty of the square.



Typical Market Day and Special Events





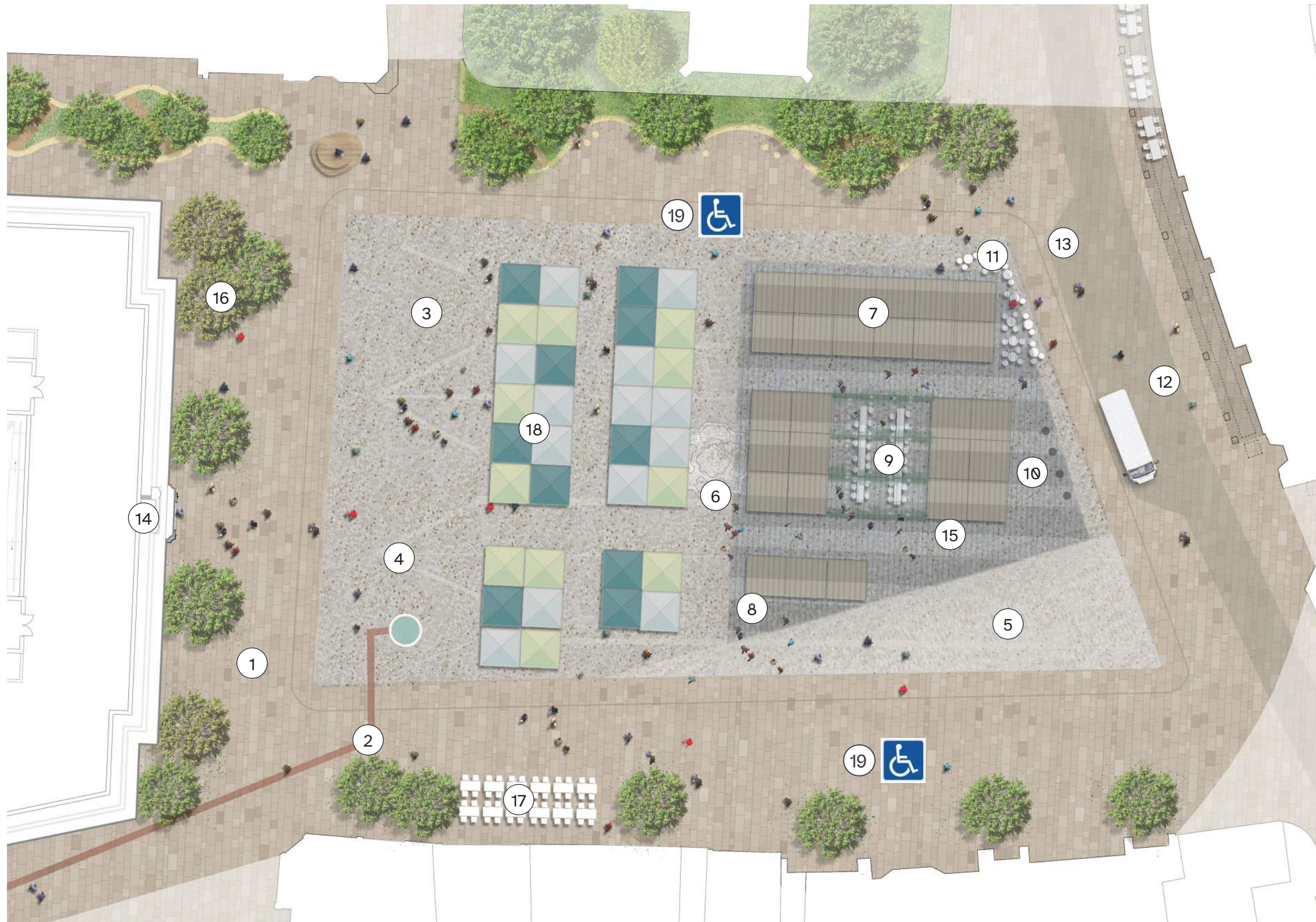
Tell us how we can make these spaces better for everyone

Engagement Feedback

Four key areas were highlighted during the engagement process;

- Security and Anti-Social Behaviour
- Biodiversity and Sustainability
- Impact on Traders During Works
- Accessibility Challenges

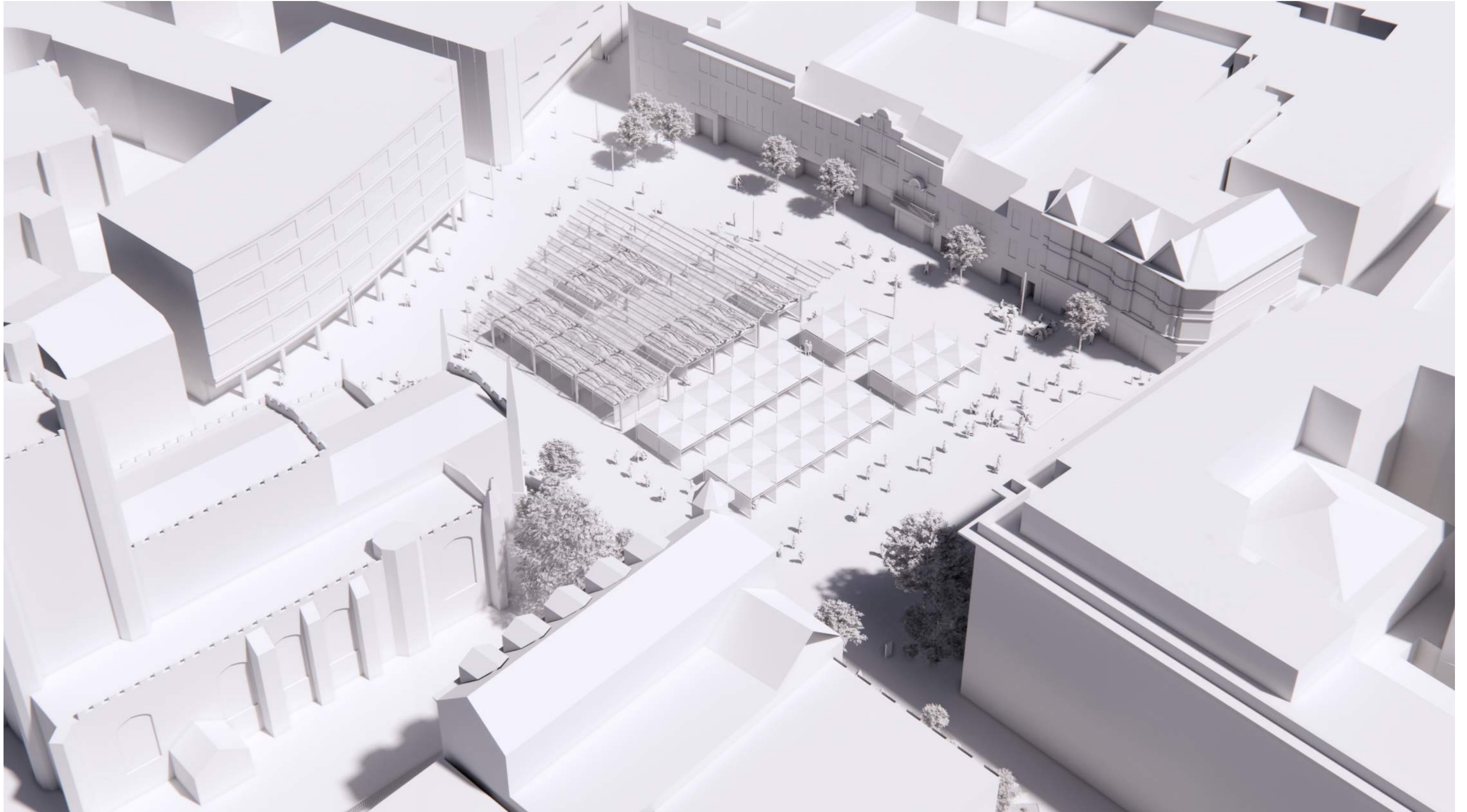
Market Square - Vision



1. Yorkstone Paving
2. Hobsons Conduit
3. Historic Setts
4. Patterns in the setts
5. New granite setts
6. Fountain base
7. Permanent Market Stalls
8. Indicative canopy design
9. Covered Dining Area
10. Underground bins
11. Outdoor cafe seating (e.g. Shelley & Sarah's)
12. Carriageway position
13. Vehicular pull-in point
14. Principal entrance to The Guildhall
15. Route between Market Stalls
16. Street trees
17. Pavement dining
18. Demountable stalls
19. Blue Badge parking (Indicative zones) - no reduction to current provision. Blue Badge holders with a City Centre disabled access permit from the Council can access the Market Square and park for up to three hours.



Market Square - Vision



Massing model showing proposals

Market Square - Vision



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

Market Square - A flexible space

Market Stall Precedents

Further engagement with market traders to be undertaken at the next stage



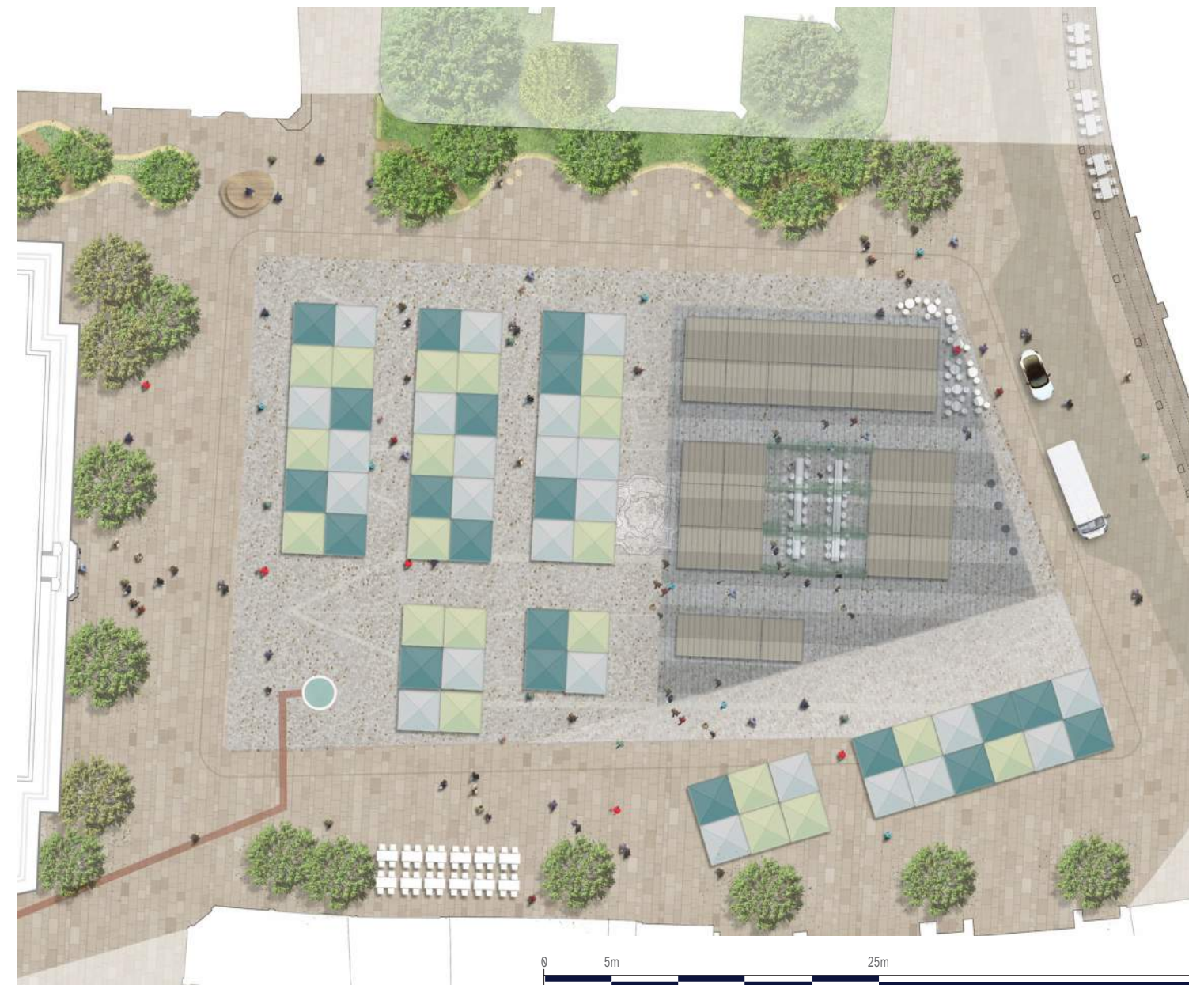
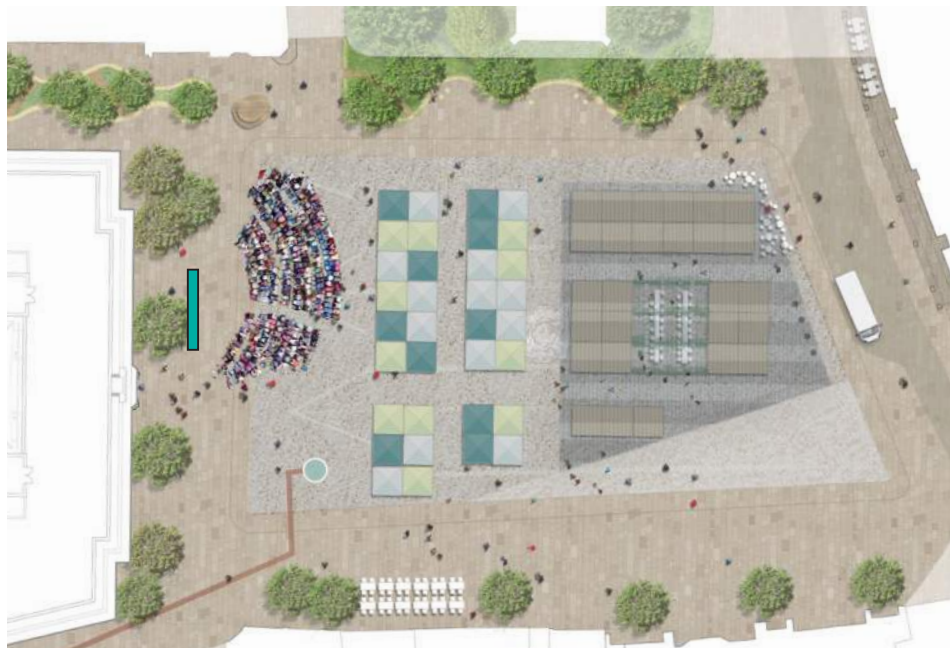
Permanent market stalls under Spitalfields Canopy



3x3m demountable market stalls in Peterborough

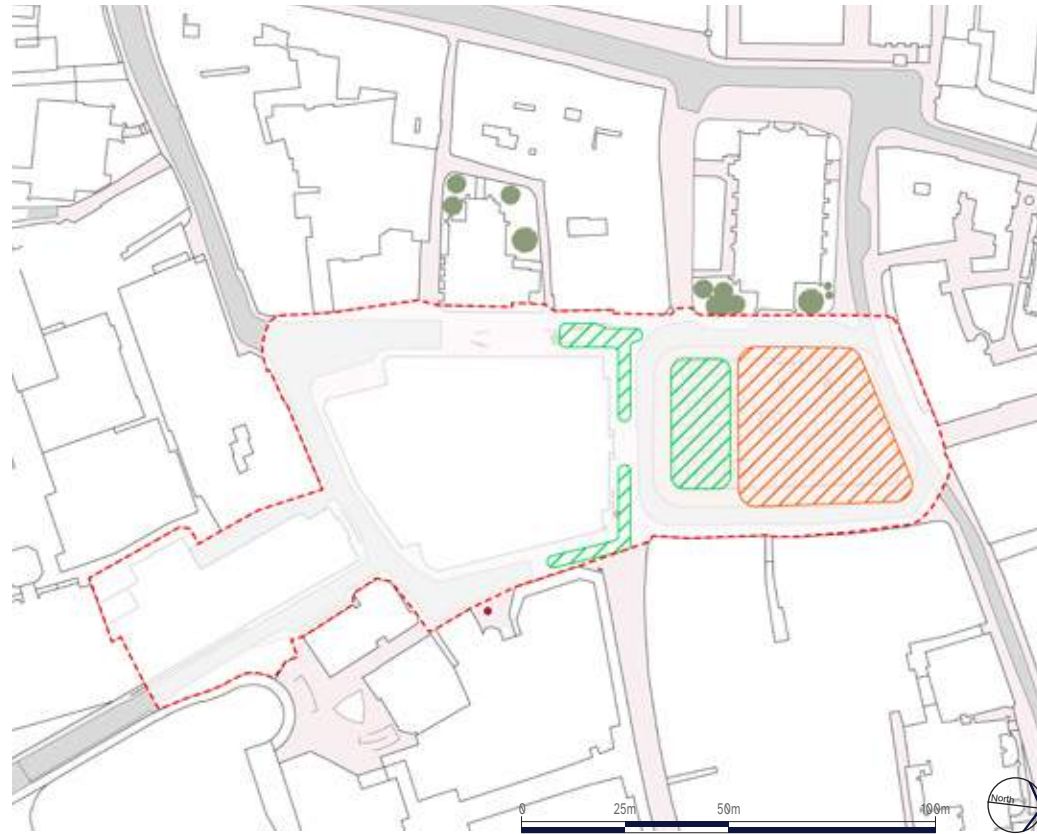
Cinema Layout

79 stalls, 3m x 3m
Audience capacity = approx. 385



Large Market
91 stalls, 3m x 3m

Market Square - during construction



Phase A

Split the Market area into two halves

Locate stalls around the Guildhall

Deliver around half the Market Square

- Application boundary
- Temporary Market Stall Area
- Phasing Construction Area



Phase B

First half of works completes

Traders move to completed half

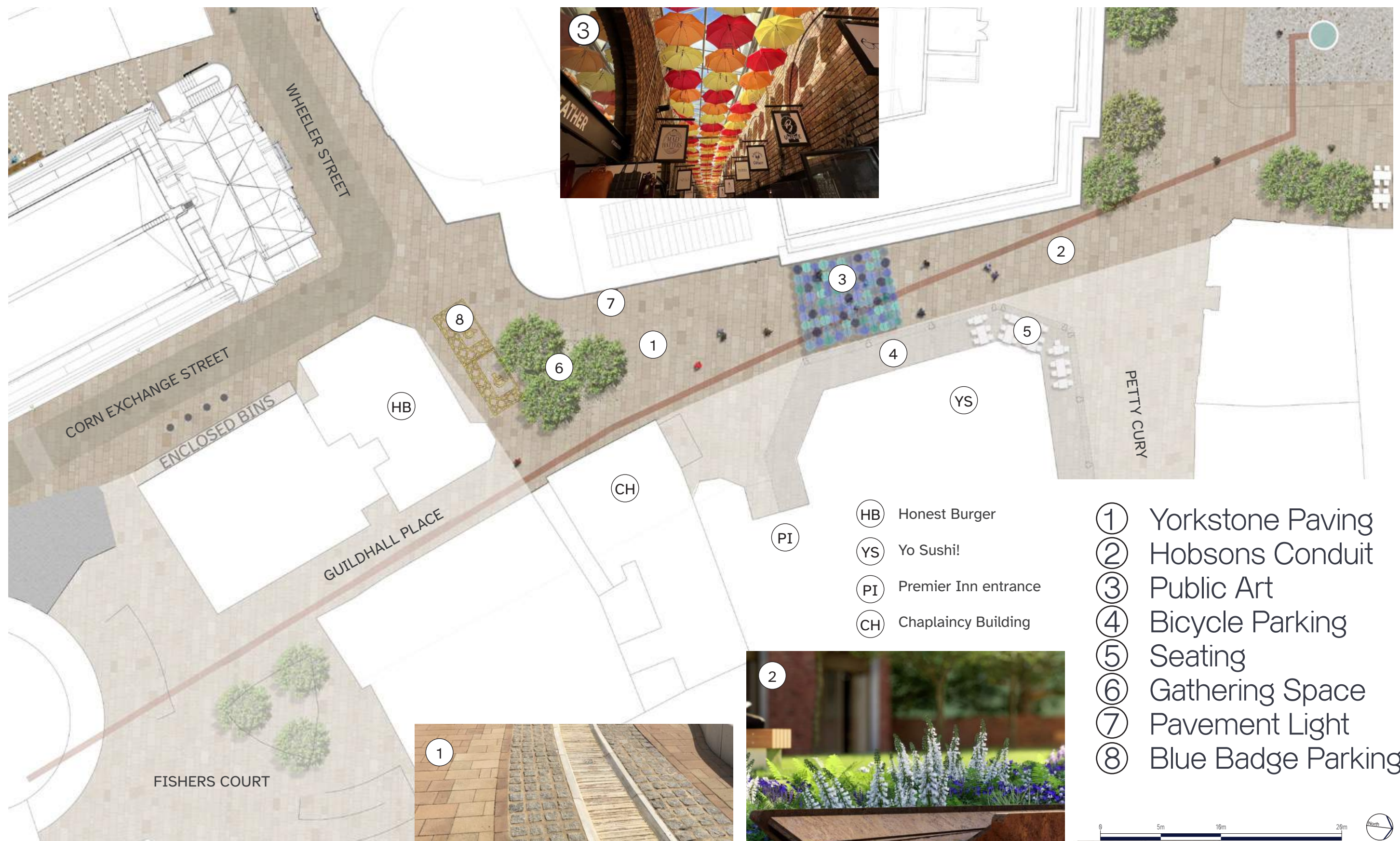
Remaining area delivered

Market Square - Peas Hill




- ① Movement
- ② Seating Edge
- ③ Seating Stage
- ④ Peas Hill New Square
- ⑤ Planting
- ⑥ Surfacing

Market Square - Guildhall Street



Public Realm - Engagement




Cambridge Civic Quarter

Creating a destination for people

Spaces and movement


The current layout around the Corn Exchange, Guildhall and Market Square is not pedestrian or cycle friendly. It also restricts how the spaces can be used.

Existing street views




Bene't Street Corn Exchange Street Wheeler Street Market Square Peas Hill


What we'd like to do:




Reduce the space for vehicles, whilst maintaining access for servicing, to create attractive and inclusive public spaces.




Create spaces which enhance the setting of the historic environment and celebrate the listed buildings.




Provide green infrastructure to support biodiversity, increase resilience to climate change and improve people's experience of the place.



Provide flexible public spaces to support various types of events and uses.



Provide high quality cycle parking in the Civic Quarter, which is a mixture of secure and covered long stay and short stay cycle parking.



What changes would you like to see in the public spaces around the Corn Exchange, Guildhall and Market Square?

Engagement Feedback

Traffic and Parking Reduction

Desire for an overarching transport strategy

Desire for a consolidated approach to deliveries and access for commercial vehicles.

Pedestrianisation is desired with strictly limited vehicular access in public areas, including control of bicycles and delivery mopeds.

Cycling

Suggestions include improving cycle route and infrastructure such as;

- bike parking,
- a new cycle hub,
- improved roads and,
- restrictions on mopeds

Public Realm - Vision



Realigned Market Street carriageway



Consolidated street clutter



New Traffic Regulation Order (TRO)

*Yellow shaded area



Enhanced public realm within Market Square



City Centre Cycle Parking Strategy



Right-turn ban for traffic egressing Grand Arcade car park



Stop Up Parsons Court

Change of use from highway to public realm



Next Steps

Monday 11 Nov - Civic Quarter Liaison Group Meeting

Monday 11 Nov - Civic Quarter Market Traders Meeting

Thursday 21 Nov - Strategy and Resources Scrutiny Committee

Should a positive outcome be forthcoming on 21 Nov, RIBA Stage 3 is planned to commence, with a Planning Submission target of late summer 2025.

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