

Cambridge Student Services Centre

Location: Cambridge, UK

Client: University of Cambridge Estates Division

Date: 2023 - ongoing

Size: 3460 sqm

Consultants:

- Building Services: BDP
- Acoustics: Buro Happold
- Cost: CB3

Adapting an existing office building to make best use of space while meet the conflicting demands of the modern workplace is a challenge for many organisations who have made the leap to hybrid working in the past few years. Cullinan Studio have been working closely with the University of Cambridge Estates Division to help solve these problems and manage the transition to agile working as part of their “Reshaping our Estate” programme.

We have undertaken a space utilisation study of the Student Services Centre (SSC) on the New Museums site in central Cambridge, including detailed consultation with the end users. The SSC bring together four departments under Education Services, offering student and staff facing services across the Collegiate University. Our re-design seeks to ensure effective delivery of these services and to provide a modern, flexible, and effective workplace for staff in Education Services.

The SSC comprises a mix of buildings from Grade II listed fabric to a new building completed in 2019, and is a microcosm of the post-pandemic challenges facing the workplace sector, having been designed for full time occupancy.

Two design options have been developed for cost comparison using consultation and occupancy analysis: a preferred one driven by end user consultation and signed off by the Education Services senior team, and another option driven by maximising building occupancy.

Mar-23 Daily Average Occupancy		Mondays	Tuesdays	Wednesdays	Thursdays	Fridays
Office	Capacity					
Hot Desks Floor A	72					
Hot Desks Floor B	74					
Resource Centre	6					
Appointment Rooms	30					

Daily Average Occupancy		Mondays	Tuesdays	Wednesdays	Thursdays	Fridays
Office	Capacity					
Hot Desks Floor A	72	28	53	59	33	41
Hot Desks Floor B	74	22	54	51	45	10
Resource Centre	6	2	4	6	4	2
Appointment Rooms	30	30	30	30	27	27
Totals	182	82	141	146	110	80
%Total		45%	77%	80%	60%	44%

Above:

Hot desks occupancy analysis

Below:

Typical proposed floorplan with hot desks and agile working spaces

