HUGHES HALL
CAMBRIDGE

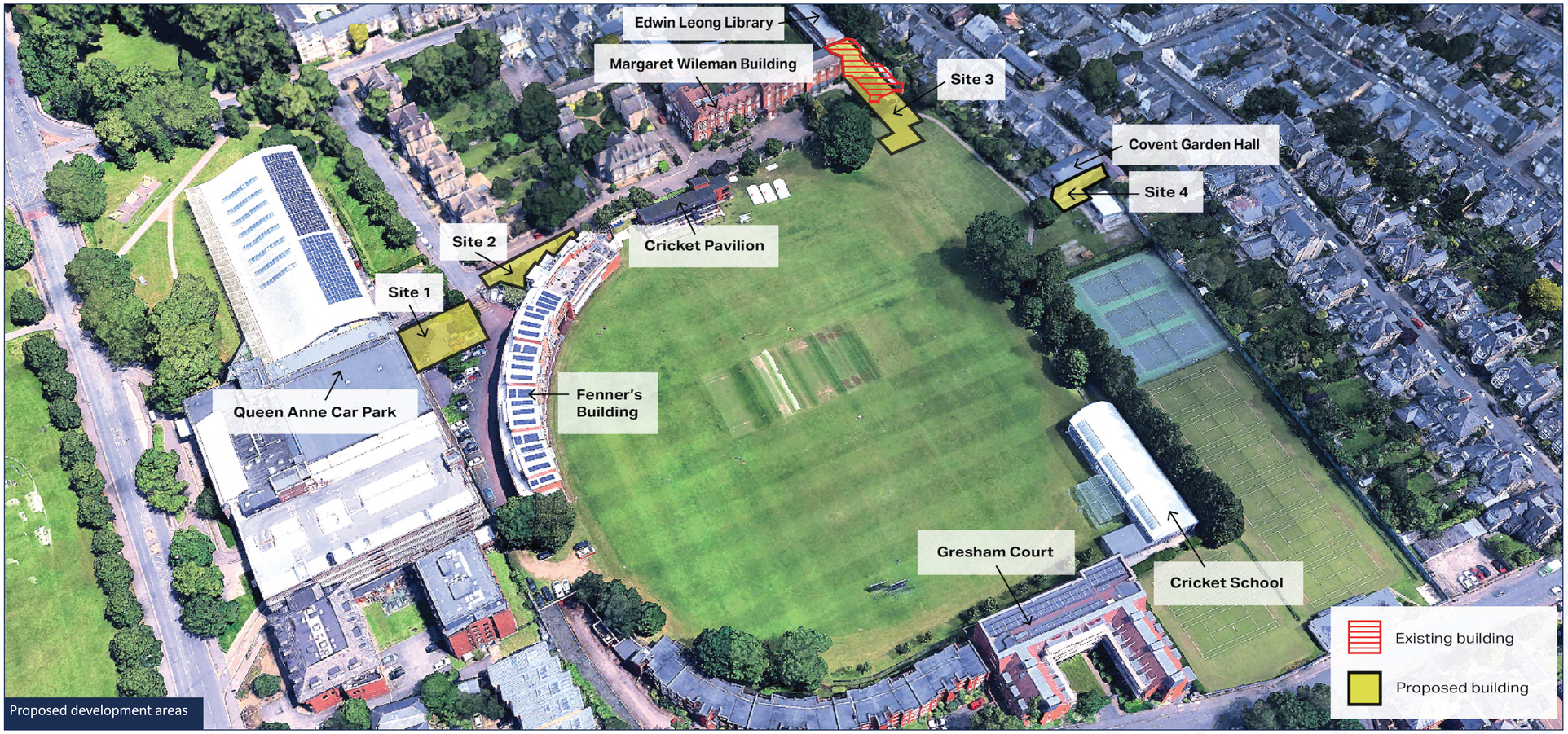
WELCOME

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

In 2024 we invited your feedback on our initial ideas for the future of the Hughes Hall estate. You provided comments, and we made a significant number of changes in response. In January 2026 we began a further round of discussions with you and the Council's Planning team, using a series of drop-in sessions to explain our approach in more detail and, where possible, to further refine our proposals.

Today's event summarises our plans, explains the further improvements we have made, and presents key technical information that will accompany a planning application to be submitted in September 2026.

Please take a moment to review our exhibition boards and share your feedback. Members of the project team are available to answer your questions and hear your views.



Proposed development areas

HUGHES HALL
CAMBRIDGE

WHAT HAS CHANGED

Throughout the consultation process, we have sought to take on board and respond to as much feedback as possible, balancing the needs of our current and future students with the views and interests of our neighbours and the wider community.

Wileman Court

1

The proposed hall space has been relocated to Covent Garden Hall, reducing the overall length of the proposed building.

2

The new building has been positioned further away from the Covent Garden boundary than the existing pavilion.

3

A ‘bay’ has been removed from the design to further reduce the building’s length.

4

The building height at the rear, opposite Covent Garden, has been reduced to two storeys, with roof eaves aligned to the height of the Edwin Leong Library. It then rises to three storeys facing the Margaret Wileman Building.

5

Potential overlooking has been minimised through careful window orientation and the use of obscured glazing.

6

Undertaken a robust Daylight and Sunlight Assessment that has informed informed the design development of the proposals and helped ensure impacts on neighbouring properties have been carefully assessed.

Protected Open Space

We have further reduced the amount of Protected Open Space (POS) required for the proposals, from 587 sqm (1.41% of total POS) to 522 sqm (1.25% of total POS).

Covent Garden Hall

We have brought forward the revitalisation of Covent Garden Hall, helping to future-proof this locally significant building so that it can benefit both the College and the wider community.

Site-wide

- 82 of the 116 student rooms are now located on the previously developed brownfield sites.
- A new landscape strategy will enhance biodiversity and open spaces, including the planting of 40 new trees.
- Discussions have begun with neighbouring residents to improve access to the College grounds adjacent to Fenner’s via a new secure controlled entrance from Covent Garden.
- Engagement continues with the cricket community and University Sport to improve matchday access via Mortimer Road.

HUGHES HALL
CAMBRIDGE

EDUCATIONAL NEED

Throughout the consultation process, you have expressed an interest in the College's educational needs and why this project is necessary to improve the student experience.

The College is one of four "Accept All" Colleges in Cambridge, meaning we must accept every student offered a place by the University. The increase in student numbers reflects the University of Cambridge's strategy to grow graduate admissions by 2% annually.

This has resulted in:

1. Only around 34% of Hughes Hall students being accommodated on campus. Accommodating more of our students on site will reduce pressure on local private rental market.
2. An acute shortage of academic and communal space - a recent survey found that 70% of respondents would use a shared academic hub at least 2–3 times per week.
3. Insufficient meeting space to support undergraduate and postgraduate supervisions in College.

This project is not about increasing student numbers, but about ensuring the College has sufficient teaching, accommodation and social space on campus so that more of our students can benefit from a supportive, community-focused environment.



"Living on-site is an indispensable part of college life at Cambridge, it is where social interactions, sporting events, clubs, tutorials, dining, studying occur just to name a few! You have a sense of community and belonging through integration and tradition, without which the collegiate experience is meaningless or significantly reduced. In my opinion it is the crucial point and strength of the collegiate system at Cambridge."

A former Hughes Hall student

HUGHES HALL
CAMBRIDGE

MORTIMER COURT AND PORTERS' LODGE

In March 2026, we introduced our plans for Mortimer Court and the Porters' Lodge, which will deliver 71% of the new student accommodation on two brownfield sites.

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



Mortimer Court from Mortimer Road



Porters' Lodge from Mortimer Road

HUGHES HALL
CAMBRIDGE

WILEMAN COURT: SUMMARY OF CHANGES

Throughout the design and development of our Wileman Court proposal, we have introduced a number of improvements to reduce the impact on our Covent Garden neighbours.

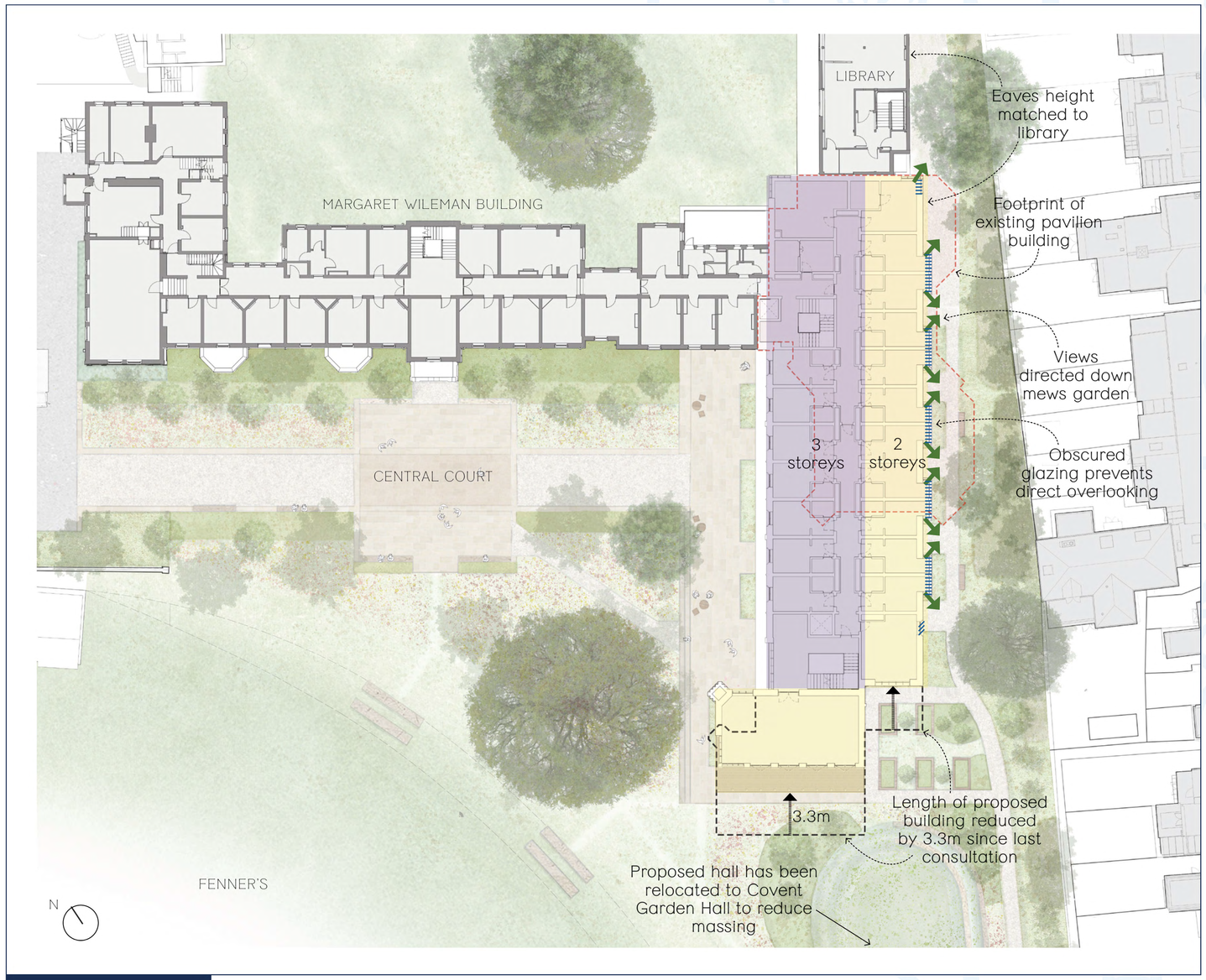
Care has been taken to ensure that the design quality and articulation of the rear elevation facing Covent Garden is of equal importance and quality to the front elevation facing the College and the Grade II listed Margaret Wileman Building.

The plan to the right outlines the key changes we have made to our proposal during the consultation process.

The image below shows the reduced bay windows, creating more of a gap between the building and the boundary.



View looking down the mews garden



Wileman Court plan

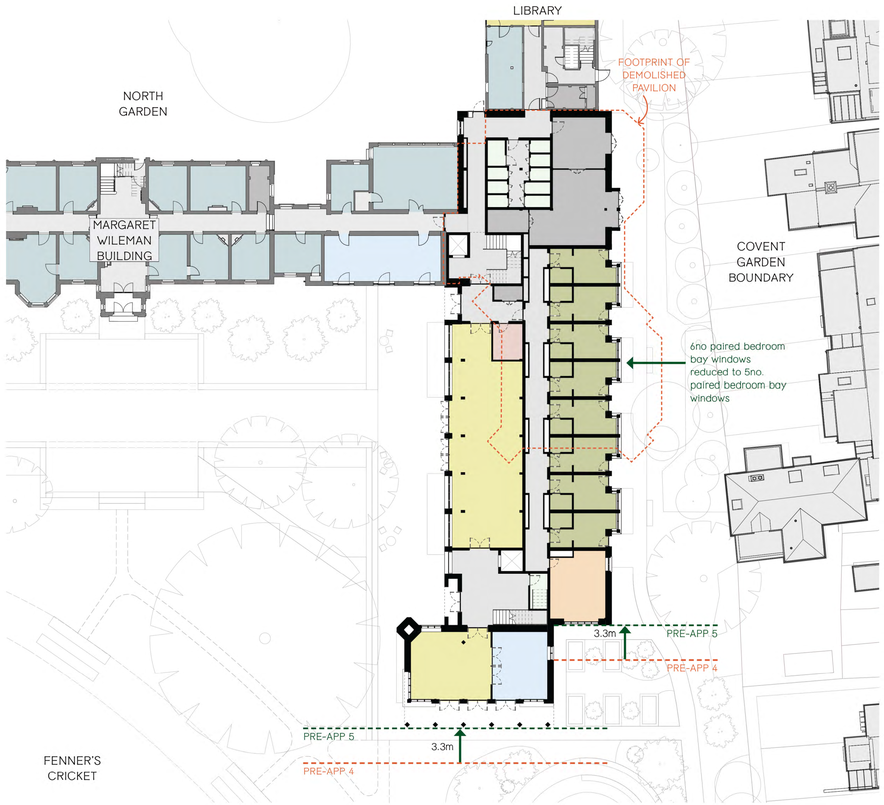
HUGHES HALL
CAMBRIDGE

WILEMAN COURT

Since our March 2026 meeting, we have made a further change to our proposal in response to feedback.

The plan and images below show how the length of Wileman Court has been reduced, resulting in a smaller building footprint within the Protected Open Space and an improved relationship with Covent Garden.

This change has reduced the area of Protected Open Space used from 306 sqm to 256 sqm.



Wileman Court plan

Previous proposals



Current proposals

HUGHES HALL
CAMBRIDGE

WILEMAN COURT: SUNLIGHT AND DAYLIGHT

The College has appointed Point 2 Surveyors to carry out a daylight and sunlight assessment of the proposed development at Wileman Court.

The assessment follows recognised BRE (Building Research Establishment) guidance and considers potential effects on neighbouring residential properties.

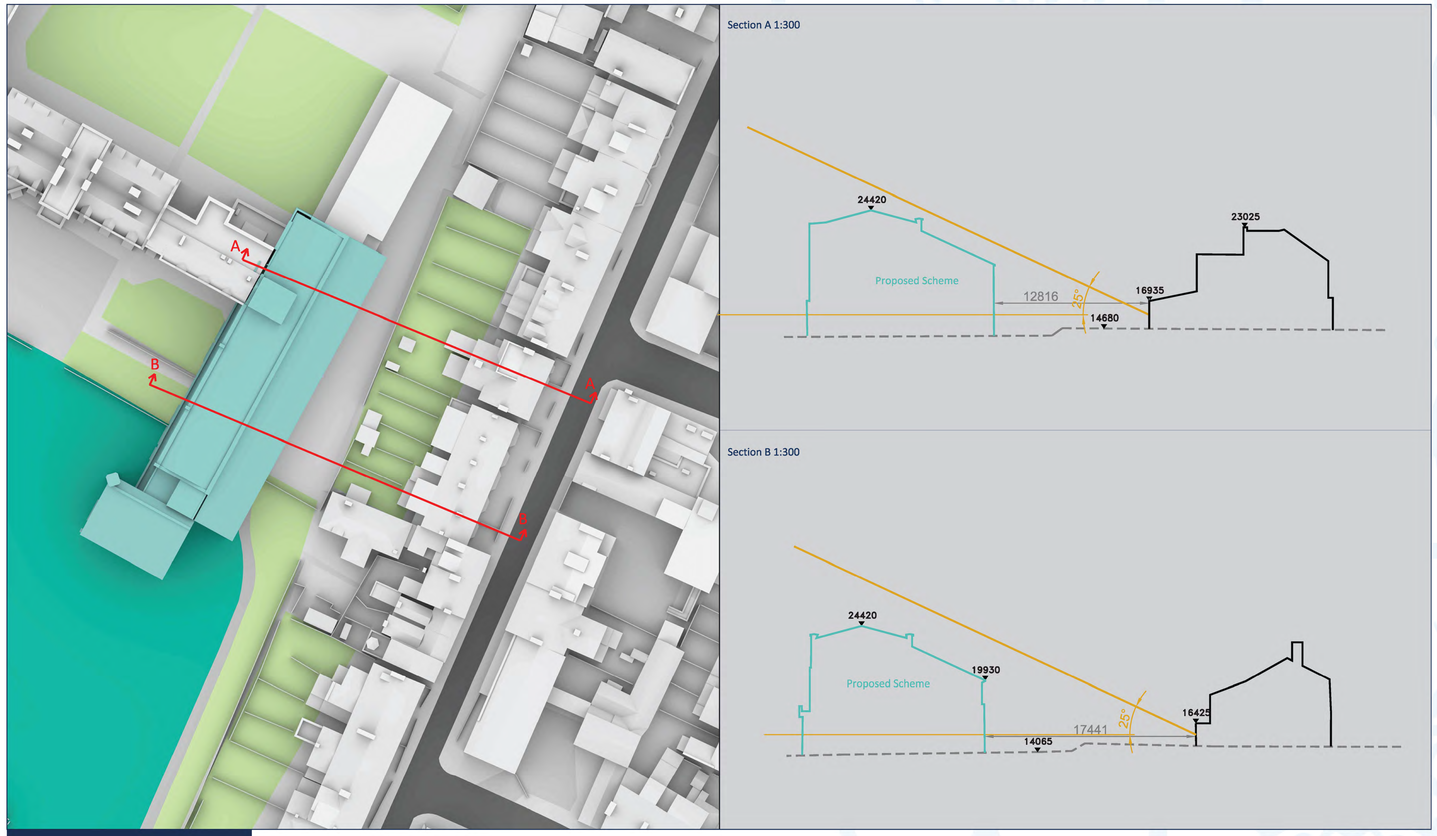
The guidance acknowledges that some loss of light is acceptable, as development must balance the needs of existing residents with the provision of new development. The purpose of the assessment is to ensure any impact remains within acceptable limits.

The assessment focuses on main habitable rooms only (living rooms, bedrooms and kitchens). Non-habitable rooms such as bathrooms and hallways are excluded.

A standard BRE daylight test is used to assess potential impact. This involves drawing a line from the bottom of a neighbouring window to the top of the proposed development. If the resulting angle is below 25 degrees, any impact is considered acceptable.

The initial review shown to the right demonstrates that the obstruction angles created by the proposals are below 25°.

Point 2's findings will be included with the planning application in September and set out on a property-by-property basis, helping residents clearly see the result for their individual homes.



Daylight and sunlight model

HUGHES HALL
CAMBRIDGE

WILEMAN COURT: PROPOSED VIEWS



Central court view



View looking down Covent Garden

HUGHES HALL
CAMBRIDGE

SITE-WIDE LANDSCAPE STRATEGY

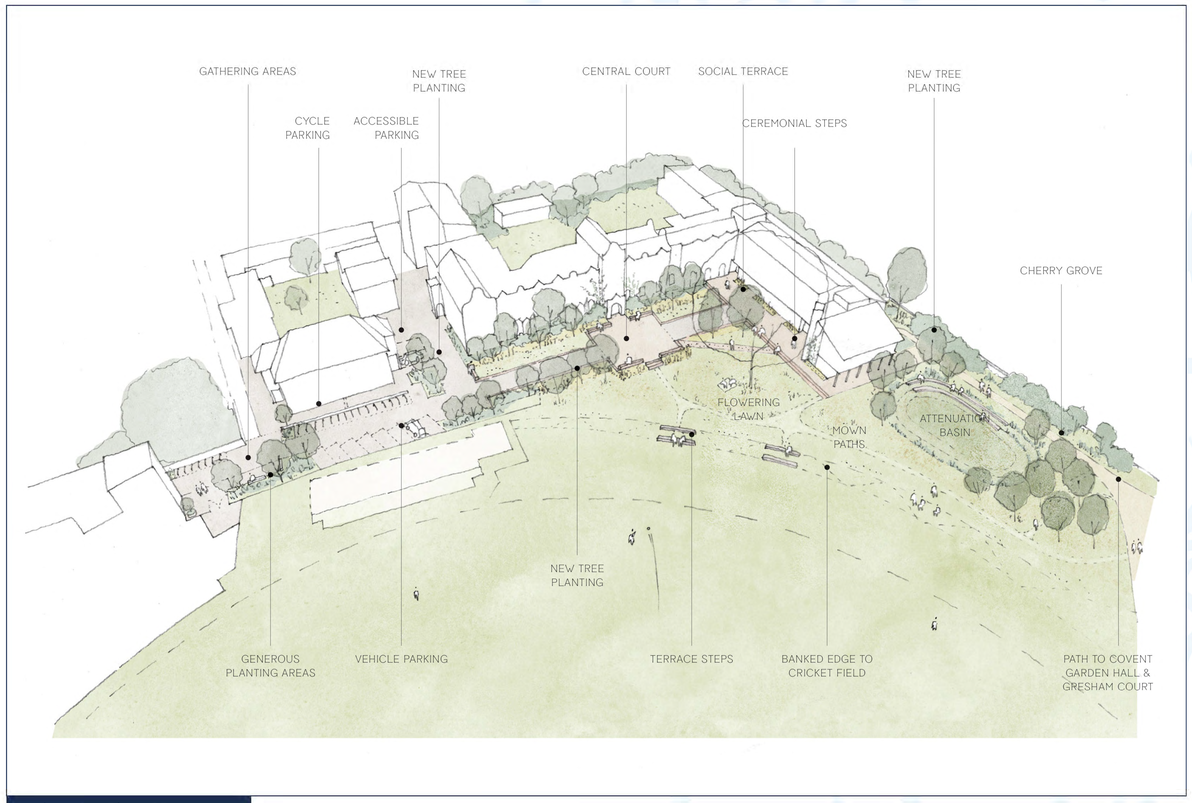
We have continued to develop our landscape proposals for the site, taking into account feedback received to date.

The updated plans illustrate how we intend to create a greener, more welcoming and more usable outdoor environment for students, staff, immediate neighbours and visitors.

The space in front of the Margaret Wileman Building will be opened up and added to the adjacent public open space, creating an extra 1,040 sqm of landscaped area.



Landscaping Plans 2D



Landscaping Plans 3D

HUGHES HALL
CAMBRIDGE

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.

The consultation is open for your feedback until **14 July (midnight).**

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

What happens next?
We plan to submit a planning application for the site-wide masterplan in September 2026. This will include detailed plans for Wileman Court, Mortimer Court, Porters' Lodge and our overall landscape strategy.

We will continue to keep you updated by email and are happy to answer any questions you may have in the meantime, as well as after the planning application has been submitted.

Thank you for your time.

January / February 2026
First full consultation meeting

March 2026
Second consultation meeting

9 June 2026
Covent Garden Hall specific consultation

30 June 2026
Third consultation meeting to update on wider masterplan

Late July 2026
Covent Garden Hall planning application submission

September 2026
Submission of main campus planning application