

Cambridge Civic Quarter Design and Access Statement Corn Exchange

September 2025

CCQ-CPA-CE-ZZ-RP-A-9001
– Revision P03



CARTWRIGHT
PICKARD

Document history

Revision	Reason for Issue	Date	Prepared by	Checked by
P01	Draft Issue for Cabinet Report	11/08/25	CP	DR
P02	Draft Issue 2	28/08/25	CP	DR

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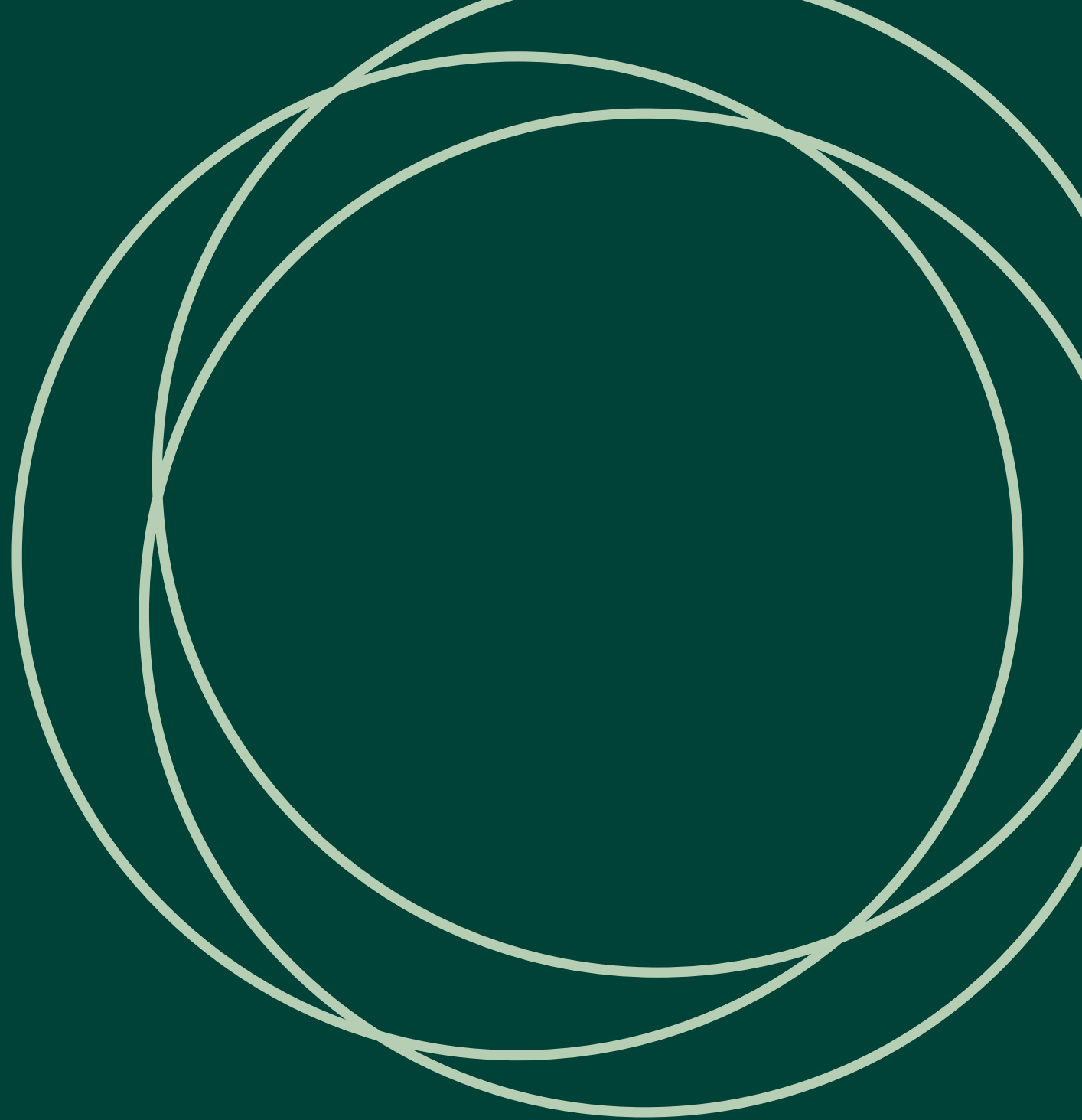
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1.0

Introduction and Context



1.1 Executive Summary

					
Preserving and modernising historic sites	A green, sustainable place	A place that works for Cambridge	Accessible and Inclusive	Improved visitor experience	Biodiversity and ecology
Modernising the sites will help reduce the council's running costs, and providing space for commercial occupiers would increase the council's income to support frontline council services.	We will target net zero operational carbon in the Guildhall and significant reductions in the Corn Exchange, water neutrality, and a net gain of 20% biodiversity, including trees to provide shade.	Improving the experience of residents and visitors will make it easier for people to spend more time in the Corn Exchange, Market Square, and city centre shops, restaurants and bars.	High quality public spaces with access for all, through high quality surfaces, the re-use of historic setts, public art and integrated discrete children's play.	Reduce the space for vehicles, whilst maintaining access for servicing, to create attractive and inclusive public spaces.	Provide green infrastructure to support biodiversity, increase resilience to climate change and improve people's experience.
					
150 Council Staff working in the Guildhall	Commercial office space	Thriving 7 day Market	Flexible spaces	Corn Exchange Increased standing capacity	Corn Exchange Acoustics and AV
Bringing the Council offices back to the Guildhall will consolidate operations, improving staff productivity and wellbeing	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.	Creating a bustling seven-day market which is an accessible, attractive, welcoming, exciting and safe place to visit, shop and gather during the day and into the evening.	Provide flexible public spaces to support various types of events and uses.	Improving the experience of visitors to the Corn Exchange by sympathetically modernising the venue and increasing capacity for standing events.	Improving sound quality and new AV systems for events in the Corn Exchange, ensuring that performances and events meet higher standards for audiences and performers alike.

1.2 What is the Civic Quarter

This is a once in a lifetime opportunity to reconnect the Guildhall, Market Square, Corn Exchange, and the wider public realm, to create an inclusive and attractive destination that will increase visitor numbers and shape a more vibrant and people focused civic heart that this beautiful world-class city deserves.

The ambition of the Civic Quarter project is to improve the experience of everyone visiting the city centre by creating more inclusive and accessible buildings, and better public spaces where people can meet and enjoy cultural events.

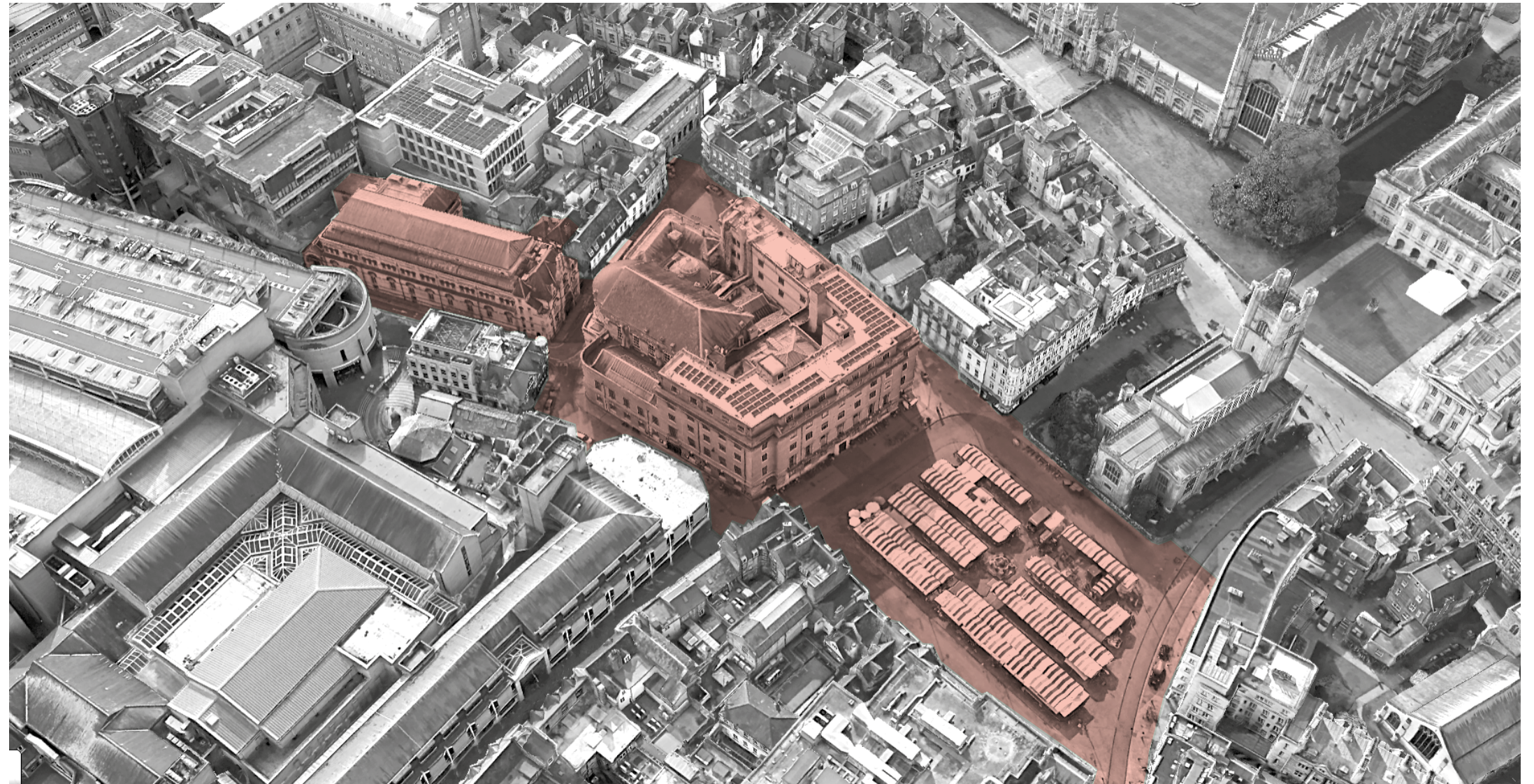
Meanwhile, enhancing these heritage sites while reducing water use, carbon emissions and associated running costs, and creating opportunities to generate income to support frontline council services

The scheme involves work to three listed assets, the Guildhall, Corn Exchange and Market Square. These assets are linked by a swathe of public realm and collectively they form the Cambridge Civic Quarter. There is a significant opportunity to take a comprehensive and coordinated approach to traffic, movement and public realm to link and enhance all the assets

As custodians of these Listed heritage assets, Cambridge City Council is committed to refurbishing, revitalising and renewing the buildings and Market Square to ensure they are fit for the 21st Century. This means drastically reducing the energy used to operate the buildings, opening up the spaces to greater public use and generating income to protect frontline services.

For the Guildhall this means retrofitting using EnerPHit principles to allow the building to be Net Zero Carbon in Operation (as defined by the UK Net Zero Carbon Building Standard) and align with the Councils vision for the city to be net zero by 2030.

Energy use in the Corn Exchange will be significantly reduced and the improvement to the public realm will help promote active travel by improving the quality of the space and prioritising walking and wheeling.



Aerial view of the Civic Quarter

The Market Square provides an opportunity to drastically improve accessibility to this key Protected Open Space in the heart of Cambridge. The works propose new fixed and demountable market stalls, offering an improved working environment for the Market Traders, upgraded services and an improved customer experience.

1.3 The Brief

The Civic Quarter

The brief for the overall Civic Quarter is to create a place in the city that attracts visitors and residents alike and one that improves the experience of visiting the city centre.

The Civic Quarter needs to be more inclusive and accessible, both the buildings and public realm. This will create better public spaces where people can meet and enjoy cultural events.

Bringing the Market Square, Corn Exchange, and Guildhall forward as a single, coordinated project creates the opportunity for a far greater outcome than treating them individually.

Together, these three Listed Heritage assets can form a vibrant Civic Quarter, with improved public realm, stronger connections and closer synergies between Corn Exchange and Guildhall, and a cohesive identity.

Their combined development also enables a coordinated public realm strategy that accounts for access and servicing requirements plus a flexible outdoor events programme, with the Market Square providing a natural focal point for activity.

The Guildhall

In October 2022, the Future Office Accommodation Strategy was presented to Cambridge City Council's Strategy and Resources Committee. The Committee approved the recommendation to undertake more detailed investigations on a proposal that would retain The Guildhall as the main civic and office space for the Council. The Guildhall is a Grade II listed building and heritage constraints were considered while developing proposals for all four elements of the brief requirements.

The proposals need to address the following four areas:

- Sustainability – the Council will require the Guildhall to be an exemplar project with a Net Zero Carbon aspiration.
- Office – the proposals should demonstrate that the Guildhall is capable of providing sufficient modern office desk space to accommodate current and future needs of the Council.
- Civic function – the proposals should demonstrate how the core civic functions will continue to be met. In addition, the building should accommodate a Customer Service function for the public. This is currently provided at Mandela House.
- Commercial use – the Guildhall currently provides a range of commercial income generating uses. Opportunity should be taken to maximise commercial use including office, conferencing and civic functions.

Market Square

In March 2022 a report to the Environment and Community Scrutiny Committee approved the updated vision for the Market Square:

“An inspiring, strategic public realm heart to the city centre, the market square will be welcoming to all to work, visit and spend time here. A 21st century international and local multi-generational and multi-cultural space, celebrating Cambridge's history and heritage, it integrates a thriving, sustainable, accessible, safe and open environment, connecting the surrounding streets with spaces to shop, wander, stop and socialise. A bustling 7-day market, space for seating and eating, additional business and social opportunities and engaging and inclusive cultural events will add to the richness of the area, making this an active day and evening hub in the city centre for local businesses, residents, and the wider community.”

This work will continue to consider the place making of the Civic Quarter to ensure that quality of design brings more people to the market by improving the Market Square and reinstating the historic importance of the Guildhall in the public life of the city. Initial concept design work was undertaken in 2021 in response to stakeholder workshops that were held in 2020 that identified a number of areas that limit the potential of the current market square. These areas included a lack of seating and space to gather or eat outside, limited accessibility due to uneven surface and the surrounding highway uses, and lack of an evening offer.

These concept designs, together with a proposed vision statement, formed the basis of a 2021 public consultation, which attracted over 1000 responses reflecting the importance of the market square at the heart of the city.

Corn Exchange

The Corn Exchange is one of the largest venues for concerts outside London and within East Anglia. It is a much loved arts, entertainment and conference venue with 133,000 visitors per annum. Average bar spend per head is £8 per head for stand-up concerts and £5 for sit down concerts.

However, the Corn Exchange has significant operating costs per annum (excluding staff costs) and the 10 year projection of capital costs required for the listed building based on a 2021 condition report is in the region of £5.5m This includes some carbon reduction measures.

The Corn Exchange also requires upgrades to improve the visitor experience, from physical and thermal comfort, to food and beverage offer and improved acoustics. These improvements will help keep the Corn Exchange as one of the premier performance venues within East Anglia.

The turnover for the Corn Exchange exceeds £2m and significantly contributes to the City's economy. In addition to this there is the turnover of the interdependent businesses alongside the venue including the Arts Theatre, pubs, restaurants and traders. The Guildhall also has an interdependency with the Corn Exchange particularly in the commercial conferencing market.

By including the Corn Exchange into the Civic Quarter project, there is an opportunity for the Civic Quarter project to review:

- Improving the acoustics of the Hall;
- Improving the spend per head by offering a more attractive destination; generating more income for the council;
- Reducing annual operational costs and improving energy efficiencies;

1.4 The Applications

Linking the Civic Quarter

The three Civic Quarter assets are subject to separate planning and listed building applications:

Guildhall: Planning and listed building consent is being sought for the refurbishment and extension of the Guildhall, installation of roof plant and screen, and landscaping of Peas Hill and Guildhall Street.

Corn Exchange: Planning and listed building consent applications are being lodged for refurbishment and extension of the Corn Exchange; changes to public realm; and alterations to 3 Parson's Court and change of use to drinking establishment

Market Square: Planning and listed building consent is being applied for seeking approval for the refurbishment of Market Square, Peas Hill and Guildhall Street, including: provision of cycle parking; erection of replacement market stalls and enclosed seating area; refurbishment of Grade II listed setts; works to listed fountain and railings; and additional landscaping and street furniture

The plans for the Civic Quarter have been designed holistically, following a very comprehensive pre-application process with detailed engagement provided by many different stakeholders. This holistic design approach has ensured that all aspects of the proposals work in harmony so that the social, economic and environmental opportunities and benefits of this project can be maximised.

The applications have been designed so that each project (Guildhall, Corn Exchange and/or Market Square) can be implemented either collectively or in isolation. This ensures that the Civic Quarter project is adaptable and deliverable. While the detailed phasing and delivery programme will be determined in due course, each of the projects have been designed so if needed, they can come forward in isolation as part of an initial phase of the wider Civic Quarter development. Each individual application will not prejudice the delivery of any other planned improvements across the Civic Quarter.

2.0

The Corn Exchange
Context

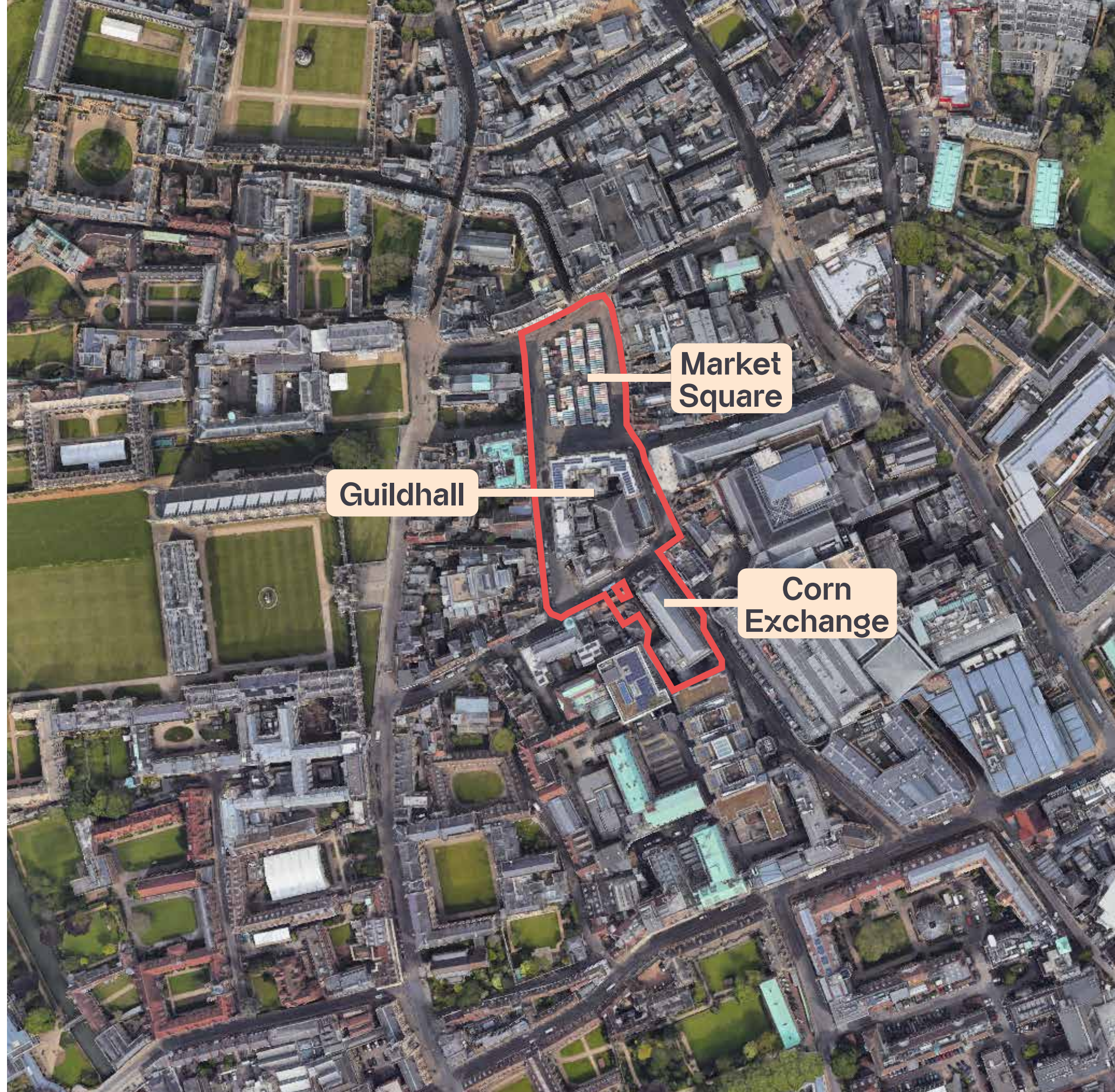


2.1 Location

Cambridge Civic Quarter sits in the heart of the historic city centre.

The Corn Exchange is located in the heart of the city centre, just south of Market Square, on Wheeler Street. It is a prominent cultural venue housed in a Grade II listed Victorian building that originally functioned as a trading hall for grain merchants. The Corn Exchange sits within a vibrant cultural quarter, adjacent to the Cambridge Arts Theatre, Guildhall and the Grand Arcade shopping centre.

Together, the Corn Exchange and Arts Theatre form a cluster of performing arts venues, hosting a wide range of music, theatre, and public events throughout the year. The area is also framed by several University of Cambridge colleges, including King's and Corpus Christi, reinforcing the historic and academic character of the setting.



Aerial view of the site and surrounding context

2.2 Existing Use

Key Cultural Asset

Introduction

The Corn Exchange is one of the largest venues for concerts outside London and within East Anglia. It is a much loved arts, entertainment and conference venue with around 133,000 visitors per annum.

The Corn Exchange hosts a wide array of events and the 2024 calendar year forecasted the largest number in the past 3 years, (influenced by Covid knock on effect) at 186 events running from April 2024 – March 2025.

The venue hosts events a large variety of events from music to comedy, such as Rumours of Fleetwood Mac, Ricky Gervais, Russell Howard and the London Film Music Orchestra.

In 2025 the Corn Exchange has celebrated its 150th year and had a series of special events including a community open day.

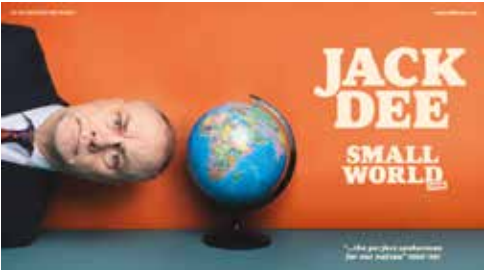
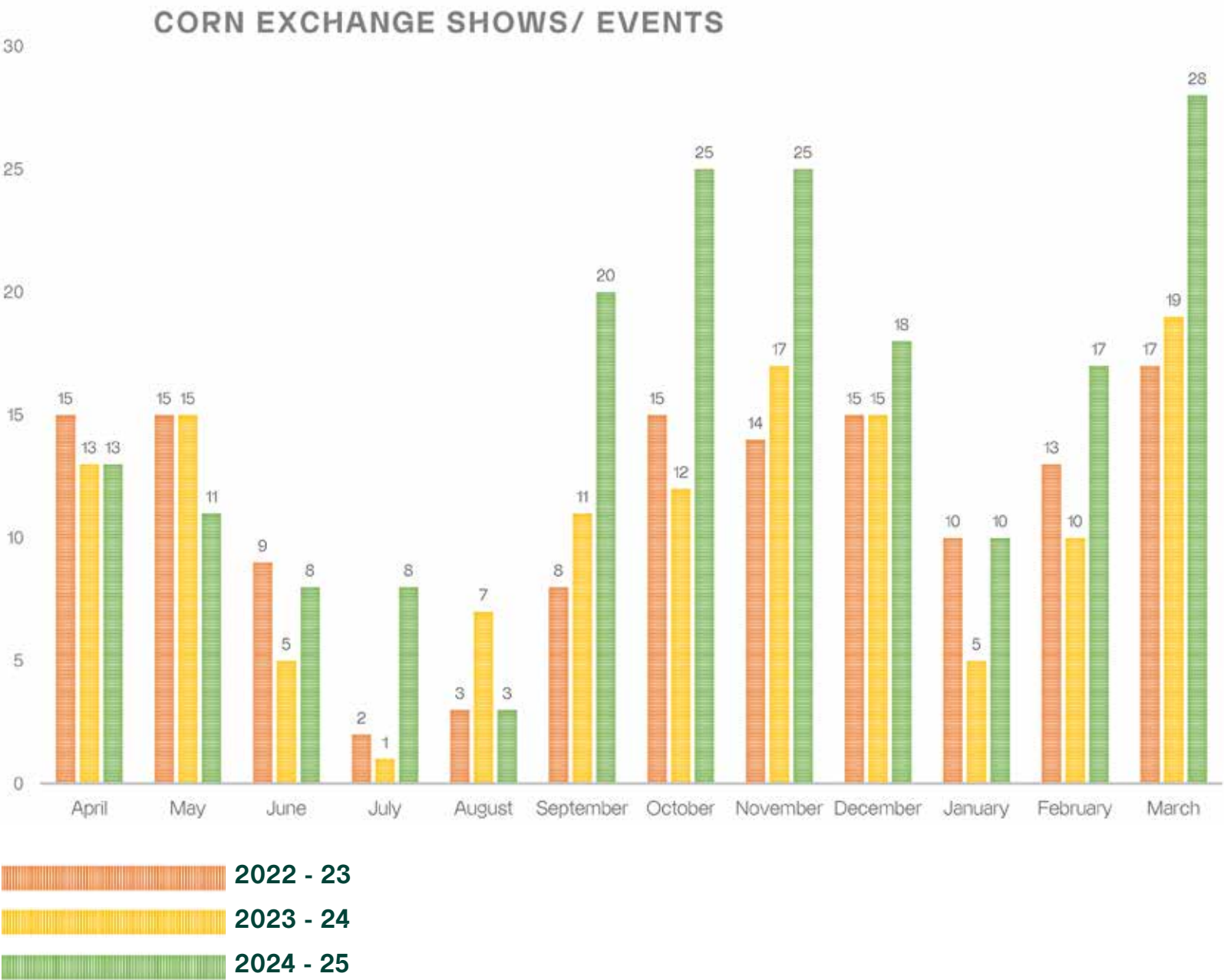
The Corn Exchange is managed in house by the Cultural Services team.

Venue Booking Trends

The Corn Exchange hosts a large variety of non-performance events in the space. The most popular commercial and private hire events in 2024 were conferences.

May – August are the busiest months in the calendar for event hire.

The Corn Exchange often works in tandem with the events spaces in the Guildhall, typically the Small and Large Halls but sometimes other smaller breakout spaces.



Example Corn Exchange Shows

2.3 Heritage Building

Official Listing Entry

WHEELER STREET 1. 942 (South Side) -----
Corn Exchange TL 4458 SE 6/712 18.5.67. II 2. 1875-6. By Richard Reynolds Rowe. Successful design in the competition of 1869 assessed by A Waterhouse, Grey gault brick with red and blue brick dressings and tiled bands. 3 bay entrance front onto wheeler Street with the arched entrance set slightly forward. Gothic detailing, 10 bay frontage on Corn Exchange Street. Each bay contains a pointed arch recess with a 2 light window and rose window above, above this 3 pointed arch windows. Roof of glass and cast-iron. The interior makes considerable decorative use of both local and industrial materials, coloured bricks. Cast-iron, terracotta, encaustic tiles and faience.

Listing NGR: TL4495558342

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126025

Date first listed: 18-May-1967

List Entry Name: CORN EXCHANGE

Statutory Address 1: CORN EXCHANGE, WHEELER STREET



Corn Exchange interitor - Capturing Cambridge

Description

The Corn Exchange is a Grade II Listed Building designed by Richard Reynolds Rowe in 1875. Rowe had beaten a local architect, John Edlin, in an architectural competition judged by Alfred Waterhouse, though some, including Waterhouse himself, penned some concern at the decision!

The original use of the building, the association with Reynolds Rowe who was the Ely Diocesan architect and the records of the original architectural competition all add to the building’s historic significance though that is unaffected by the proposed works.

The building was converted to a public hall in the early 1980s and has undergone several relatively minor alterations since.

Its architectural interest derives from its attractive Venetian Gothic design with good use of polychromatic brickwork to add character. The 3-bay façade to Wheeler Street is particularly attractive with a fine gabled centrepiece which gives a dignified entrance to the building. The side bays incorporate stone panels carved with agricultural scenes.

The main door and first floor windows are all within Venetian arched heads of red and blue brick. The first floor windows are plate glass sashes with carved spandrel panels.

At roof level are gablets, the west dormer now with louvres replacing the sash windows.

The side elevations which run the length of the hall are more repetitive but nicely handled with large arched windows with plate tracery set below an upper arcade with smaller windows arranged in groups of three. The Corn Exchange elevation has a large single storey porch in similar design at its south end and the granite foundation stone at the north end.

The upper part of the main hall has a recessed attic storey and then a zinc clad roof (presumably replacing slates in the 1980s works). The safety gantries are modern.

The Parson’s Court elevation is similar, though some

emergency / loading doors have been inserted below the sills. A half level external fire escape has been added and the south end window replaced by a modern timber door. At the south end is a return single storey range, of similar materials and features and again used for loading. This has a modern door. There is a first floor extension added at the end of the C20.

The interior of the Corn Exchange has been significantly altered in its conversion to a concert hall. As a result, many of the fittings are from the 1980s. The main aspects contributing to the architectural significance are the impression of the original space and the exposed ironwork work and glass roof and the fair-faced polychromatic brickwork of the walls.

The original elements of the building are considered to be of high architectural significance. The 1980s and later additions are of low / no significance.

Opposite, on the west side of Parson’s Court, No.3 has been included as part of the Corn Exchange proposals. This Grade II listed building, built in the late Georgian period was originally a house. It is plain but attractive, two bays wide and three storeys high.

Other than because of its age, there is no known historic interest. Its architectural interest stems mostly from its simple, balanced proportions and sash windows, which reduce in height at second floor level. The most notable feature is the attractive Tuscan doorcase and panelled door which occupies the right-hand ground floor bay.

Internally, the building has been repurposed as office accommodation and few features of any architectural interest remain. Consequently whist the exterior is considered to be of high heritage significance, the interior is low, though opening up works could reveal more interesting features hidden behind later fittings.



No.1 Parson’s Court - Capturing Cambridge



View along Wheeler Street - Capturing Cambridge

2.3 Heritage

Venue History

The Corn Exchange has a rich history and has served many functions since the grand opening on 6 November 1875. A selection of key moments in the Corn Exchanges history are below;

1868 It is decided to build a new Corn Exchange building in its modern day location, at the time the site of the Black Bear Inn

1869 A design competition is launched, and won by local architect Richard Reynolds Rowe.

1874 The foundation is formally laid by Mayor John Death, constructed from Cornish granite from the Cheese Wring quarry. A statue of Jonas Webb is erected.

1875 Quarter of a million local bricks – red, yellow and dark blue – are selected to use for the construction. The decorative patterns made can still be seen on the building to this day.

Grand Opening - 1875 The Corn Exchange formally opens on 6 November. The occasion is marked with a civic procession from the Guildhall, followed by a dinner for local dignitaries.

The Early Twentieth Century: The Corn Exchange becomes part of Cambridge life

1917 Grocers move into the Corn Exchange, from the overcrowded streets of Petty Curry, causing queues and blockages in the building.

1940s During World War 2, the venue is used as a base for local women to “do their bit” by cleaning and repairing rifles.

1950s The Corn Exchange begins to be put to an increasingly wide range of uses, including roller skating, wrestling and boxing bouts, and county badminton matches.

The Post-War Years: The Corn Exchange loses its way

1965 The trading of corn at the venue ceases as a new “corn exchange” is built at the cattle market site. The venue is hired out as a warehouse

1970s The building is used for a mixture of purposes: one day sales, pop concerts and exhibitions.

1971 The decision is made that the Corn Exchange building will be converted into a proper concert hall, rather than incorporating a brand new concert hall into the Lion Yard development project.

1973 The Council’s search to find funding for the planned Corn Exchange conversion founders.

1981 A combination of the unsafe roof and noise objections from local residents lead to the closure of the Corn Exchange. 600 people march under the banner “Keep Cambridge Life” in protest.

The Late Twentieth Century to Today: The revival of the Corn Exchange

1982 The conversion of the building into a proper concert hall begins

1987 The official opening takes place on 4 February.

2006 The venue gets an overhaul, with internal redecoration and other improvements made.

2011 The Corn Exchange celebrates its 25th anniversary since its reopening in 1986 with a Royal Philharmonic Orchestra gala performance.

The 21st century saw appearances from old musical legends like Van Morrison, Chuck Berry and John Martyn, as well as young upstarts like Arctic Monkeys, Lily Allen and Amy Winehouse.

* Venue History taken from Cambridge Live (<https://www.cambridgelive.org.uk/cornex/venue-info/venue-history-0>)

Original Decorative Features

Several decorative features from the current building are important historic features worth noting. Sculptured stone work above entrances are of key importance, along with tiling, as shown in the pictures below. The decorative roof panelling in the rafters of the structure, should be restored and reinstated in the new Corn Exchange proposal.

Modern Decorative Additions

Within the back of house staircase there are a series of murals showing performers/ performances at the Guildhall.



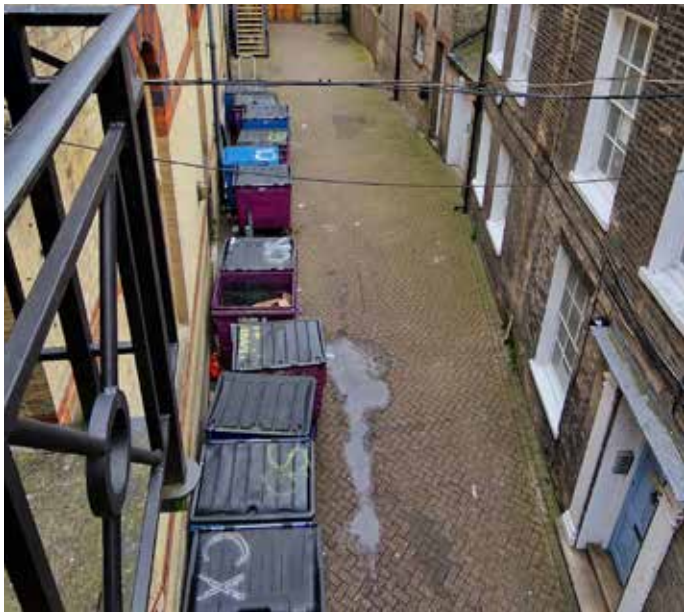
2.4 Existing Constraints

External Constraints



Parson's Court Access

A pinch point exists at the exit of Parson's Court onto Wheeler Street, of less than 3m.



Parson's Court Bins

Currently a large number of bins stored in Parson's Court alleyway. Relocation of these needs to be resolved.



Equipment & Vehicle Congestion

Vehicles parked in Parson's Court, along with equipment used in performances creates a congested area



Corn Exchange Fire Escapes

The exits to the Corn Exchange St are stepped down to street level. In fire escape calculations/modelling this decreases their operational capacity by 25%.



Thermal Envelope Issues

The main Corn Exchange roof needs replacing and bringing up to current standards to improve the thermal envelope. The Corn Exchange suffers from being too hot in the summer and too cold in the winter. These



issues are apparent from visitors reviews of the venue, complaining about the heat experienced in the top sections of the raked seating, along with people sitting in the flat section complaining about the cold. Secondary glazing to be replaced.



Limited Access to Substation

Limited access to substation, access for UKPN to be checked and maintained.

2.4 Existing Constraints

Internal Constraints



Bar Inefficiency

The current bar layout is inefficient, with visitors queuing into each other, only allowing for around 4-5 people deep. This leads to a reduced number of sales made at the bar.



Auditorium Access

The only entrance and exit point to the main auditorium and ground level is through the central point, impacted by the bar queues results in large amounts of congestion and stagnation.



Lack of Storage

There is a lack of drinks storage, potentially blocking fire exit routes. Proposals for the Corn Exchange need to account for increased bar storage and back bar areas need adequate space.



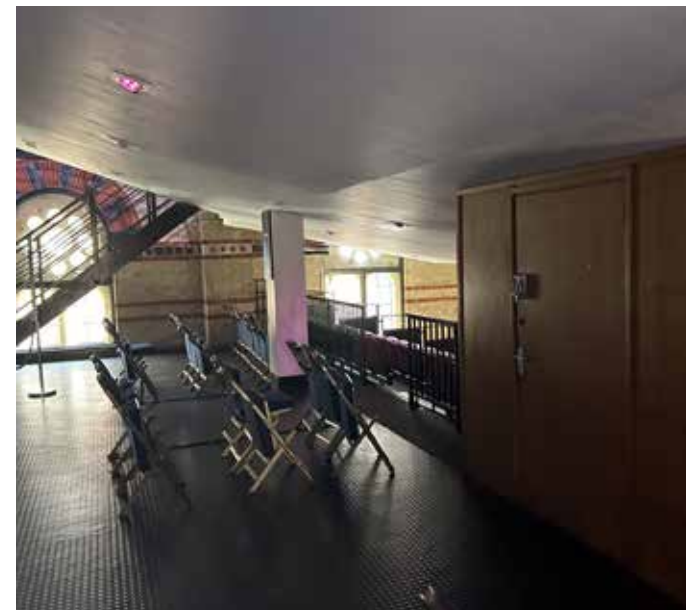
Level Access Issues

The Corn Exchange presents several accessibility issues. Wheelchair access to back stage is currently not provided and is no access route for wheelchair users to get onto the stage.



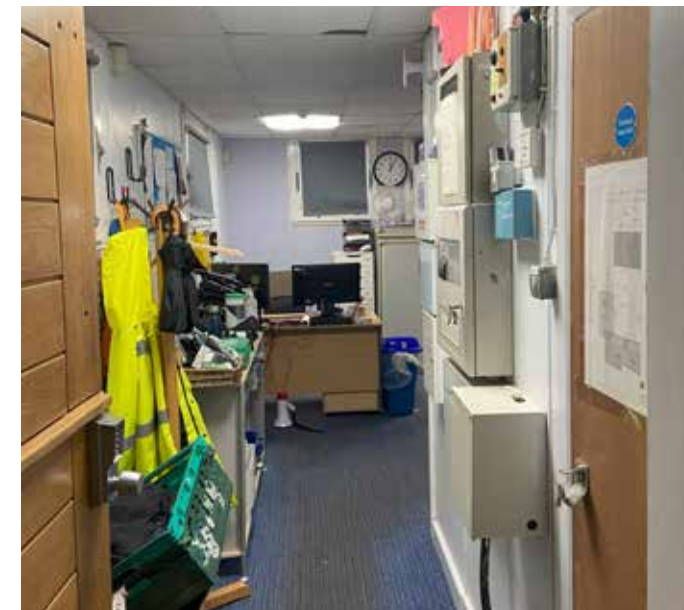
Limited Access to Plant Space

The plant areas above level 3, in the roof space has very limited access. There is a need for upgrades to the current plant to meet project aspirations.



Compromised Seating

Low ceiling height at mezzanine level means seating capacity and view are compromised for most users on this level.



Inadequate Workstations

Existing office spaces are dark, unappealing places to work. Corn Exchange staff have complained about the current working conditions. Dimly lit, tight and in some cases no natural daylight.

3.0

Design Evolution

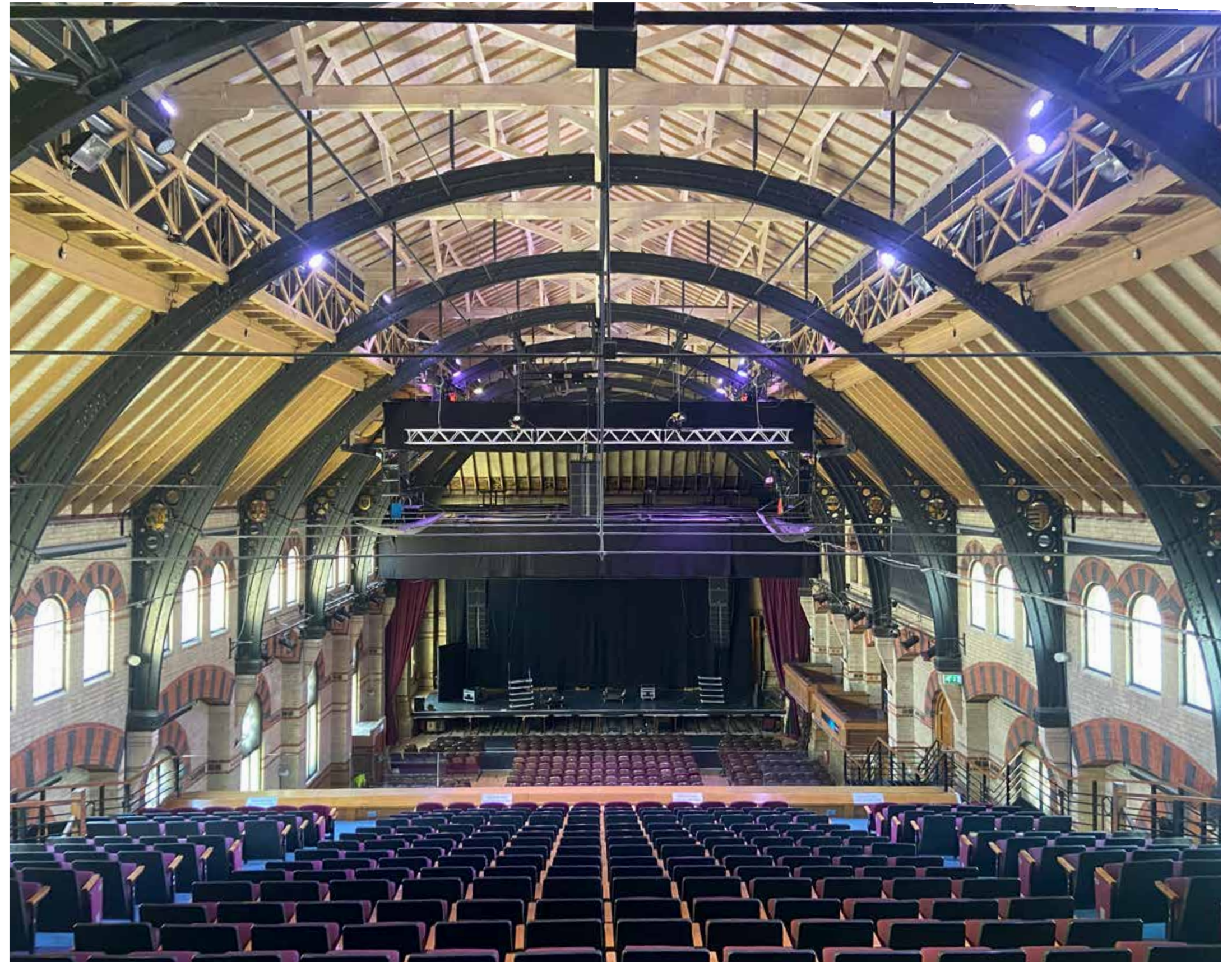


3.1 Corn Exchange Brief

Summary

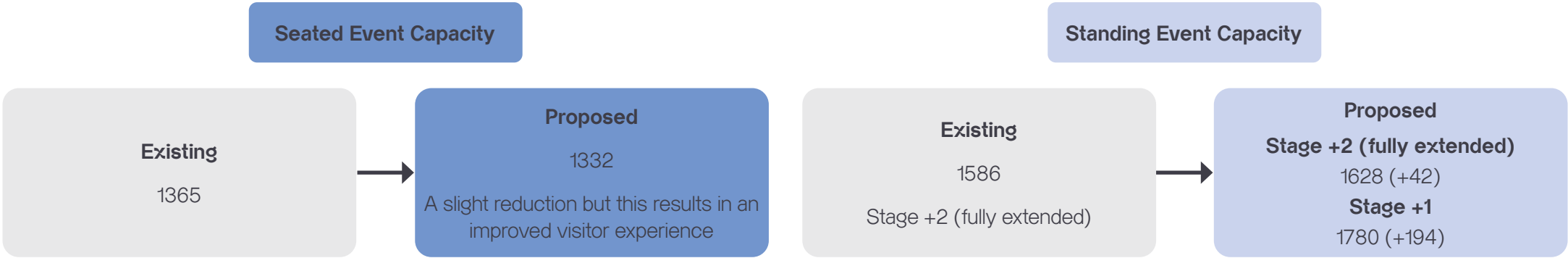
Project brief and aims for the Corn Exchange

- Improve the acoustics of the Hall
- Improve the spend per head by offering a more attractive destination and generating more income for the council.
- Reduce annual operational costs and improving energy efficiencies
- Create synergies with an improved Market Square and Guildhall as part of a Civic Quarter destination and contribute to the outdoor events programme in the overall area as part of the overall Civic Quarter development and design proposals.
- Explore opportunities for a food and beverage or commercial lease in any of the space of the enhanced Corn Exchange area, including 3 Parson's Court
- Explore opportunities to increase capacity, using all available space including use of rooftop area to enhance the venue offering including food and beverage, enhanced acoustics and performance space.
- The target of net zero carbon and water neutrality must not reduce capacity. This will help the council meet its net zero carbon by 2030 target.



3.2 Key Interventions

Improvements Headline Figures



3.3 Public Engagement Summary

Why is engagement so key?

We believe every person in the local community, no matter their background, should have the ability and the right to create positive change and influence the decisions that impact their lives. That means engaging beyond the usual suspects and providing the opportunity for harder to reach groups to get involved and shape the future of their Civic Quarter.

Cambridge has a unique and complex stakeholder environment. High profile individuals, and organisations, take a keen interest in the development of the built environment.

The design team have been tasked with producing a comprehensive stakeholder engagement process and putting this into action, working closely with the Council’s communications team.

ECF are fulfilling the communications consultant role, bringing strong institutional knowledge of the Cambridge stakeholder environment to the project. Our approach has been based on the following:

- Strong collaboration with key internal stakeholders within Cambridge City Council, and particularly the council’s communications team, to deliver a best practice, engagement plan.
- Front loading engagement in the process to ensure the feedback is properly used by the project team to shape the proposal, and communicating changes back to those who participate.
- A focus on ensuring harder to reach groups, including young people, and those with disabilities, are heard throughout the engagement process.
- A commitment to open, transparent, and regular communication to help close the feedback loop.
- A robust, hybrid approach through website updates, social media campaigns, mailshots and webinars.
- The use of a mixture of tools including 1-2-1 meetings, workshops and GoVocal consultation survey platform to derive feedback from as wide a range of people as possible

Engaging the City: Local Voices Shaping the Future of Cambridge Civic Quarter

Between 12 May and 22 June 2025, the City Council and project team carried out the second phase of public engagement for the Cambridge Civic Quarter (CCQ) project. This phase built upon the engagement undertaken in 2024, presenting updated design proposals for the Guildhall, Corn Exchange, Market Square, and surrounding public spaces.

Who Took Part?

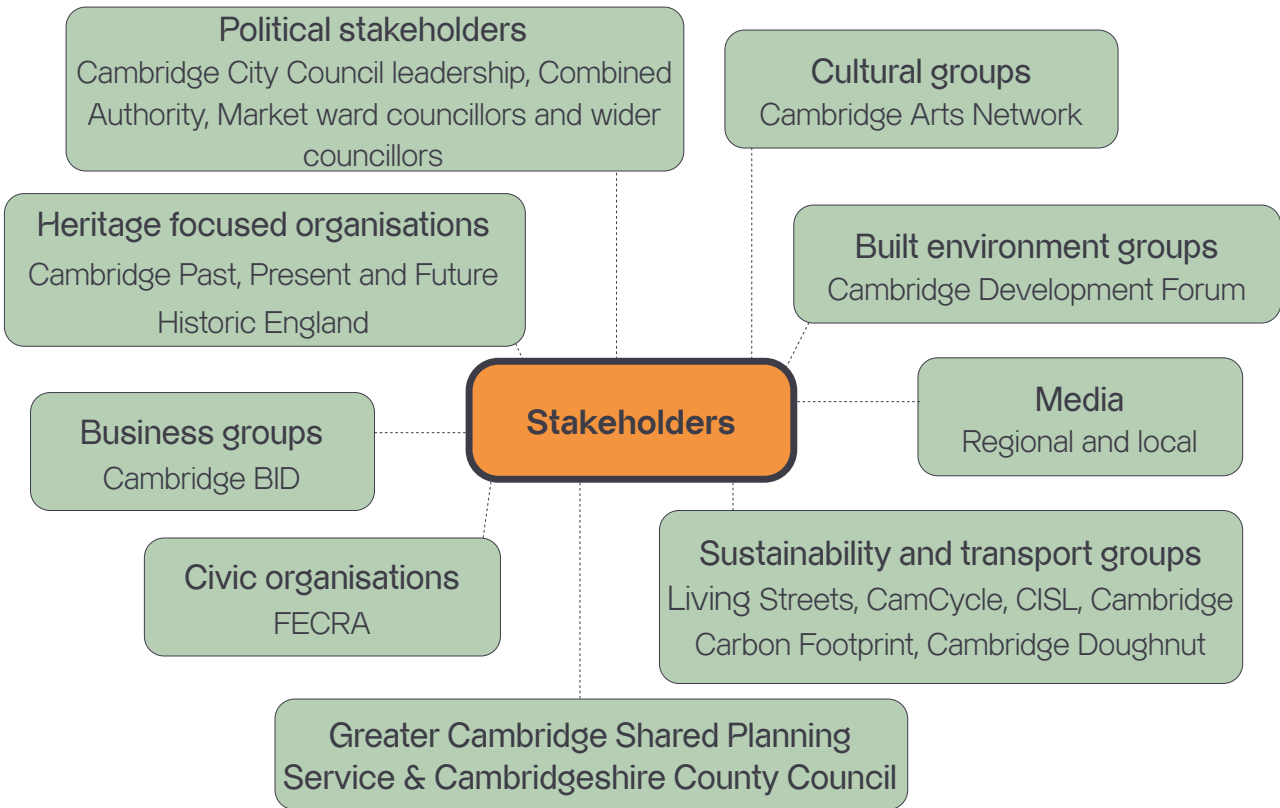
- 543 survey responses were received via GoVocal—506 from individuals and 16 from organisations (21 did not want to provide an answer).
- 70+ interactions were recorded with market traders, including 7 meetings, 4 pop-ups, and 3 surveys.
- 111 children aged 9 to 16 participated in youth workshops at 3 local schools.
- Over 100 people engaged via pop-ups across Cambridge.
- 4 written submissions received from stakeholder organisations.
- 3 themed 1-2-1 stakeholder meetings were held, in addition to informal discussions with residents, traders, and staff.

Diverse Methods of Engagement

- This phase employed a multi-layered approach to reach different audiences:
- Workshops and drop-ins were hosted at the Guildhall and local community halls.
 - Targeted sessions engaged council staff, youth groups, market traders, and accessibility stakeholders.
 - Digital engagement included over 5,675 unique visits to the consultation site, social media campaigns, and local media coverage.

Key Messages from the Community

- A strong appetite exists for a more accessible, inclusive and vibrant civic space.
- There is enthusiasm for civic reuse of the Guildhall—including co-working, events, and exhibitions.
- Market traders and residents expressed a desire for proposals to maintain the market’s traditional role while enabling improvements.
- Accessibility, heritage, affordability, and safety were recurring themes across all locations.



3.3 Public Engagement

Headline Responses

A Cultural Landmark for All: Prioritising Comfort, Accessibility and Affordability

Corn Exchange Findings

The Corn Exchange was widely recognised as one of Cambridge's central cultural venues, but feedback shows that its success depends on improving **comfort, access, and affordability**—not just cosmetic upgrades.

Likelihood of Increased Visits

56.4% of respondents said proposed improvements would make them more likely to visit the Corn Exchange.

Key motivators include:

- More comfortable seating.
- Easier access for disabled and older visitors.
- A better overall experience for both residents and tourists.

Comfort and Accessibility Challenges

Respondents described current issues with:

- Cramped seating and poor acoustics.
- Limited or difficult emergency evacuation routes.
- Poor signage and inadequate toilets.

Key Suggestions for Accessibility

Inclusive design is a top priority:

- Accessible toilets and wider, more comfortable seating.
- Raised viewing platforms for standing events.
- Box seating reconfiguration to support inclusivity.
- Sensory-friendly lighting and clear signage.

Affordability and Community Access

Ticket prices were a major barrier for many, with some fearing improvements could increase costs.

Respondents want reassurance that:

- Renovations will not reduce community access.
- Efforts will be made to keep ticket prices affordable.

Venue Identity and Role

While many support modernisation, some urged the venue to retain its character and not attempt to compete with newer or larger cultural spaces.

Others asked whether the focus should remain on local community use rather than a commercial model.

Practical Concerns

Local businesses expressed concern about event-related disruption, especially vehicle movements during set-up and take-down.

There were requests for greater clarity on how nearby improvements (e.g. to Parson's Court) will support or hinder event access.

Key Headlines

Proposed improvements to comfort, accessibility, and visitor experience at the Corn Exchange are widely welcomed.

Some suggestions include improved signage, accessible toilets, more inclusive seating, raised viewing platforms for wheelchair users, and sensory-friendly lighting.



3.4 Council Engagement Summary

Pre-application Process

Early engagement with the Planning Authority and Historic England has led to Planning Performance Agreements being put in place during both RIBA Stages 2 and 3.

Given the scale of the Civic Quarter project significant engagement has been undertaken, please see programme opposite.

Stage 2	
Meeting	Date
Project introduction	08.05.24
Site walkaround	15.05.24
Sustainability discussion	21.05.24
1st Pre-application meeting	28.05.24
Breakout 1: Guildhall	02.07.24
Breakout 2: Movement	02.07.24
Breakout 3: Corn Exchange	18.07.24
Breakout 4: Market Square	18.07.24
2nd Pre-application meeting	12.09.24
Pre-app 'Mop Up'	26.09.24

Stage 3	
Meeting	Date
Market Square Pre-Application 1	06.03.25
Market Square Pre-App Historic England	06.03.25
Guildhall/ Corn Exchange Pre-App 1	12.03.25
Market Square Pre-App 2	07.05.25
Guildhall/ Corn Exchange Pre-App 2	14.05.28
Sustainability Workshop	22.05.28
Highways Workshop	12.06.25
Civic Quarter Workshop	18.06.25
Design Review Panel	26.06.25
Civic Quarter Pre-App 3	06.08.25

Key Corn Exchange Discussions

Main foyer alterations

A key aim of the Civic Quarter project is to improve the visitor experience provided by the Corn Exchange whilst increasing spend per head by visitors. To achieve this we are proposing to alter the current foyer design, moving latter additions away from original Corn Exchange facade.

This principle will be applied in other areas too, exposing heritage features where practicable.

Main auditorium ventilation

To improve the customer experience, reduce energy use and carbon emissions new ventilation systems are proposed at the Corn Exchange. A key part of this is the introduction of increased levels of ventilation in the main auditorium.

To facilitate this the proposals include new ventilation ductwork and the sympathetic enlargement of existing ventilation plenums.

The impact of these proposals on the interior and exterior of the Corn Exchange have been reviewed in detail.

Rear extension and plant enclosure

To replace the current plant equipment and replace with modern energy efficient equipment requires a larger plant enclosure.

An extension to the south of the Corn Exchange is therefore proposed. The form, composition and detail of this has been reviewed with officers.

Link to St John’s Bar

To improve access to St. John’s Bar on the first floor a link from the main auditorium was proposed. Following discussions with officers and Historic England it was decided to not progress this option.

Extent of demolition

The proposed demolitions have been discussed with officers and focus has been given to only demolish later additions, which often obscure earlier heritage features.

Photovoltaics and roof alterations

Photovoltaic panels will be integrated within the standing seam roof finish, designed to appear seamless and uniform across the surface, ensuring no visual interruption to the overall roof aesthetic

3 Parson’s Court

No. 3 Parson’s Court is proposed as a ground-floor bar that can operate independently of the Corn Exchange.

The upper levels will accommodate members’ lounges, enhancing the experience for customers attending shows and offering premium spaces for socialising before and after performances.

Parson’s Court

Parson’s Court is currently occupied by waste containers serving several businesses.

To improve access as a secondary access into the Auditorium, and looking at ways to activate any links to No.3 Parson’s Court design intentions

3.5 Design Evolution

Summary

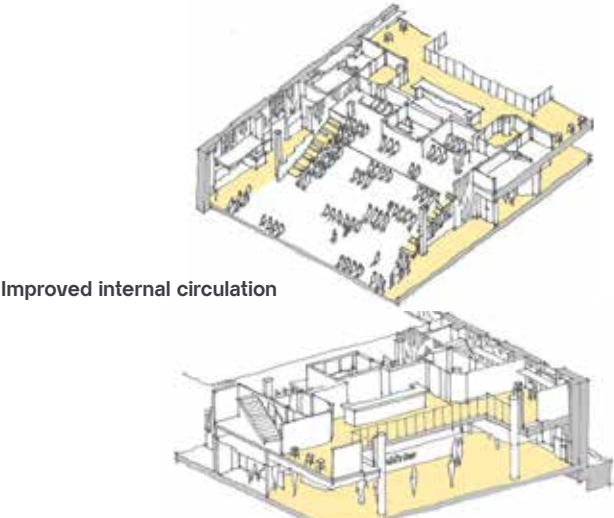
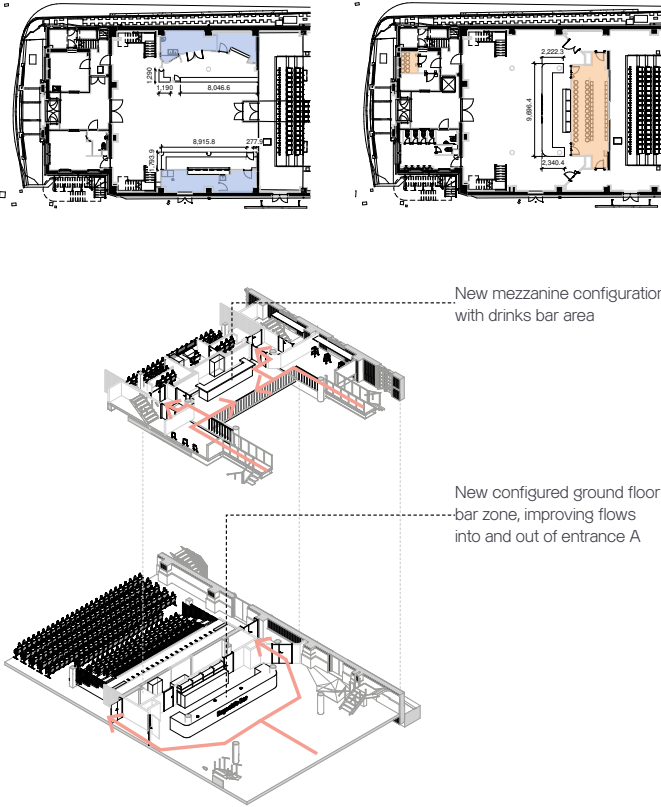
The design has evolved in collaboration with the Greater Cambridge Shared Planning team and Historic England, input from Cultural Services and stakeholders engagement with feedback from the Design Review Panel. Below is a time-line of key meetings and summary of input which has informed the design evolution. Further key design details are summarised later in this chapter.

Pre-App 1
12.03.25

Pre-Application 1 Summary

As part of the planning process, the design team presented the Stage 2 principles and emerging Stage 3 proposals during the first pre-application meeting. The proposals aim to enhance the building’s function, accessibility, and heritage value.

- Transformation of the ground and mezzanine foyer bar areas to improve flow, visibility, and customer experience.
- Introduction of a secondary entrance and improved internal circulation routes.
- Optimised bar and cellar storage, allowing more space for visitors and exposing sections of the listed perimeter walls.
- New lift installations to improve accessibility, including a lift from the main lobby to the mezzanine level, supporting access to new bar areas and additional wheelchair seating.
- Back-of-house upgrades, including a rear infill providing improved green room and office space.



Proposed ground and mezzanine bars providing food and beverages



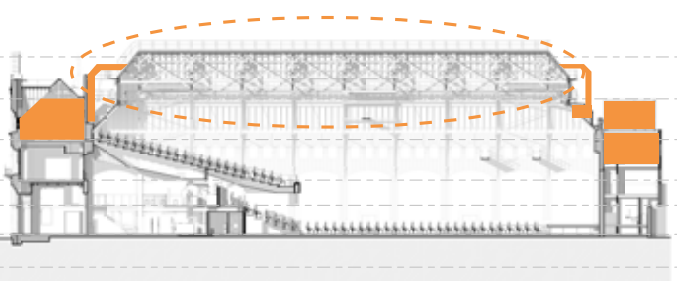
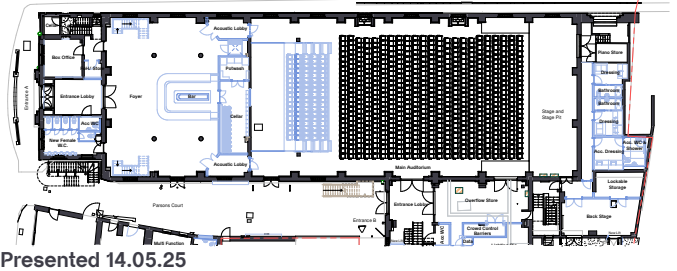
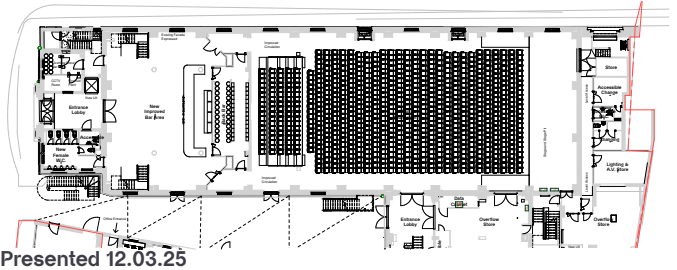
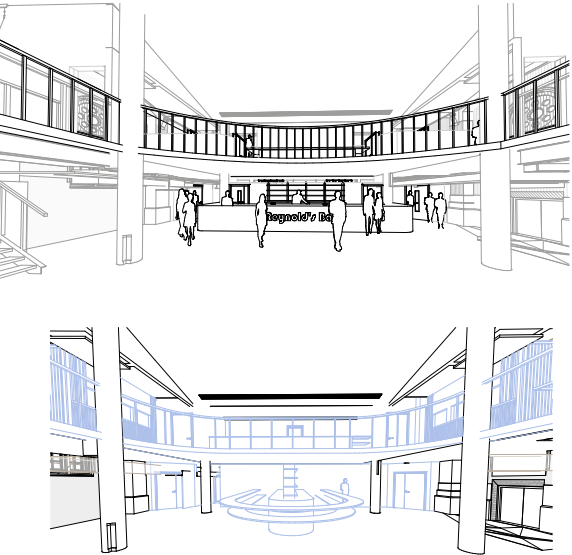
Pre-App 2
14.05.25

Workshop
22.05.25

Pre-Application 2 and Historic England Summary

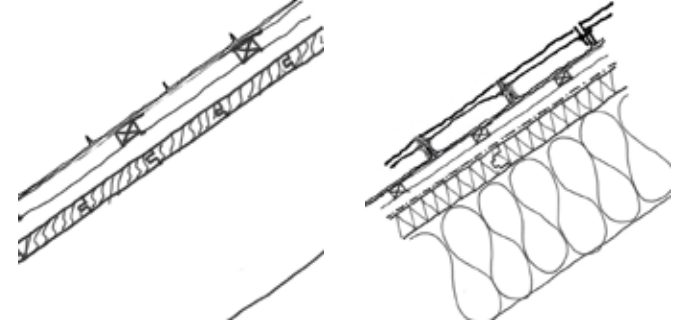
As part of the planning process, updated proposals were presented focusing on improved functionality, accessibility, and visitor experience, while continuing to respect the building’s historic character.

- The accessible lift has been relocated and stair layouts reconfigured to improve flow to the mezzanine and open up foyer space for uses such as merchandise stands. A new horseshoe bar layout enhances service and dwell time, supported by more efficient cellar storage.
- Back-of-house areas have been rationalised, retaining dressing room provision, including one fully accessible unit, and establishing a clearer route via the side alley.
- A new bar and active frontage are introduced to Parson’s Court and Wheeler Street, with upper floors proposed as members’ lounges. St John’s Bar follows similar principles, with a decluttered layout, exposed brickwork, and improved circulation.



Pitched roofs - Slate

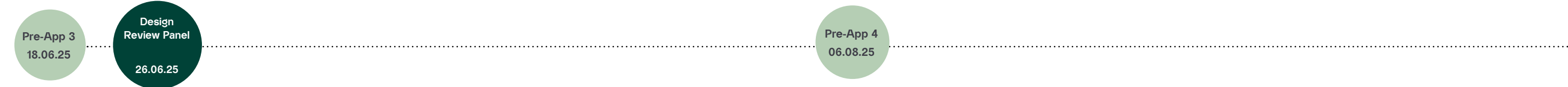
Pitched roofs - Zinc



3.5 Design Evolution

Summary

The design has evolved in collaboration with the Greater Cambridge Shared Planning team and Historic England, input from Cultural Services and stakeholders engagement with feedback from the Design Review Panel. Below is a time-line of key meetings and summary of input which has informed the design evolution. Further key design details are summarised later in this chapter.



Pre-Application 3 and Historic England Summary

- Given limited space, careful coordination with heritage elements is key.
- Emerging Thermal upgrades include roof upgrades through insulating and replacement for finishes, preserving internal timber boards. The main roof will integrate photovoltaic panels within upstand seams.
- Additional non-heritage existing wall thermal upgrades also presented as being explored.
- The emerging MEP strategy includes the removal of the roof over the Parson’s Court extension to create an open-air plant space. This can accommodate stacked air handling units and making use of existing plenum, ducts, and roof openings.

Feedback from Historic England was constructive, supporting the direction of travel and encouraging continued refinement to ensure the extension remains sensitive and well-integrated.



Proposed Section through Auditorium



Proposed Section along Parson’s Court



View of the Auditorium



View down Parson’s Court



View along Corn Exchange Street

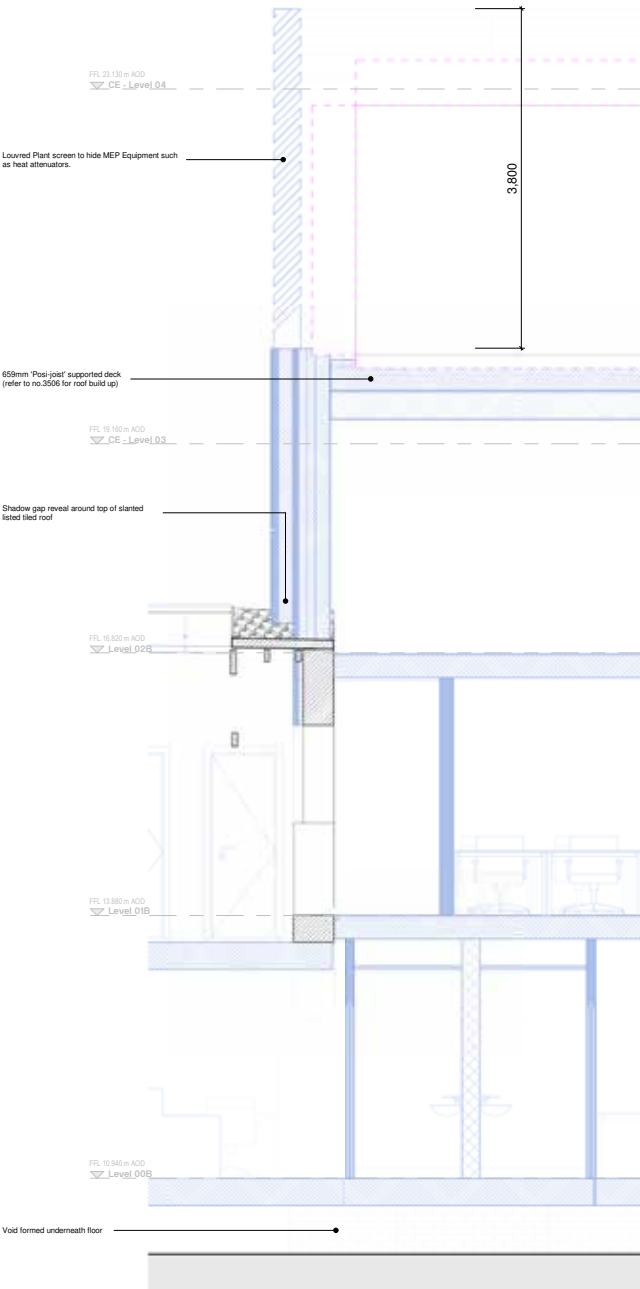
Pre-Application 4 Summary

The design team presented updates focused on the roof plant strategy and the architectural expression of the infill extension and Parson Court elevation

- Key topics included the treatment of the pitched roof elevation, where adjustments respond to servicing needs while maintaining a form sympathetic to the existing building.
- Discussions also covered the materiality, pattern, and texture of the infill extension, with proposals developed to complement the surrounding heritage context.

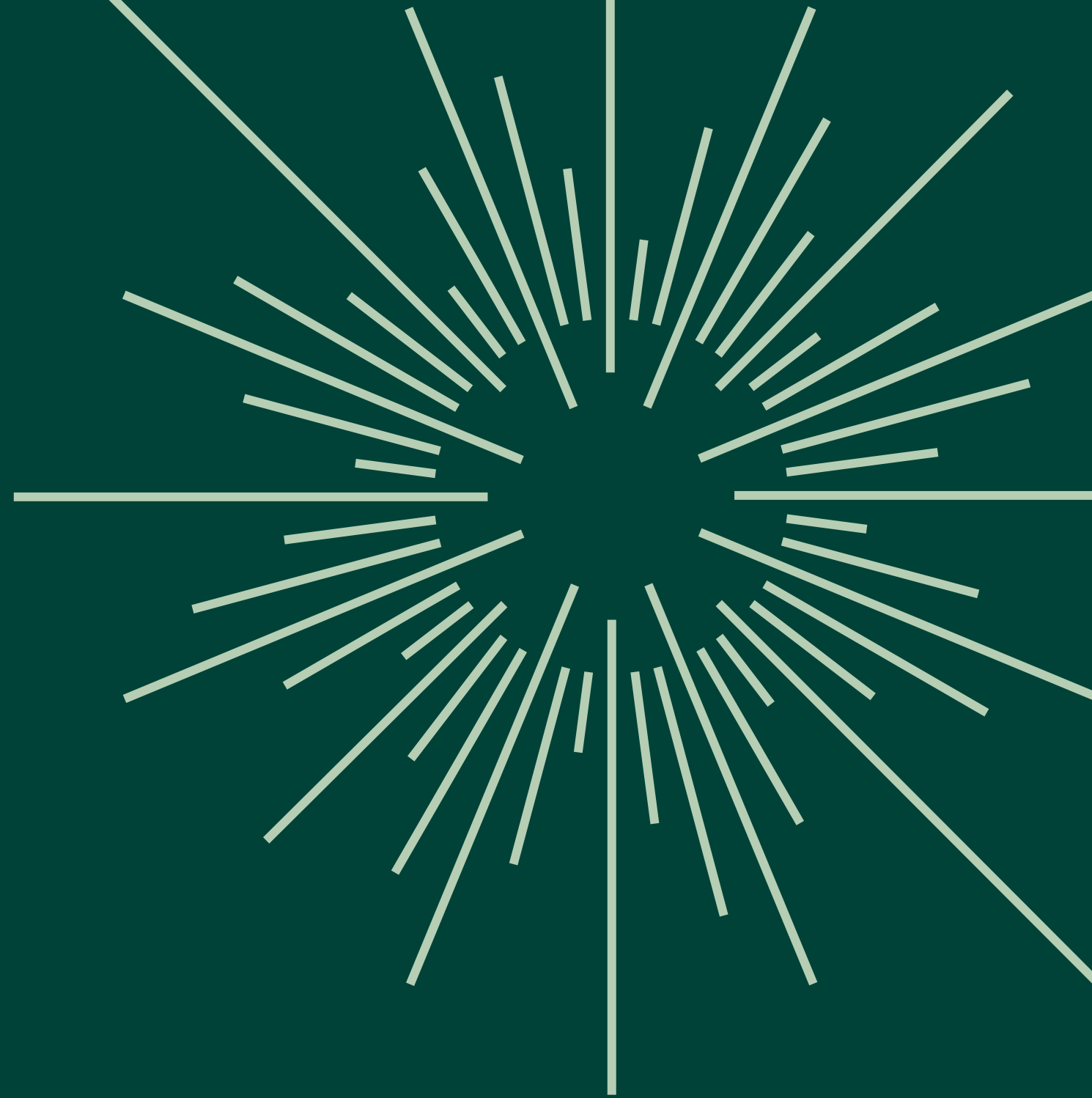


Bay Studies



4.0

The Proposals



4.1 The Proposals

A key cultural asset

The Corn Exchange is one of the largest venues for concerts outside London and within East Anglia. It is a much loved arts, entertainment and conference venue. The proposals contained within this document have been developed to build on the success of the Corn Exchange and give one of Cambridge's key cultural assets a much needed refurbishment and renovation.

The investment and development work at the Corn Exchange will unlock a revitalised content and operational strategy that positions the venue as a vibrant, commercially resilient, and socially valuable cultural hub at the heart of Cambridge.

The refreshed approach will deliver:

A broader, more dynamic programme, expanding beyond core music and comedy to include family entertainment, spoken word, contemporary events, community programming, and enhanced classical and orchestral offers, attracting wider and more diverse audiences (this element is work in progress but reflects the conversations to date).

An improved customer experience, supported by reconfigured front-of-house areas, more intuitive circulation, upgraded facilities, and a more welcoming environment throughout.

New hospitality experiences, including flexible bar and café offers, premium packages, and event-led food and drink propositions – generating greater dwell time, increased secondary spend, and enhanced audience satisfaction.

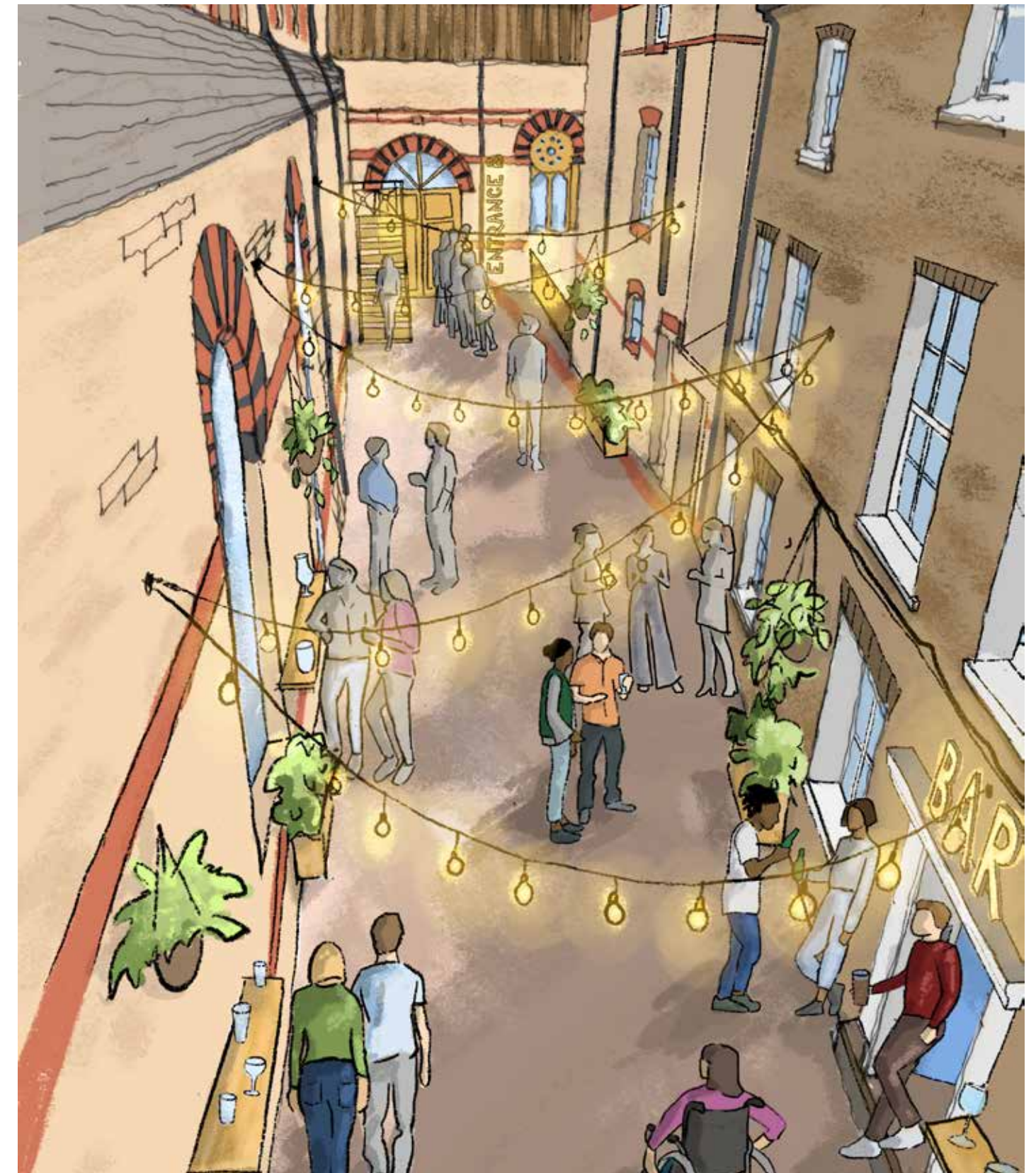
Creating a new outdoor social space in Parson's Court.

Improved access and inclusivity, with step-free access throughout, upgraded accessible toilets, inclusive signage and navigation, and new backstage provision to support artists and staff with access needs – significantly increasing the venue's inclusivity credentials.

Enhanced community and educational use, supported by a more welcoming and inclusive venue environment, creating new opportunities for learning, outreach and audience engagement in partnership with local groups and institutions.

Significant economic and social impact, through increased footfall, extended opening hours, new employment and volunteering opportunities, and greater engagement with under represented groups – reinforcing the Corn Exchange's role as a major contributor to the local cultural economy.

Together, these improvements will future-proof the Corn Exchange, enabling it to thrive as a distinctive, inclusive, and financially sustainable venue serving the people of Cambridge and beyond.



A re-imagined Parson's Court creating a vibrant place for Corn Exchange visitors to use

4.1 The Proposals

Summary of proposed works

The proposals for the Corn Exchange form part of the broader Cambridge Civic Quarter regeneration and aim to improve the building’s performance, accessibility, and visitor experience while respecting its heritage value.

1. Entrance Foyers and Ground Floor Enhancements

- Additional Lift Provision: An accessible lift has been positioned in the bar foyer to improve spatial clarity and flow.
- Lobby reconfiguration: Space has been released for Front of House (FoH) and office functions, with ad-hoc elements like the First Aid room moved to Parson’s Court.
- Improved circulation: Existing stairs are reconfigured to guide movement toward the bar and mezzanine, freeing space for uses like merchandise stands.
- Horseshoe bar layout: A redesigned bar increases frontage, improves service efficiency, and optimises dwell time, with cellar storage is reconfigured for better access.

2. St John’s Bar and Mezzanine

- Design principles extended: Decluttered to expose original brickwork, the bar is recessed to increase public space and improve atmosphere.
- Enhanced accessibility: New layout includes a cloakroom, automated drink stations, and a relocated lift for mezzanine evacuation.

3. Parson’s Court Infill and Member Facilities

- Active frontage: The new bar enhances street-level vibrancy along Parson’s Court and Wheeler Street.
- Flexible multi-use space: Ground floor relieves Corn Exchange front of house pressure.
- Members’ lounges: First and second floors are proposed to be converted into premium lounge spaces, offering a VIP experience for events at the Corn Exchange

4. Back of House & Dressing Rooms

- Reconfigured dressing rooms: Maintain existing capacity while adding an accessible unit with WC and shower.
- Green room expansion: Better accommodation for performers.
- Efficient service flow: Clear equipment delivery via the alley improves logistics and backstage organisation.

5. MEP Upgrades & Sustainability

- New rooftop plant space: Roof slab over the modern extension is removed to create open-air plant space for stacked AHUs and ASHPs. Equipment integration considers views and heritage.
- Energy strategy: Replaces gas heating with an all-electric ASHP system, improving air quality, temperature control, and future-proofing for daytime use.
- Improved ductwork: Routed through thermal plenums and truss gaps to preserve symmetry and avoid ceiling intrusions.
- Targeting is predicted to bring about a carbon saving of 61-79% over the current annual carbon emissions of the building.*

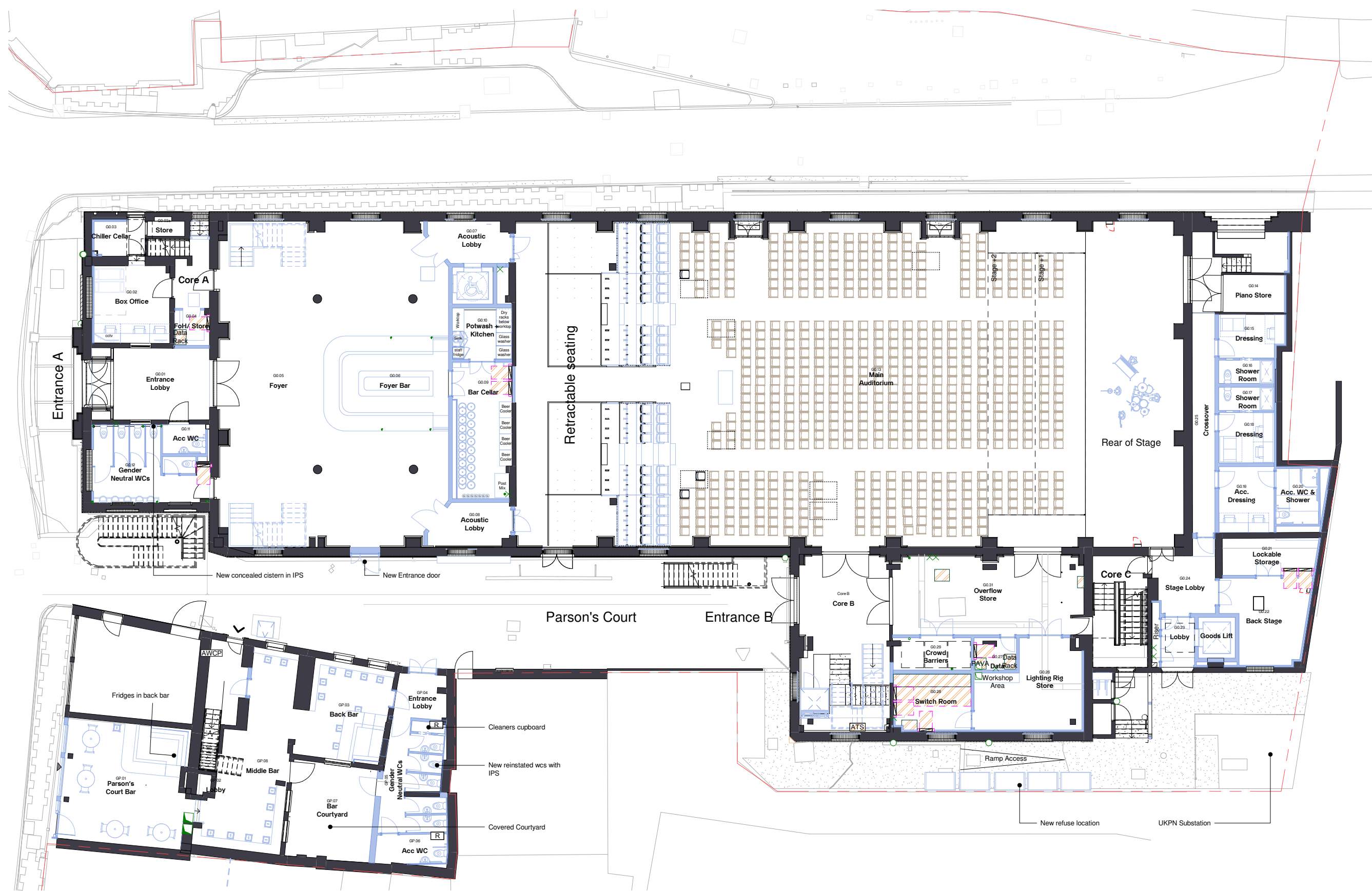
* *This variance in potential savings is due to sourcing the baseline annual energy use figures for gas and electricity from the published DEC while further analysis is carried out on the current operational energy consumption data, part of which is still being collected. Furthermore, there are still many aspects of the design and operation that are unknown at this stage which will affect the performance of the building in-use and thus the variance in predicted energy use. As we receive actual in-use energy data and the design of the building is further refined, this variance and uncertainty will reduce.*

6. Roof & Fabric Interventions

- Roof renewal: Selective replacement and insulation of existing tiles and zinc roofing. Heritage timber boards preserved.
- Gable-end extension: Roof pitch on Parson’s Court raised and extended to screen rooftop plant and reduce visual impact.
- Attenuated plant screen: Located beside the Museum of Zoology, carefully positioned to manage noise and views.

4.2 Plans

Ground Floor



4.2 Plans

First Floor



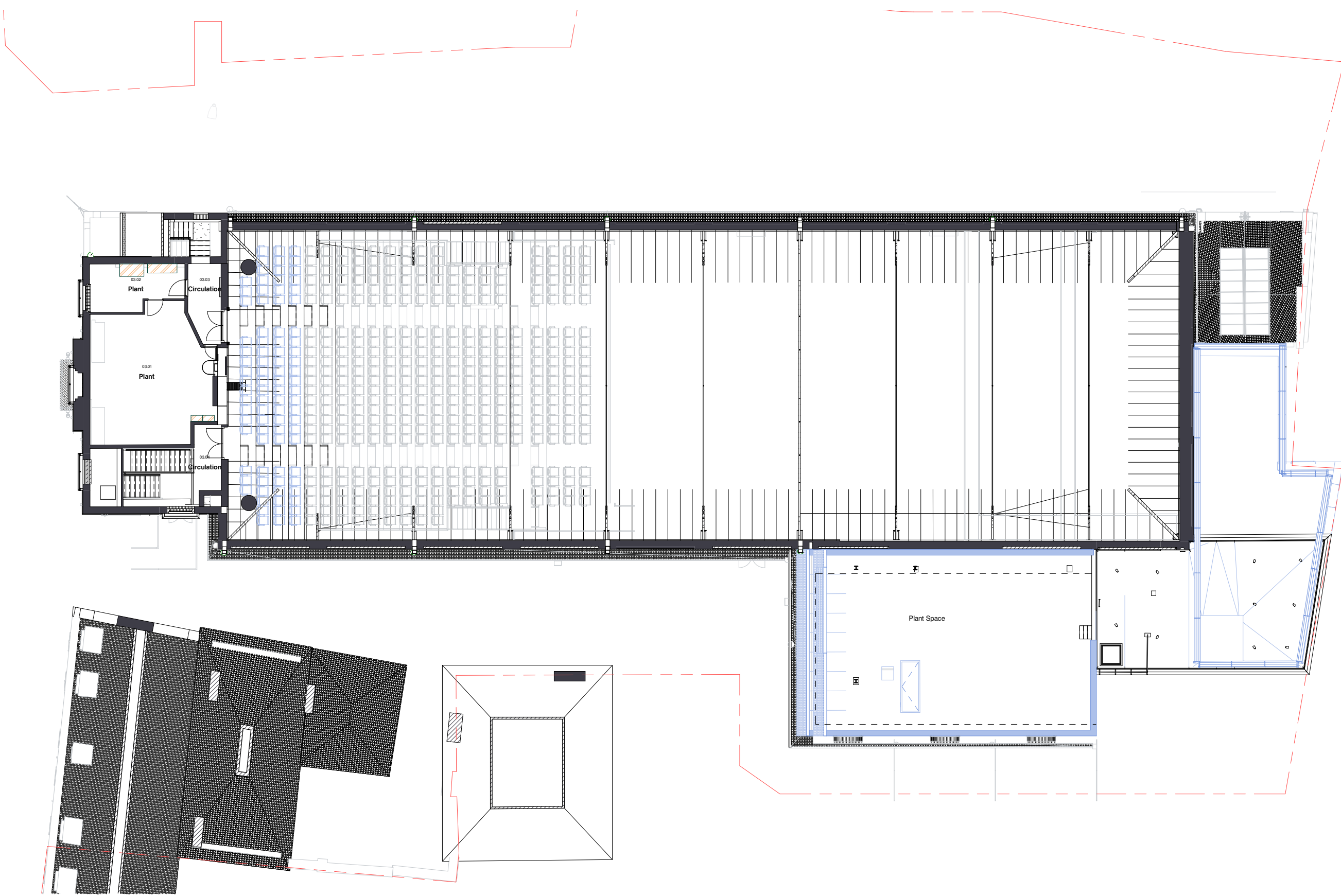
4.2 Plans

Second Floor



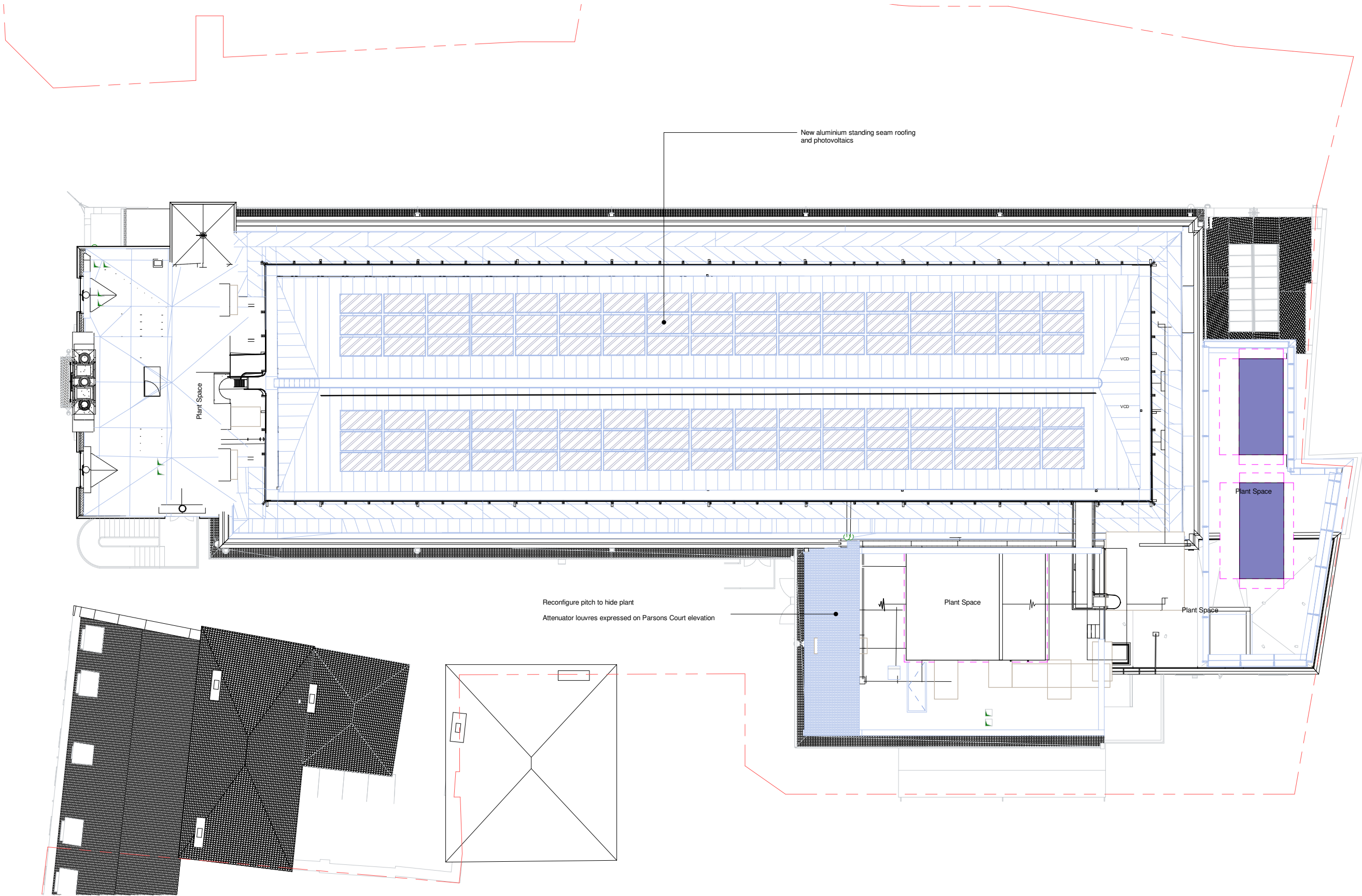
4.2 Plans

Third Floor



4.2 Plans

Roof



4.3 Accessibility and Inclusivity

Improved access for all

One of the key aims of the works to the Corn Exchange is to make this key cultural venue accessible to as many residents, visitors and performers as practicable within the constraints of this listed heritage asset. As noted above the current venue suffers from various level changes, both front and back of house. This means non-able bodied persons are not able to perform at the Corn Exchange and visitors have limited locations to view shows from.

Toilets

The proposals include additional female and wheelchair accessible toilets. New female WC's will be located on the ground floor whilst accessible WC's will be located at both ground and first floor level - accessed via a lift.

Lifts

The proposals include a total of three lifts, two more than currently provided. These lifts will provide access to a far greater proportion of the Corn Exchange.

The front of house lift will provide access to the parterre, mezzanine bar and newly created wheelchair viewing locations.

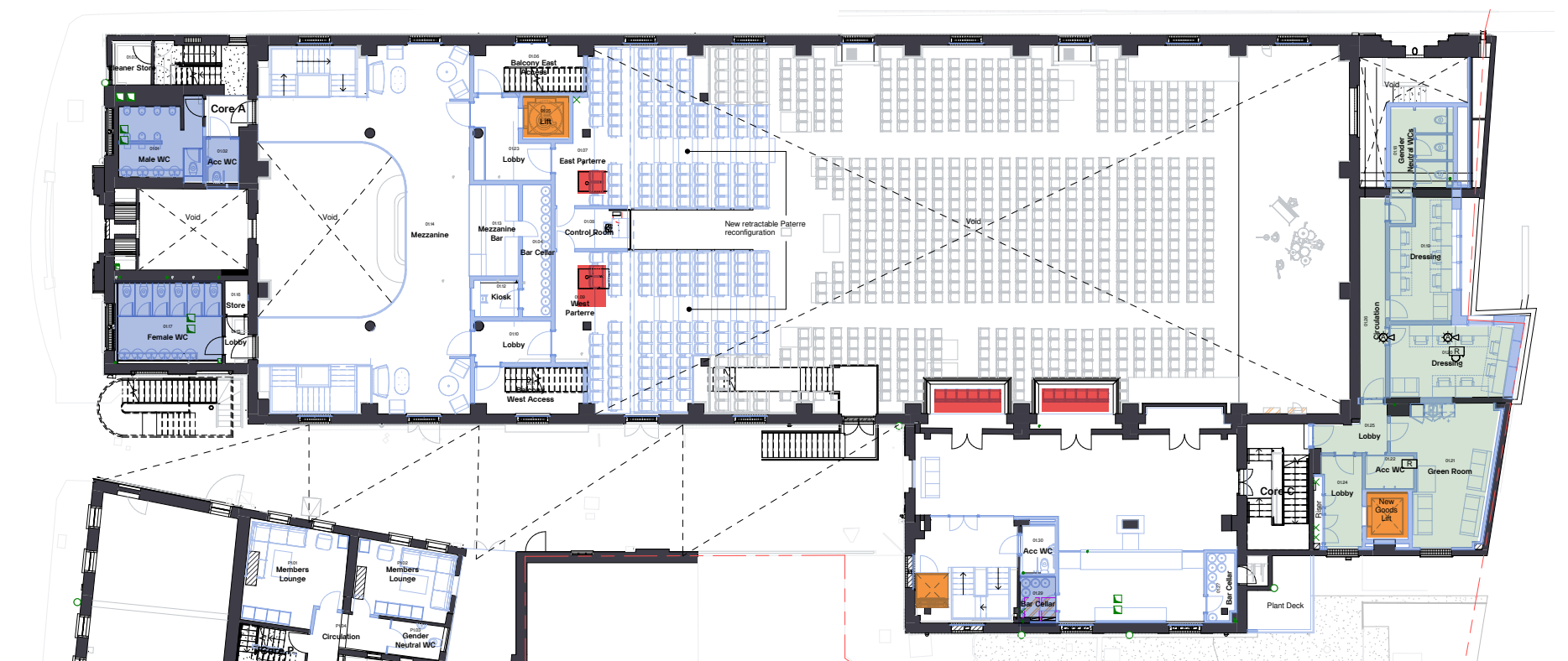
The lift currently providing access to St. John's Bar will be replaced like for like and a new goods lift will be provided back of house. This will aid equipment being moved around the venue as well as improving access to staff and performer facilities.

Wheelchair positions

The number and location wheelchair accessible seats will be expanded and improved. 1% of the occupancy will be provided as wheelchair accessible locations. New locations on the parterre will provide positions with a direct view of the stage.

Back of House

The proposals will make all of the back of house spaces accessible. A wheelchair accessible dressing room with WC and shower facilities will also be provided.



First Floor Level



Ground Floor Level

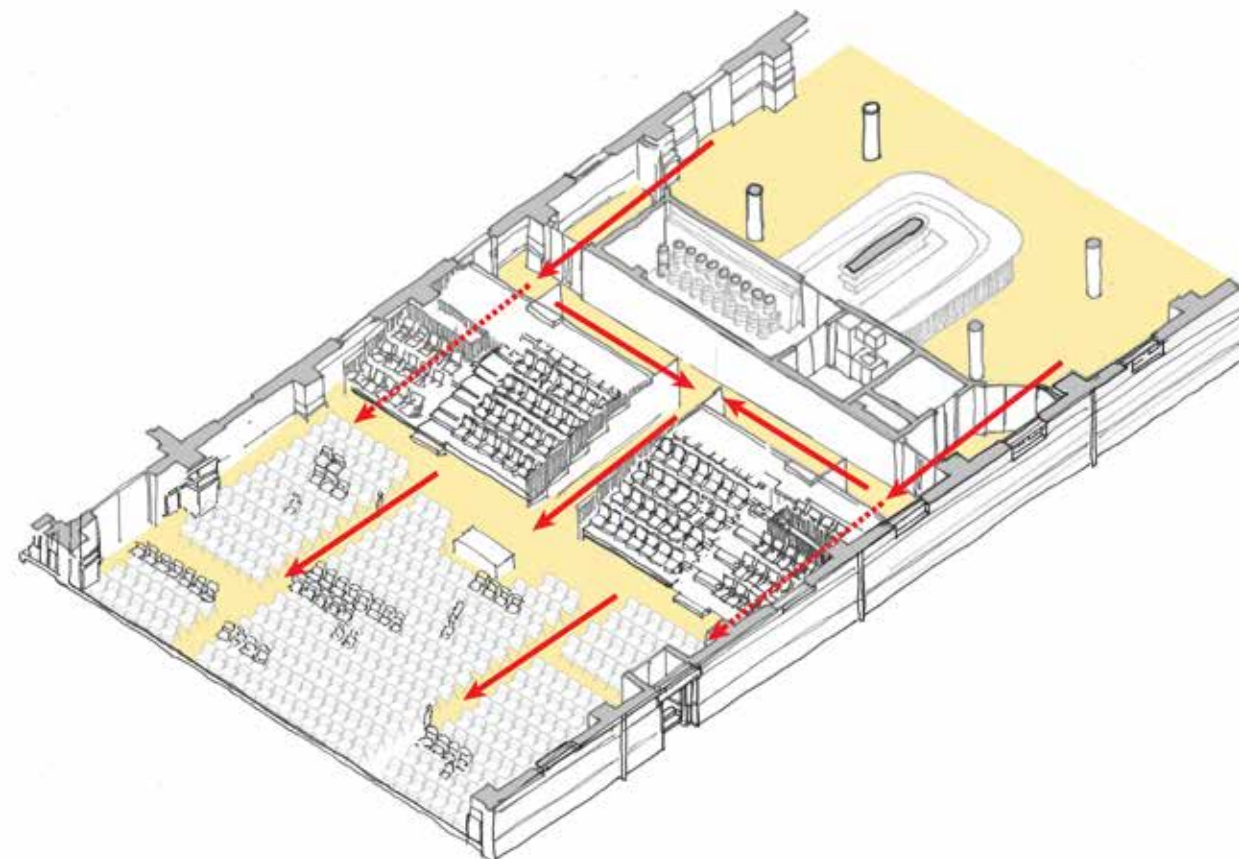
4.3 Accessibility and Inclusivity

Improved access to auditorium

Ground floor access

During seated events, the auditorium is accessed via two wing lobbies on either side of the foyer bar. These routes pass beneath and behind the retractable seating, converging into a central corridor that opens into the main auditorium. From here, visitors can disperse to their seats along two aisles between the seating blocks.

For standing events, the retractable seating is fully stowed within the rear corridor, while the smaller modular seating elements are retracted and stored within the central corridor. This arrangement creates a more direct and fluid movement from the foyer bar into the main auditorium via the wing lobbies along the perimeter walls.



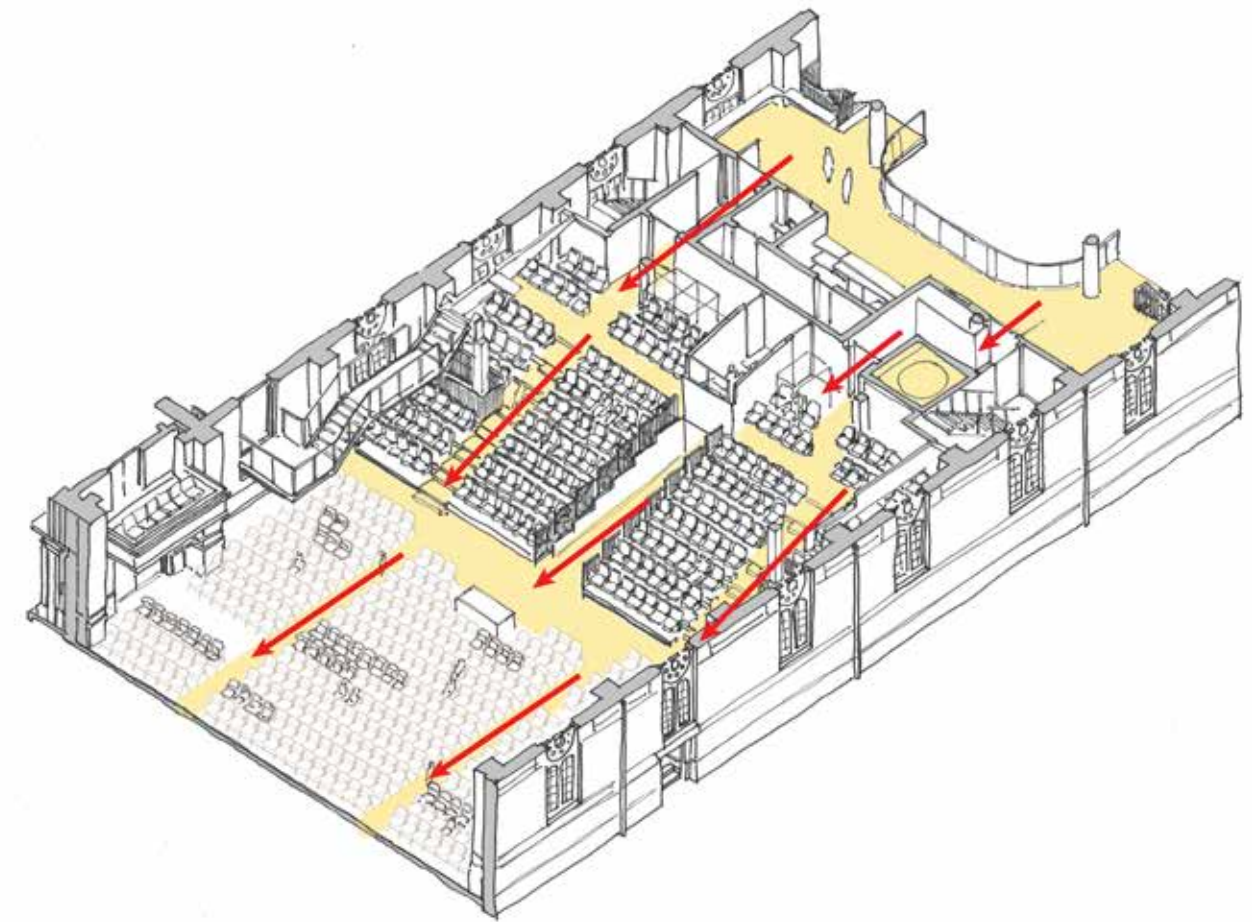
Ground floor route to auditorium

Mezzanine level access

Similar to the ground floor, the mezzanine parterre is accessed via doors on either side of the mezzanine bar, separated within the auditorium by the centrally positioned light control room.

During seated events, the retractable seating allows access to the auditorium's flat floor, aligned with the two aisles between the seating blocks. For standing events, when the seating is stowed, the parterre is gated off with no access to the area below.

The parterre also provides additional vantage points for wheelchair users, served by a lift located at the east end. The centrally located light control room can be accessed from either side and, in the event of an emergency, is available for public evacuation only.



Mezzanine level route to auditorium