

# Appendix 2

Architectural Drawings - Superseded Options

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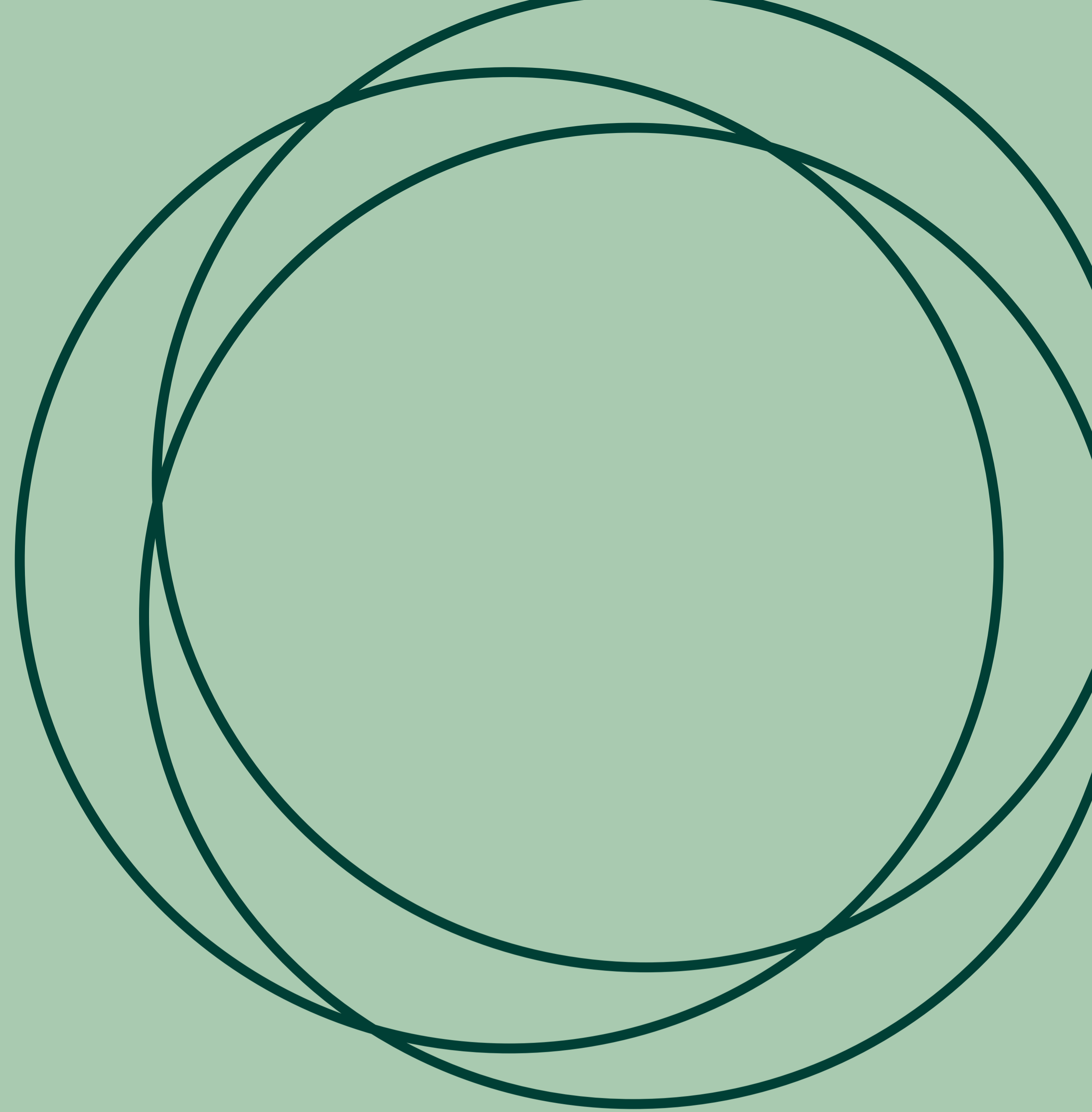


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# 1.0

## Introduction



# 1.1 Introduction

The purpose of this document is to present the various design options explored during Stage 2 for the Guildhall. Several potential uses for the Guildhall were considered, including conversion into a hotel, lettable office space, and a museum.

The option outlined in Chapter 2, which proposed a hotel with 64 beds, was dismissed on the grounds that it would not generate as much revenue for the council as a greater number of rooms.

Up until the end of August 2024, two primary options were developed in parallel: a 69-room hotel (Chapter 3) and a commercial office space option (Chapter 5), both of which include office accommodation for Cambridge City Council. Labour Group asked to progress with the commercial office option.

This decision led to a further 5 options presented in Chapter 4 which were assessed against a Red, Amber and Green list.

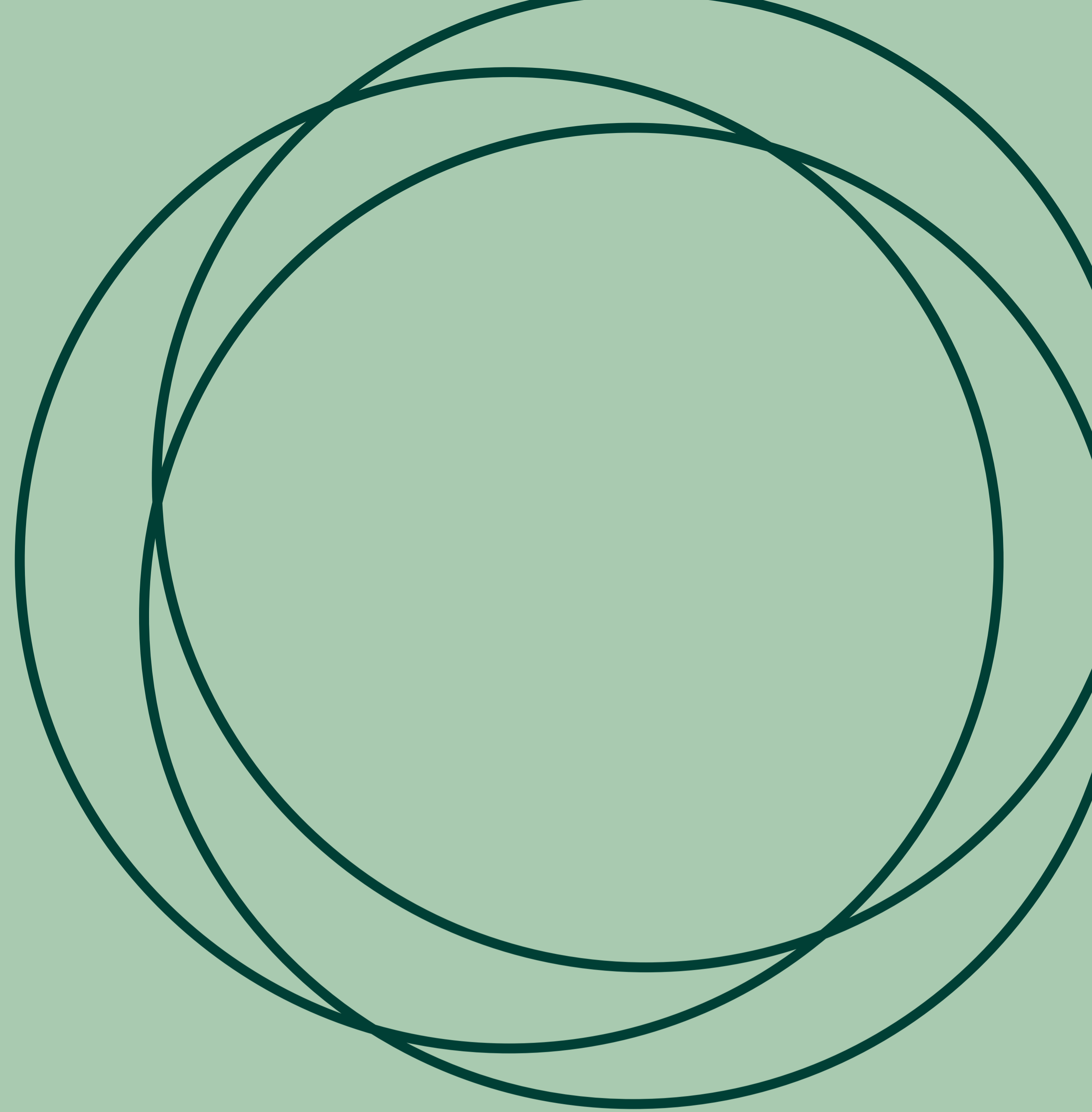
Refer to the Stage 2 Report Document for the written Architectural Proposals including Project Brief, Project Timeline, Design Risk Register and Building Control Approach.



# 2.0

**Hotel Option - 64 Beds**

Latest Revision - 05.08.24



Level B1 Plan

1:100

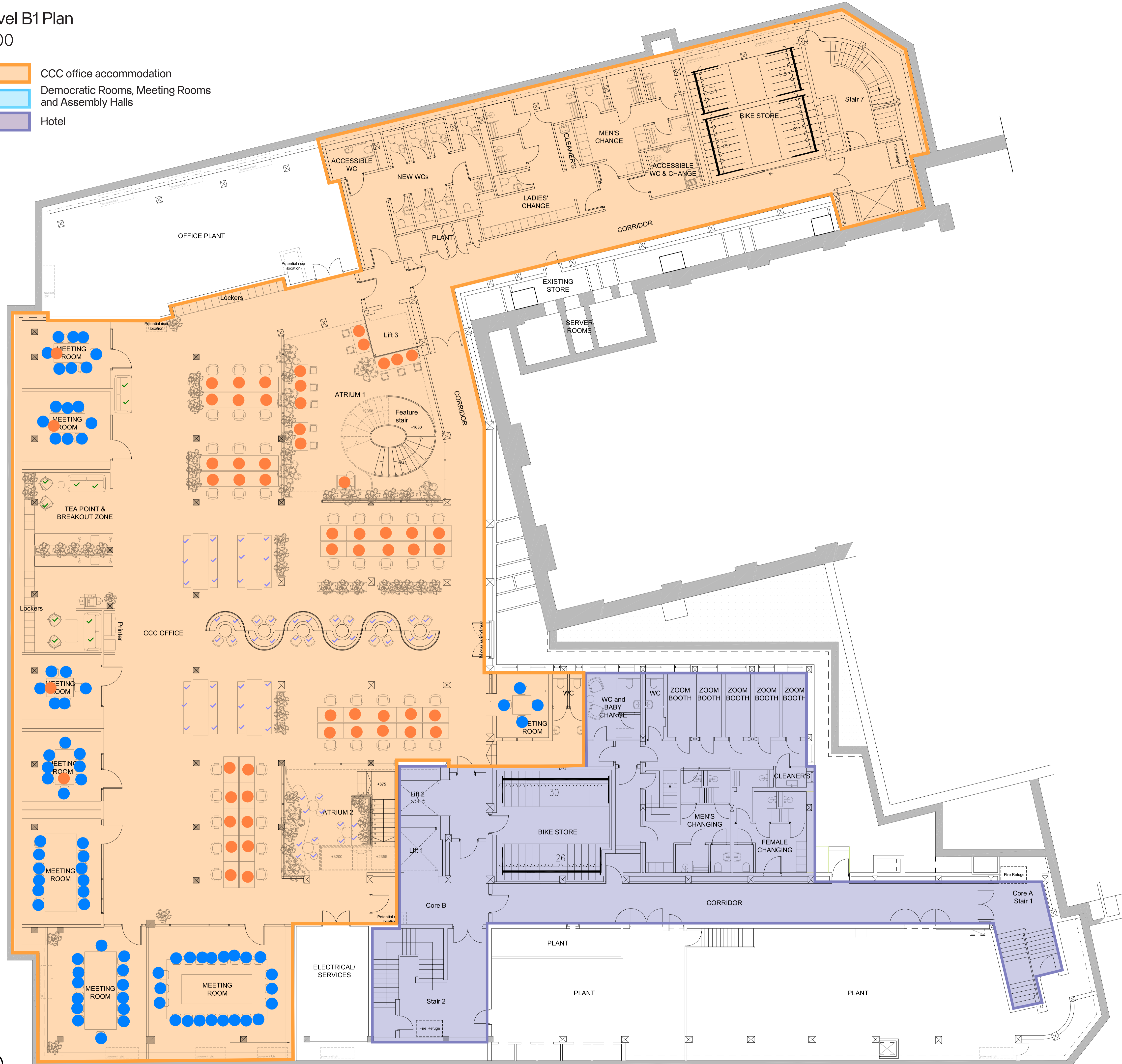
- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Hotel

Option 3 - CCC with CSC + Hotel extension

Cartwright Pickard | Rev 04 | 05.08.24

CCC and CSC ACCOMMODATION SCHEDULE

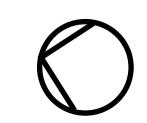
Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	57	82	0	0
Level 00	45	0	16	8
Level 01	51	8	0	0
Total	153	90	16	8



Level B1 CCC total workplace settings:  
All levels CCC total workplace settings:

57  
153

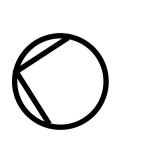
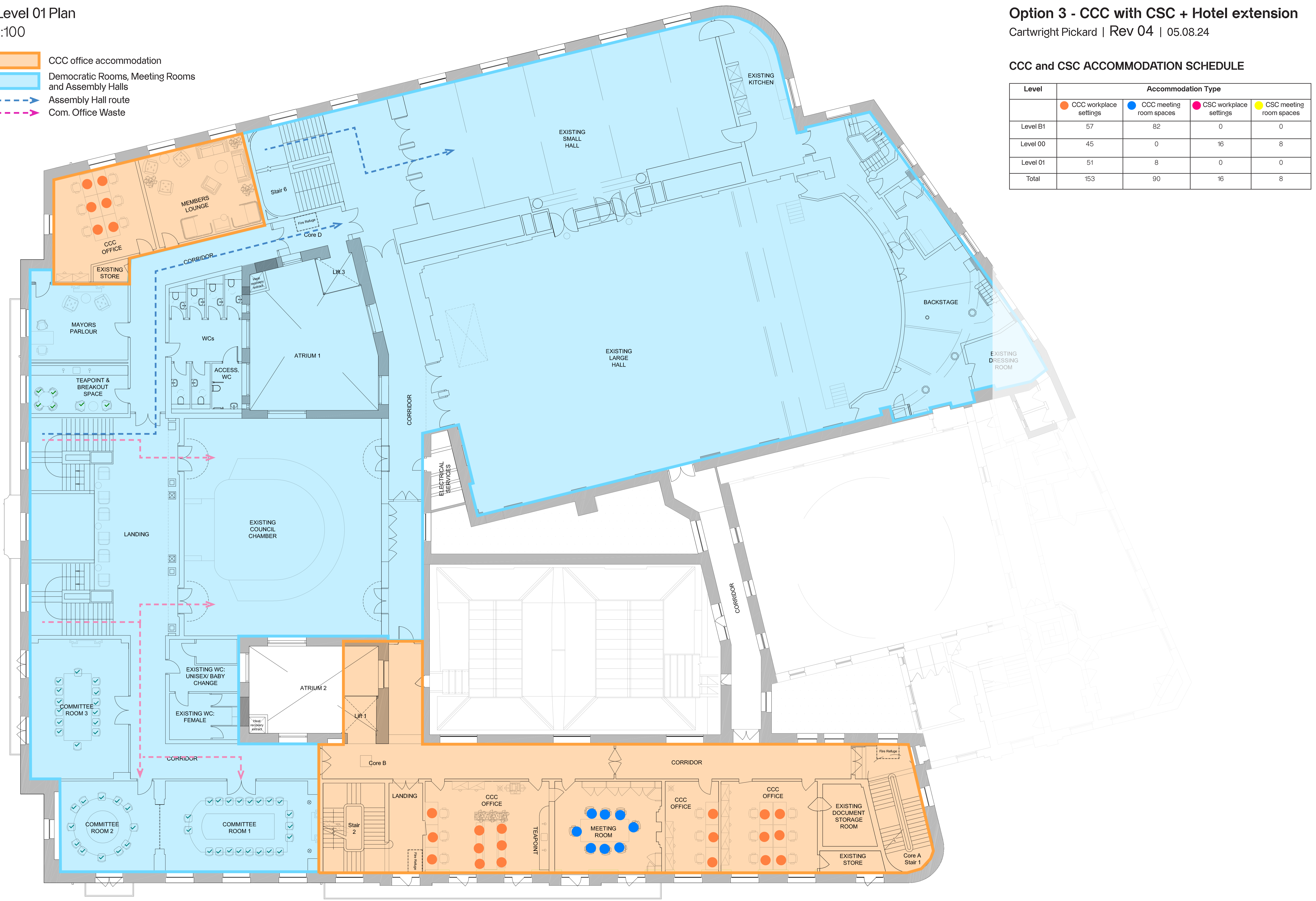
- CCC office accommodation
- CSC office accommodation
- Hotel
- Assembly Hall route
- Hotel Waste



- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Assembly Hall route
- Com. Office Waste

CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	57	82	0	0
Level 00	45	0	16	8
Level 01	51	8	0	0
<b>Total</b>	<b>153</b>	<b>90</b>	<b>16</b>	<b>8</b>





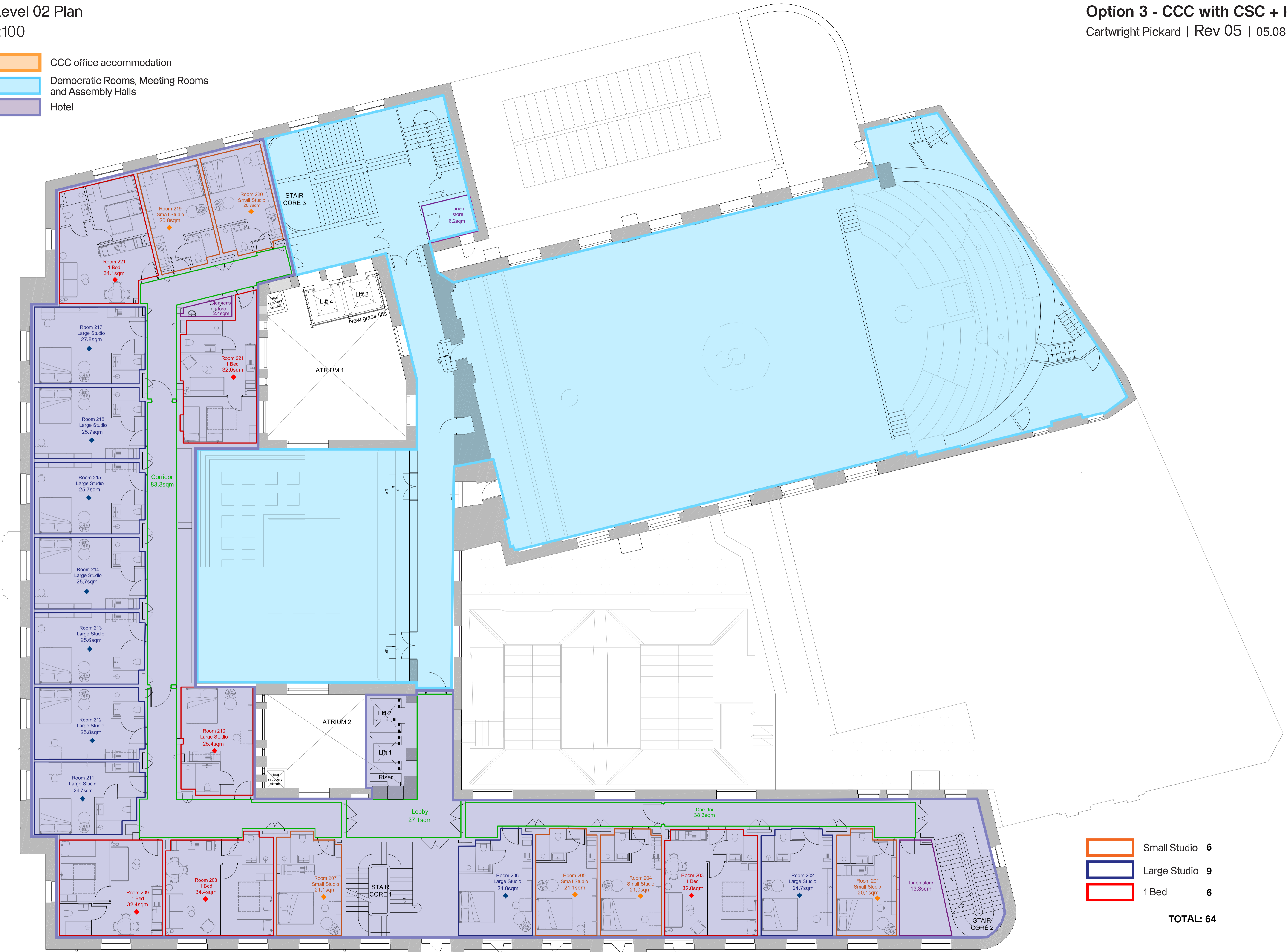
Level 02 Plan

1:100

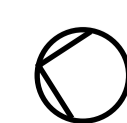
Option 3 - CCC with CSC + Hotel extension

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- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Hotel



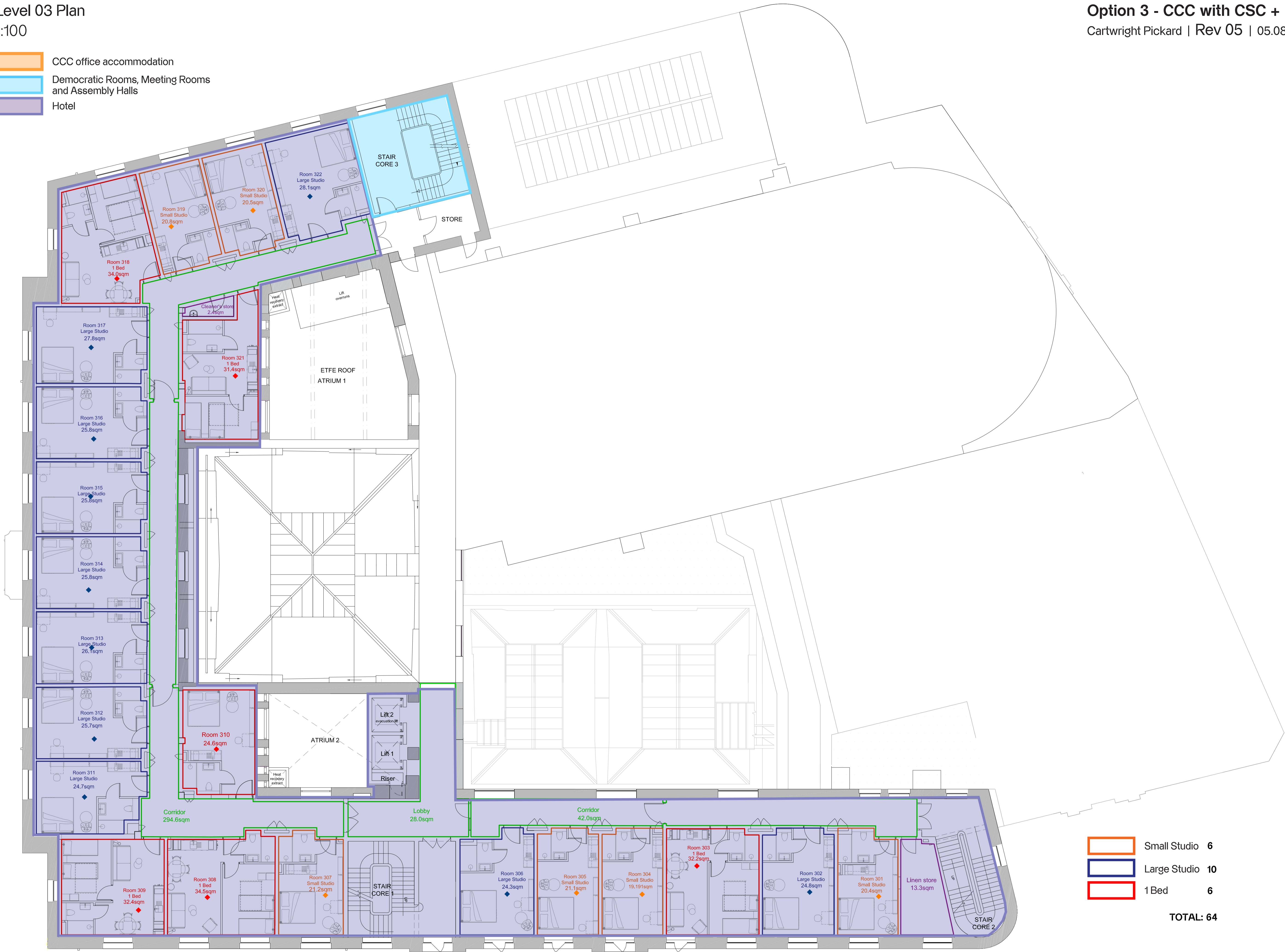
- Small Studio 6
  - Large Studio 9
  - 1 Bed 6
- TOTAL: 64**



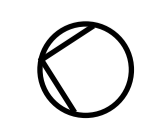
Level 02 CCC total workplace settings:  
All levels CCC total workplace settings:

0  
153

- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Hotel



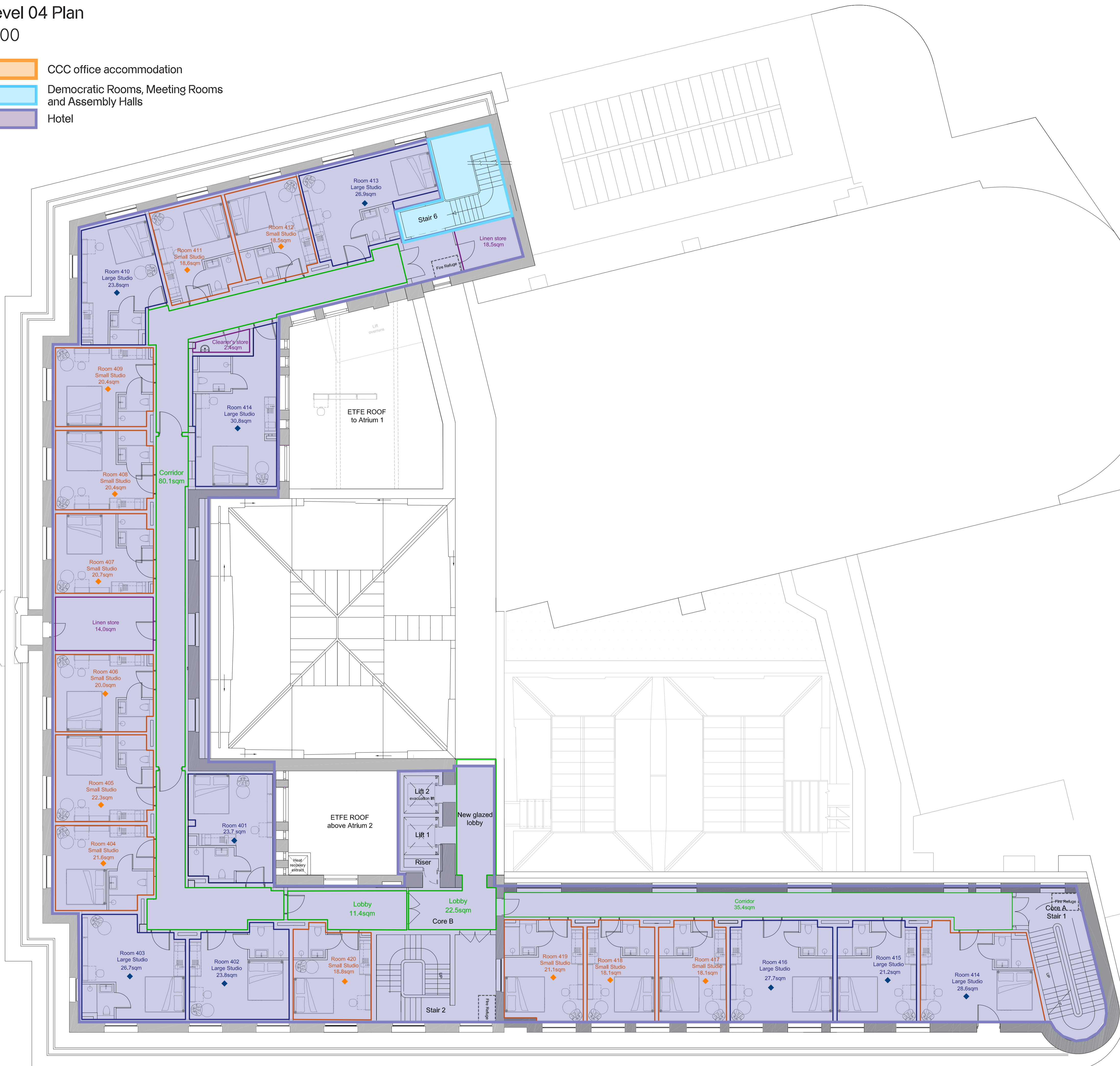
- Small Studio 6
  - Large Studio 10
  - 1 Bed 6
- TOTAL: 64**



- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Hotel

MARKET SQUARE

PEAS HILL



<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid orange; margin-right: 5px;"></span>	Small Studio	12
<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid blue; margin-right: 5px;"></span>	Large Studio	9
<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red; margin-right: 5px;"></span>	1 Bed	0
		<b>TOTAL: 64</b>

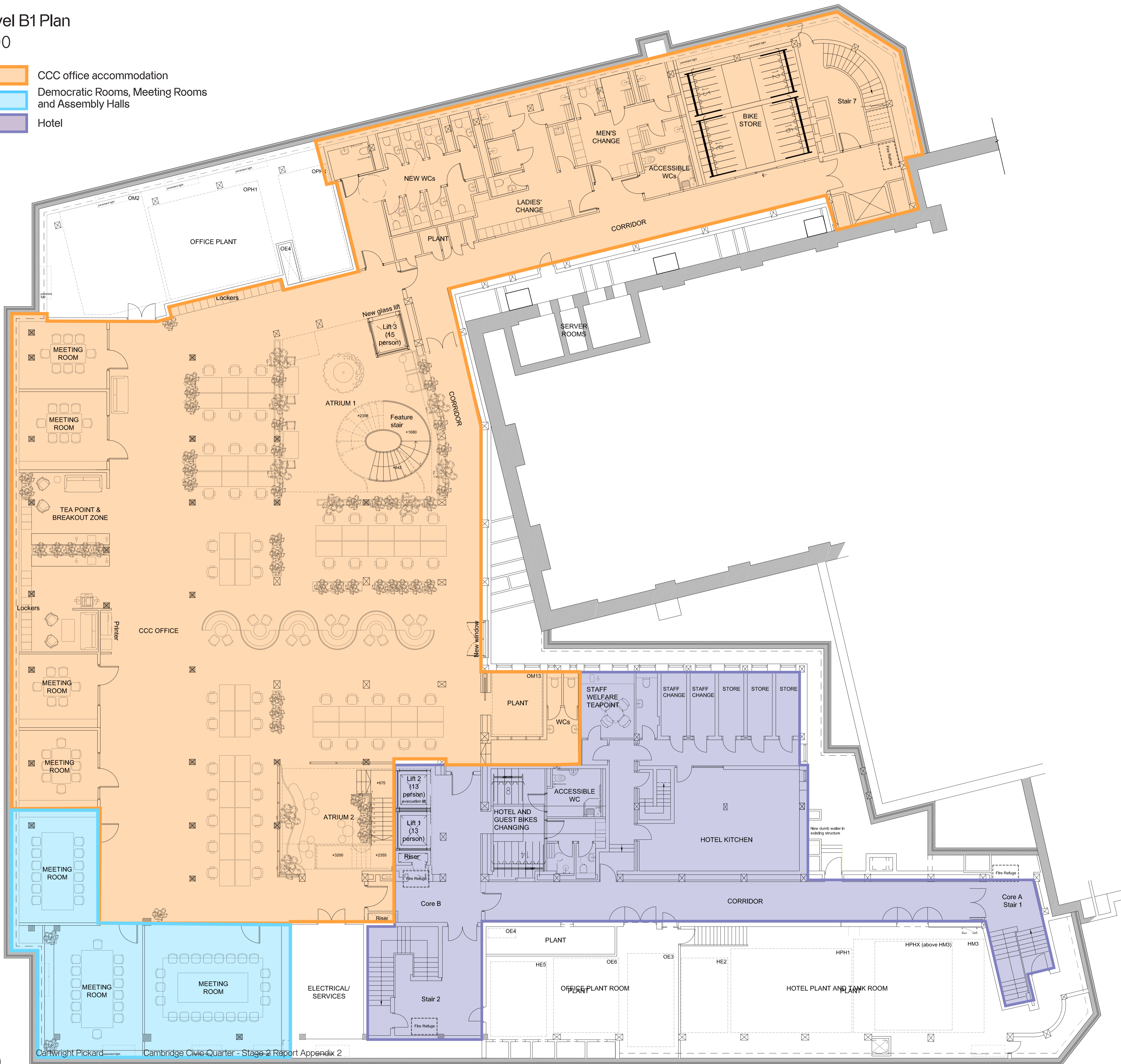
# 3.0

**Hotel Option - 69 Beds**

Latest Revision - 26.08.24



- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Hotel



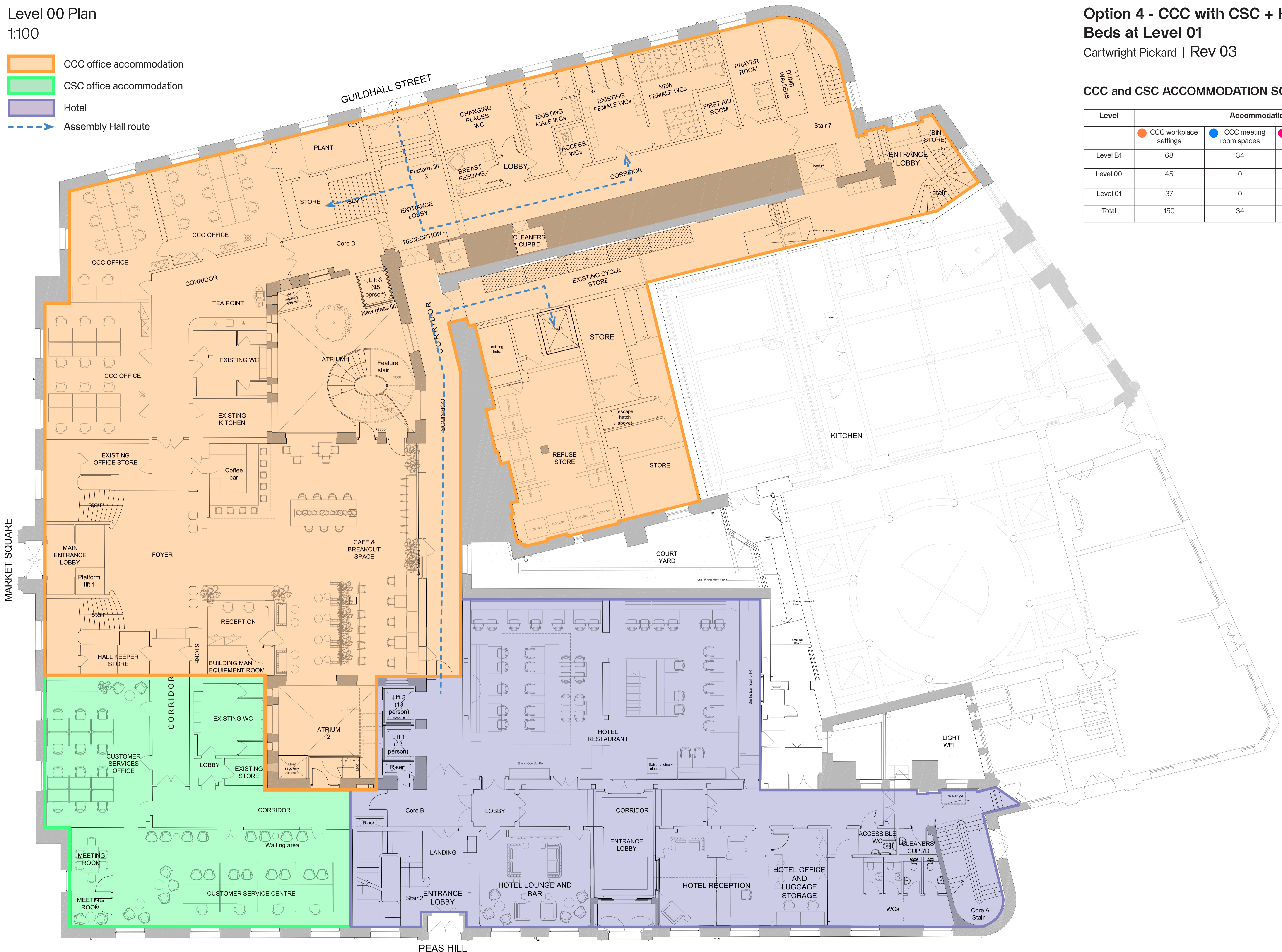
CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	68	34	0	0
Level 00	45	0	16	8
Level 01	37	0	0	0
Total	150	34	16	24

Level 00 Plan

1:100

- CCC office accommodation
- CSC office accommodation
- Hotel
- Assembly Hall route



Option 4 - CCC with CSC + Hotel extension + Beds at Level 01

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CCC and CSC ACCOMMODATION SCHEDULE

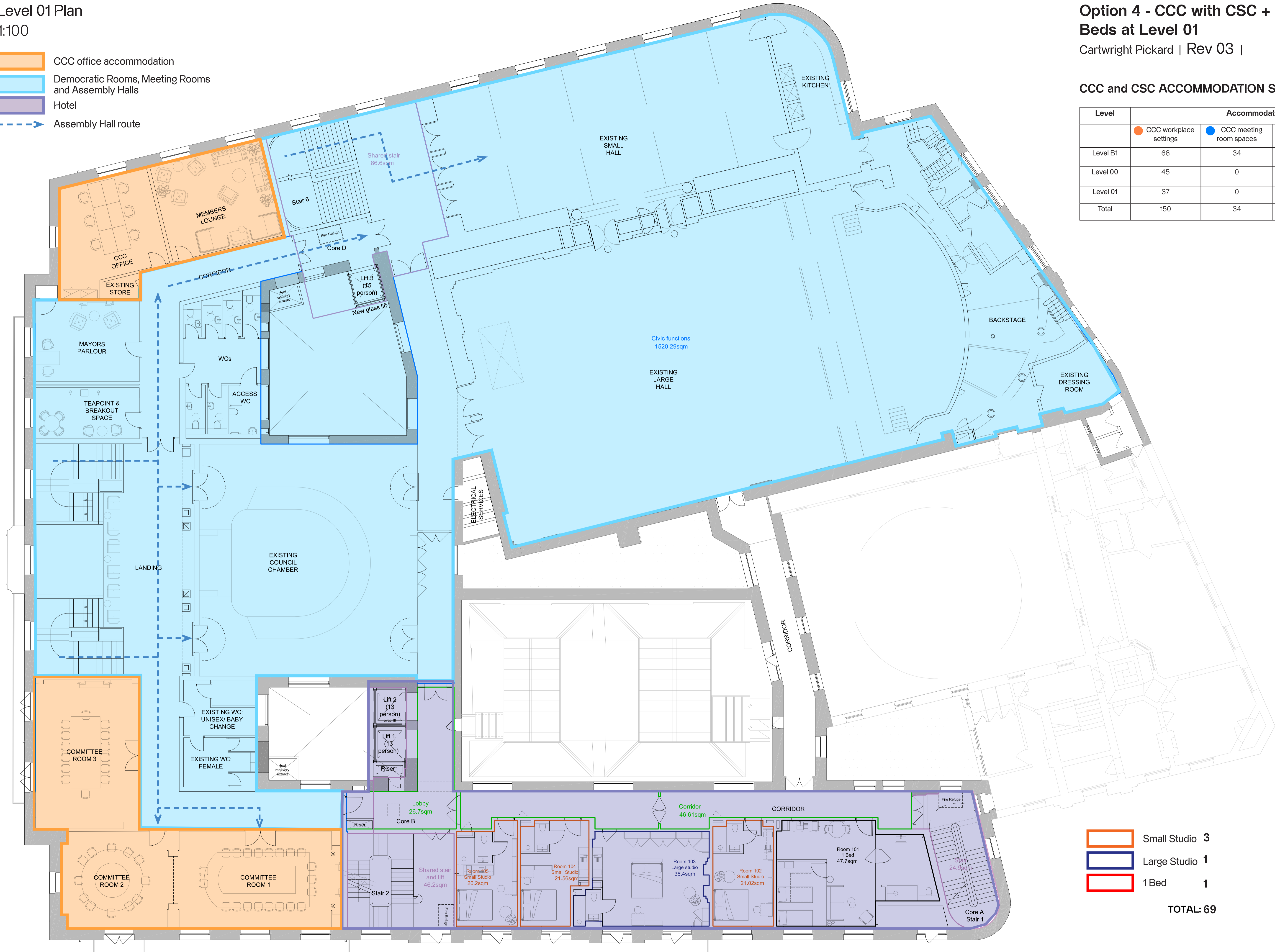
Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	68	34	0	0
Level 00	45	0	16	8
Level 01	37	0	0	0
<b>Total</b>	<b>150</b>	<b>34</b>	<b>16</b>	<b>24</b>



- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Hotel
- Assembly Hall route

**CCC and CSC ACCOMMODATION SCHEDULE**

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	68	34	0	0
Level 00	45	0	16	8
Level 01	37	0	0	0
<b>Total</b>	<b>150</b>	<b>34</b>	<b>16</b>	<b>8</b>



- Small Studio 3
  - Large Studio 1
  - 1Bed 1
- TOTAL: 69**

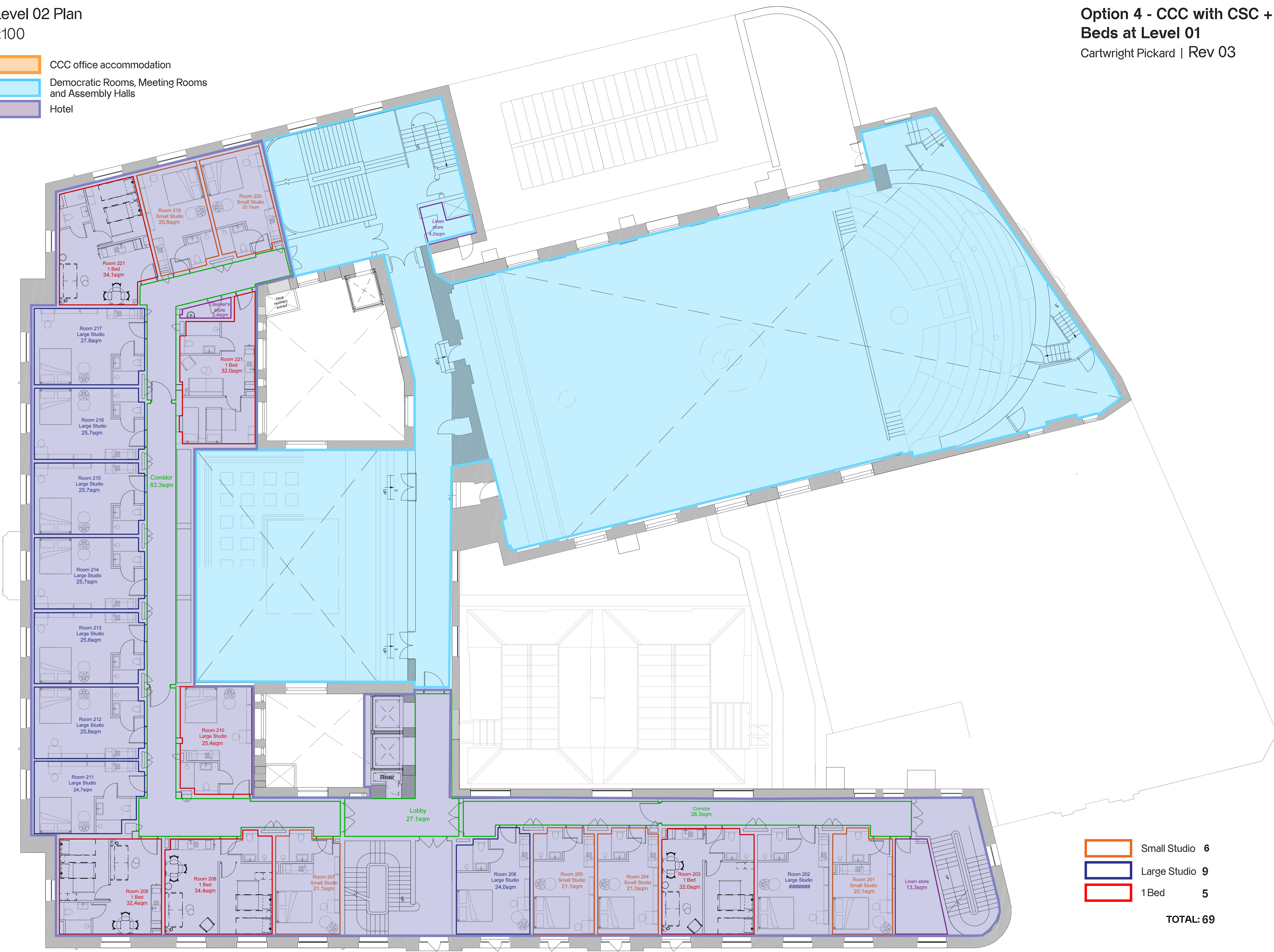
Level 02 Plan

1:100

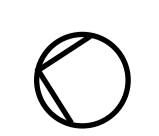
- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Hotel

Option 4 - CCC with CSC + Hotel extension + Beds at Level 01

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<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span>	Small Studio	6
<span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span>	Large Studio	9
<span style="display: inline-block; width: 15px; height: 10px; background-color: #9370db; border: 1px solid black; margin-right: 5px;"></span>	1 Bed	5
		<b>TOTAL: 69</b>





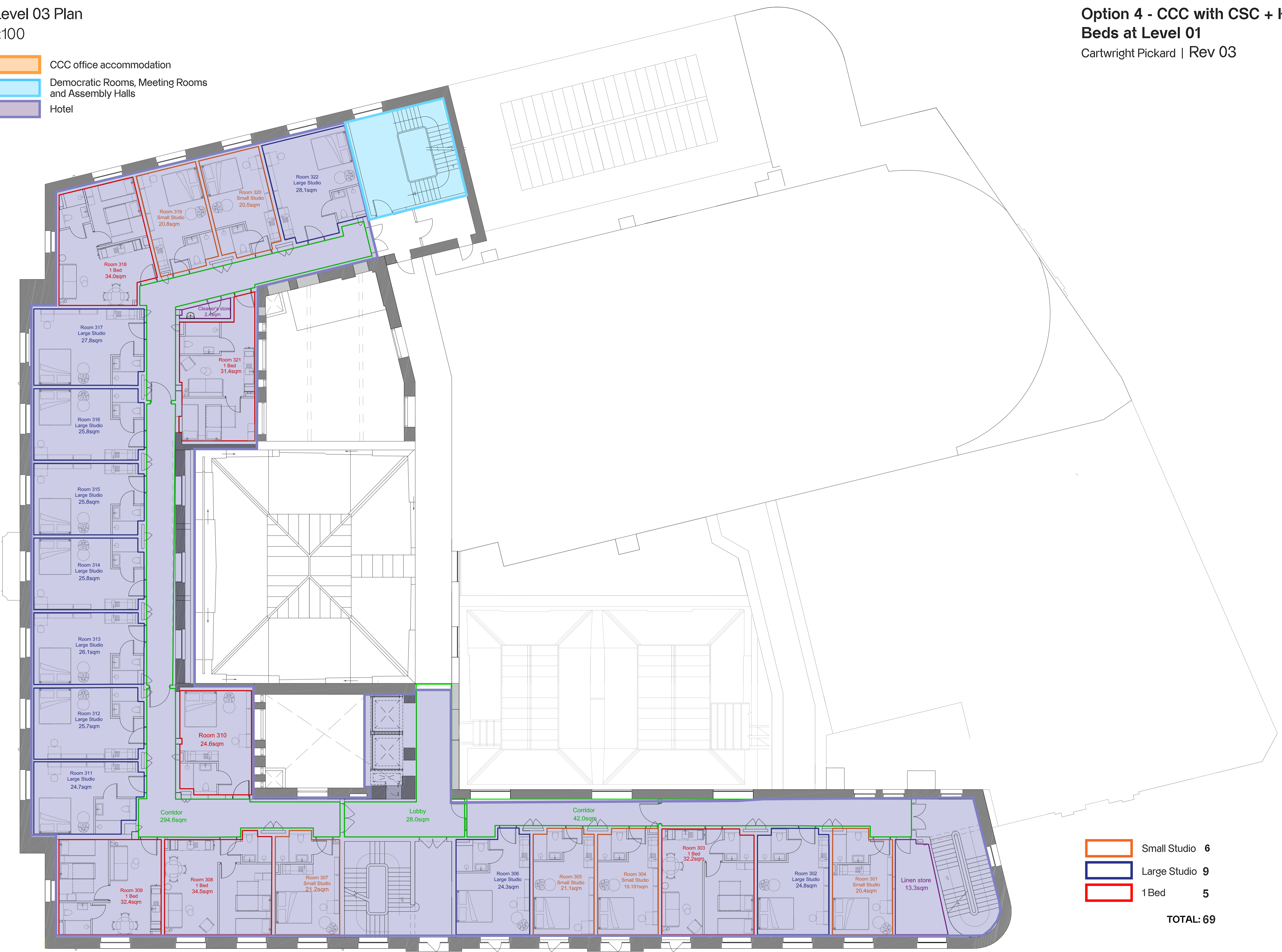
Level 03 Plan

1:100

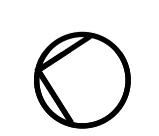
- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Hotel

Option 4 - CCC with CSC + Hotel extension + Beds at Level 01

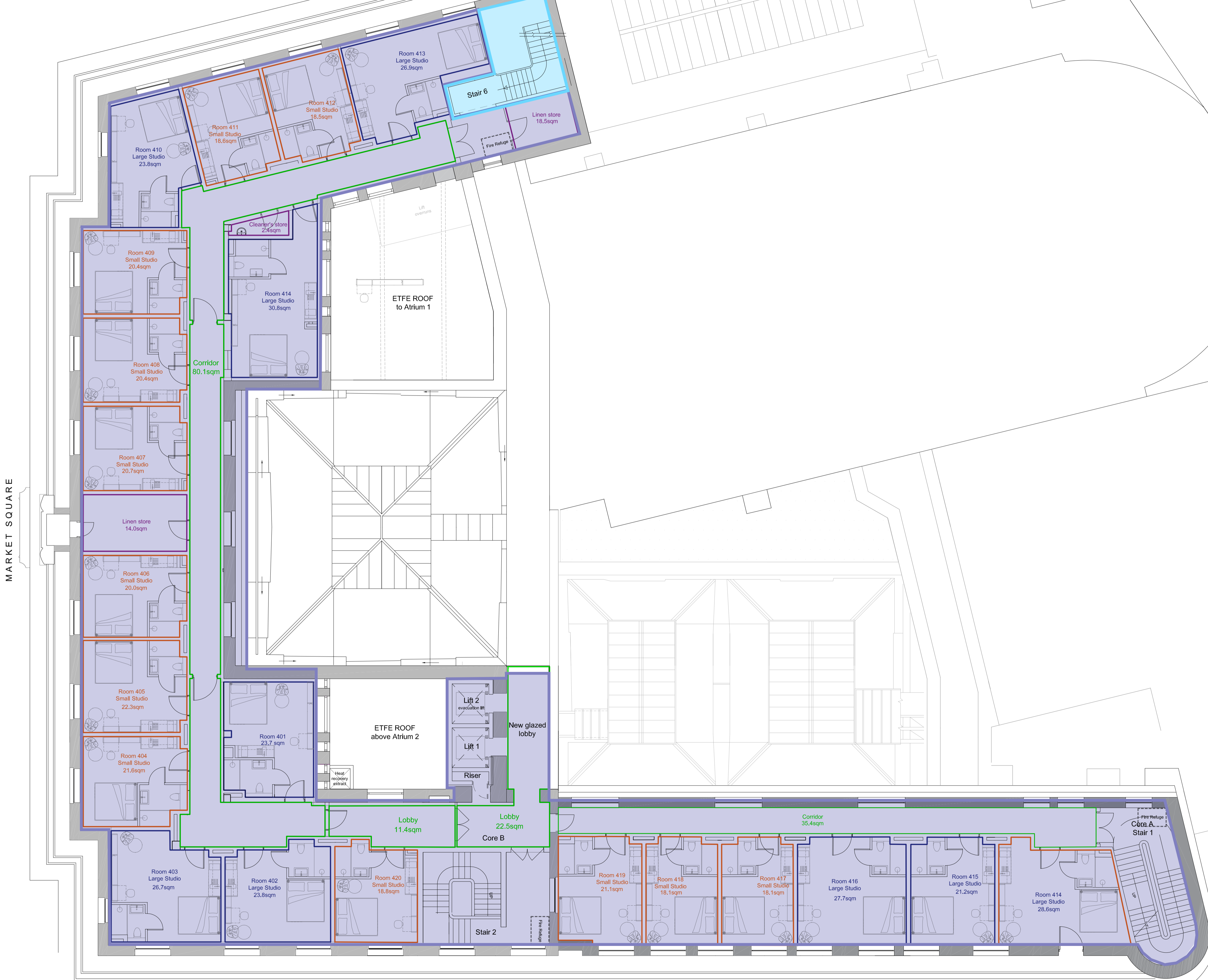
Cartwright Pickard | Rev 03



<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span>	Small Studio	6
<span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span>	Large Studio	9
<span style="display: inline-block; width: 15px; height: 10px; background-color: #9370db; border: 1px solid black; margin-right: 5px;"></span>	1 Bed	5
		<b>TOTAL: 69</b>

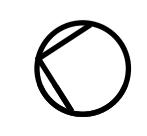


- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Hotel



<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span>	Small Studio	12
<span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span>	Large Studio	8
<span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span>	1 Bed	0
		<b>TOTAL: 69</b>

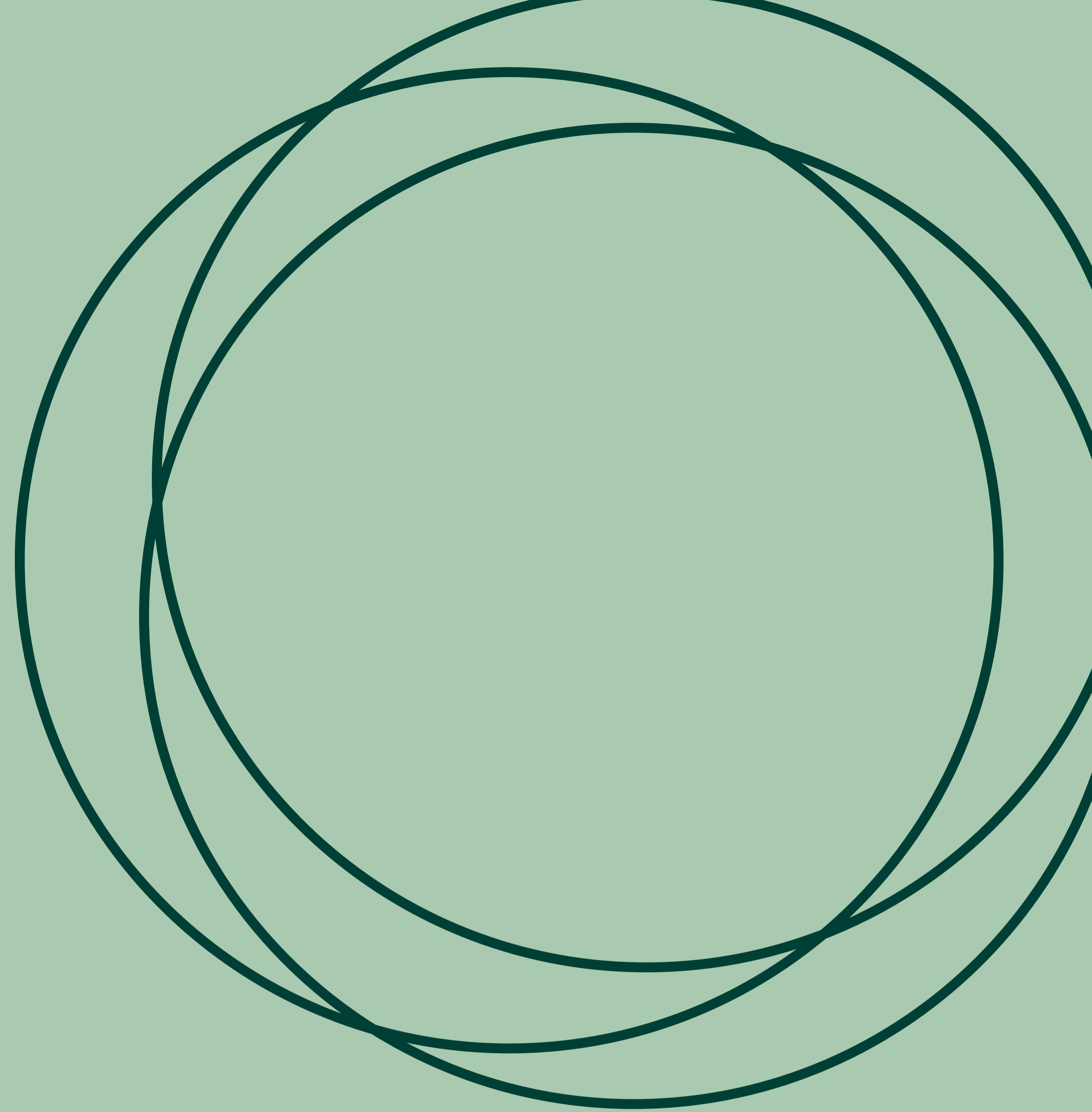
MARKET SQUARE



# 4.0

**RAG List Options**

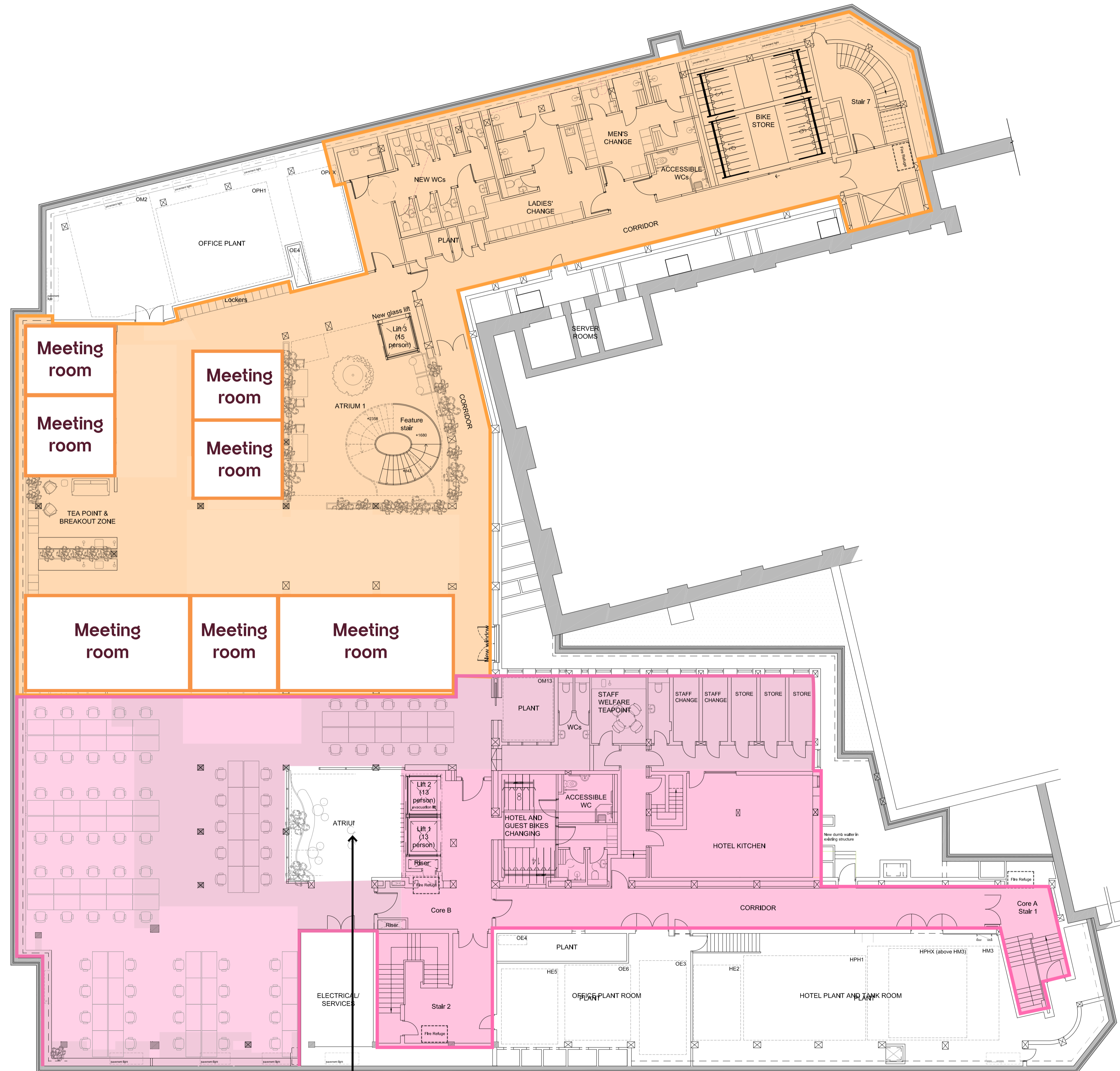
Latest Revision - 29.08.24



# Option 1 & 2 - Commercial Office - Leased & Man Agreement

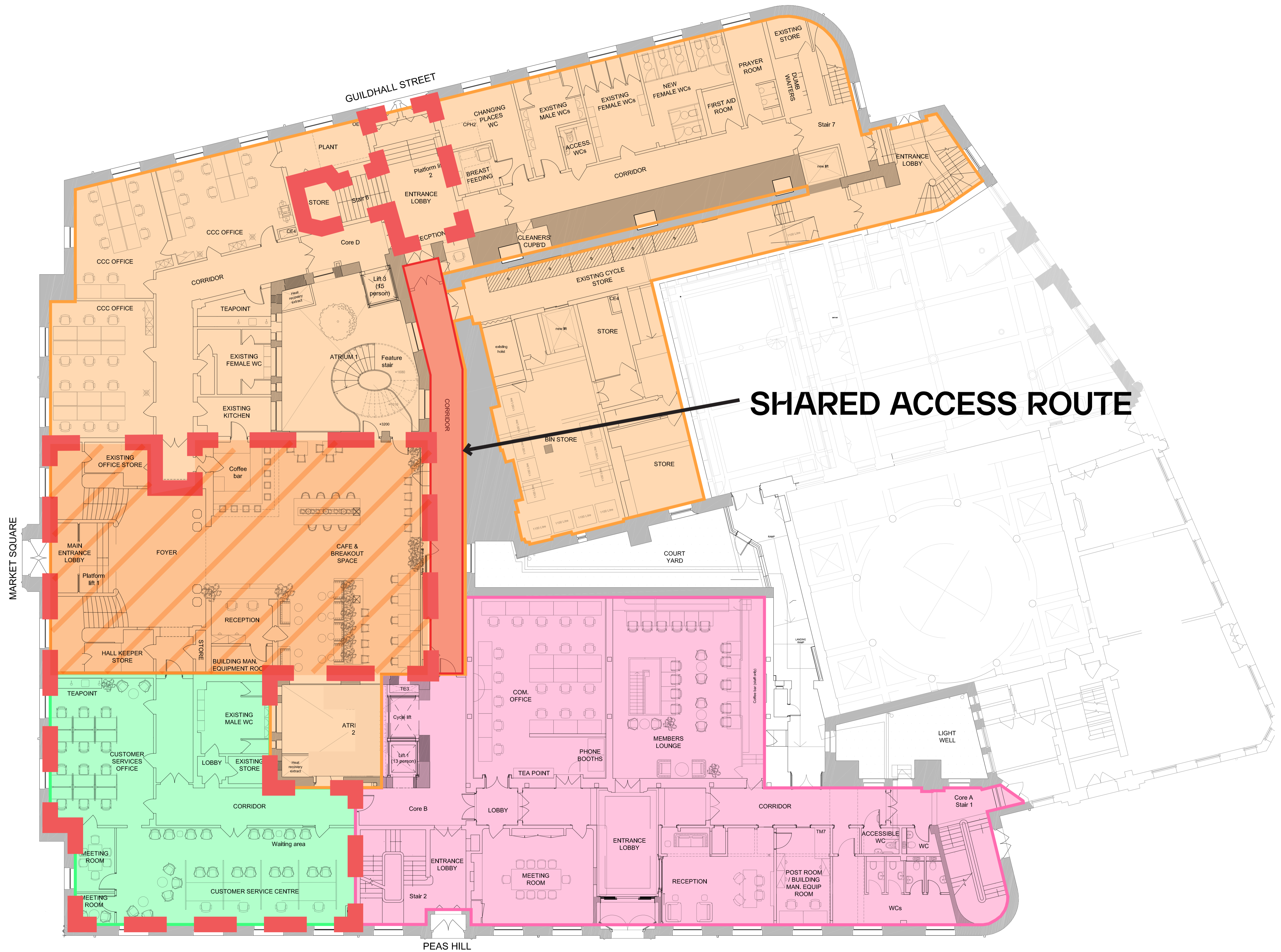
- 150 CCC desks at ground, 1st and 2nd floors
- **No CCC workstations at basement level**, only meeting rooms and informal meeting spaces
- Increased leased office provision at basement level
- Half of 2nd floor given back to CCC

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



STAIR ACCESS REMOVED

Basement

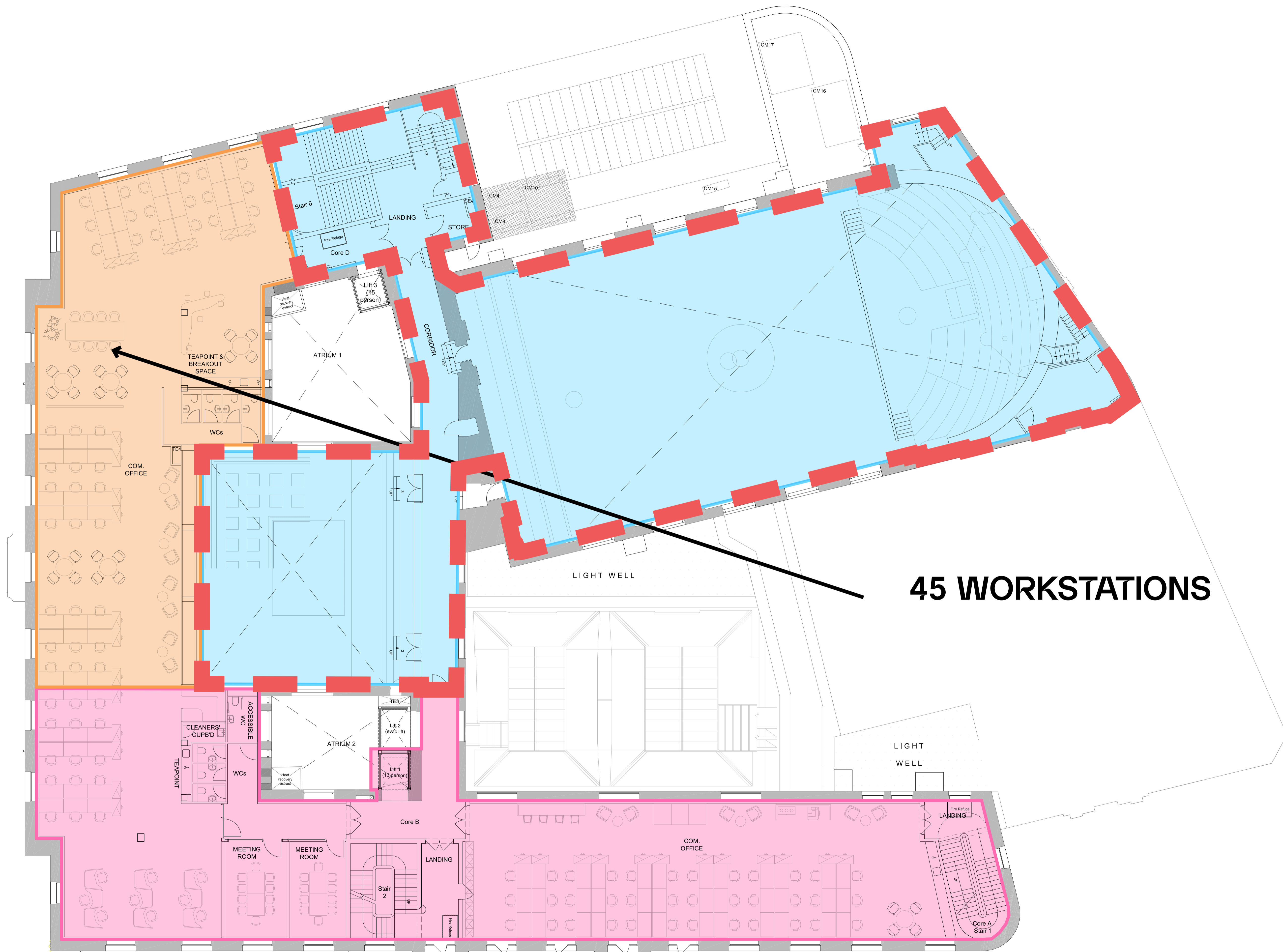


**SHARED ACCESS ROUTE**

Ground Floor

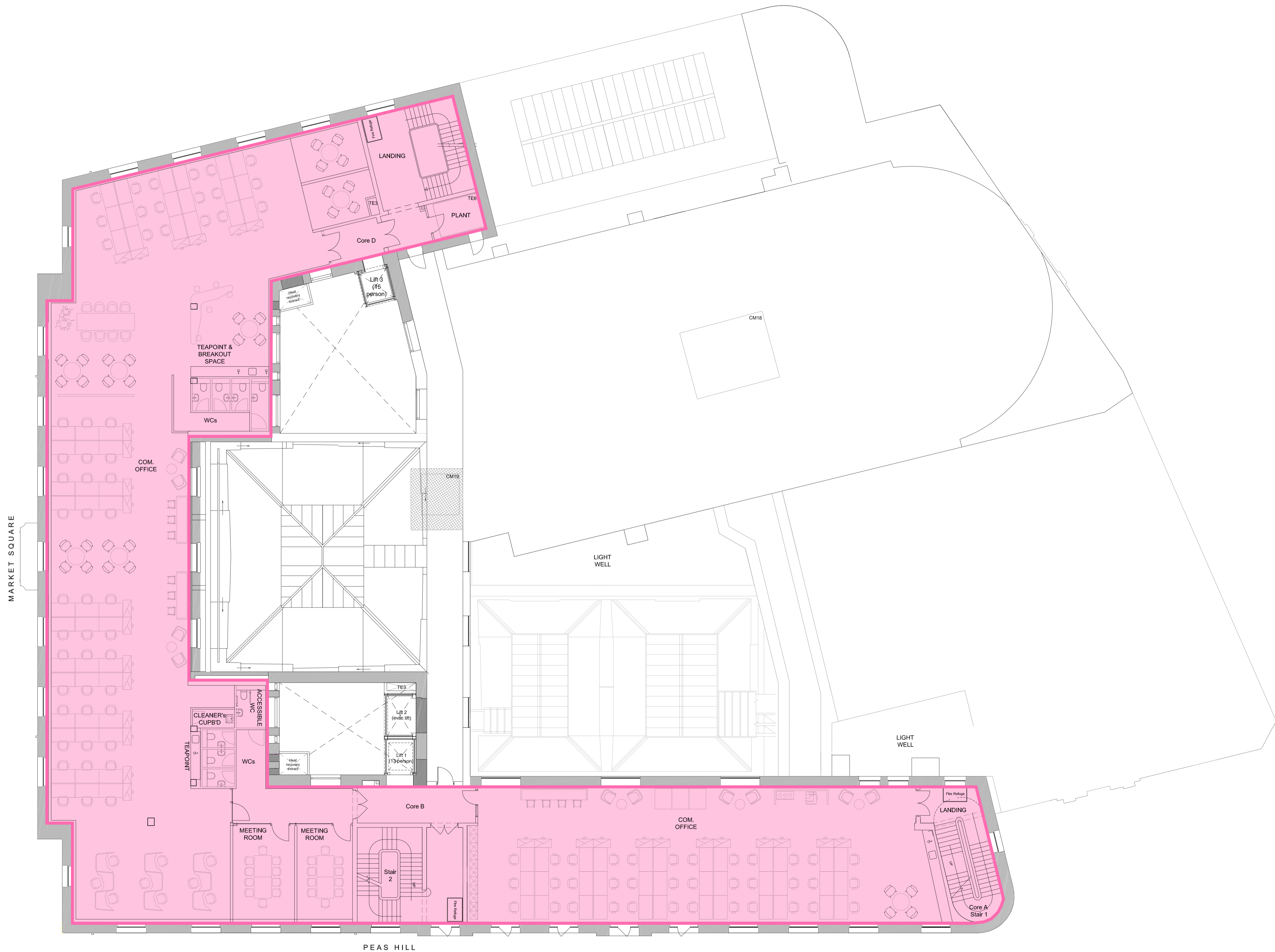


First Floor



**45 WORKSTATIONS**

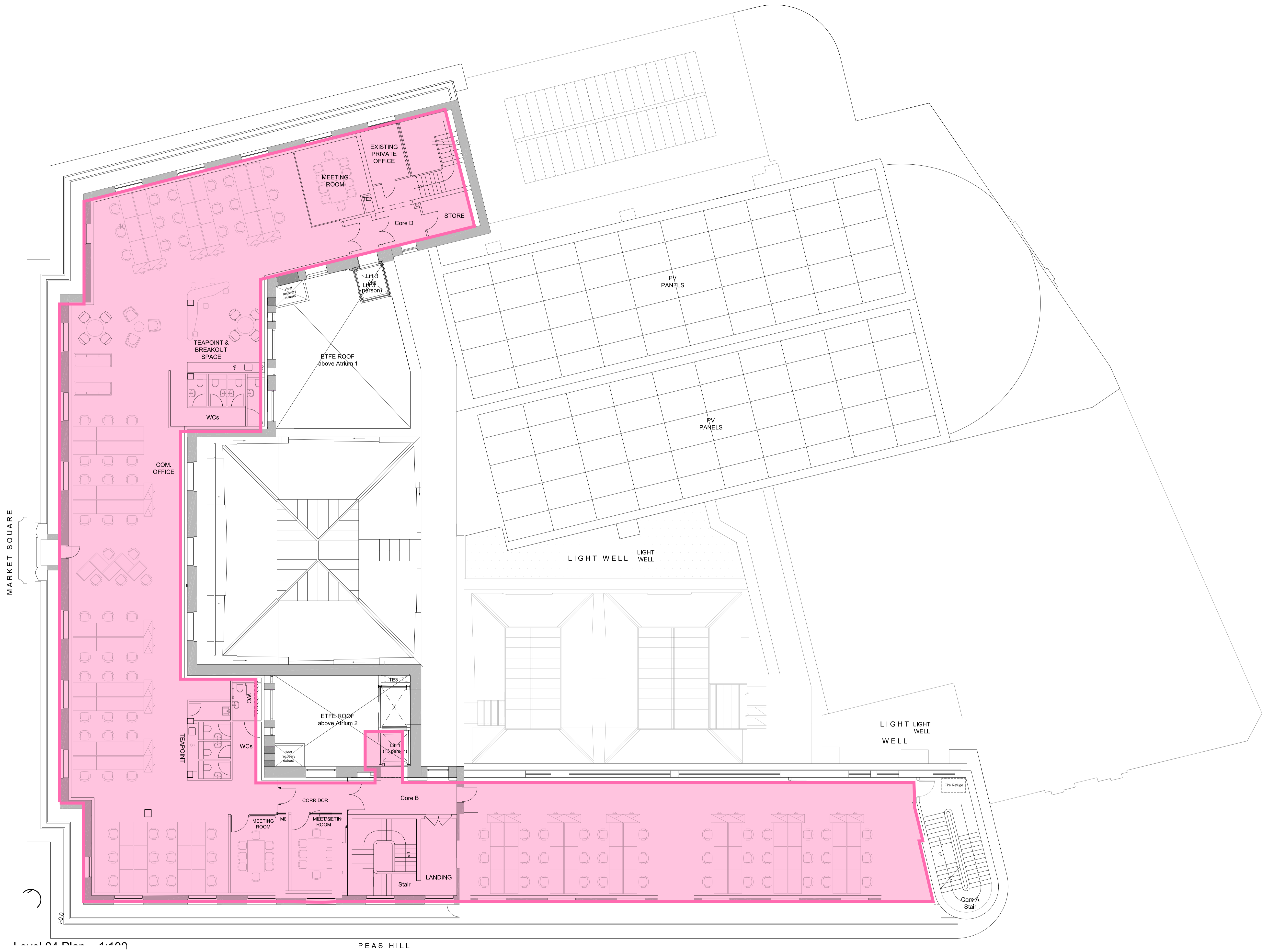
**Second Floor**



Third Floor

PEAS HILL





Level 04 Plan 1:100

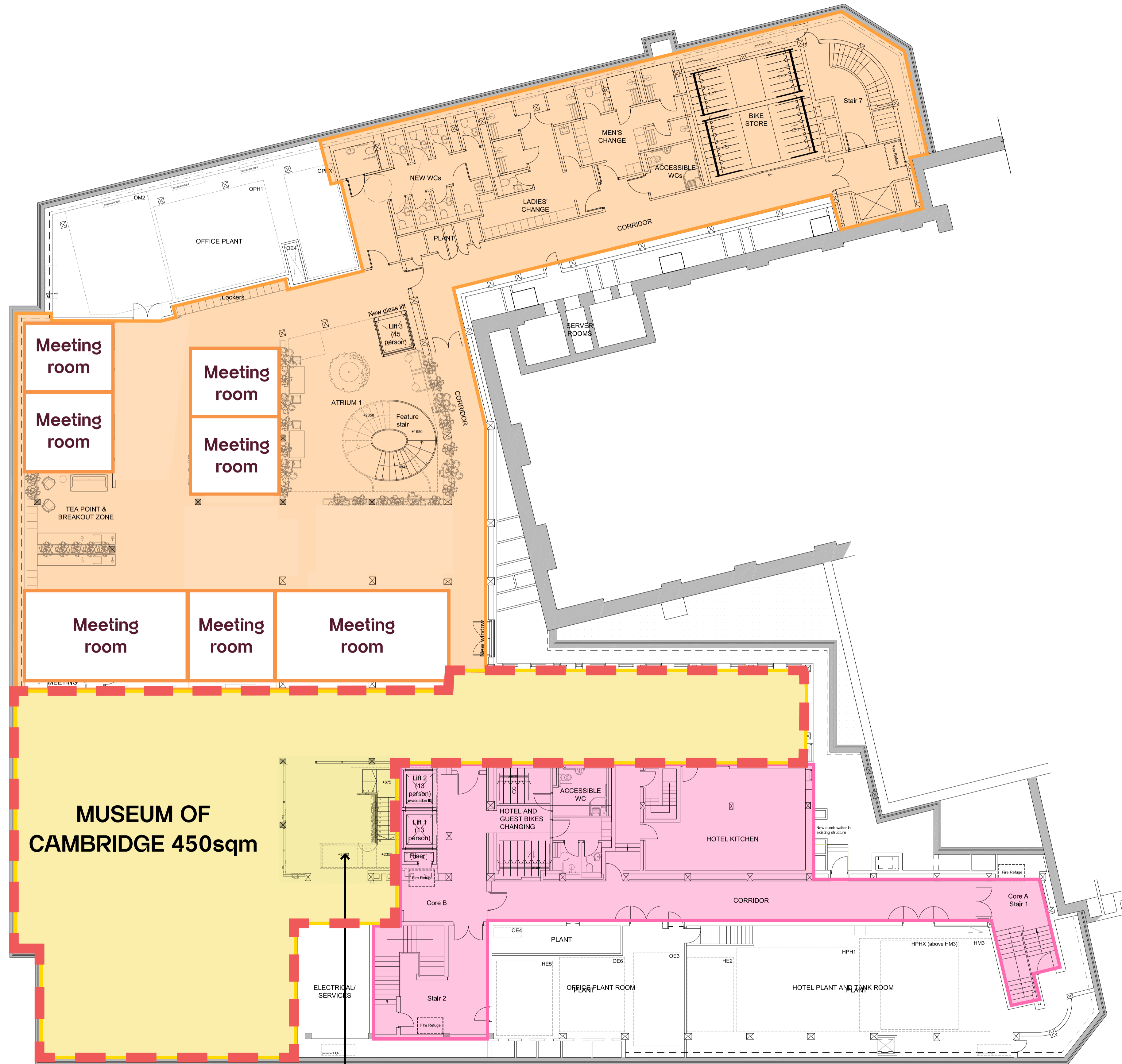
PEAS HILL

Fourth Floor

# Option 3 - Smaller Commercial Office - Leased

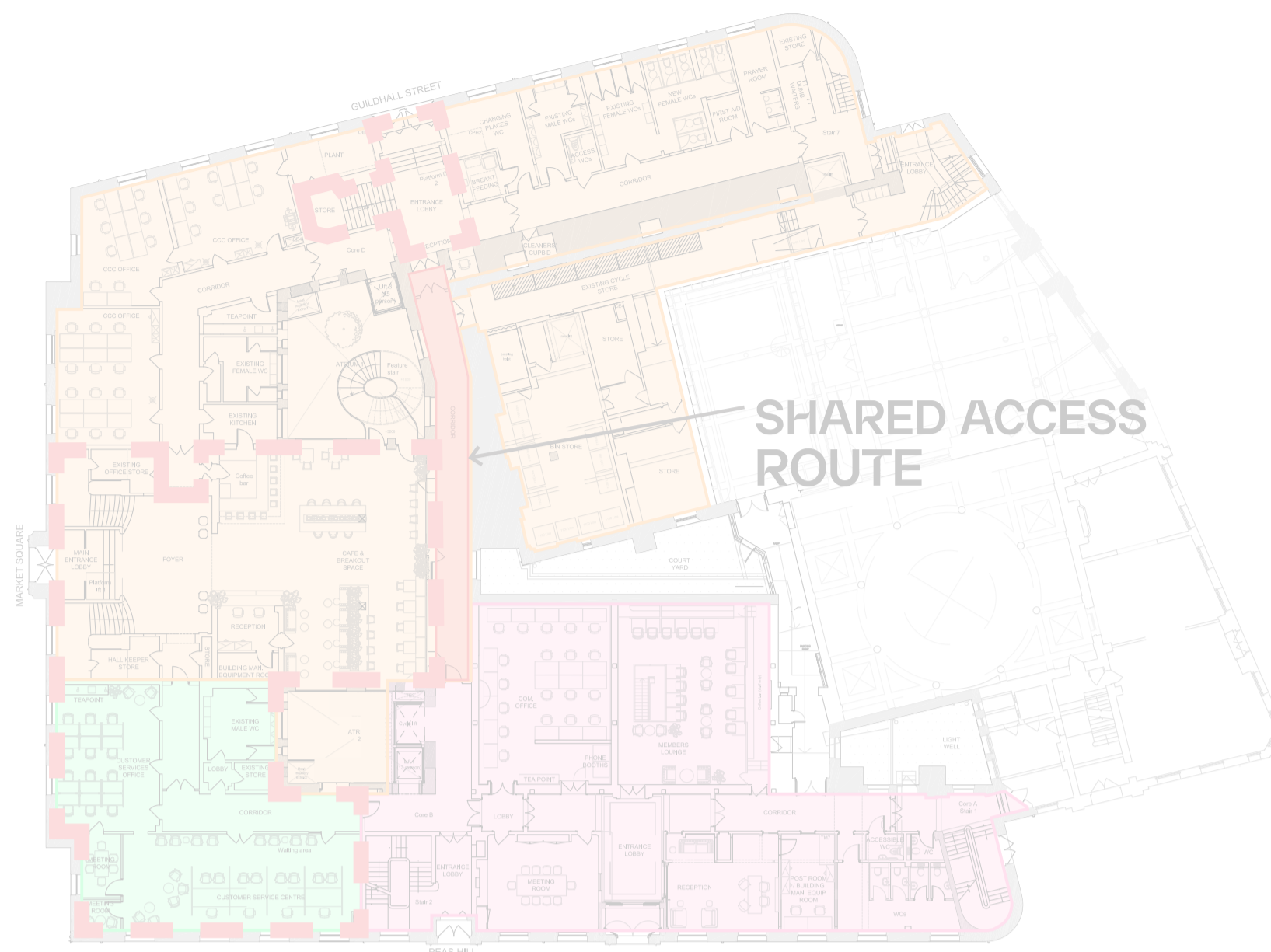
- 150 CCC desks at ground, 1st and 2nd floors
- **No workstations at basement level**, only meeting rooms and informal meeting spaces
- Museum of Cambridge at basement level
- Half of 2nd floor given back to CCC

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

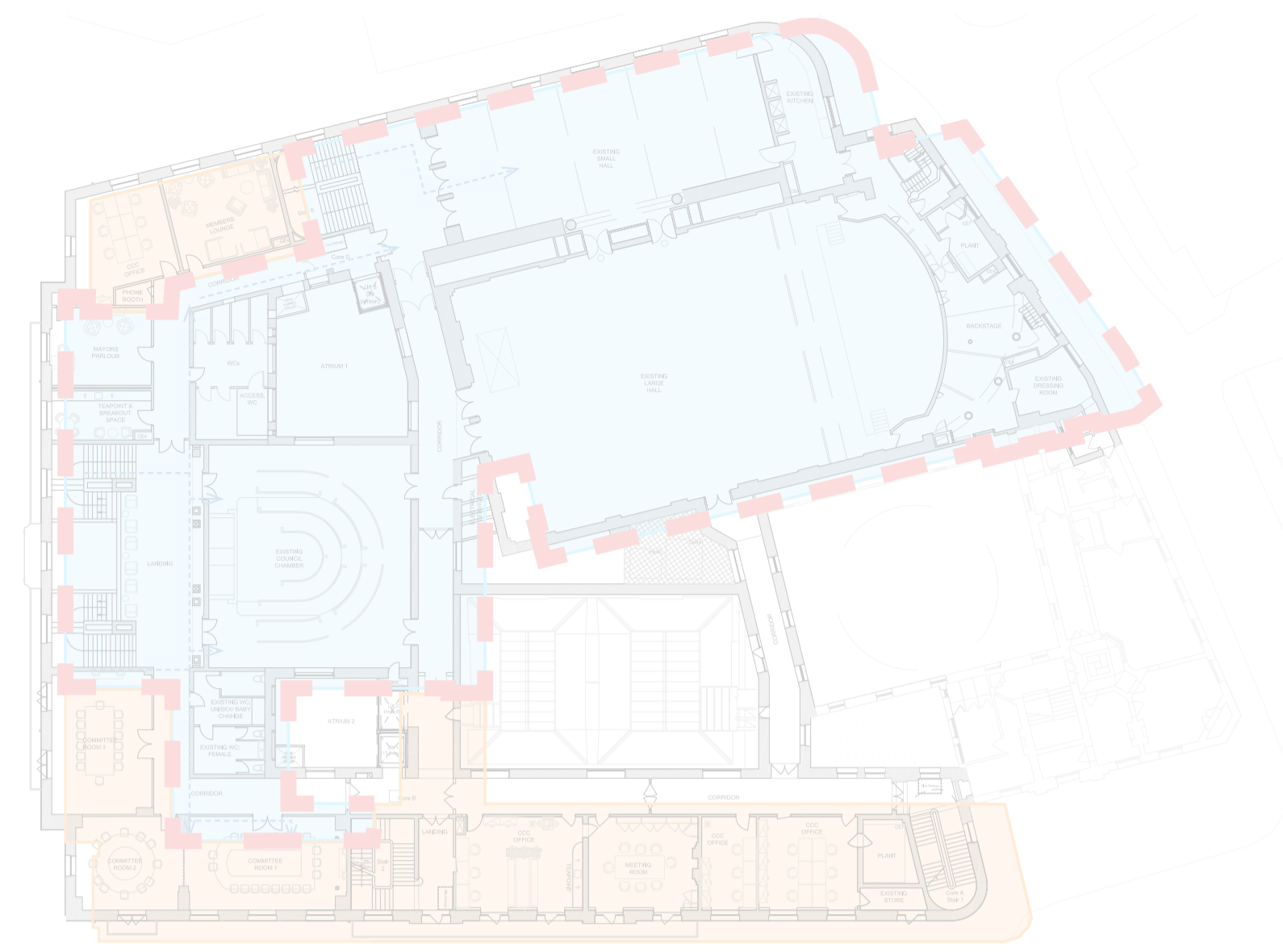


MUSEUM OF CAMBRIDGE STAIR ACCESS

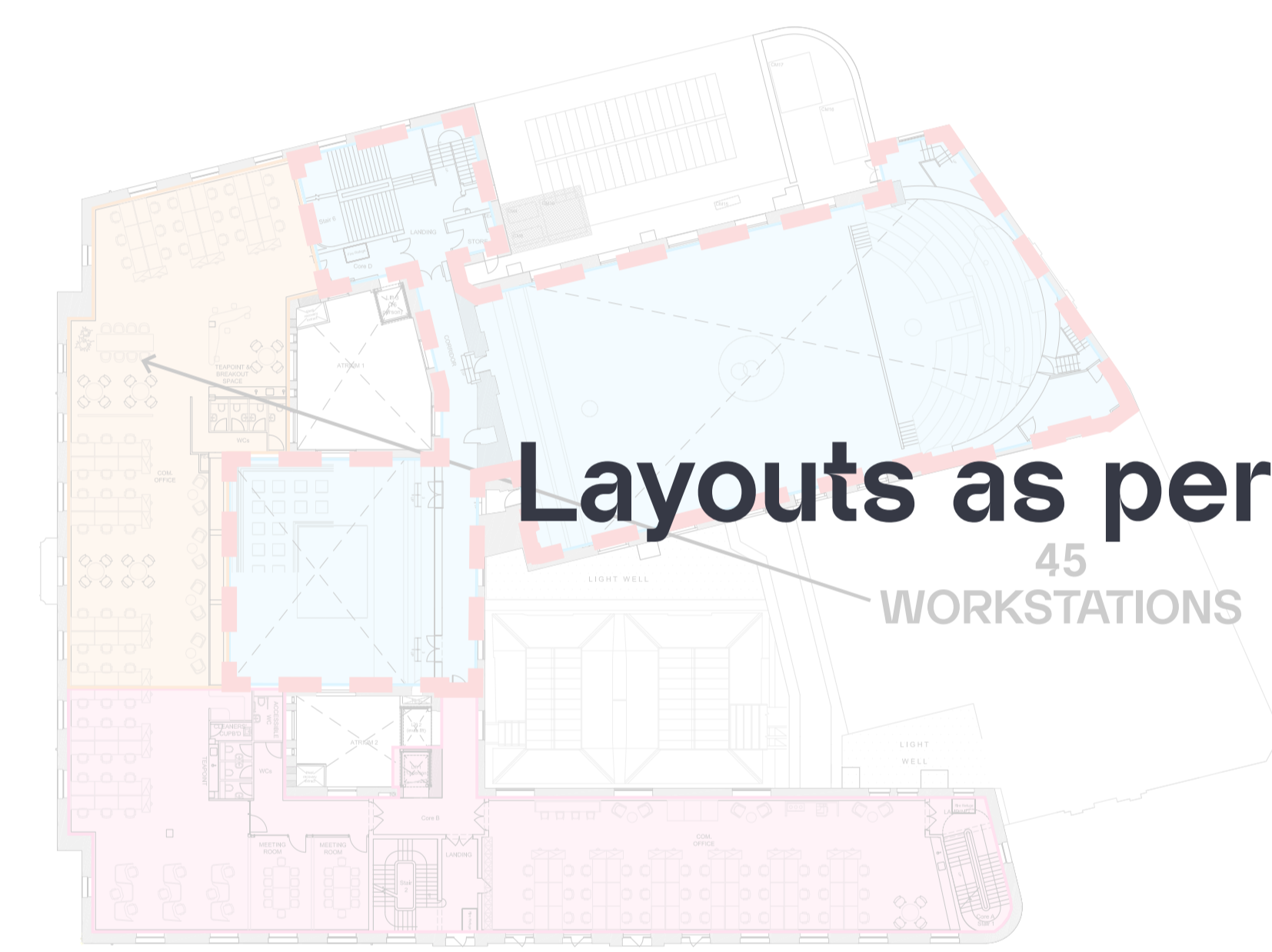
Basement



Ground



1st Floor

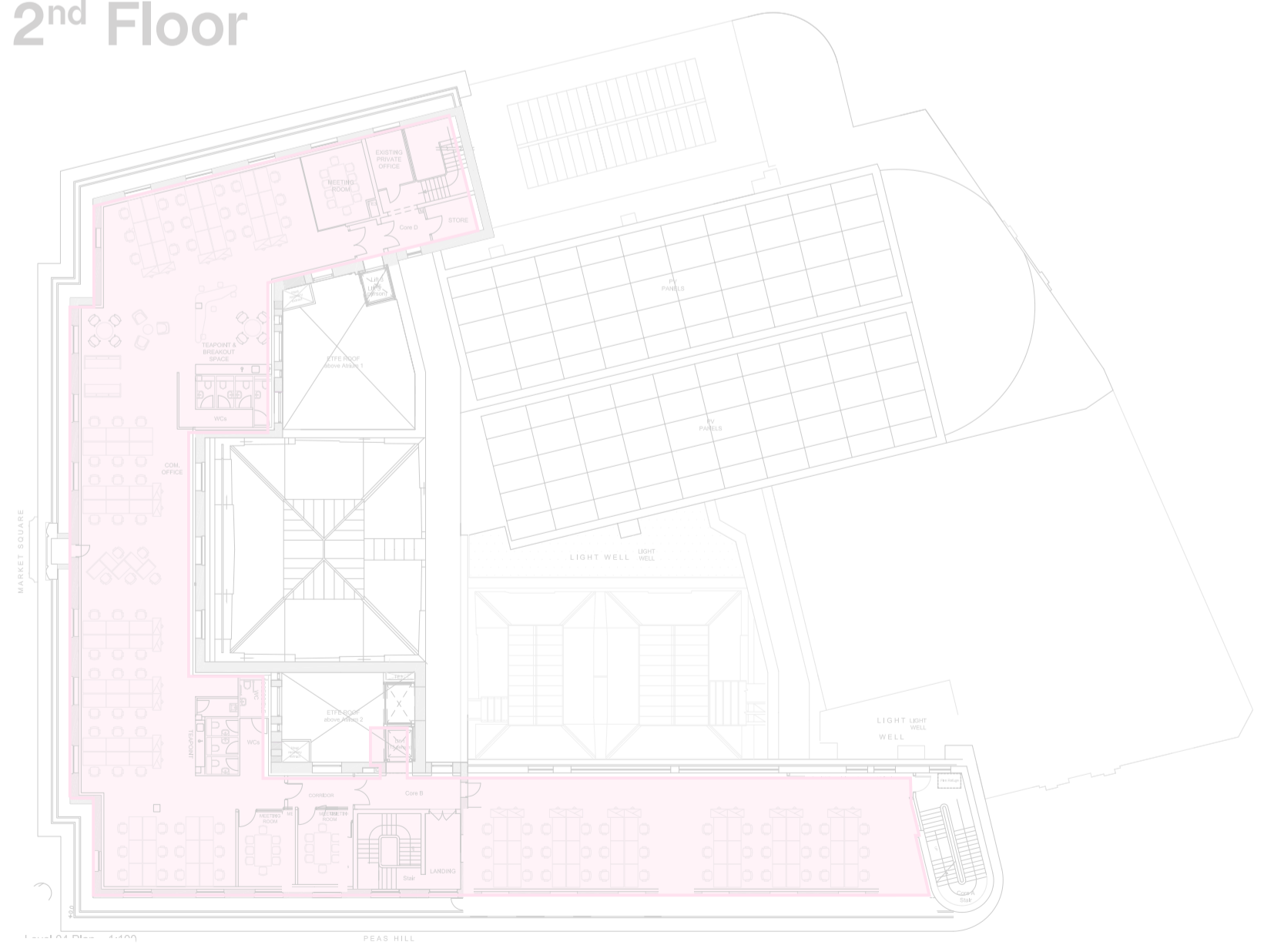


2nd Floor

**Layouts as per Options 1 & 2**



3rd Floor

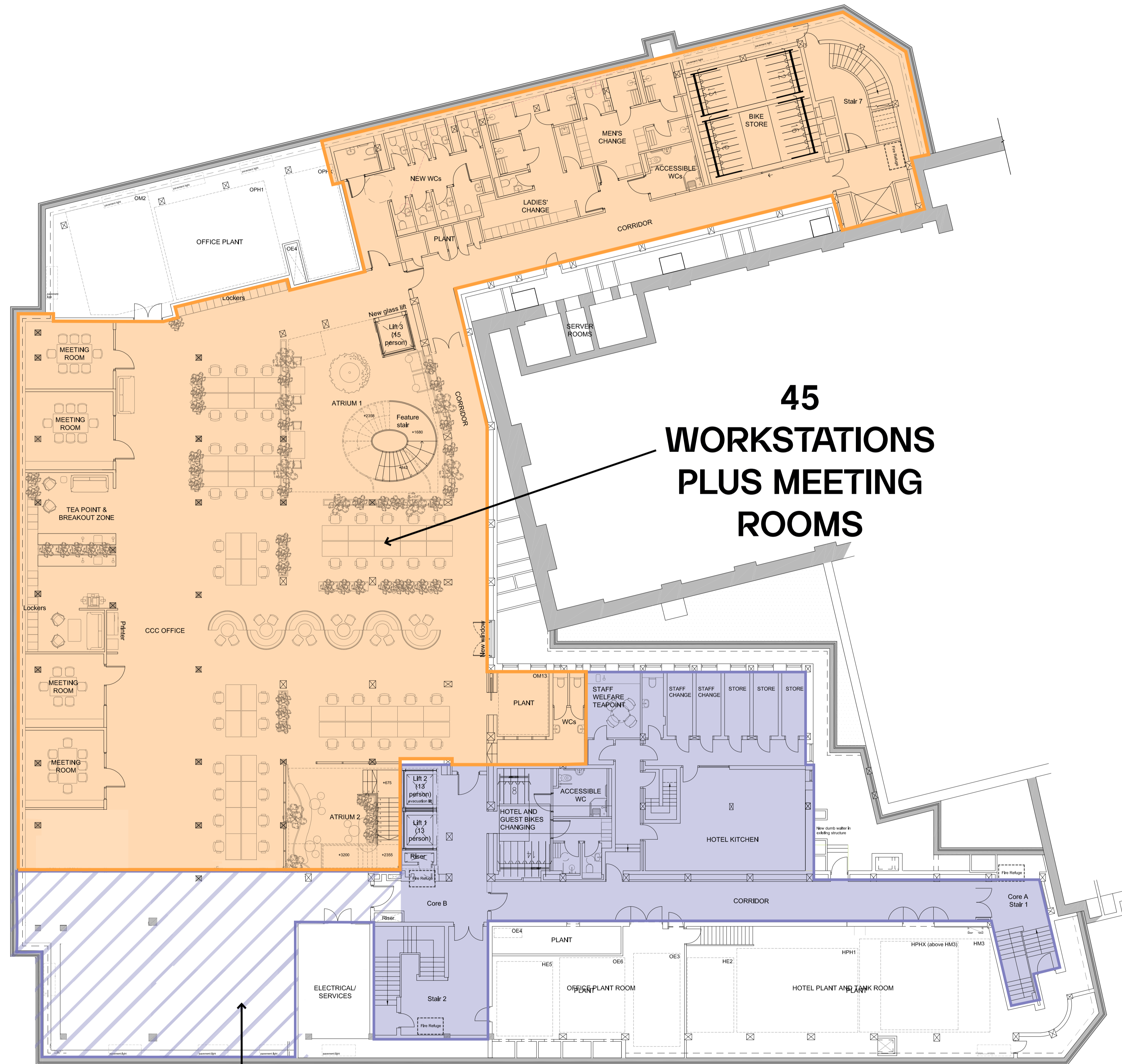


4th Floor

# Option 4 - ApartHotel (64 Bed)

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

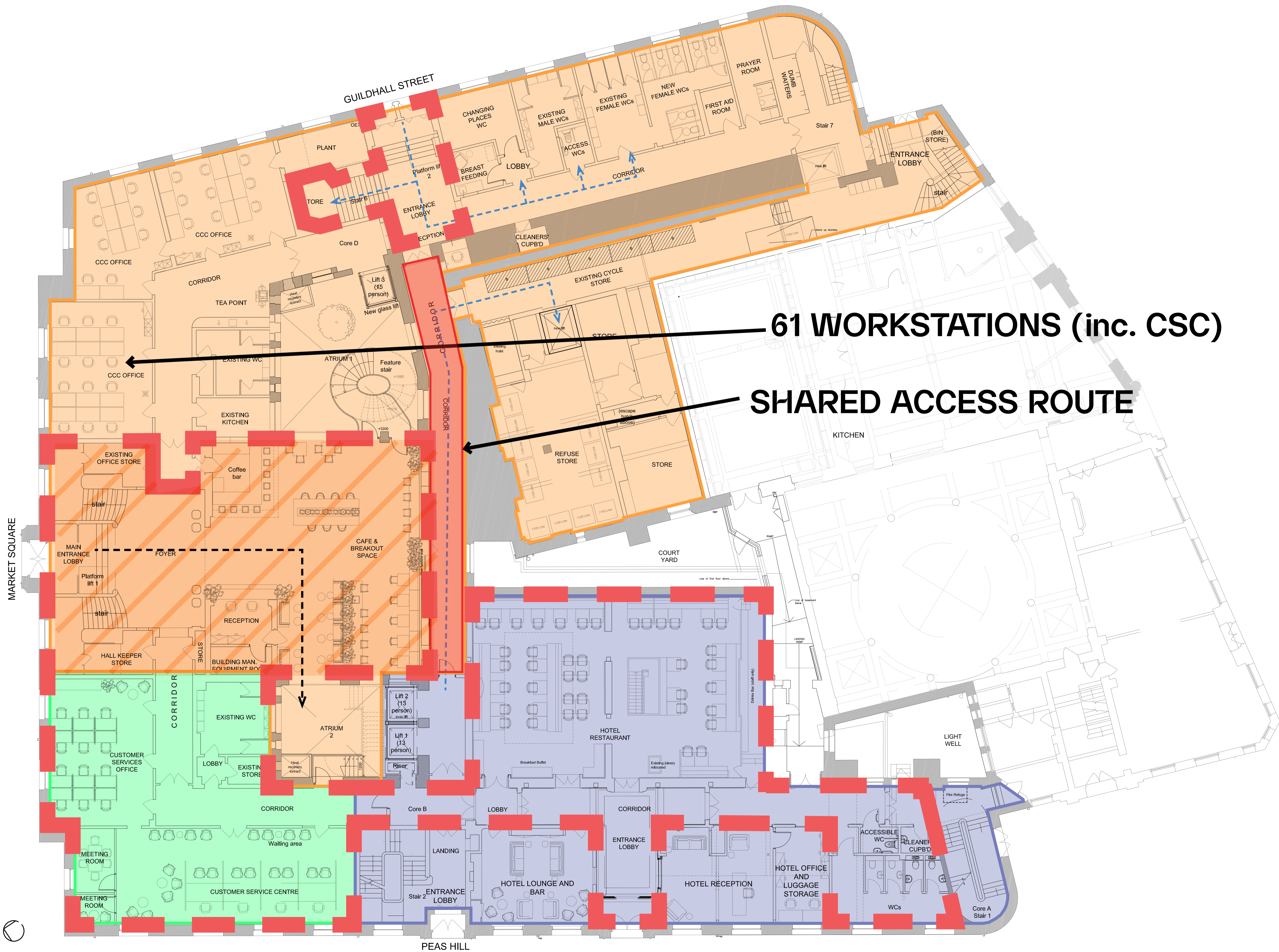
- CCC office
- CSC office
- Hotel
- Democratic Rooms & Halls
- Museum of Cambridge
- Public Access Areas



**45  
WORKSTATIONS  
PLUS MEETING  
ROOMS**

**ADDITIONAL HOTEL SPACE or THE  
MUSEUM OF CAMBRIDGE**

Basement



**61 WORKSTATIONS (inc. CSC)**

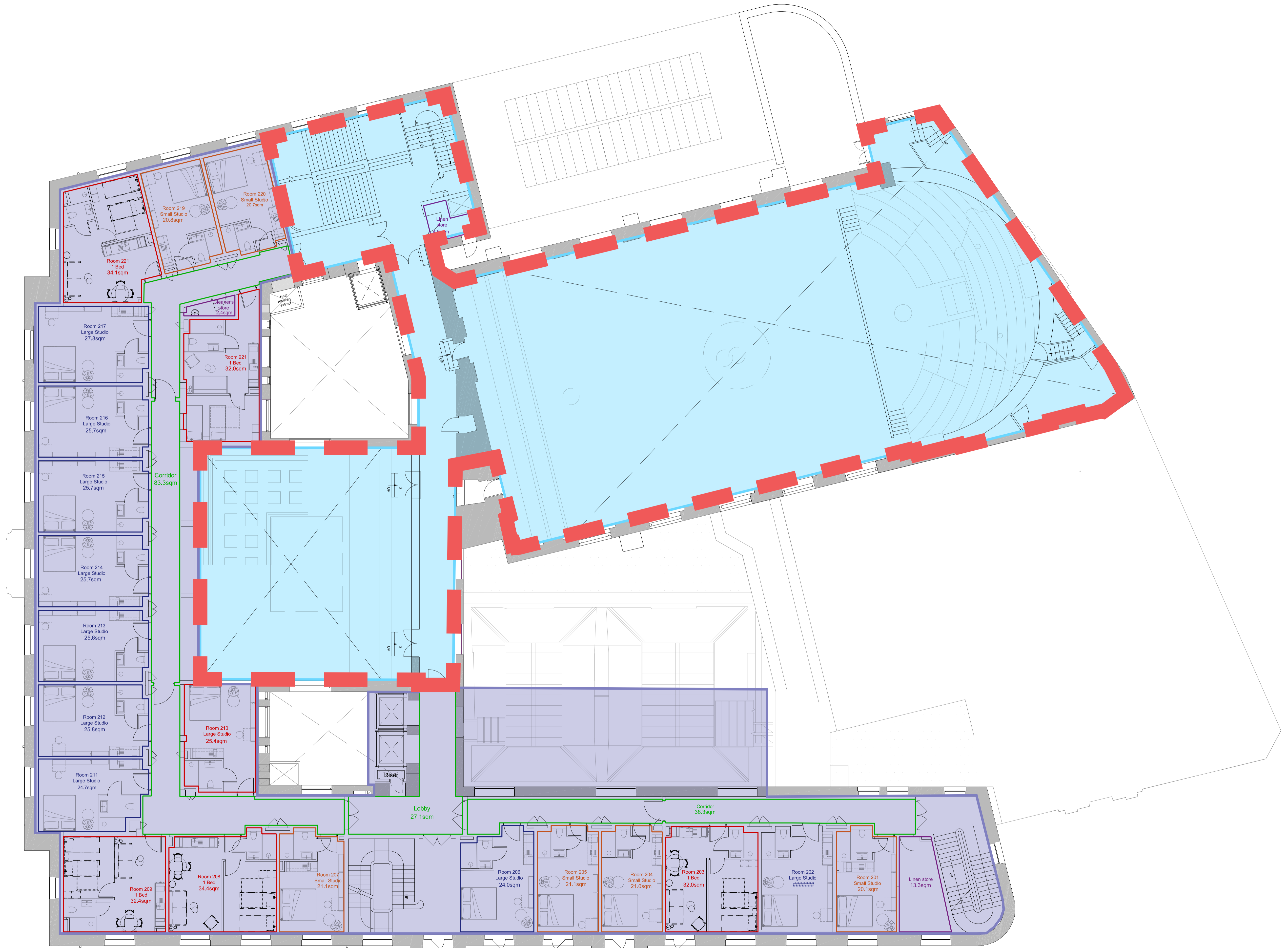
**SHARED ACCESS ROUTE**

Ground Floor



**44 WORKSTATIONS**

First Floor



Second Floor



Third Floor



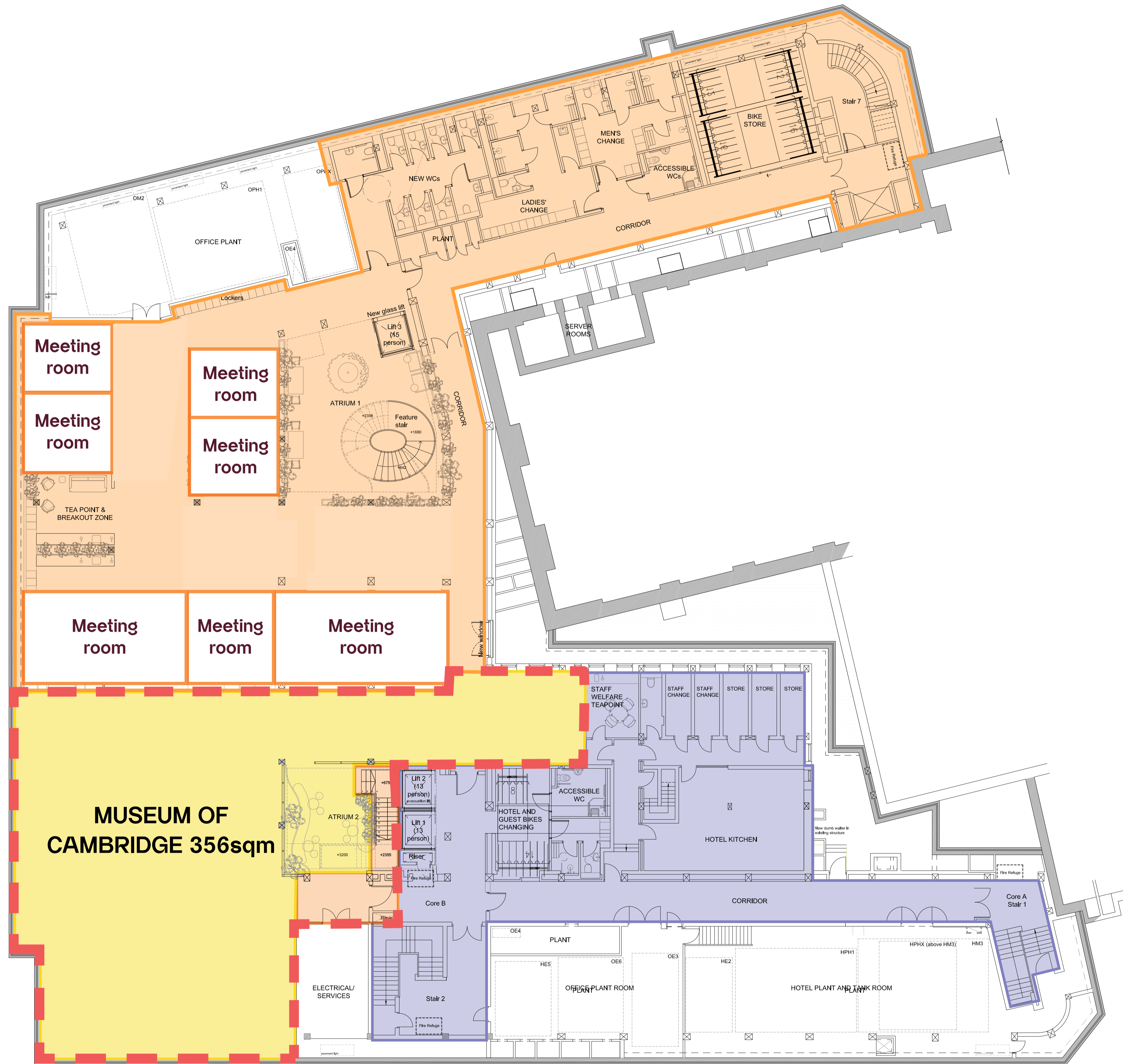


Fourth Floor

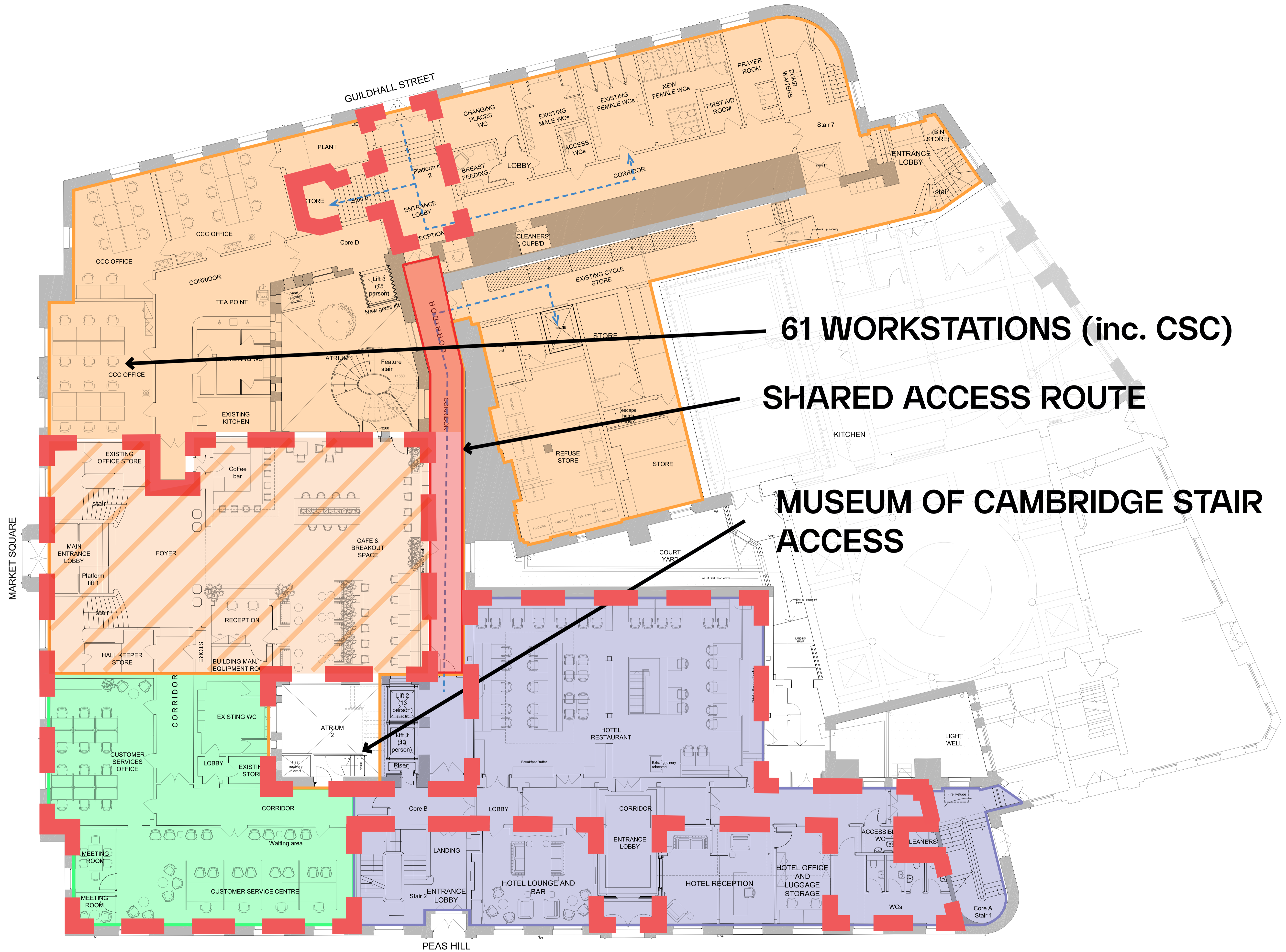
# Option 5 - ApartHotel (55 Bed)

- 150 CCC desks at ground, 1st and 2nd floors
- **No workstations at basement level**, only meeting rooms, informal meeting spaces & Museum of Cambridge
- Half of 2nd floor given back to CCC

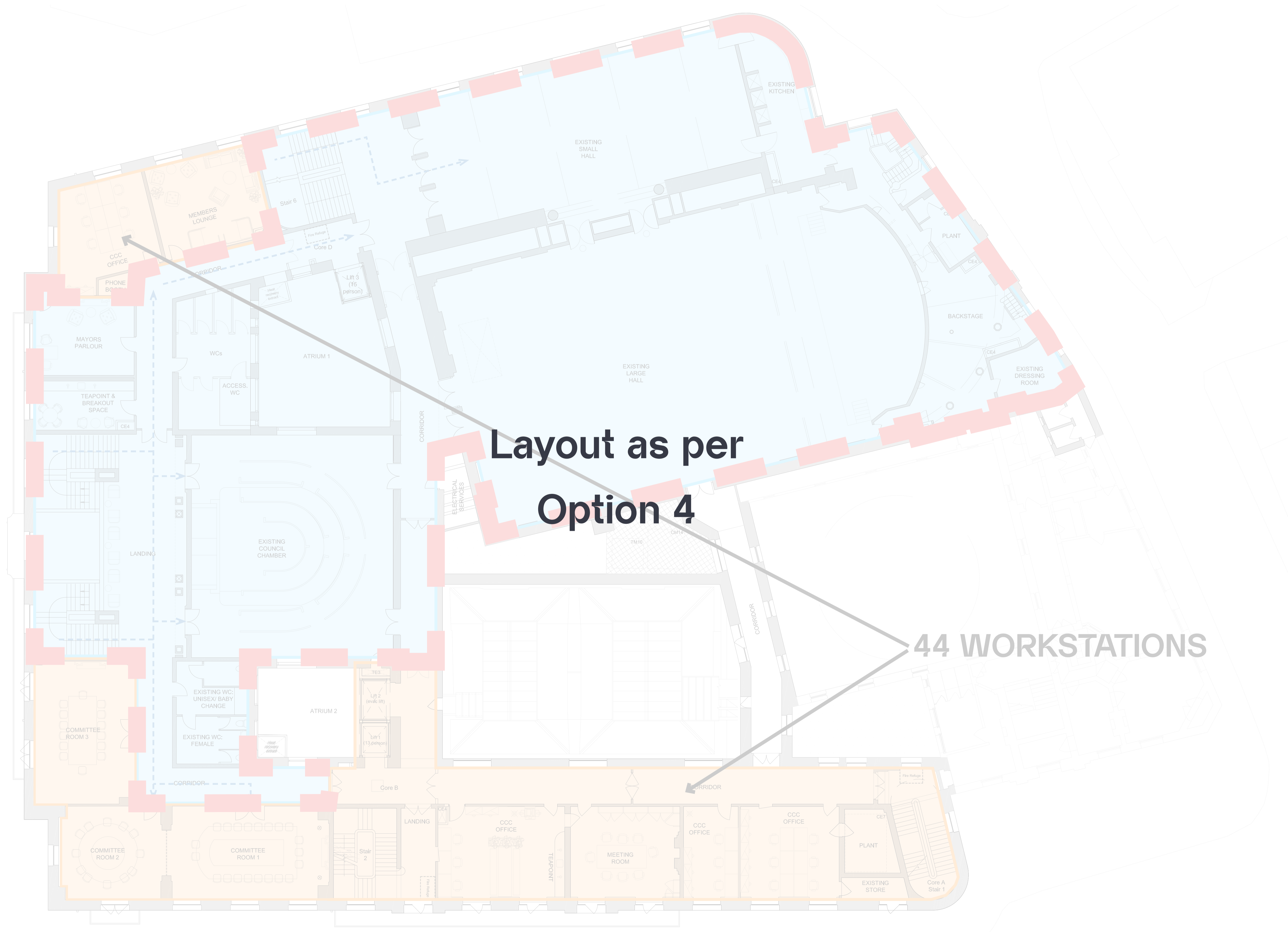
- CCC office
- CSC office
- Hotel
- Democratic Rooms & Halls
- Museum of Cambridge
- Public Access Areas



Basement

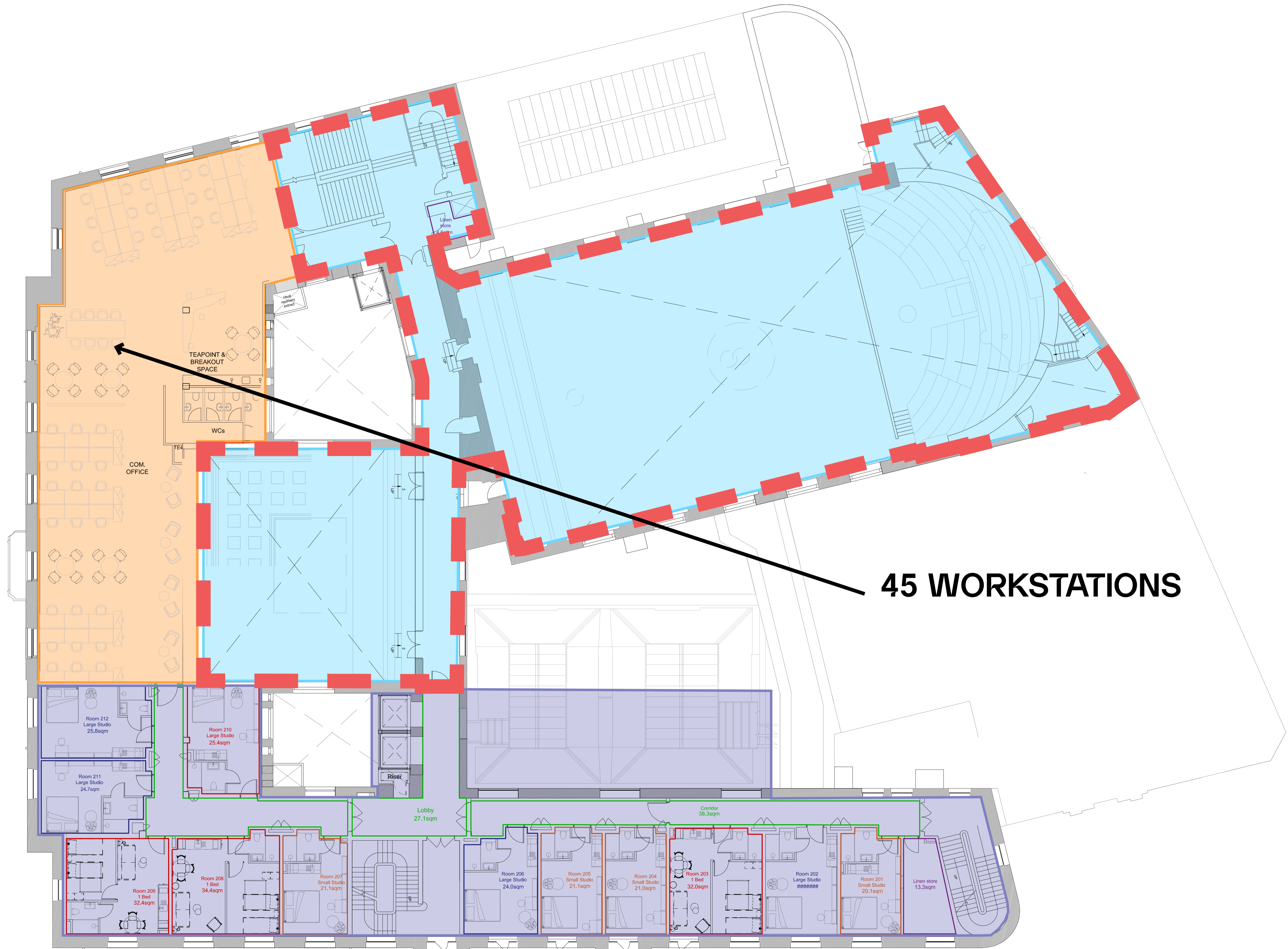


Ground Floor



**Layout as per  
Option 4**

**44 WORKSTATIONS**



**45 WORKSTATIONS**

**Second Floor**

**Layouts as per  
Option 4**



# RAG List

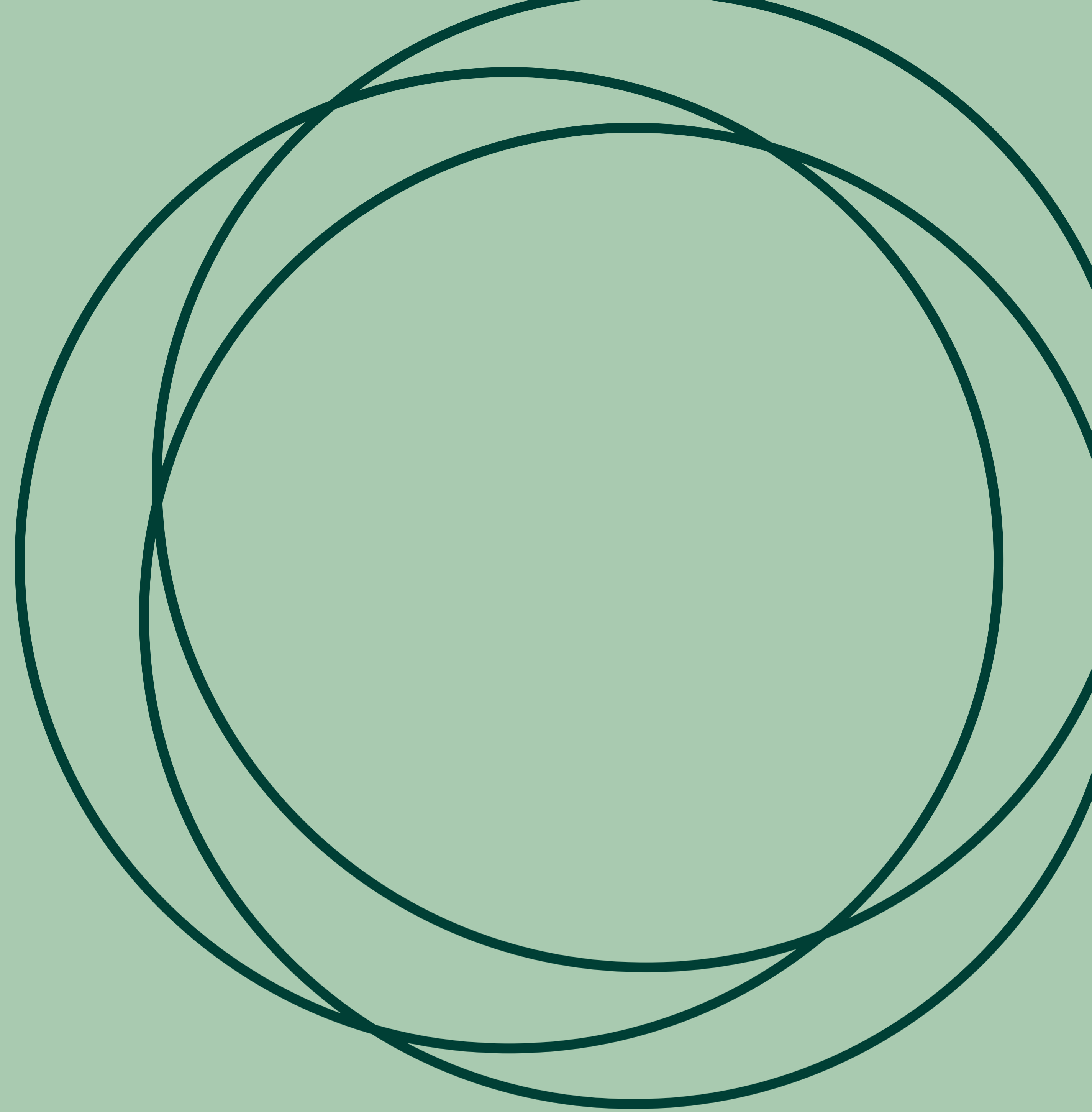
The options presented in this section were assessed based on a red, amber and green list. It was decided by Cambridge City Council that Option 2 was to be progressed as for the Stage 2 proposal.

	Alternative Options				
	1	2	3	4	5
	Commercial Office - leased	Commercial Office - Man. Agreement	Smaller Commercial Office - leased	ApartHotel - 64 Key	ApartHotel - 55 Key
Metric					
Staff workplace	Staff workspace outside of basement	Staff workspace outside of basement	Staff workspace outside of basement	2/3 of staff workspace outside of basement	All staff workspace outside of basement
Future flexibility	Possible due to office voids	More control for council with management agreement	Possible due to office voids	Long lease	Less flexibility if museum in basement
The Museum of Cambridge	No Option	No Option	Option for The Museum of Cambridge	Option for The Museum of Cambridge	Option for The Museum of Cambridge
Rooftop Space	Possible but subject to lease	Possible but subject to management agreement	Possible but subject to lease	Not possible	Not possible
Jobs in Guildhall	230	230	230	23	23
Spend per person per day	£12.59	£12.59	£12.59	£137.00	£137.00
Impact on local economy p.a	£ 752,000.00	£ 752,000.00	£ 752,000.00	£ 5,120,500.00	£ 4,400,440.00
Technical deliverability					
Financial risk to council income	Shorter leases and subject to market demand	More flexible desk leases subject to market demand	Shorter leases and subject to market demand	25 year lease plus guaranteed rent increase	25 year lease plus guaranteed rent increase but less interest in market
<b>Total net saving for council per annum</b>	<b>£ 916,000.00</b>	<b>£ 1,026,000.00</b>	<b>£ 856,500.00</b>	<b>£ 1,107,500.00</b>	<b>£ 1,009,500.00</b>

# 5.0

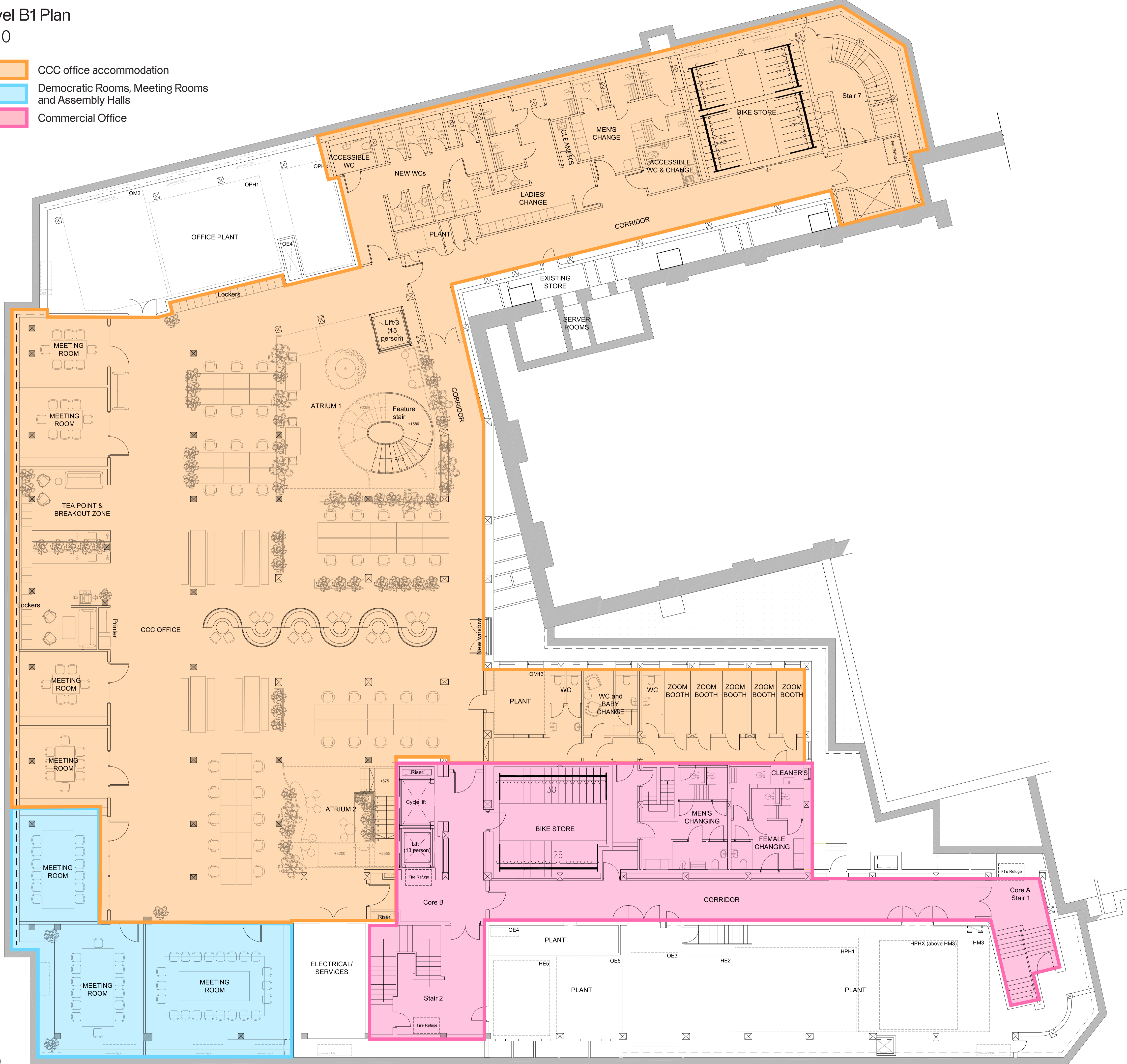
## Commercial Office Option

Latest Revision - 02.09.24





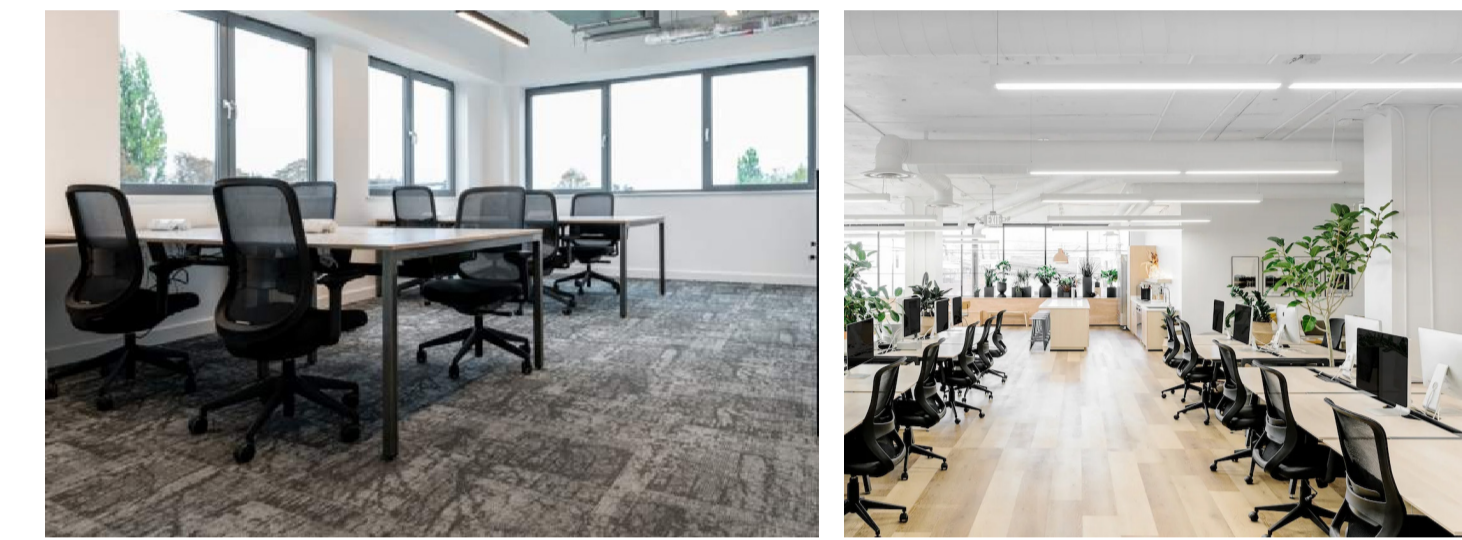
- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Commercial Office



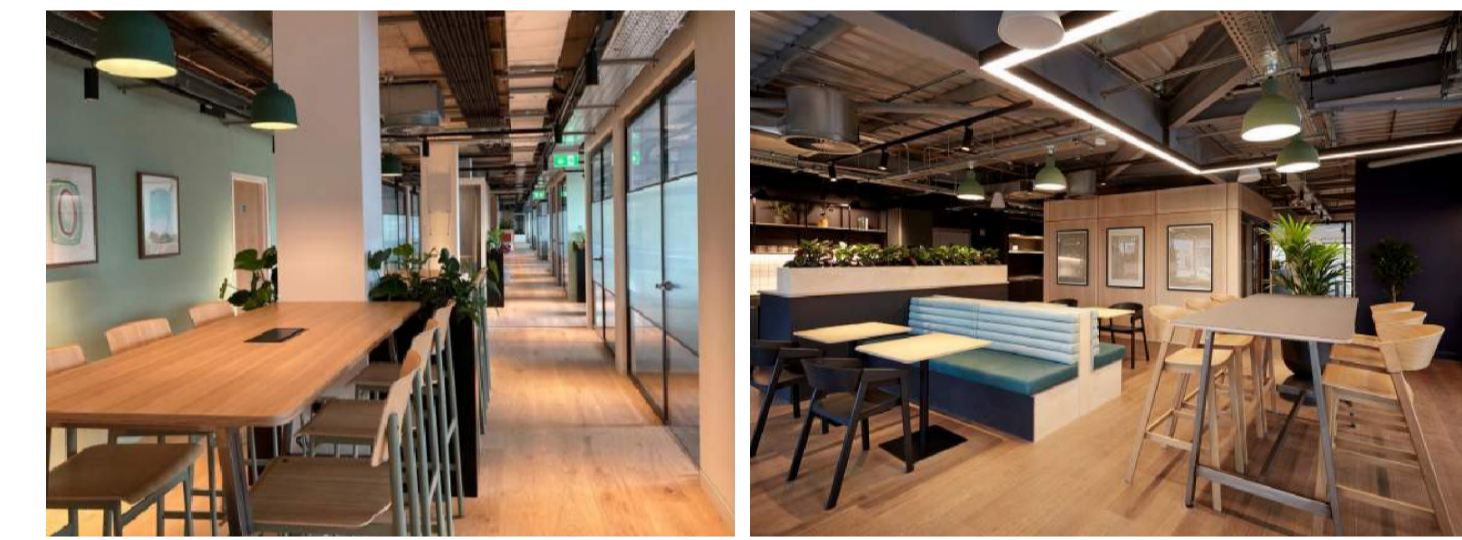
CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	57	34	0	0
Level 00	45	0	16	8
Level 01	51	8	0	0
Total	153	42	16	8

ACCOMMODATION TYPE COUNT



CCC workplace settings: 57  
Com. Office workplace settings: N/A



CCC agile workplace settings: 60  
Com. Office agile workplace settings: N/A



CCC meeting room spaces: 34 (+49 committee room spaces)  
Com. Office meeting room spaces: N/A



CCC Informal meeting/breakout: 10  
Com. Office Informal meeting/breakout: N/A  
Public: N/A

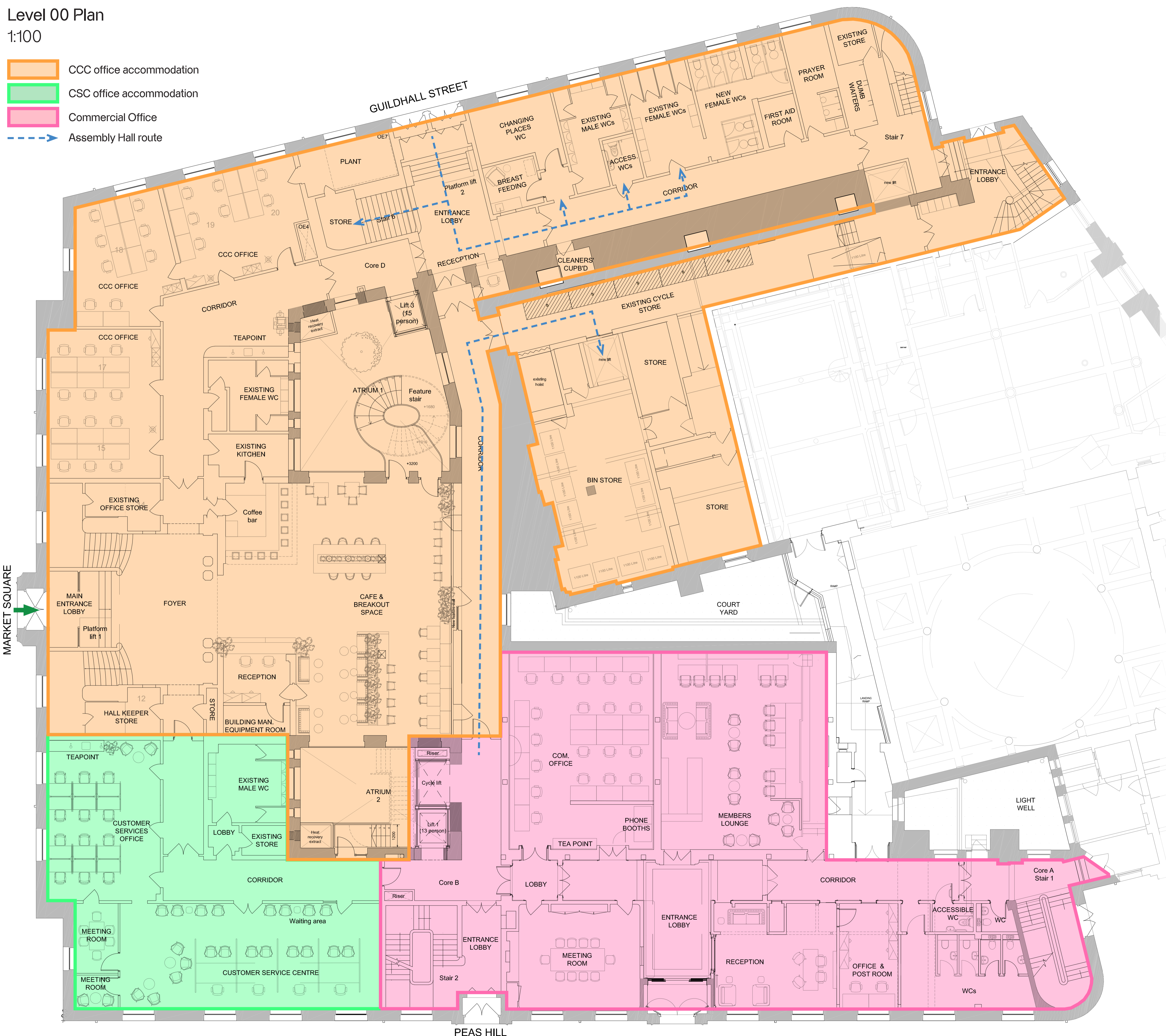
Level B1 CCC total workplace settings: 57  
All levels CCC total workplace settings: 153

Level B1 Com. Office total workplace settings: 0  
All levels Com. Office total workplace settings: 259

Level 00 Plan

1:100

- CCC office accommodation
- CSC office accommodation
- Commercial Office
- Assembly Hall route



Option 1 - CCC with CSC + Commercial Office

Cartwright Pickard | Rev 05 | 02.09.24

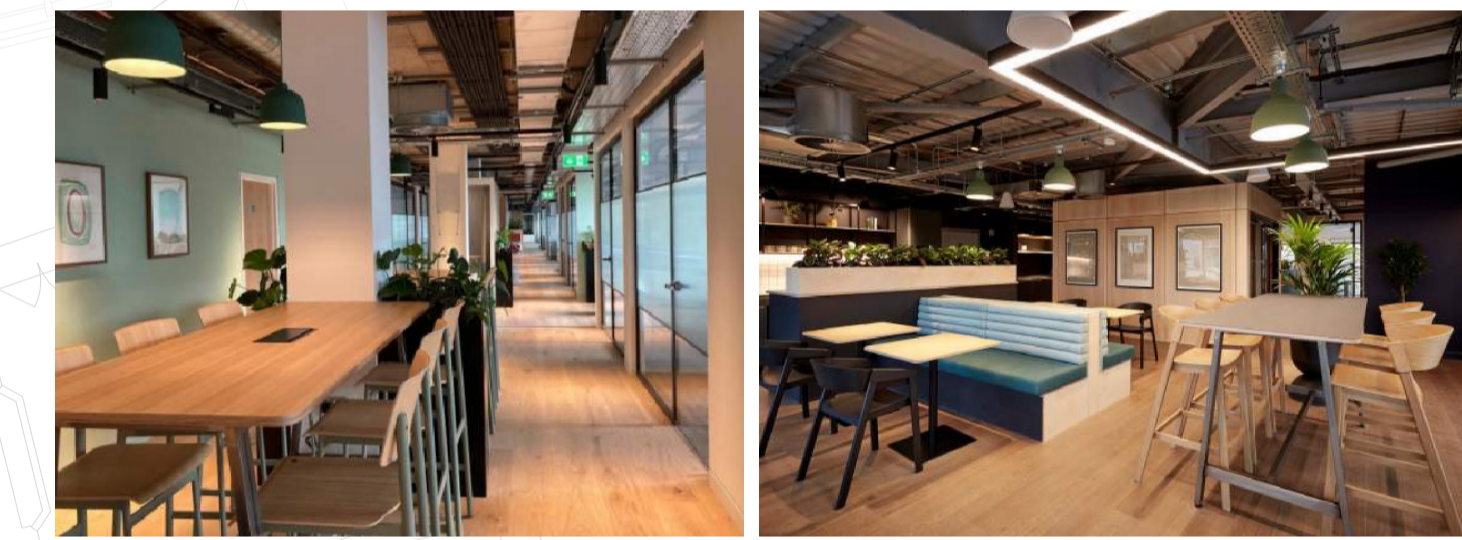
CCC and CSC ACCOMMODATION SCHEDULE

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Level B1	57	34	0	0
Level 00	45	0	16	8
Level 01	51	8	0	0
<b>Total</b>	<b>153</b>	<b>42</b>	<b>16</b>	<b>8</b>

ACCOMMODATION TYPE COUNT



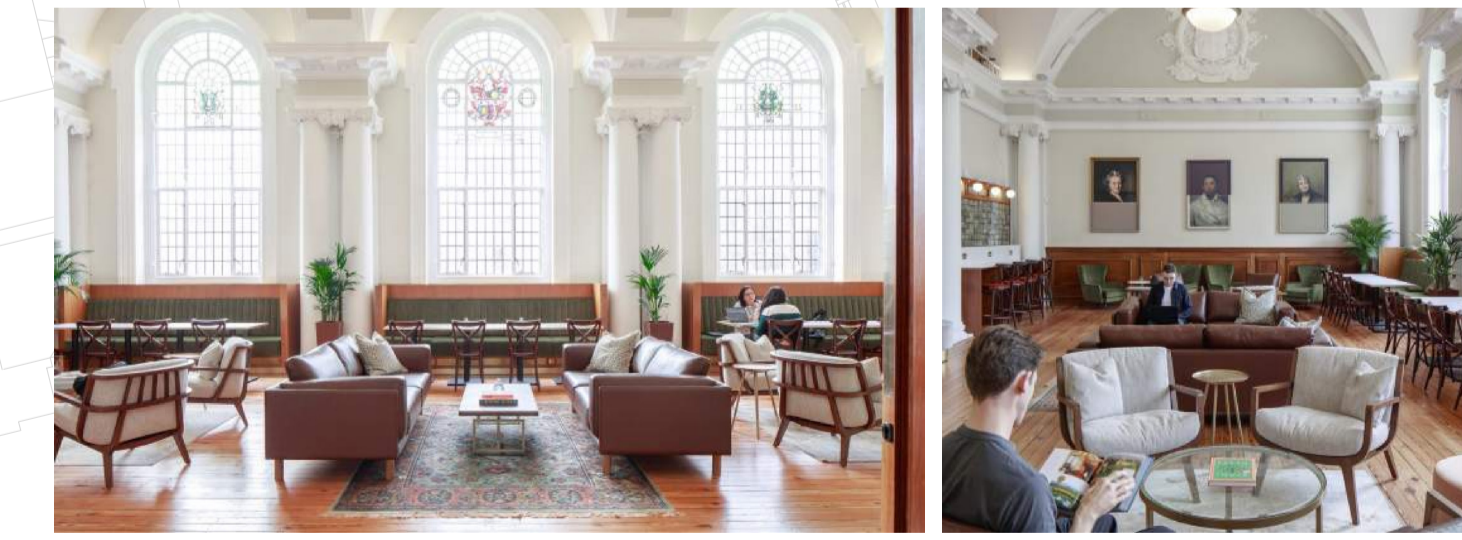
CCC workplace settings: 45 (+16 CSC)  
Com. Office workplace settings: 19



CCC agile workplace settings: N/A  
Com. Office agile workplace settings: 35



CCC meeting room spaces: 0 (+8 CSC)  
Com. Office meeting room spaces: 19

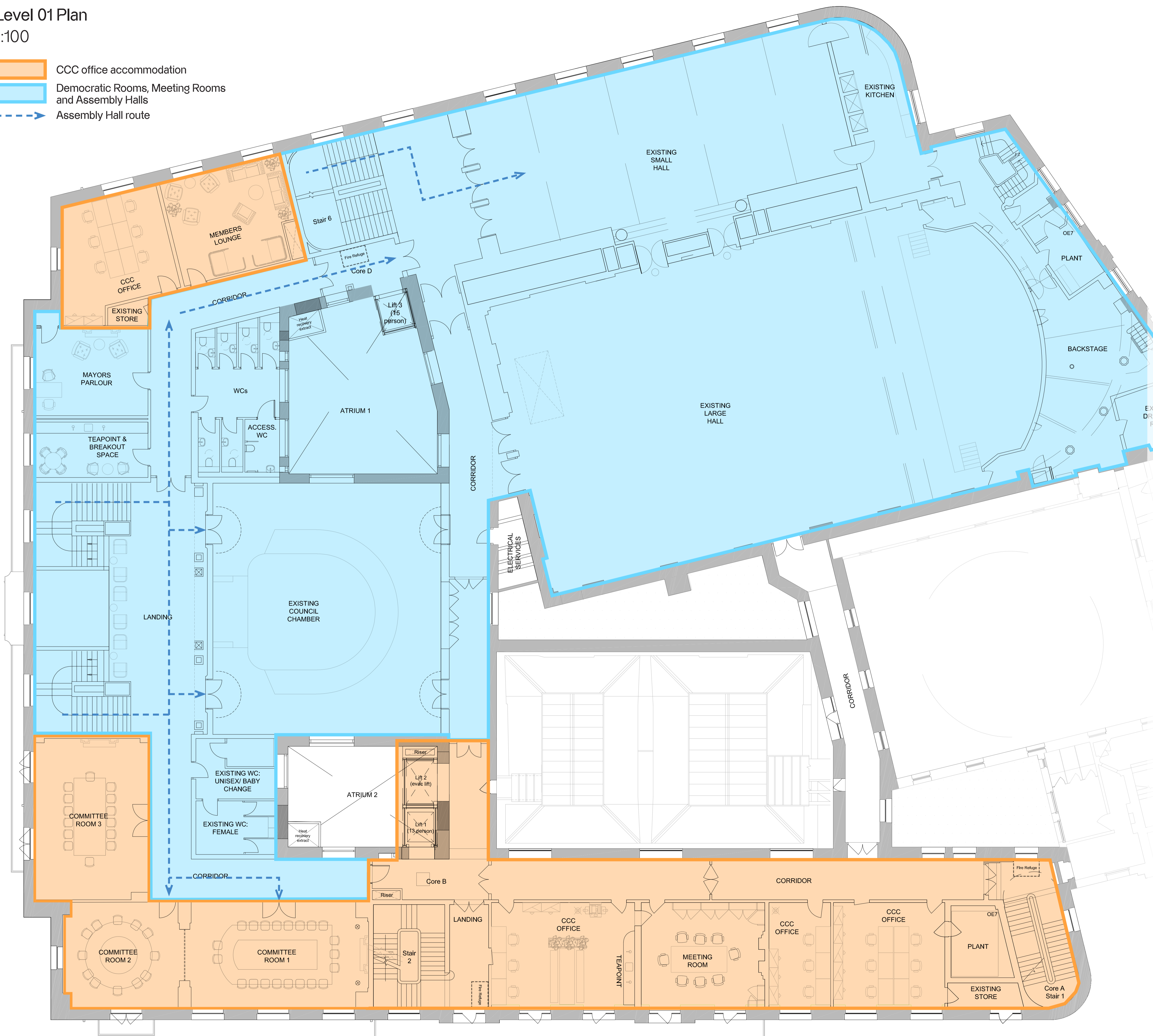


CCC Informal meeting/breakout: 23 (+2 CSC)  
Com. Office Informal meeting/breakout: N/A  
Public: 11

Level 00 CCC total workplace settings: 45 (+16 CSC)  
All levels CCC total workplace settings: 153

Level 00 Com. Office total workplace settings: 66  
All levels Com. Office total workplace settings: 259

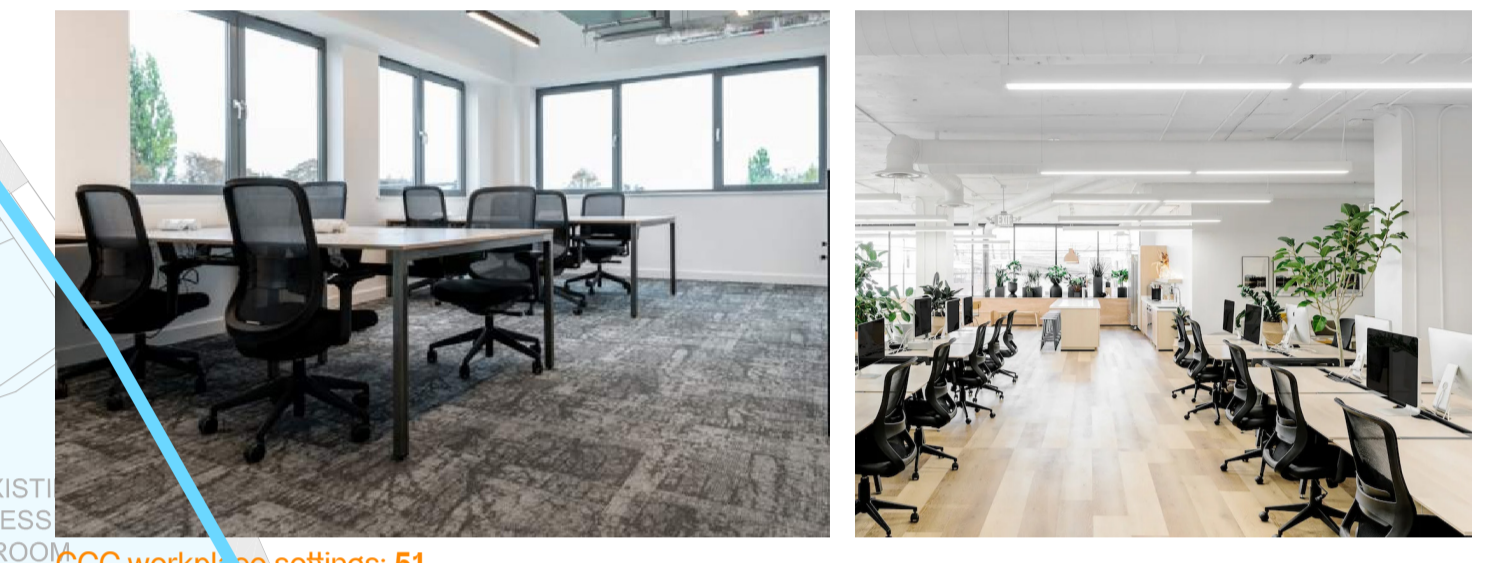
- CCC office accommodation
- Democratic Rooms, Meeting Rooms and Assembly Halls
- Assembly Hall route



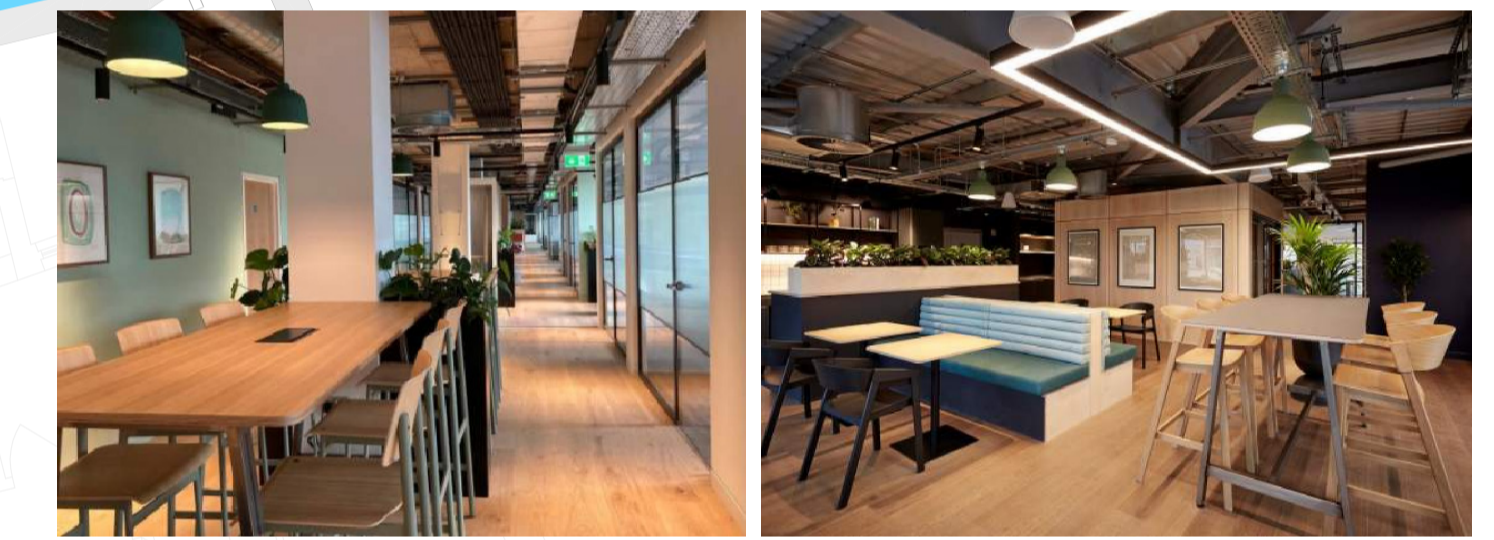
CCC and CSC ACCOMMODATION SCHEDULE

Level	Accommodation Type			
	CCC workplace settings	CCC meeting room spaces	CSC workplace settings	CSC meeting room spaces
Level B1	57	34	0	0
Level 00	45	0	16	8
Level 01	51	8	0	0
Total	153	42	16	8

ACCOMMODATION TYPE COUNT



CCC workplace settings: 51  
Com. Office workplace settings: N/A



Com. Office Agile workplace settings: N/A  
Com. Office 'touch down' workplace settings: N/A



CCC meeting room spaces: 8  
Com. Office meeting room spaces: N/A

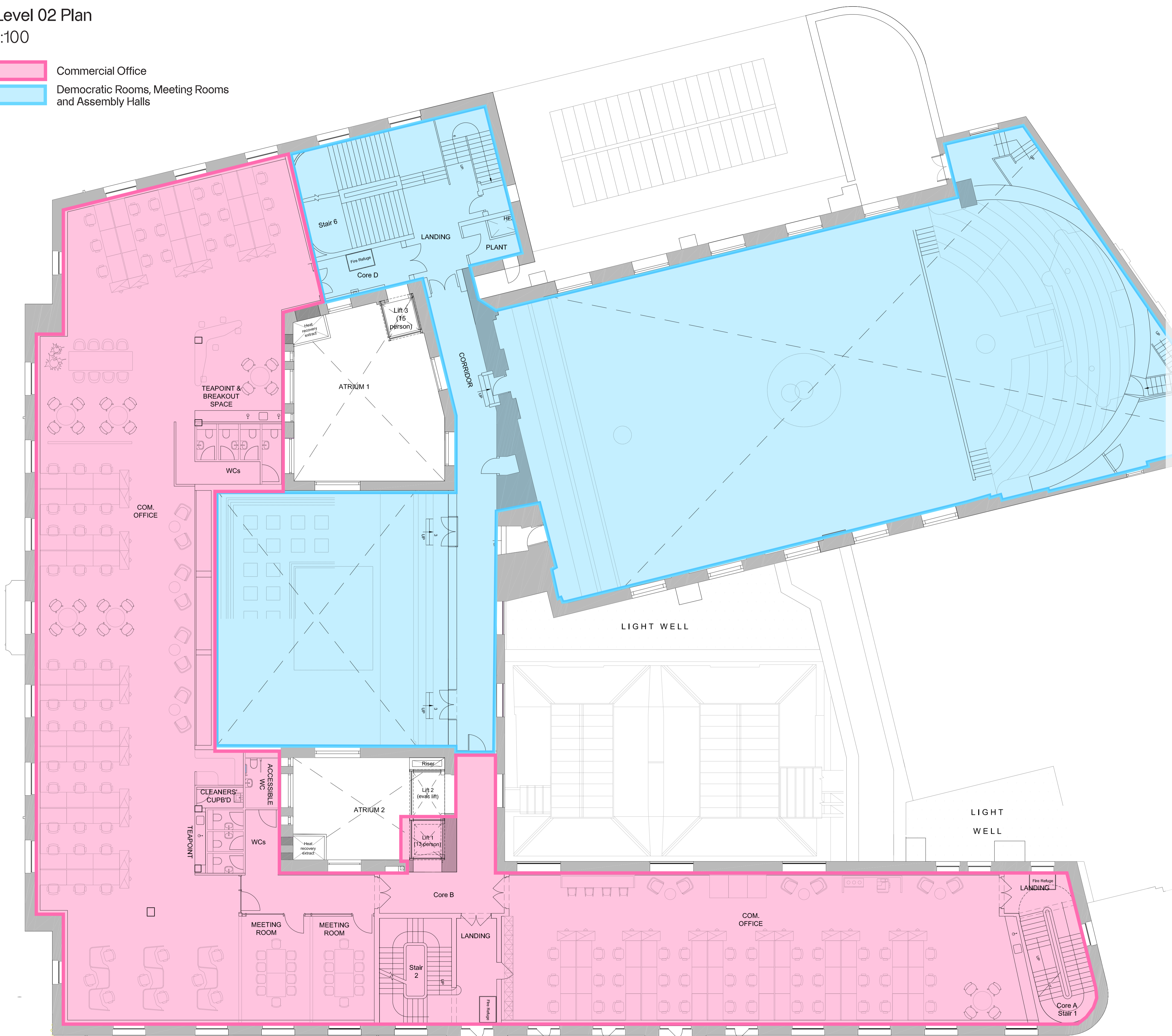


CCC Informal meeting/breakout: N/A  
Com. Office Informal meeting/breakout: N/A  
Public: N/A

Level 01 CCC total workplace settings: 51  
All levels CCC total workplace settings: 153

Level 01 Com. Office total workplace settings: 0  
All levels Com. Office total workplace settings: 259

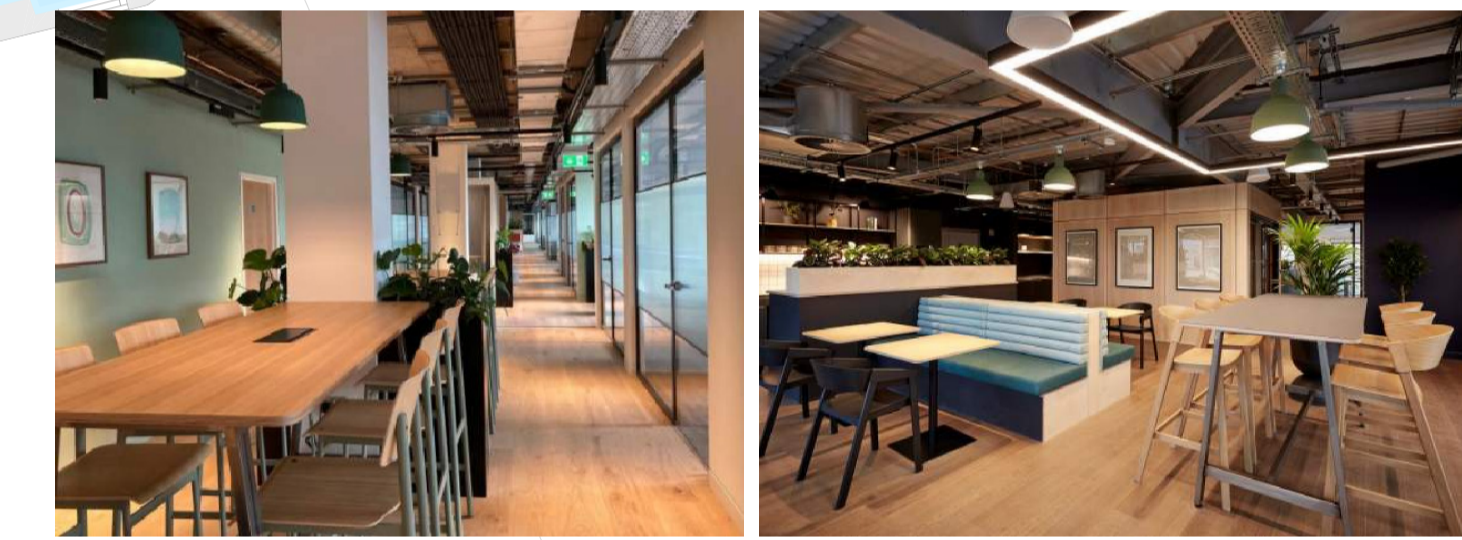
Commercial Office  
 Democratic Rooms, Meeting Rooms and Assembly Halls



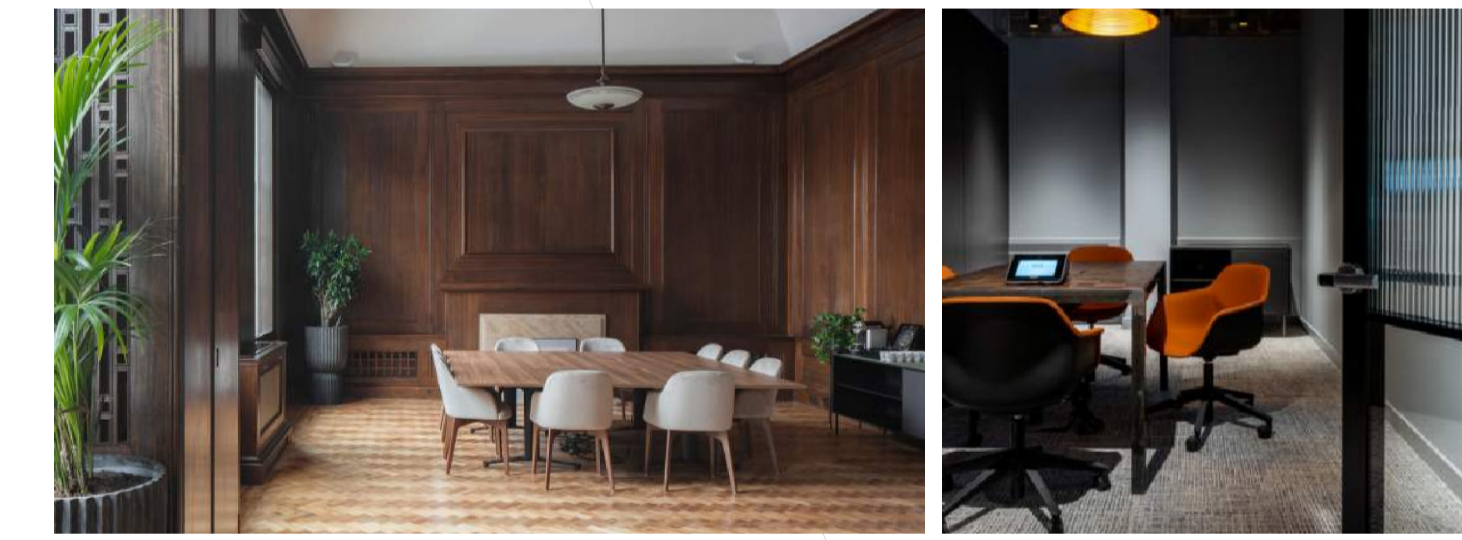
**ACCOMMODATION TYPE COUNT**



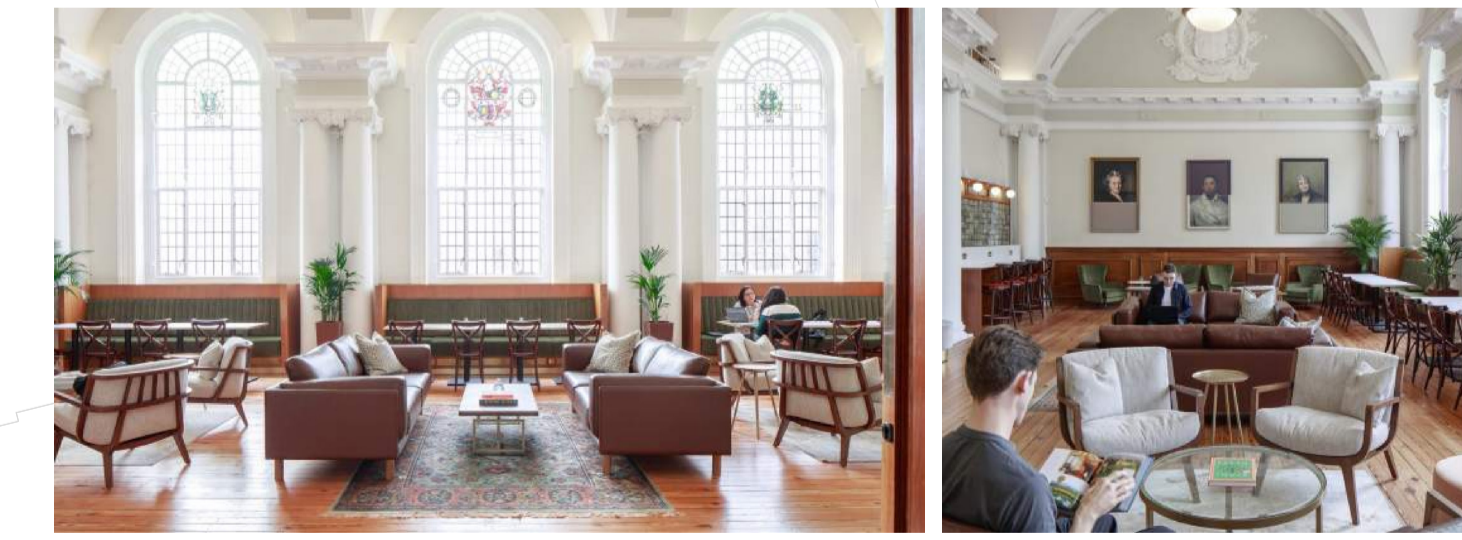
CCC workplace settings: N/A  
Com. Office workplace settings: 90



Com. Office Agile workplace settings: 21  
Com. Office 'touch down' workplace settings: N/A



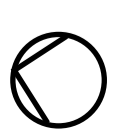
CCC meeting room spaces: 0  
Com. Office meeting room spaces: 20



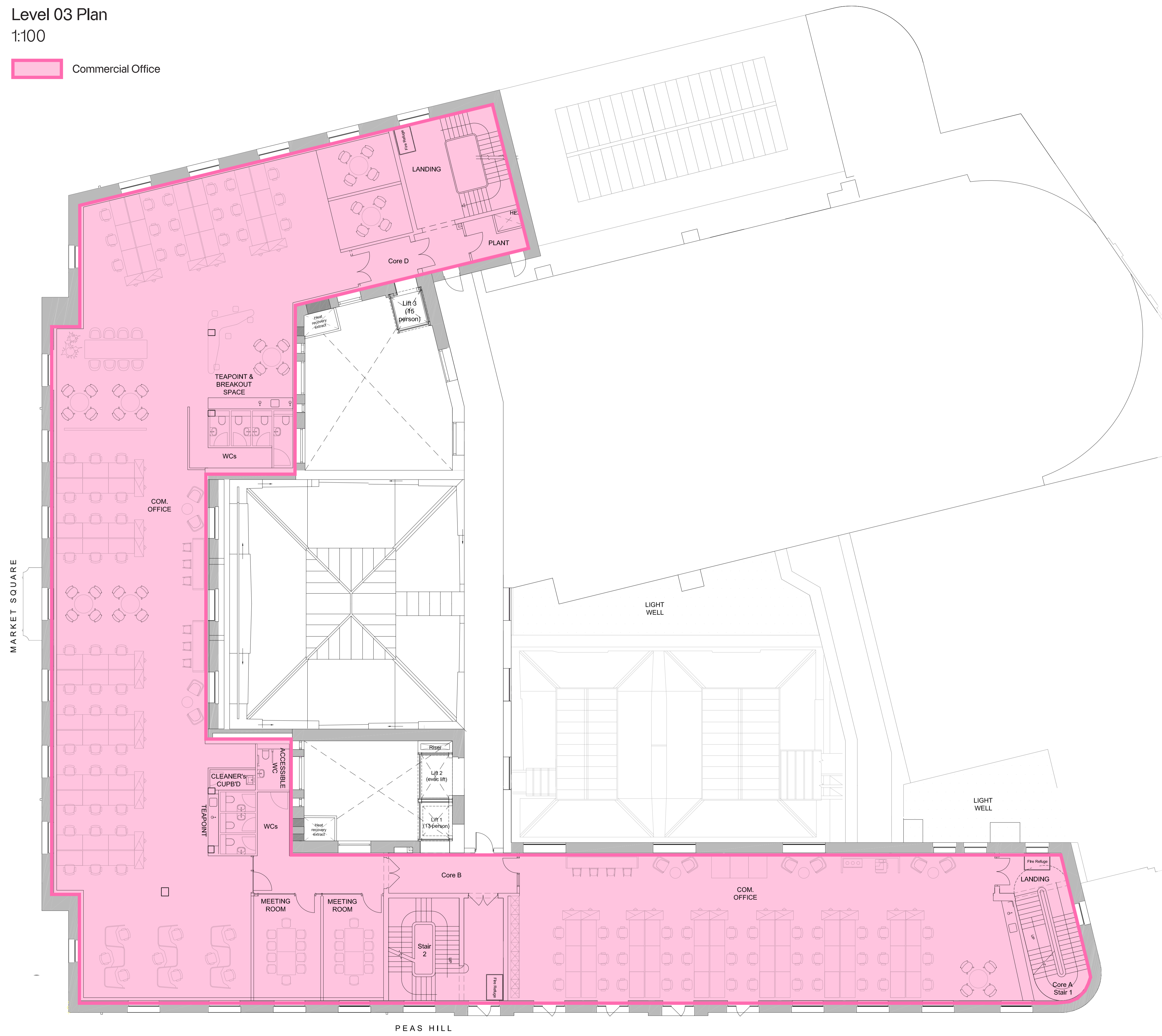
CCC Informal meeting/breakout: N/A  
Com. Office Informal meeting/breakout: 42  
Public: N/A

Level 01 CCC total workplace settings: 0  
All levels CCC total workplace settings: 153

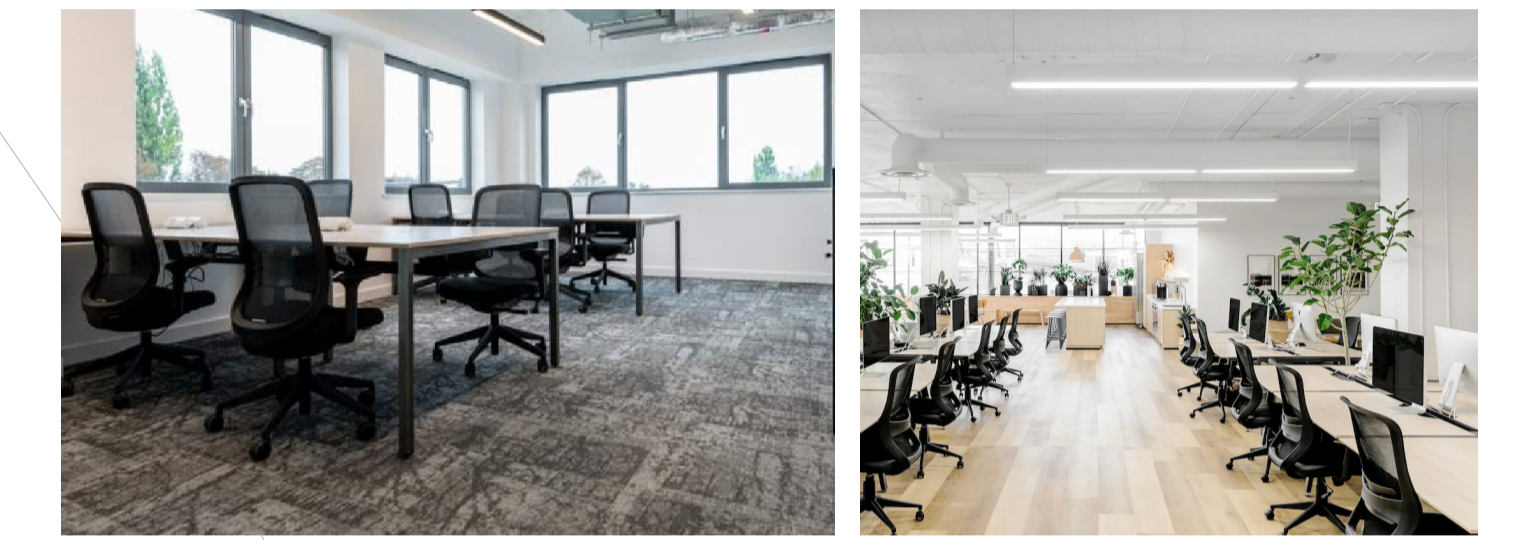
Level 01 Com. Office total workplace settings: 90  
All levels Com. Office total workplace settings: 259



 Commercial Office



ACCOMMODATION TYPE COUNT



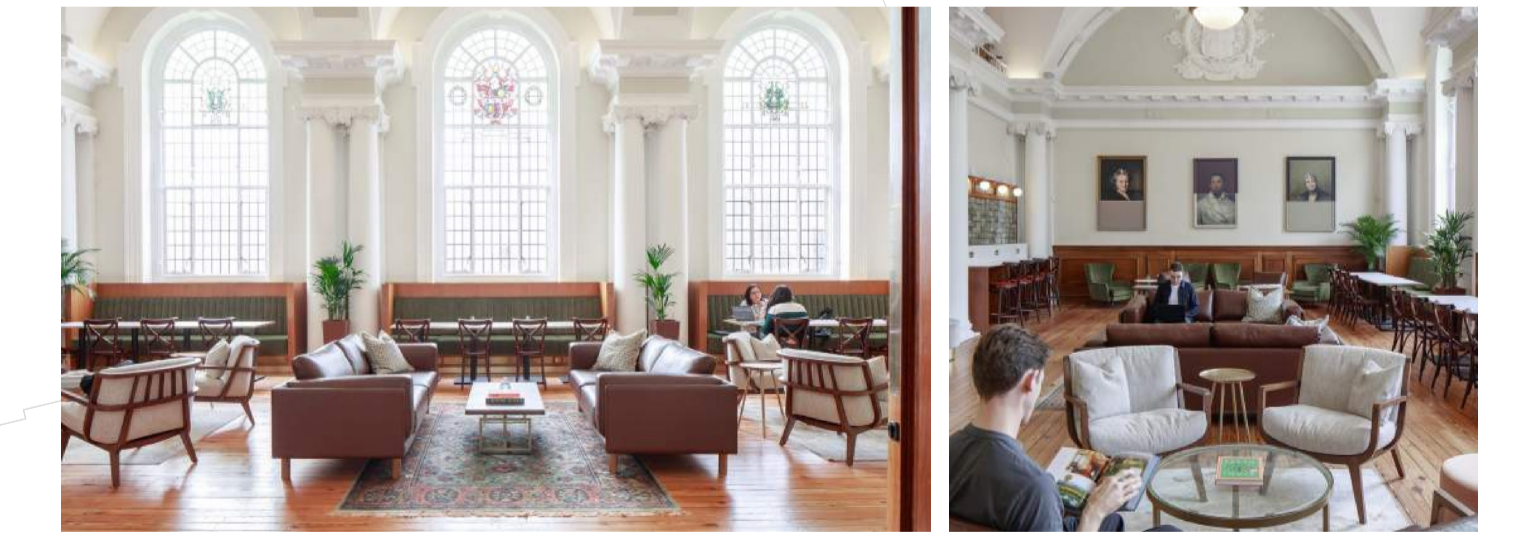
CCC workplace settings: N/A  
Com. Office workplace settings: 90



Com. Office Agile workplace settings: 27  
Com. Office 'touch down' workplace settings: N/A



CCC meeting room spaces: N/A  
Com. Office meeting room spaces: 28

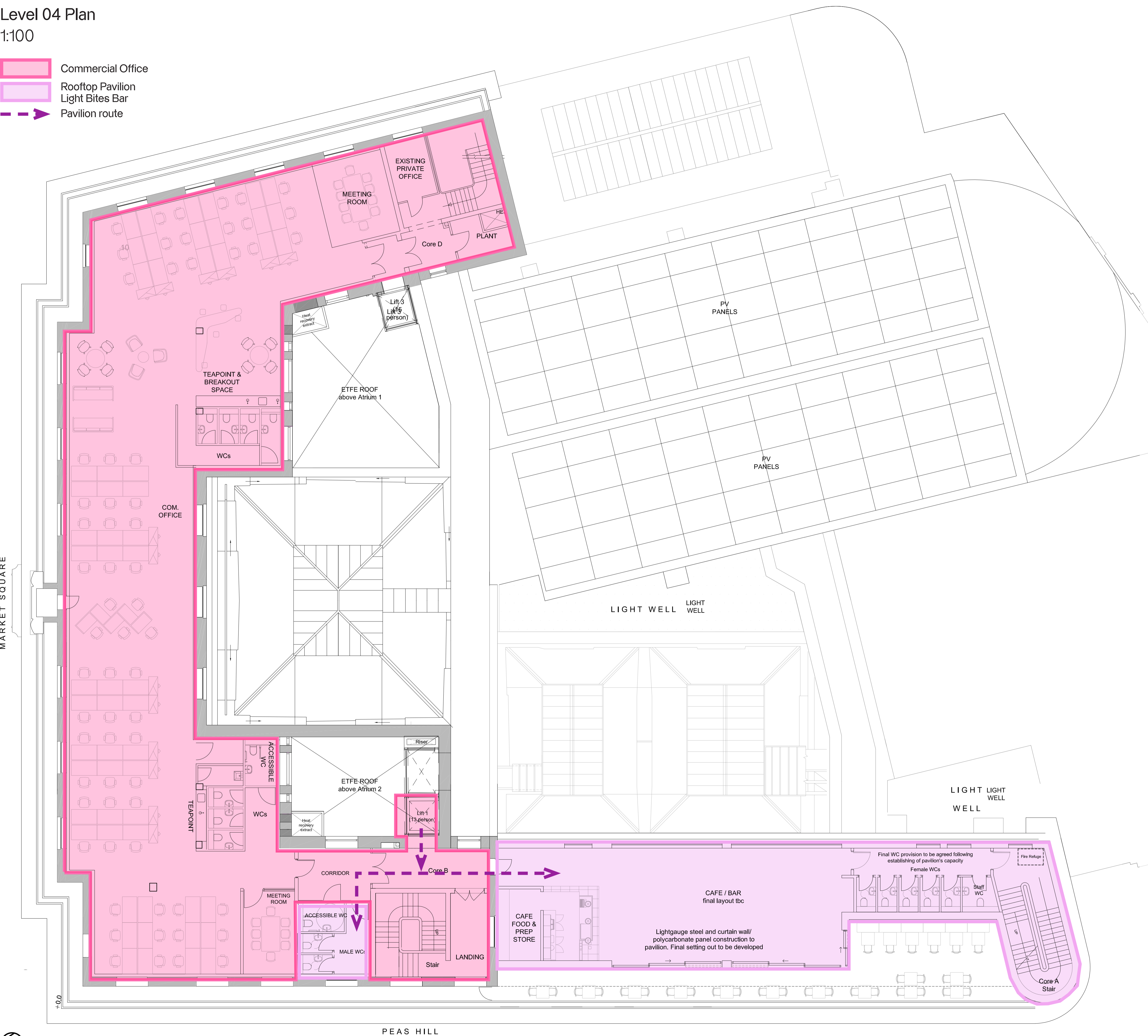


CCC Informal meeting/breakout: N/A  
Com. Office Informal meeting/breakout: 36  
Public: N/A

Level 03 CCC total workplace settings: 0  
All levels CCC total workplace settings: 153

Level 03 Com. Office total workplace settings: 90  
All levels Com. Office total workplace settings: 259

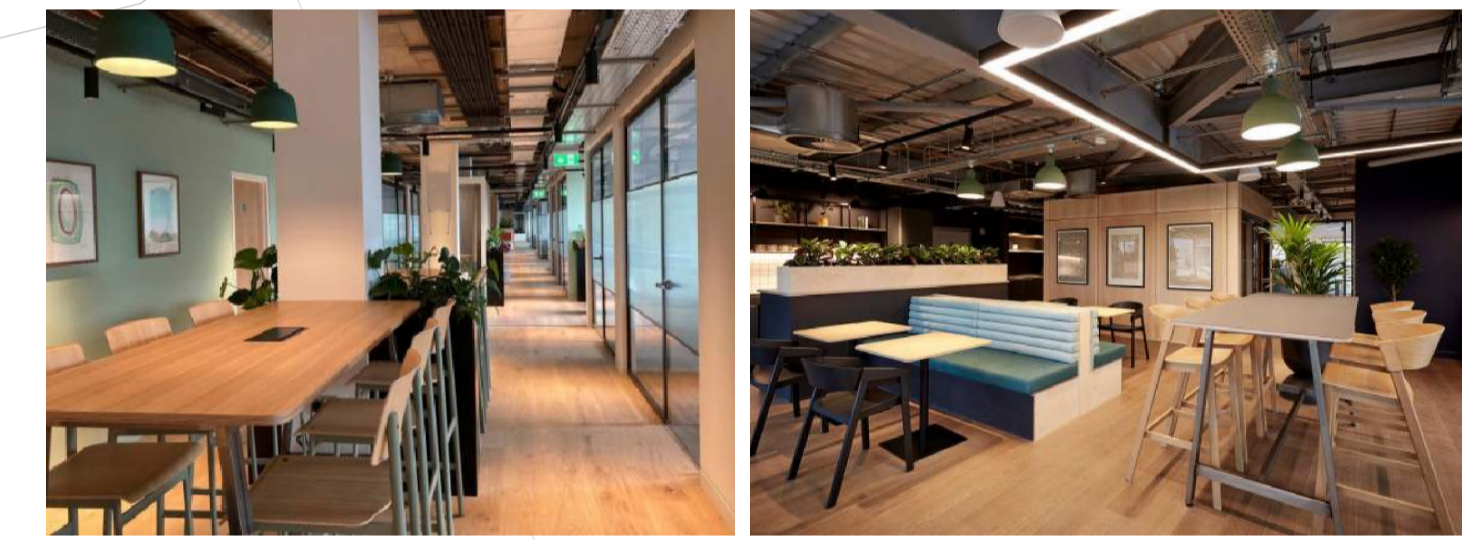
- Commercial Office
- Rooftop Pavilion  
Light Bites Bar
- Pavilion route



ACCOMMODATION TYPE COUNT



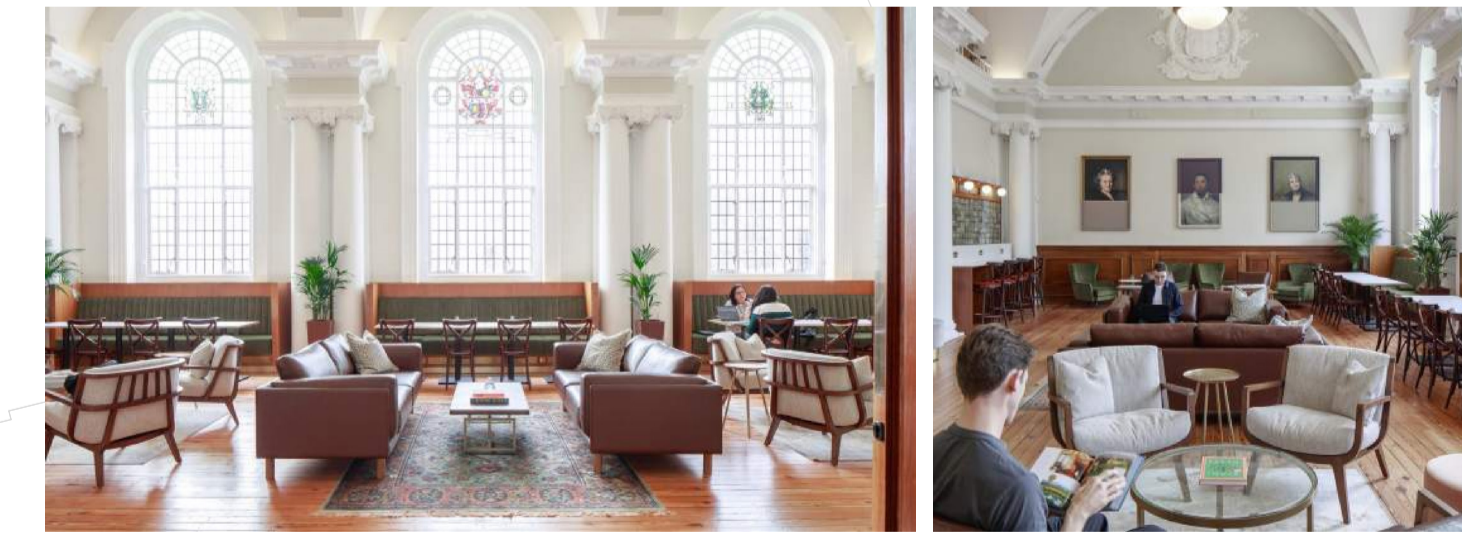
CCC workplace settings: N/A  
Com. Office workplace settings: 60



Com. Office Agile workplace settings: 5  
Com. Office 'touch down' workplace settings: N/A



CCC meeting room spaces: N/A  
Com. Office meeting room spaces: 18



CCC Informal meeting/breakout: N/A  
Com. Office Informal meeting/breakout: 21  
Public: N/A

Level 04 CCC total workplace settings: 0  
All levels CCC total workplace settings: 153

Level 04 Com. Office total workplace settings: 60  
All levels Com. Office total workplace settings: 259