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CAMBRIDGE

# WELCOME

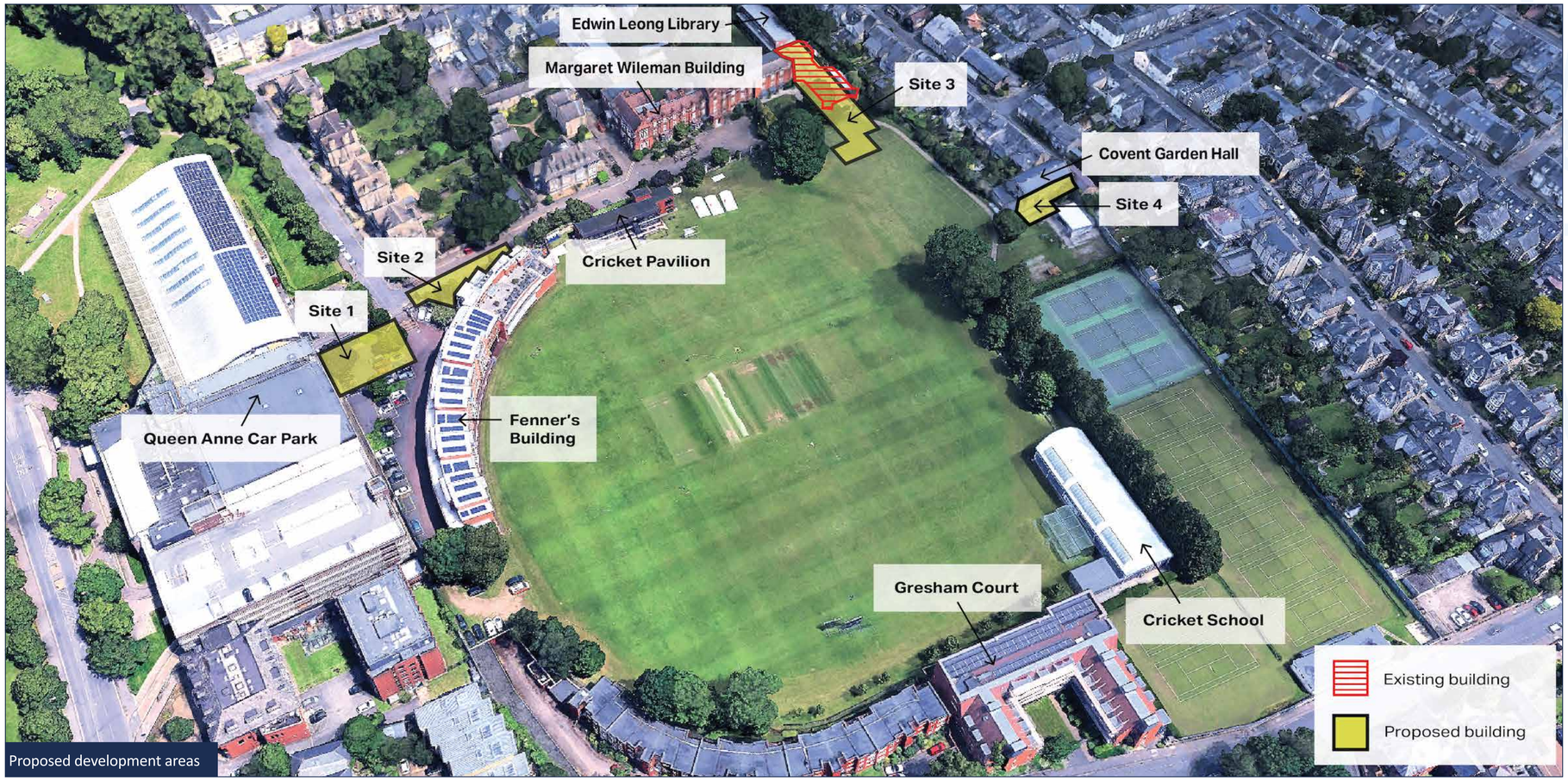
## Welcome to our second community event on Hughes Hall's Estate Renewal Project.

We would like to thank everyone who attended our January event and shared their feedback. At today's event, we will provide further details on three key areas which the feedback highlighted were of particular interest:

1. **Mortimer Court (Site 1) and Porters' Lodge (Site 2):** You asked for more information on our plans for these sites and how we are making the most of these brownfield opportunities.

2. **Wileman Court (Site 3):** You requested further detail on the relationship between the proposed new building and Covent Garden.

3. **Landscape proposals:** You wanted to know more about our biodiversity, tree planting and overall landscape plans and commitments.



Proposed development areas

You also asked for more detailed drawings and technical plans; some are available here today, with further details to be shared as the proposals develop.

Future sessions will also provide more information on Covent Garden Hall, neighbour access and construction management.

## MEET THE TEAM

JCLA
JONATHAN COOK LANDSCAPE ARCHITECTS LTD
Landscape architect

FEILDEN FOWLES
Lead architect

BIDWELLS
Planning consultant
Project manager

MARENGO COMMUNICATIONS
Community consultation

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# WHAT YOU HAVE TOLD US SO FAR

## Below are the key themes your feedback highlighted, which we are now looking to address through our consultation process with you and our discussions with Cambridge City Council's design and planning officers.

Feedback being taken forward

**Overall proposals**
There was an appreciation of the engagement process and acknowledgement that the revisions made to the proposals were positive. However, concerns remained that you wanted to see addressed.

More details here today

**Wileman Court**
You commented on the height of the proposed Wileman Court building and wanted to better understand the relationships with neighbouring residents.

More details here today

**Mortimer Court / Porters' Lodge**
You were pleased that development had been moved to two brownfield sites, but you wanted to ensure that the opportunity to deliver the College's need was being maximised in these locations to reduce the need for development elsewhere.

More details at a future event

**Covent Garden Hall**
You broadly welcomed the plans for Covent Garden Hall but raised questions about how access would be managed and the proposed hours of use. You wanted to ensure that our proposal is respectful of the building's heritage and also of its neighbours on Covent Garden and Glisson Road.

More details at a future event

**Light and noise pollution**
You wanted to know more about how we would manage potential light spill from the student bedrooms, as well as noise from student activity and from heat pumps/plant that will provide clean energy to the proposed buildings.

Feedback being taken forward

**Cricket at Fenner's**
You were pleased to see that concerns regarding the future of cricket on Fenner's had been heard, and that there was agreement that development must not negatively impact cricketing activity on the ground.

More details here today

**Wildlife and tree planting**
There was general support for enhanced biodiversity and landscaping improvements. A number of you also mentioned additional tree planting along the Covent Garden boundary to soften the impact of the development.

More details here today

**Protected Open Space**
You remain concerned about the use of Protected Open Space and the precedent it could set for further development.

More details at a future event

**Covent Garden access route**
You broadly welcomed the opportunity for immediate neighbour access to Fenner's from Covent Garden but wanted to know how this would be managed and how any impact on neighbours would be addressed.

More details at a future event

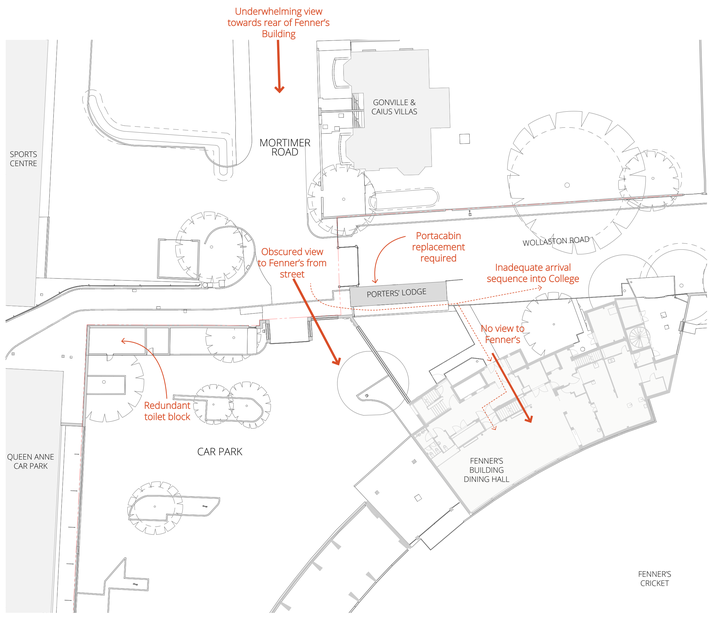
**Construction**
You wanted to know more about how construction would be managed and how disruption would be kept to a minimum.

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# MORTIMER COURT AND PORTERS' LODGE

## In response to feedback, the College is focusing the majority of development adjacent to the existing Fenner's Building, at Mortimer Court (Site 1) and the Porters' Lodge (Site 2), both on previously developed land (brownfield sites).

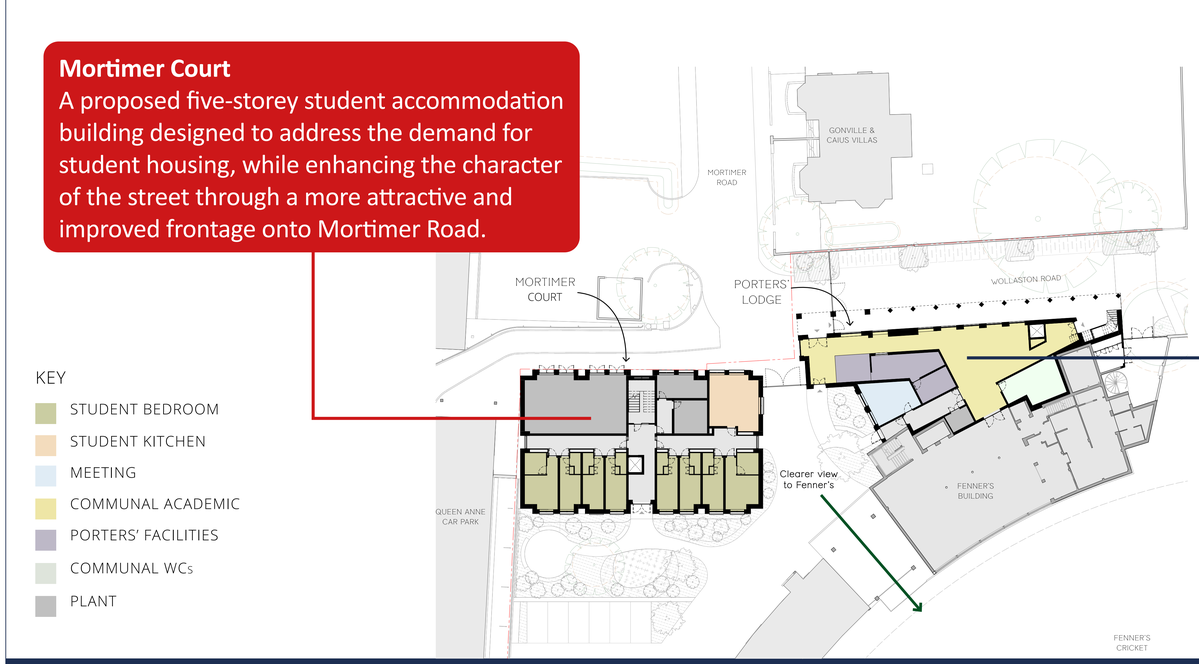
We are maximising the opportunity by delivering over 70% of the new student accommodation here, to minimise, as far as possible, the need to develop in other areas. Careful development here also offers the chance to create a more inviting, high-quality arrival to the College and improve the visual appeal of Mortimer Road, which is currently dominated by the rear elevations of the Kelsey Kerridge Sports Hall, the Queen Anne Terrace car park, and Fenner's Building, which turns its back on the street.




Existing site plan

**Mortimer Court**
A proposed five-storey student accommodation building designed to address the demand for student housing, while enhancing the character of the street through a more attractive and improved frontage onto Mortimer Road.

**Porters' Lodge**
A replacement for the existing shipping container, this proposal introduces a three-and-a-half-storey building. It will create a more welcoming and defined entrance to the College, while incorporating student accommodation on the upper floors.




Proposed site plan

## Your feedback

*"I would like Sites 1 and 2 to be developed further in order that Site 3 does not negatively impact the local community nor build on POS."*

*"That plans appear to have been altered to move the major part of the development into brownfield sites."*

*"Please can the maximum amount of development be focused on sites 1&2, recognising these sites are far less sensitive and problematic than 3 & 4."*

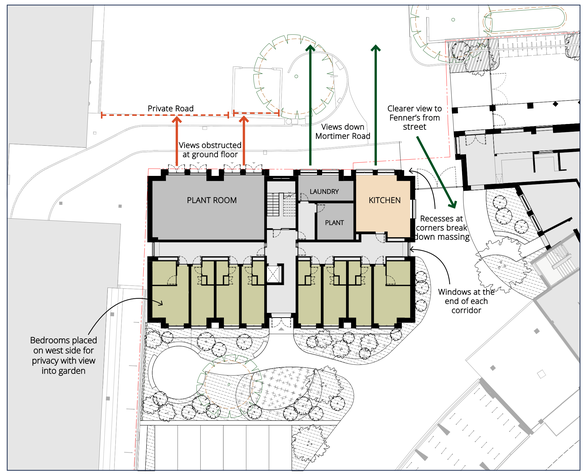
**www.hughes.cam.ac.uk/renewing-hughes**

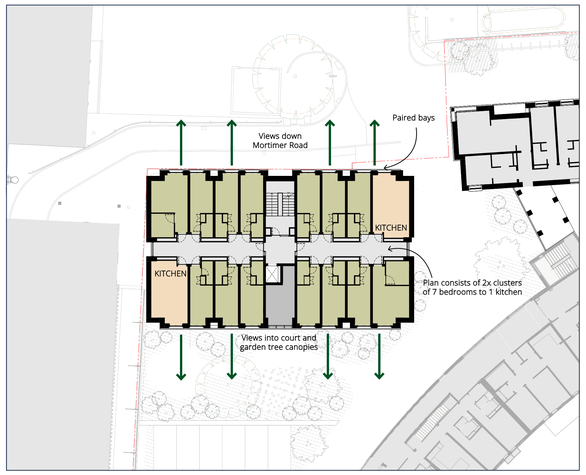
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# MORTIMER COURT AND PORTERS' LODGE

The floorplans shown on this board present the typical layout of each level, while the site section explains how the proposal relates to its surroundings.

## MORTIMER COURT (SITE 1) - 64 STUDENT BEDROOMS

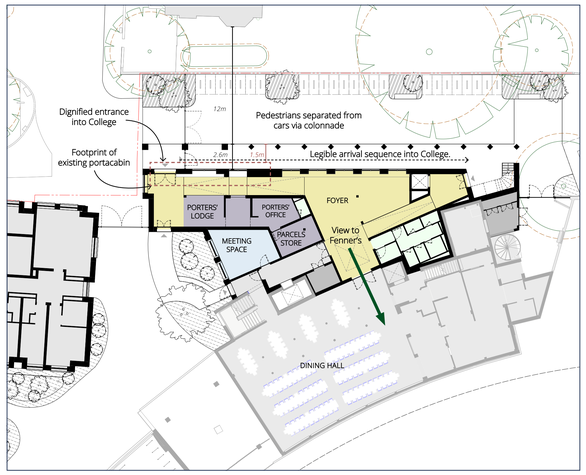


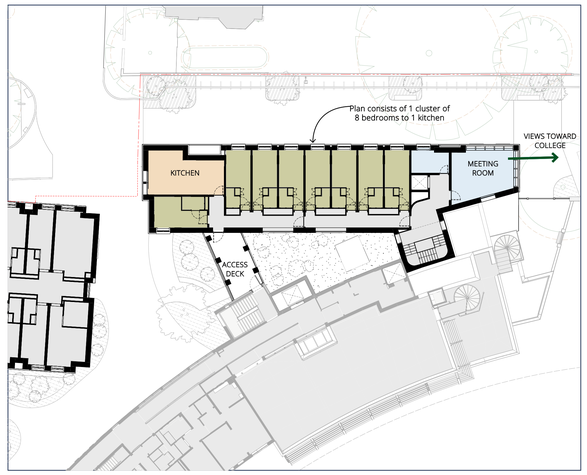




KEY

- STUDENT BEDROOM
- STUDENT KITCHEN
- PLANT

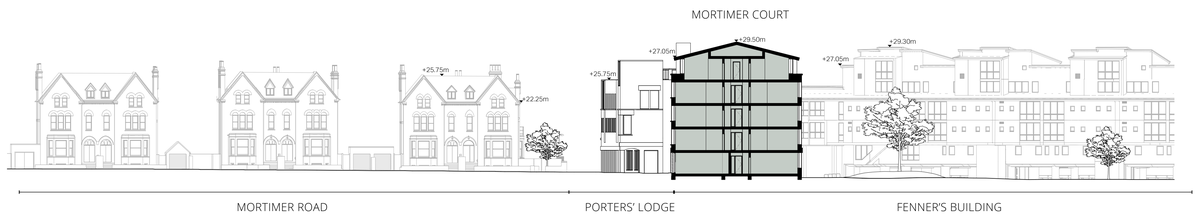
## PORTERS' LODGE (SITE 2) - 16 STUDENT BEDROOMS




KEY

- STUDENT BEDROOM
- STUDENT KITCHEN
- MEETING ROOM
- PORTERS FACILITIES
- COMMUNAL WCs
- PLANT




Mortimer Court is five stories, while the Porters' Lodge steps down in scale to align with the ridge line of the Gonville and Caius villas.

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# MORTIMER COURT AND PORTERS' LODGE

This board provides indicative views of Mortimer Court and the Porters' Lodge, explaining how the two buildings will enhance the visual appearance of Mortimer Road.




Existing College entrance and arrival




Existing College entrance and arrival



Proposed College entrance and arrival



Proposed College entrance and arrival

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# MORTIMER COURT AND PORTERS' LODGE

This board provides indicative views of Mortimer Court and the Porters' Lodge, explaining how the two buildings will enhance the visual appearance of Mortimer Road.




Existing Mortimer Road streetscape



Proposed Mortimer Road streetscape

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# A CONSIDERED APPROACH TO OPEN SPACE

## We acknowledge that the Protected Open Space is a constraint on our proposals, and that any proposed use must be clearly evidenced and fully justified.

While we are maximising development on the two brownfield sites, a limited amount of additional development is necessary to meet the long-term needs of Hughes Hall and the operational requirements of maintaining Fenner's Ground.

The plan on this board illustrates the extent of development proposed within the Protected Open Space (POS). In total, the proposals would introduce 587 sqm of new built form, which is 1.41% of the overall POS area.

The plan also demonstrates how we are looking to enhance both the quality and quantity of open space through a well-considered masterplan. Further information on new landscaping, including tree planting, wildflower areas, attenuation areas and wildlife-friendly planting, is provided on the next board.



Protected Open Space plan

## Your feedback

*"I am also very concerned about the extent to which the building on Site 3 would encroach on land designated Protected Open Space (POS)."*

*"Pleased proposals seem reasonable, & I don't think they'll affect me much. Consideration of nature/biodiversity seems good.*

*"Concerns over Protected Open Space and setting risky precedents re central green spaces."*

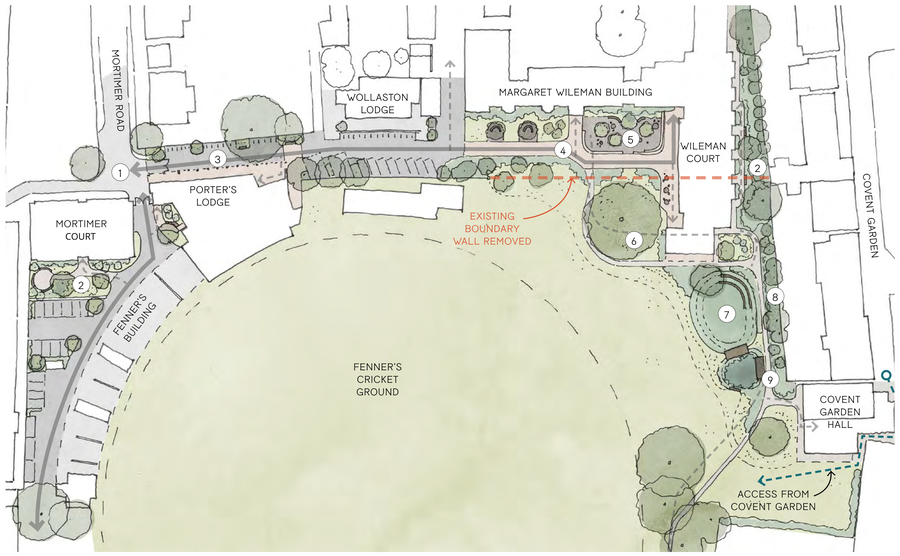
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# SITE-WIDE LANDSCAPE STRATEGY

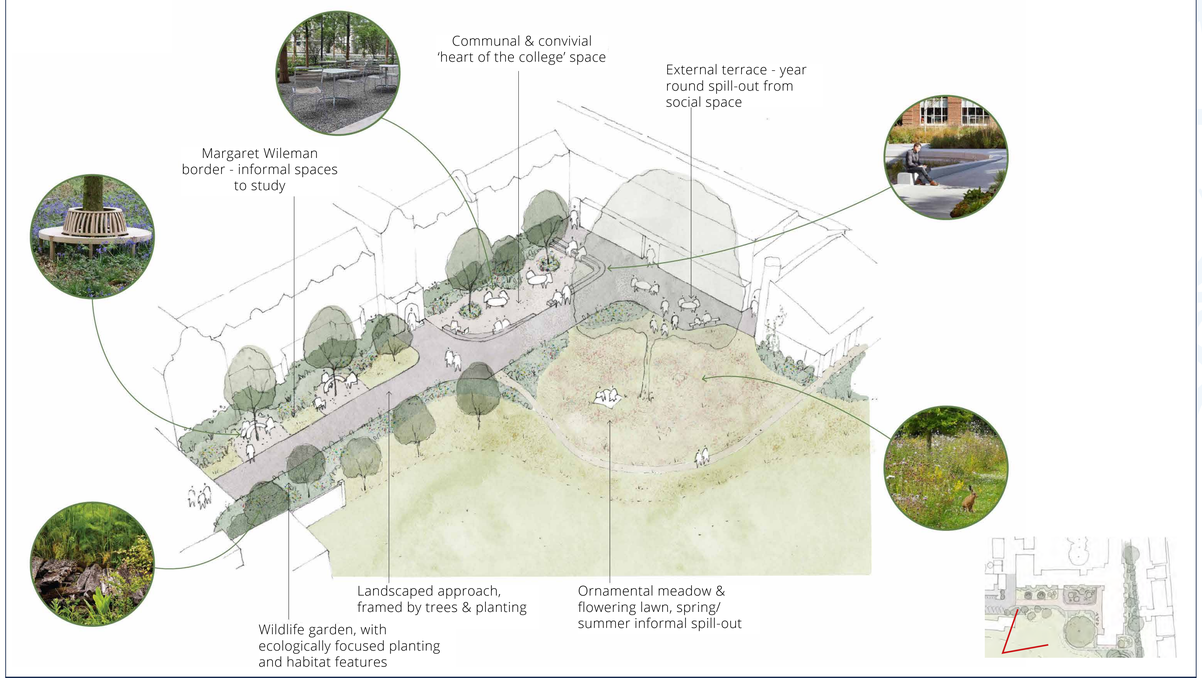
The landscape proposals will create more diverse and better quality open space, introducing a variety of new habitats and foraging opportunities for birds, small mammals and insects. It will also give the College and immediate neighbours access to a richer, more diverse landscape.

As shown in the plan on the left, our proposal removes the existing boundary wall in front of the Margaret Wileman Building to create accessible open space, with fixed seating for informal gatherings and biodiverse, sensory planting to create a calm, inviting environment.

The landscape around Covent Garden Hall will also be enhanced, creating a series of connected spaces for people and nature that link the Hall and proposed immediate neighbour access from Covent Garden to the new open space in front of the Margaret Wileman Building.




Site wide landscape strategy




Proposed central courtyard

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# WILEMAN COURT

## Today we are sharing further details on our proposal to replace the Pavilion Building with a new building (Site 3) that will provide academic and learning spaces and 35 student bedrooms.

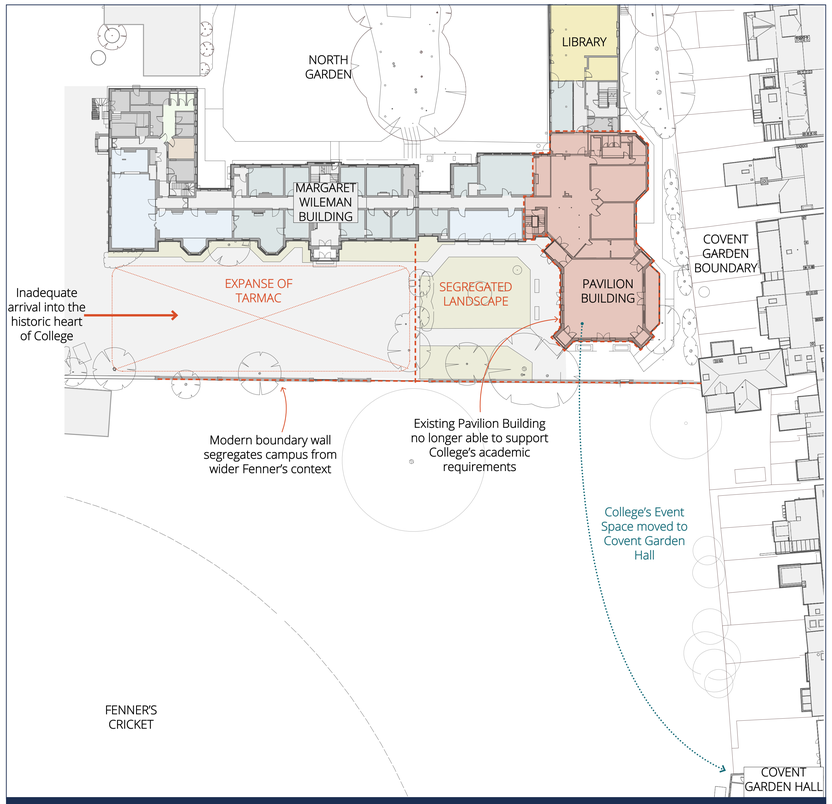
In January, we showed our proposed plans, with the new building set further from the Covent Garden boundary than the existing pavilion, and stepping from two storeys at the boundary to three storeys at the front of College.

Further plans are shown here, alongside a physical model to help understand the building relationships.

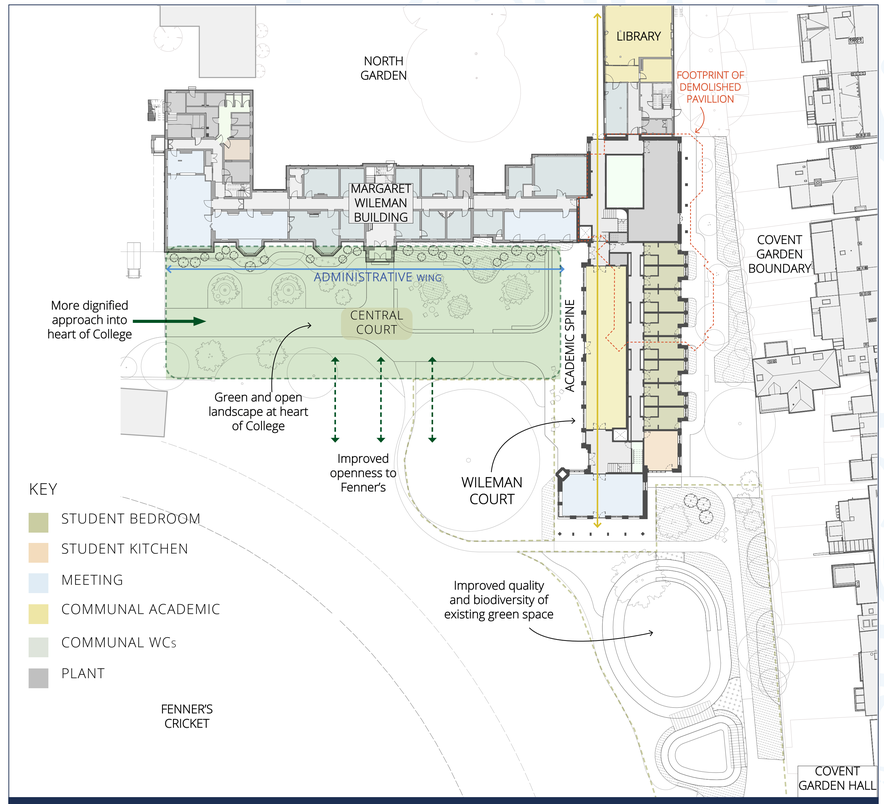
### CAMPUS WALKAROUND

**We will hold two sessions in April/May 2026 for those who wish to visit the campus during daylight hours.**

**Please indicate your interest in attending via the feedback form, and dates will be communicated via email.**




Existing site plan




Proposed site plan

## What you told us

*"We would like to see properly scaled models of the proposed buildings compared to our houses, and a daylight walk round of the site."*

*"Site 3 concerns include the height, bulk and footprint of the proposed building. It is too close to the cottage terraces and their small back gardens in Covent Garden, so of course will overshadow and dominate."*

*"Ensure windows are predominantly facing into the College and Cricket Field, so as not to be looking into the residents' properties or creating noise and light pollution."*

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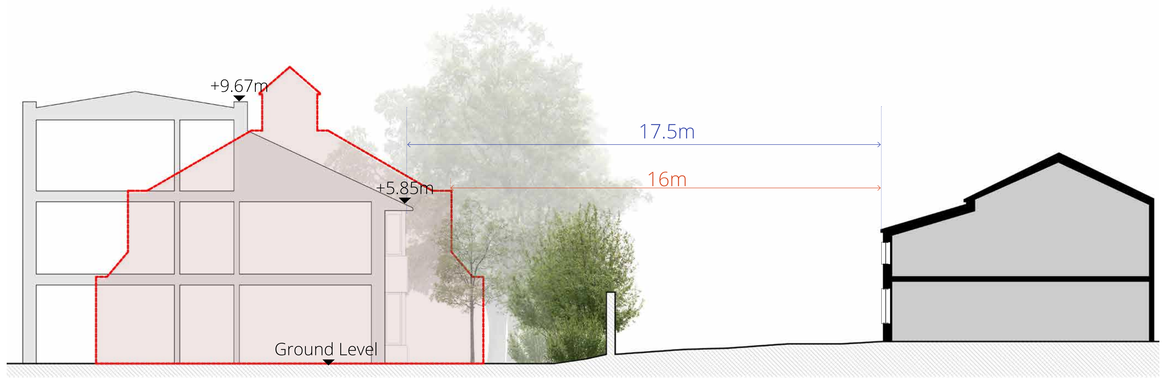
# COVENT GARDEN BOUNDARY

## This board shows detailed plans for the rear of the building and explains how it has been designed to respond to the shared boundary with our neighbours.



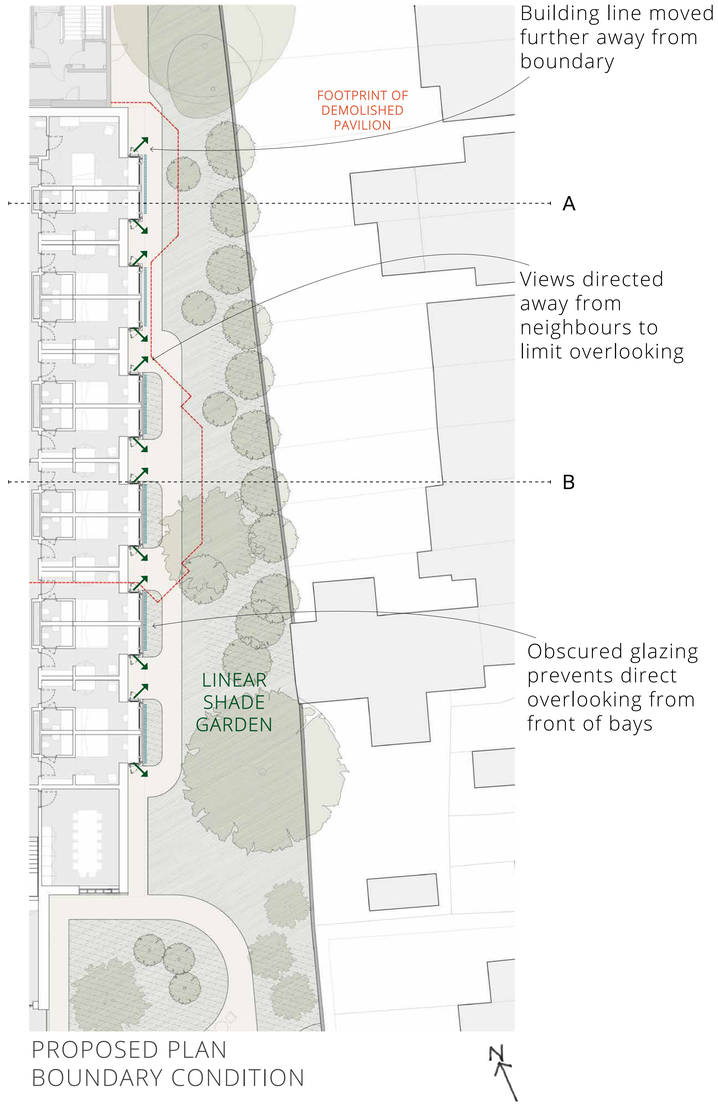

COMPARATIVE SECTION - A

18 Covent Garden




COMPARATIVE SECTION - B

22 Covent Garden




PROPOSED PLAN
BOUNDARY CONDITION




INTERIOR VIGNETTE OF BEDROOM BAY WINDOW
In built desks with obscured glazing towards neighbours

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# COVENT GARDEN BOUNDARY - LANDSCAPE PROPOSALS

This board presents our landscape plans for the Covent Garden boundary, creating a Mews Garden between the College and neighbouring properties, with new trees, including evergreens, offering year-round screening and privacy.



Existing planting within the garden space, to be retained as far as possible



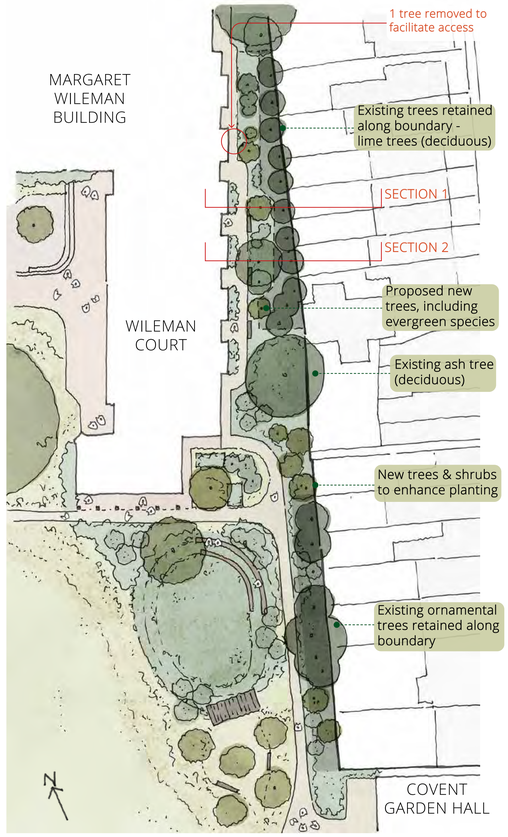
Character reference:
Relaxed linear garden with shade tolerant planting (Fox Garden, South London Gallery)



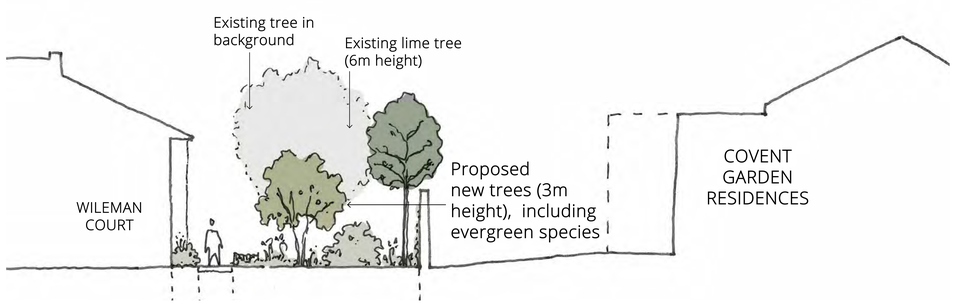
Row of deciduous lime trees (around 6m height) along the border



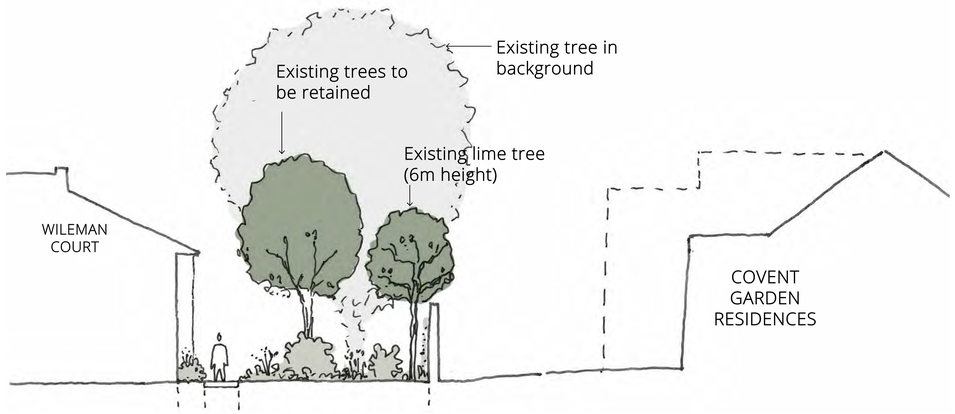
Lime trees in leaf during summer




Landscape plan showing proposals along Covent Garden boundary




SECTION 1
Proposed new trees & existing trees with under-storey planting




SECTION 2
Retention of existing trees with under-storey planting

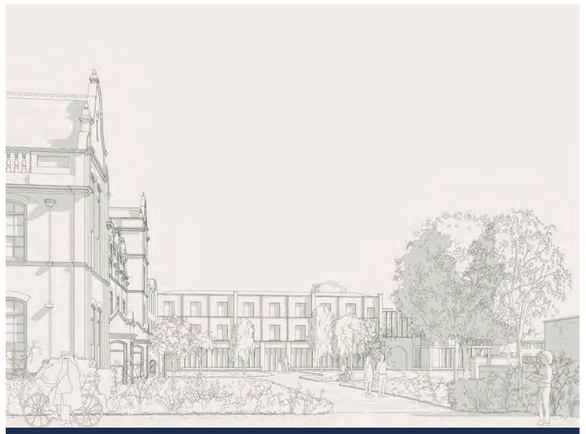
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# WILEMAN COURT AND CENTRAL COURTYARD

This board provides indicative views of Wileman Court and the central courtyard.



Existing heart of the College



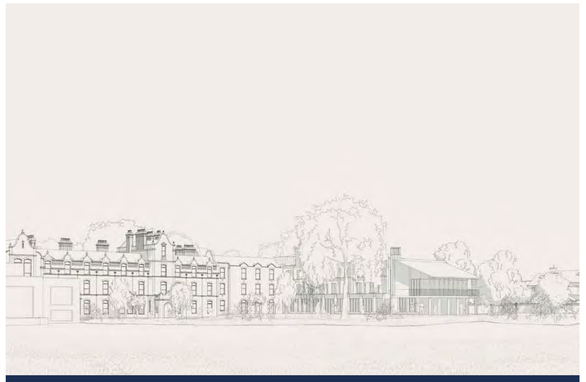
Proposed heart of the College



Wileman Court - view looking down Mews Garden



Existing view from Fenner's



Proposed view from Fenner's

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# THANK YOU AND NEXT STEPS

## Thank you for visiting us today.

**Please spend a few minutes sharing your views by completing a feedback form.**

**Your input and ideas are valuable as we take forward our designs.**

**By hand:** put your completed form in the feedback box provided, or hand to a member of the team.

**Post:** use the Freepost envelope provided, or send direct to Freepost CONSULTATION REPLY (no further address or stamp required).

**Email:** pavilion@hughes.cam.ac.uk.

**Online:** visit www.hughes.cam.ac.uk/renewing-hughes/feedback to complete an online form.

**Phone:** 0800 689 5209

The consultation is open for your feedback until **Tuesday 14 April 2026** (midnight).

**What happens next?**

We will continue to develop our proposals into detailed designs. We will host further events to share updates, including detail on Covent Garden Hall, which will be taken forward as part of a separate planning application. We will provide updates via the project website, or by email if you have chosen to share your contact details with us.

**January / February 2026**
First full consultation meeting

**March 2026**
Second consultation meeting

**May/June 2026**
Topic specific drop-in

**May/June 2026**
Covent Garden Hall planning application submission

**June/July 2026**
Second full consultation meeting

**September 2026**
Submission of main campus planning application