

WHY DOES THE COLLEGE NEED TO EXPAND?

Growth in student numbers

Girton is one of the larger Cambridge Colleges and the only one within South Cambridgeshire District. It was founded in 1869 and was Britain's first residential college for women. Today it has approximately 500 undergraduate and 200 postgraduate students, split between the main site, private rented housing, and leased accommodation at Swirles Court in Eddington.

In common with all Cambridge Colleges, Girton is experiencing demand for growth to accommodate increasing numbers of students as well as for improved facilities to cater for modern needs. The College is also considering consolidating all of its student accommodation and teaching activities onto the Girton site.

North West Cambridge

This part of South Cambridgeshire is changing. The North West Cambridge and Darwin Green developments are transforming the appearance of this approach to the city and creating improved transport links, with, for example the Ridgeway cycle route. For Girton College, this will reduce both its perceived and actual separation from Cambridge, other Colleges and University facilities.



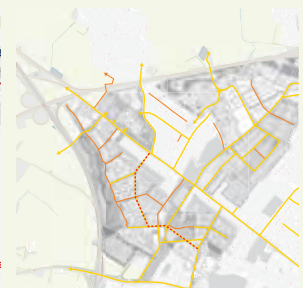
What this part of Cambridge might look like in the future (by combining the illustrative masterplans, including those prepared by others)

A masterplan for the College

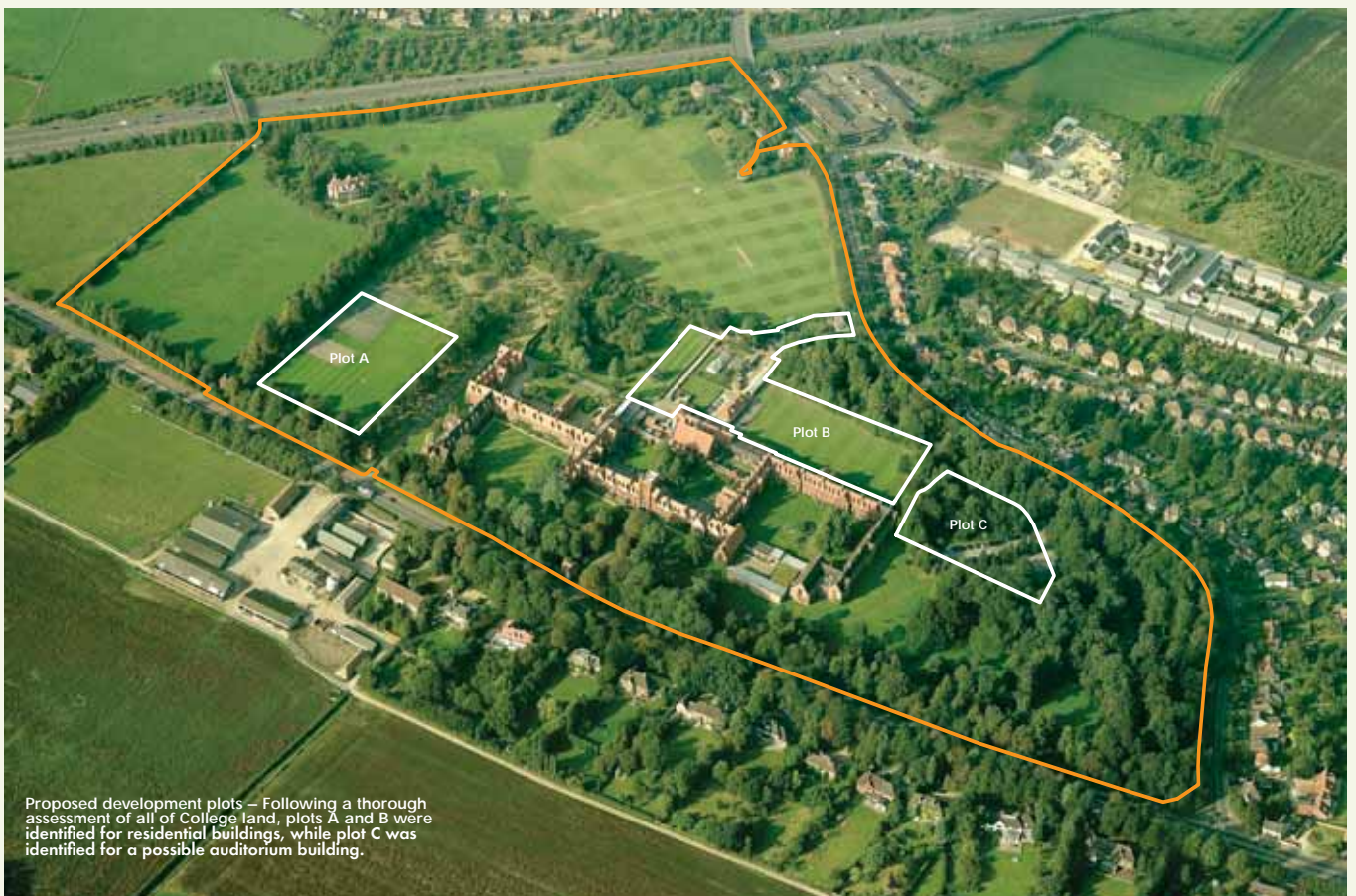
The College worked closely with officers at South Cambridgeshire District Council in the preparation of the original and currently consented masterplanning scheme to show how the site might be developed over the next 25 or 30 years. We undertook extensive consultation at the time which provided useful input. The masterplan and the overall approach to development was reviewed and endorsed by the Council's independent Design Enabling Panel. No objections were raised to the application at that time.



Future vehicular transport links (based upon consented planning applications by others)



Future pedestrian and cycle links (based upon consented planning application by others)



Proposed development plots – Following a thorough assessment of all of College land, plots A and B were identified for residential buildings, while plot C was identified for a possible auditorium building.



WHAT IS THE SCHEME? (1/2)

What is being re-applied for?

The College is re-applying for outline planning permission to establish the principle of development on parts of the site and to set a maximum amount of floorspace and building heights.

To meet all its needs over the next 30 years, it is estimated that the College could require up to 400 new student en suite bedrooms. The outline planning application will be re-applied for:

- Student residential accommodation and associated meeting, office and social space (maximum 14,700 sqm)
- An auditorium (maximum 1,300 sqm)
- Replacement buildings and grounds maintenance workshops
- One new and relocated sports pitch with additional 'ball stop' fencing, relocated tennis courts
- Two new vehicular accesses from Girton Road
- Replacement car park (closer to the front lodge)

THIS IS ALL AS PREVIOUSLY CONSENTED.

What are the benefits?

The site is within the Green Belt, where development is normally restricted unless 'very special circumstances' can be justified. Development at the College would:

- Contribute to the continued success of a world class university
- Strengthen the College community by housing a greater proportion of postgraduates and undergraduates on the main site
- Make more effective use of the College facilities
- Sustain and enhance the natural environment of the College
- Allow improvements to the existing Grade II* listed College buildings



Map showing the extent of Green Belt land (shaded green), which includes the College (outlined in orange). Nearby land has recently been released from the Green Belt to allow for the North West Cambridge and Darwin Green developments.



Old Wing, 1873
Girton College's first building on the site: the gable walls were left blank to allow future wings to be added.



Original masterplan drawing, 1887
This drawing by Alfred Waterhouse reveals that already in those early days there were ambitions to extend: the pencil outline shows what was to become Woodlands Court, completed years later in 1931.



Emerging illustrative masterplan



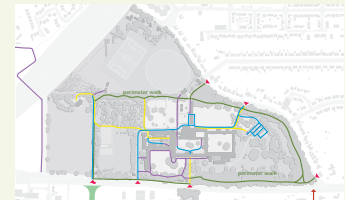
WHAT IS THE SCHEME? (2/2)

Existing context

The College benefits from generous gardens and grounds, including some areas of great value, such as the Old Orchard. Nevertheless, as previously consented and agreed, there is potential to make better use of space in some parts of the College, while at the same time protecting and enhancing the important features of the landscape.



Part of the 'shelter belt' of trees is protected by tree preservation orders



The routes through and around the College include the cherished perimeter walk

Masterplan in summary

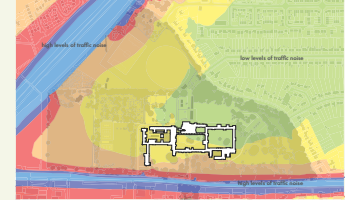
- New accommodation buildings located on least sensitive parts of the site
- Potential for a new Postgraduate Centre
- Potential for a new auditorium
- Improved facilities for the gardeners and grounds staff
- Improved sports provision
- Relocated car park giving better approach to the Porters' Lodge at the front of the College
- New vehicle accesses off Girton Road, but no increase in motor vehicles
- Additional cycle parking
- Boundary tree planting retained with ongoing long term management strategy
- Improvements to the 'perimeter walk'

Although not part of the outline planning application the following works are also being considered:

- More effective use of the existing buildings, while enhancing their heritage
- Enhancements to the landscaping in Cloister Courtyard
- Opportunities to enhance the long term environmental sustainability of the College



The character the landscape ranges from wild areas of woodland to formal gardens



Attenuating noise from Huntingdon Road and the A14 will be very important for residential accommodation



Ash Court is the most significant residential development at Girton College for 80 years and is a precedent for any future development

What happens next?

It is expected that the outline planning application will be determined by South Cambridgeshire District Council in the Summer of 2022. If approved, the College will prepare and submit the first detailed planning application within the next few years.



Illustrative proposals for North West Cambridge (by others)

Emerging illustrative masterplan



GIRTON COLLEGE
MASTERPLAN

Allies and Morrison
Turley