

22/01/08

Lotte Johnson (JMA Secretary)

### **Minutes for Opening Meeting held by the Bursar concerning the Library/IT Building and Oxford Road**

Adrian

No questions should be offensive  
Controversial topic – but we are all here for the same reason – to do what's best for the college

Bursar

Student body should have same opportunity as staff  
Library and Oxford Road to be discussed

#### LIBRARY

Architects gave presentation to the fellowship  
History – 1958 original plans to knock down Grove, buildings to go all the way to Storeys Way (eliminating protected trees), huge water feature.  
Woman lived in Grove at the time, by the time she had died it had been listed Grade II. New Court built just before she died 1985. Then chapel built (separate endowment). 1993 Wilson Court. Then auditorium.  
Images shown of development of the college and then architect's drawing of new library.  
Plan to have a piazza-type feature in front.  
Plan of new library shown.  
Desk positions by windows - Architect keen to give people something to look out from library.  
Interesting space in winding stair well, up to top nest-like space with views.  
Basement – flexible space and rolling stacks, reserve collection storage. 2 undergraduate and graduate computer rooms  
Library will be WiFi and there will be terminals at every desk position.  
Untreated oak planks on exterior. Zinc roof. Brick will be similar to Lazden brick in New Court and Old Court.

Provides 100% more reader space (doubling)

50% more computer room space

5.5 million cost

Archaeology January 2008 – Bronze age artefacts found – 2 pieces of antler, with some Bronze axe grooves in them. This will not delay start of building.

Services across site will be diverted Easter break 2008, some may be started sooner

Start 30 June 2008 (Monday after degree day)

Completion – 30 September 2009

“Silent working” 1 April to 12 June 2009

Bikes will be relocated along Huntingdon Road taking out some of the car park spaces, where bikes were originally kept in college

Sam Waudby - Will the temporary bike shed have a cover?

No, not worked out yet, but there will also be temp bike storage in Wichfield Lane, but won't be covered for that year.

Q - Will it be in a locked compound?

Yes, Wichfield lane will be but not Huntingdon Road

Q - What will happen to existing library and law library?

Up for discussion. Existing library likely to become an upper hall, a dining room and a bit like Reddaway Room (lift expected to be put in to spread kitchen overhead etc)

Law library to become new JCR. Both of these are merely ideas, governing body has not made a decision

Sam Waudby – Why is there no law library in the new library?

There are 3 reader floors and a ‘flexible study’ space on 3<sup>rd</sup> floor. Location of books needs to be assessed

Collections of books have been offered in the past but have had to be turned down due to lack of space

Q - Where has the money come from?

College has been saving up. Number of pledges have been received.

Initial offer of 4 million (conditional on a particular share price reaching a particular level which has not been successful – this is why it has taken 5 years to launch the project)

Launch of major fundraising campaign in Sept – confident that we have the resources

Paddy – it is an investment – how are we going to make the money back? What is the aim? Will it attract more students?

Annual expenditure on books won’t rocket, but we will be able to accept offers of books.

From bursar’s perspective – v expensive

Paybacks will be any conference use and income generated by what takes place where the existing library is.

We hope the 20 million campaign will find 5 million for the new library – confident. One donation may be 2.5 million

Harriet Bradshaw – Could you clarify “silent working”?

Contractor built Gatehouse and auditorium – managed to keep everyone happy while building, satisfied everyone, dealing with finalists. Main people affected will be freshers – slightly less pressure on the student body.

Students are as little affected as possible but we can’t pretend that there will be no effect

## OXFORD ROAD

Graphs shown of average wealth of Cambridge colleges (with and without Trinity and St. Johns)

Fitz is No. 23 – one of the poorer colleges

However, we have demonstrated that we are committed to supporting sport, for example the Boat House

Table charting progress in housing students shown. 212 rooms have been added, roughly half on site half off.

Various properties along Huntingdon Road, Canterbury Road  
Oxford Road playing field – properties owned strategically around it  
David ? House, Glisson Road – graduate hostel near station

Student population of Cambridge from 1959 – 2005/6 - Undergraduate population  
grown slowly, Graduate has grown drastically, esp women.  
Major job in creating new housing – major issue is graduates  
We house 99% (ie. Every undergraduate who wants to be housed)  
Vs. housing 63% of graduates – under the university average

Proposals – Z Staircase linking across Cameron Lecture Theatre and Wilson Court –  
hope to house undergraduates, freeing up offsite housing for graduates

Last year No 1 Halifax Road was bought, hope to get planning permission of 15  
graduate rooms

History of Oxford Road

1908 Bought by the then Master, who leased the field to the Amalgamated Clubs  
1909

1909 Football etc pitches

1910 Red Cottage Built

1919 Fitzwilliam Hall Trust – enabling those who can't afford to come to Cambridge  
to be given wider access

Real possibility that it might have been abolished.

1920 War memorial fund started. 2 parts. One to purchase O Road from Reddaway.  
Secondly an exhibition fund started - purpose changed to buy Red Cottage as well.

1960 – Fitz moves to Castle Hill

1966 – Fitz becomes college

1971 – Trust liquidated , assets passed to College

1973 – College forms intent to develop

College has taken council's opinions three times always with same result

College always takes position that before developing O Road a new playing field  
must be found. For over 30 years this has ben done.

1989 – close, JMA consulted about developments - supports

3 years ago – local plan review, JMA agrees to wait

Are we saying goodbye to this? No. Are we going to damage this? No.

New playing field site part of the Univeristy's North-West Cambridge development.

“The Girton Gap” – New O Road site may be situated here.

No firm commitment yet, just an ‘in principle’ idea - Storeys Way access will be  
potentially enabled to new playing field

Andrew Price – What is the time scale of the plans?

We don't know. We are in a position to buy the new fields courtesy of a gift of  
0.25 million from a member of college. This person is giving 50,000 a year for  
the balance of his life.

This money will be quite sufficient to buy the new field. But once purchased,  
level field, drainage, pavilion, gamekeeper's house, trees around field astro  
turf.

Suppose this phase takes 3-5 years. Then battle with the planners re: O Road. Bursar's vision is to keep a third or half site to build purpose-built graduate/fellow housing and then sell the rest at a high price. This is not concrete. Bursar believes this can be done. This will boost finances of JMA. Red Cottage will stay with war memorial.  
New war memorial on new site.  
Tennis courts kept on O Road in order to have facilities for the housing created.  
Suddenly JMA would become the richest student body in Cambridge, including Trinity.  
Bursar affirms that he is committed to sport in Fitz

Aleem - Does college feel comfortable trading off war memorial for new sports field?  
Legal advice – we can do what we want to do.  
New playing field will be dedicated as it currently is.  
People who originally raised the money were trying to create a facility for Fitz. If they had been told that they could keep the facility and do much more for the student body, what would they have answered?  
Bursar believes that they would have gone ahead.

Q – What about the quote, “permanent memory”?  
We will continue to have pitches, devoted to their memory

Liam Nicholls - Besides the war memorial, the college does not have much history. Do we not feel that something 100 years old is worth keeping to maintain history – the oldest piece of land that we own. 100<sup>th</sup> anniversary this year. Surely this is important?  
This meeting and the college is not making any final decisions at this time. We can only decide when there is a real chance of this happening – this is a long way off.  
They must weigh in the balance of interests of past present and future members of Fitz.  
Sense of force of compassion for people who are now dead – what they would have wanted. Surely they would have wanted us to do what is best for the college itself.

If the JMA becomes the richest in Cambridge – what is to stop them wasting this money? How is this money to be used?  
Future students will never have control of it. Structure of JMA is that they have 2 levels of trustees – Executive trustees running legal entity (all fellows). The other trustees are members of the governing body of the college – the governing body will ring-fence this money for the benefit of the student element of the college. Irresponsible students will not be able to get hold of the money.

Sam Waudby – Will you guarantee that when you make the decision you won't go ahead unless you have the majority of the support of the student body?  
I can't answer that, as I won't be here. However, the governing body will be bound to take account of present students. However they will take into account also future students. Can't guarantee but

Money will be ring-fenced for students

Paddy – deal for new site is in principal. Freehold?

Yes

Q - Corporate responsibility – how does the administrative body feel that they can cash in on the historical heritage of the college?

The governing body will take into account the whole range of interests I have outlined. This will be done in a transparent and straightforward way.

Q - How will the community use of O Road be affected? This is an important element.

It is in the interests of the JMA to continue to have these links. Yes some individuals will lose this green space but all of this will be endeavoured to be continued. This new site will be opened up to new community around the new site.

Q - What do you make of the fact that several alumni have joined the group against O Road?

We have to respect everyone's point of view. Campaign 3 years ago contained a lot of misinformation. Similar open meeting 3 years ago set this straight. Bursar himself uses the field, as do his friends – who were mainly all happy, one person is profoundly unhappy. But the judgement is not the Bursar's.

Q - Has the college engaged the community/local residents about the development?

We can't yet. There are no concrete plans to develop so we cannot ask yet. Starting point is finding a new playing field. Once we've found that and made plans, we will certainly consult the neighbours. This will not be an easy job.

Q - If we were to move, how can we guarantee the quality of the new playing field?

We will have the money to make it so. Keen to build astro turf.

Q – Council's local plan protecting O Road mentioned. As Environmental space and sporting facility. Plan is up for review in a few years. The council sees no reason why it should be changed. Environmental protection will stand. How do you intend to get past this? Or will we have 2 spaces and be unable to develop O Road.

That is a possibility. But I am reasonably confident that if we actually had the new playing field the council would take a different view about the potential of O Road

Catherine McCloskey - Do you think it is strange to refer to the plaque itself as the war memorial, rather than the actual dedication of the specific site itself as the memorial? The playing field itself is the important thing, not the plaque itself.

The only tangible thing is those stones. There will still be a playing field for Fitzwilliam. The only thing I can say is that the governing body will have to make this decision in the future, this decision will not be made now.

Q – Idea of having 2 playing fields at once. Why when we are so poor?

The money actually needed to buy a new piece of agricultural land is minimal. Only a few thousand pounds needed to give the option of a new

Q - Strategic housing around O Road - What is meant by this?

It borders the playing field, we'll need to get access from this from several directions. Allows us to develop in smaller pieces.

Olly West - Opposition is the idea of the war memorial – we will have lost the emotional attachment to Fitz – slippery slope – if the new playing fields have to be developed in the future... what will happen? Christ's and Sidney have just sold theirs and are now playing on Pembroke's? Is there any guarantee that Fitz will always have somewhere to play sport?

Trust – first call is to provide playing field for Fitz. Always plan to find a new site first.

The question should be what benefits can be generated from O Road. I share the emotional attachment to O Road. However, if we can have an even better replacement and do what's best for the student body, then we should do this.

Q - What about current minimal facilities such as lack of footballs?

JMA has plenty of money - if we were asked properly for the right things and the sports clubs were made into senior societies then this would not be a question

Q - Who would present the plans – Bursar, sub-committee?

The Bursar of the day would be the driving force, but it would go through several committees, consultation with GPC, open meetings, college committee would be involved. Ultimate plans will be from governing body, students will certainly be present at this occasion.

Q - Plans for an astro in Cambridge – is this truly possible? Will it end up being far away from college? Like St Catz, who have ended up letting more colleges use it than themselves?

Always taken as a given that the new playing field will be better and at least as convenient - certainly new astro, certainly let out because not used all the time, but Fitz will have first call

Boundary between city and South Cambs runs across the site. Two local authorities have different planning procedures. City – this part of site is already approved for development – largely housing. Other part – will be considered.

Master plan includes playing fields, no reason why there shouldn't be an astro on this.

Q - Seems like college has already make a decision – bought strategic housing etc.

No, it has been college policy since 1973 to do something about developing O Road. But there is no decision to make yet. First decision is to make new site, second is to get permission to develop O Road. Third is how? None of these have been made

Q - What will happen to O Road in the meantime? Do we have enough money?

Yes we have sufficient money to buy and do the initial developemtn of a new site.

Old site will continue to be used until there is a decision made to stop using it in favour of the new one. Seamless transition envisaged.

Q - Will there be enough money to maintain O Road in memorial-like state? E.g. memorial garden etc.

Yes

Envisage that there will be enormous consultation about principle of selling O Road and also how it will be developed.

My vision is graduate and fellows housing – I perceive this as the real need of the college community. Graduates with their own serious graduate site. i.e. Burrell's field.

However, my vision will be undoubtedly modified, as I won't be here. But students will always be consulted.

Steve Cox – Z block, how much will this cost and how long will we have to wait on O Z – 2 million approx at the last count – part of an aspiration to house almost whole undergraduate population on the college site. Knock on effect of releasing offsite housing (assuming that student population stays at same balance and size)

Q - If funds go into new site, but struggles occur with O Road, would college consider keeping it as a green space?

We would have to take advice, we can't say at the moment. There will be no disposal of O Road until there is new and better playing field available. We can't see beyond that.

Q – In terms of size of playing fields – comparison of new and old sites?

Hoping it will be slightly bigger.

Q - Where can members of JMA find access to the policy? And is this up for review?

Evidence I have for the policy is the correspondence with lawyers in 1973.

The stumbling block has always been that a new replacement must be found first. Under Gordon Cameron, it was suggested that Fitz obtained a piece of the "University Farm"

Yes, it's up for review, in the sense that the governing body has make no decision to buy a new playing field yet. We can only take a decision once this has been found.

Tarun Gupta – Where will the money come to build housing on O Road

Money gained from sale of rest of the land will fund building and JMA will keep rents from accommodation and any other

Harriet Bradshaw - Is there an equivalent to the BillyGoat Society for sports and why not? Why has this not been created if college is so devoted to sport? Why are current facilities fairly poor – rusty nets etc, lack of equipment? Why did this not happen 30 years ago?

No. Billy Goats devoted to the Boat Club but as with the vast majority of other colleges there is no rugby/football club – closest is the reunion matches.

That field is owned by the JMA, not the college. If owned by the college, it would have been sold long ago. If governing body had money to spare, they

would spend it on academic endeavours not sport. There is nobody on this fellowship more committed to college sport than me.

Harriet - Can we have an 'ad in optima' to improve field sport?

Q - Is there a time limit for the plans?

We are in active dialogue with the university, these things move very slowly.