1000 Cambridge Civic Quarter
Survey List

Revision: P01

Date: 05/11/26

Introduction

This document has been compiled to show the extent of surveys already undertaken in relation to the works to building and public realm within the Civic Quarter. The surveys undertaken have been broken down into different types.

Structural Investigations

Intrusive structural investigations have been undertaken to both the Guildhall,Corn Exchange and Market Square. The scope of these works was produced by the Structural Engineers. During the first round of intrusive investigations the structural engineers attended site to review the works with the surveyor. At this point further areas were identified to be surveyed in the second round of opening up.

- Corn Exchange - Bellrock Report 26093 17th Sept 2026
- Corn Exchange – Bellrock Structural Investigation and Concrete Condition Survey 20th Feb 2026
- Guildhall – Bellrock Structural Investigations and Concrete Condition Survey 20th Feb 2026
- Guildhall – Bellrock Structural Investigations and Concrete Condition Survey 2 – 29th April 2026
- Market Square Fountain Structural Assessment Report – 22nd Jan 2026

Fibrous Plaster

Within the Guildhall several key spaces have fibrous plaster ceilings, A fibrous plaster ceiling survey has been undertaken to check that the ceiling and the hidden supports holding it in place are still sound. Over time, these supports can deteriorate, particularly if they have been affected by damp or water leaks, even when the ceiling looks fine from below. If they become weak, parts of the ceiling could fall and injure people. A specialist survey helps identify any problems so that repairs, additional supports or ongoing checks can be put in place to keep the building safe.

An initial survey was undertaken in April 2026, the findings of this led to a further survey, focussed on the Council Chamber taking place in August 2026.

- Locker and Riley Historic Plaster Ceiling Visual Inspection – 20th April 2026
- Richard Ireland Council Chamber Ceiling Report – 4th Sept 2026

MEP Investigations

Drainage within the public realm has been surveyed using CCTV.

- Drainage Report – 5th June 2025

Utilities within the public realm (BT cables, power cables etc.) have been surveyed using Ground Penetrating Radar (GPR) and plotted onto a topographical survey

- Cambridge Site Survey – June 2025

Within the Guildhall there is a complex set of ventilation ducts, pipework and electrical cabling. To fully understand the existing systems within the building a 'Track and Trace' survey was undertaken. This captured information about the concealed spaces within the building and the services passing through them.

- The Cambridge Guildhall – M&E Survey Submission – 2nd April 2026

Asbestos

With construction works proposed the already in place Asbestos Management Surveys have been reviewed and supplemented by a more detailed Asbestos Refurbishment and Demolition Survey. This is a detailed inspection used to locate and identify asbestos containing materials (ACMs) and is done before any major building refurbishment or demolition work begins.

- Guildhall – 16th July 2025
- Corn Exchange – 15th July 2025
- Market Square basement – 31st July 2025

Lead Paint

Due to the age of the buildings, the presence of lead is very likely in certain paints. Lead is known to be present in other locations, such as flashings and pipes, but this is much more evident. The Control of Lead at Work (CLAW) Regulation 2002 requires employers to protect employees against risks from lead. To enable this to happen an X-Ray Fluorescence (XRF) survey have been undertaken throughout the Civic Quarter.

- Guildhall – 31st July 2025
- Corn Exchange – 31st July 2025
- Market Square basement – 31st July 2025

Site Investigation Report

To assess the ground conditions present within the Civic Quarter a site investigation comprising a desk study and a series of ground investigations has been undertaken. This included details on the history of the site, preliminary unexploded ordnance assessment and environmental searches.

Following the desk study a series of bore holes and trial pits have been excavated around the site. From this work laboratory testing was then undertaken.

- Site Investigation Report, Cambridge Civic Quarter

Ecological Surveys

A large range of surveys related to biodiversity have been undertaken over several years. These surveys fed into the designs of the Civic Quarter and supported the planning and listed building applications.

- Tree Survey and Constraints Plan – 4th June 2025
- Preliminary Ecological Assessment – 23rd Oct 2025
- Biodiversity Net Gain Plan – 28th Oct 2025
- Preliminary Roosting Assessment – 28th Oct 2025
- Bat Emergence Survey – 28th Oct 2025
- Black Redstart Survey – 3rd July 2026

To discharge planning conditions an Ecological Mitigation Strategy is currently being finalised.

Archaeology

Due to the location of the site in the historic core of Cambridge, the likelihood of archaeological discovery during works is high. For this reason an archaeological desk-based assessment (DBA) has been prepared by Oxford Archaeology. The purpose of this assessment is to identify heritage assets that may be affected by the development proposal.

Planning consent for the Public Realm and Market Square require a programme of archaeological work to be undertaken inline with a Written Scheme of Investigation.

- Archaeological Desk Based Assessment – May 2025

Photographic Surveys

As part of the Listed Building consent a full photographic survey of the Guildhall has been undertaken to document the interior features and condition prior to the commencement of construction works. This document has been produced and provided to the Local Planning Authority and County Records Office on 29th Oct 2026.

A full Photogram survey of the Listed Setts on the Market Square was also undertaken in April 2022. This is an extremely detailed photographic record of the Listed Setts.

Further Surveys

As construction commences and progresses further surveys will be undertaken, this is especially relevant as the fabric of the buildings are exposed through demolition activities. An example below;

- Timber roof structures – as the tiles and felt are removed from existing pitched roofs the structural timbers will be exposed. At this point a timber entomology survey will be undertaken. This will evaluate timbers for potential wood-boring insects and determine whether they are active or historic, and assess any resulting structural damage.