

# Heritage Statement

Extension to Jii Block and New Link Building  
for St. Mary's University, Twickenham

Document Ref. 181045-0210 Rev P1



**Kendall Kingscott**

Suite 3, Sandford House, 1b Claremont Road, Teddington TW11 8DH  
T: 02089435300 W: [www.kendallkingscott.co.uk](http://www.kendallkingscott.co.uk)

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# Heritage Statement

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## 1.00 Introduction

This Heritage Statement has been prepared in support of two planning applications submitted by Kendall Kingscott Limited on behalf of St. Mary's University, Twickenham. It relates specifically to the proposed extension to Jii Block and to the proposed Link Building on the Main Campus in Twickenham

The address is St. Mary's University, Waldegrave Road, Strawberry Hill, Twickenham TW1 4SX.

This Statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF), Planning (Listed Buildings and Conservation Area) Act 1990, hereafter referred to as 'the Act' and uses Historic England 2019 Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 in relation to assessing the impact of the proposed works on the immediate environment as well as the wider campus.

The purpose of this Statement is to provide sufficient information and justification for the submitted information to be assessed and verified by London Borough of Richmond Planners and Conservation Officers, Historic England and any other amenity societies or advisory bodies consulted in relation to the application and proposed works.



**Panoramic view of sites for proposed Extension and Link**

## 2.00 Site Description

Below are extracts taken from St. Mary's University website<sup>1</sup>:

*St. Mary's has a long and distinguished history as a Catholic institution for the education of teachers.*

*It was founded in 1850 by the Catholic Poor Schools Committee to meet the need for teachers to provide an education for the growing number of poor Catholic children.*

*It started in Brook Green in Hammersmith, where it was ran by the Brothers of Christian Instruction, with an intake of just six young men.*

*In the years to follow, there was an ever-increasing demand for Catholic teachers and by the end of the 1920s the College campus at Brook Green was inadequate.*

*Brook Green abutted onto Cadby Hall, the headquarters of J Lyons & Co who, at this time, also wanted to expand. As a result of successful negotiations, St Mary's was able to purchase Strawberry Hill House and build living accommodation and classroom space for about 250 students. The College at Strawberry Hill was officially opened in 1925.*

*Since opening in 1925, the campus buildings have been enlarged to meet the needs of around 6,000 students, including the construction of a new Chapel in 1962-63, based on designs by Sir Albert Richardson.*

*It has also seen a dramatic change in society, particularly in the provision of higher education to all. In response to these changes, St Mary's admitted women for the first time in 1966.*

The campus is located within the London Borough of Richmond and is designated as Character Area 9: St. Mary's University and surrounds under the Strawberry Hill Village Planning Guidance. Refer to **Appendix C**. In it is stated:

*Any future proposals for refurbishment, adaptation, extension and new build will need to have regard to London Plan and Local Plan policy, including Policy SA 8 which relates specifically to St Mary's University, as well as this SPD. The Council's Local Plan 2017 and the London Plan can be viewed at [https://www.richmond.gov.uk/planning\\_policy](https://www.richmond.gov.uk/planning_policy).*

It calls for any future development proposals to take into consideration a number of factors including:

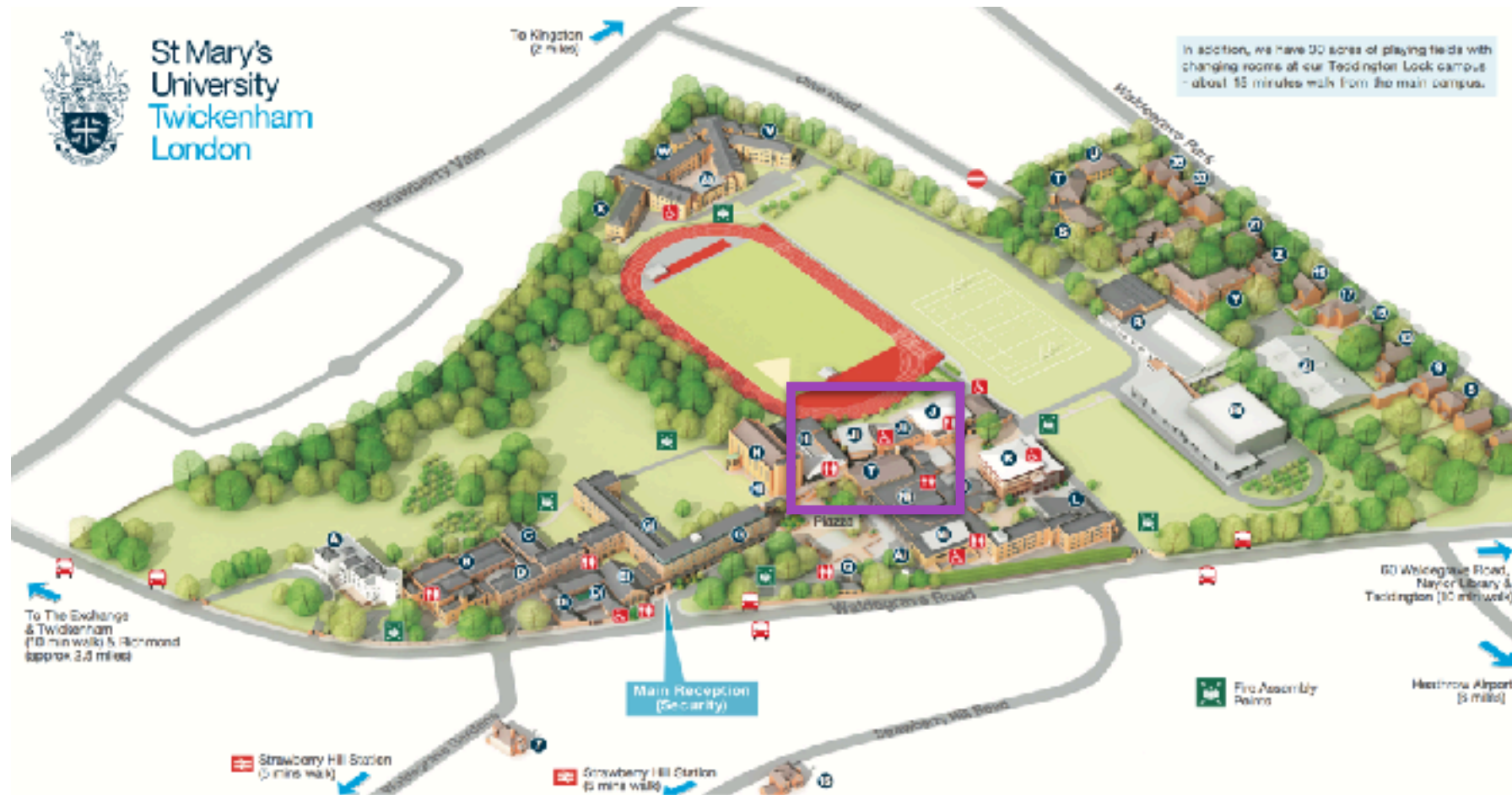
*the need to respect the innate character of the site which comprises a significant level of open space which is designated as Metropolitan Open Land and part of which is designated as a Historic Park and Garden;*

*the opportunity to enhance the visual appearance of some of the buildings within the site through their refurbishment or redevelopment.*

This Heritage Statement sets out to demonstrate that the relevant policies have been taken into account throughout the design process, and that the proposals are sensitive to the setting while looking forward to and supporting the future planning and growth of St. Mary's University.

<sup>1</sup> <https://www.stmarys.ac.uk/about/history-and-heritage/our-campus.aspx>

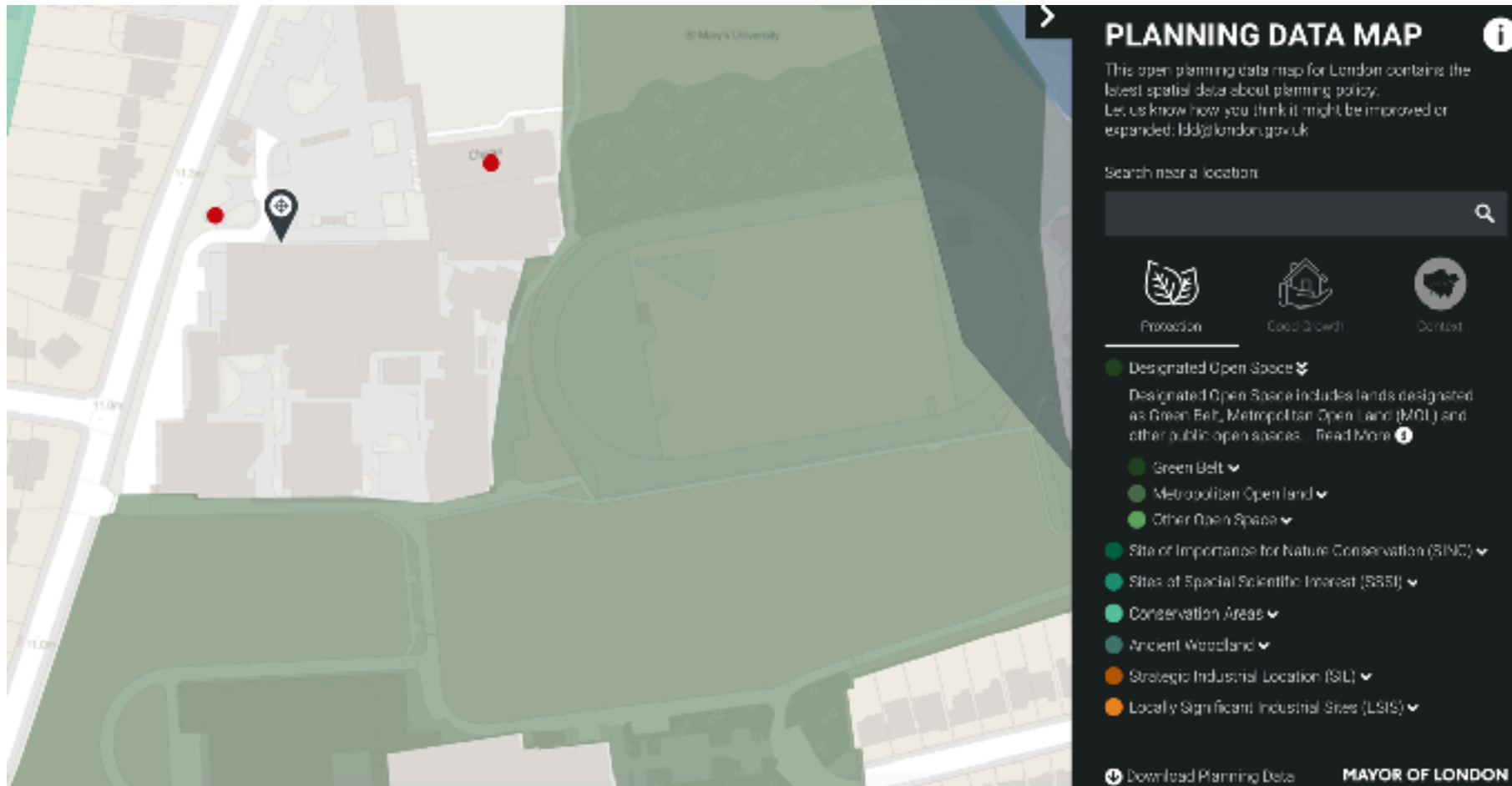
St. Mary's University, Twickenham  
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St. Mary's University Twickenham Campus Map<sup>2</sup>

<sup>2</sup> <https://www.stmarys.ac.uk/contact/docs/2018-main-campus-map.pdf>

### 3.00 The Adjoining Area - Heritage and Listing



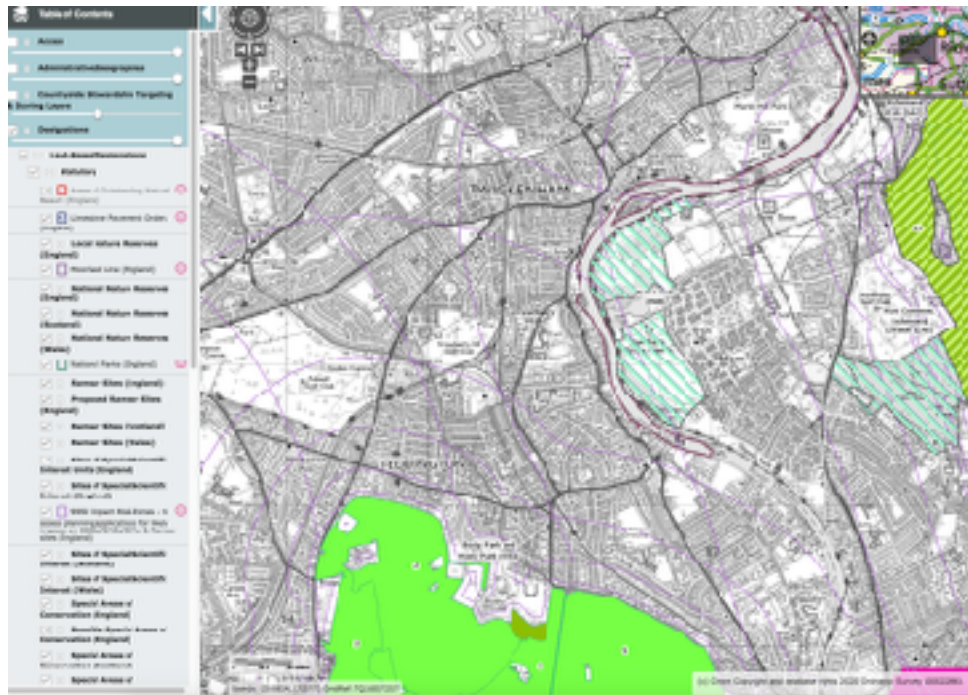
#### Overview of Planning Data<sup>3</sup>

<sup>3</sup> <https://maps.london.gov.uk/planning/>



### 3.01 Land Designations

The map below (taken from DEFRA4) shows that there are no Land-Based Designations adjacent to the Twickenham campus.



#### Land-Based Designations

<sup>4</sup> <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>5</sup> <https://ancientmonuments.uk/map#.Xtnwei2ZO9Y>

### 3.02 Scheduled Monuments

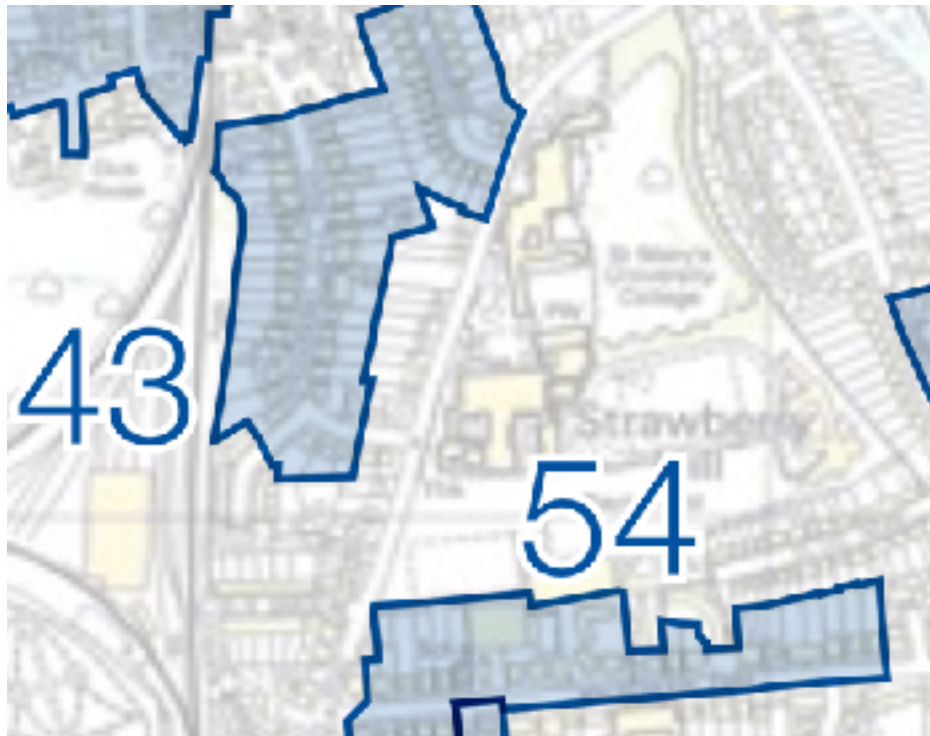
There are no scheduled monuments on or neighbouring the St. Mary's University Twickenham campus. The nearest locations indicated below are in Bushy Park and Kingston upon Thames.



#### Scheduled Monuments Map of Site<sup>5</sup>

### 3.03 Conservation Areas

The campus is close to Conservation Areas 43 (Strawberry Hill Road) and 54 (Waldegrave Park) but does not lie within one itself.



London Borough of Richmond Conservation Area Map (extract)<sup>6</sup>

<sup>6</sup> [https://www.richmond.gov.uk/media/11444/conservation\\_area\\_map-2.pdf](https://www.richmond.gov.uk/media/11444/conservation_area_map-2.pdf)

<sup>7</sup> <https://historicengland.org.uk/listing/the-list/map-search?postcode=TW1%204SX&clearresults=True>

### 3.04 Designated Heritage Assets

The campus includes several listed Heritage Assets indicated by small arrows below:



Historic England Map Search<sup>7</sup>

- Strawberry Hill, St Mary's Training College (Grade I);
- Chapel in the Wood, Strawberry Hill (Grade I);
- Strawberry Hill (Grade II\* listed Park and Garden);
- Chapel, St Mary's University College, Waldegrave Road (Grade II).

Refer to **Appendix A** for the listing descriptions.

These assets all lie to the north of the proposals, while the Extension and Link are set back on the south side of the neighbouring Library building. The proposed glazed facades will offer the users greater visibility of the Park without detracting from the quality of the external spaces.

The proposals do not include for any demolition or alteration of a designated Heritage Asset.

### 3.05 Non-Designated Heritage Assets

The London Borough of Richmond upon Thames Local Validation Checklist Version 2 makes reference to Non-designated Heritage Assets, including:

- Buildings of Townscape Merit (designated by the Council);
- Archaeological Priority Areas.

05/00126/BTM	St Marys College Chapel Waldegrave Road Teddington
00/00240/BTM	239 Waldegrave Road Twickenham Middlesex TW1 4TA
00/00241/BTM	231 Waldegrave Road Twickenham Middlesex TW1 4TA
00/00242/BTM	233 Waldegrave Road Twickenham Middlesex TW1 4TA
00/00243/BTM	235 Waldegrave Road Twickenham Middlesex TW1 4TA
00/00244/BTM	237 Waldegrave Road Twickenham Middlesex TW1 4TA
00/00343/BTM	293 Waldegrave Road Twickenham Middlesex TW1 4SU
00/00344/BTM	311 Waldegrave Road Twickenham Middlesex TW1 4SU
83/03079/BTM	291 Waldegrave Road Twickenham Middlesex TW1 4SU

Extract from list of Buildings of Townscape Merit<sup>8</sup>

<sup>8</sup> [https://www.richmond.gov.uk/media/18606/btm\\_register.pdf](https://www.richmond.gov.uk/media/18606/btm_register.pdf)

# St. Mary's University, Twickenham

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While there are several Buildings of Townscape Merit nearby there are none designated on the campus other than the College Chapel which is listed (see item 3.04). The Supplementary Planning Document Buildings of Townscape Merit dated May 2015 states:

*4.2 It must always be borne in mind that these buildings and structures are not the same as listed buildings and that unless they are within a designated conservation area they enjoy no legal protection from demolition.<sup>9</sup>*

These proposals do not include for any demolition or alteration of a Building of Townscape Merit.

Currently there is no Archaeological Priority Area in place for the London Borough of Richmond. Historic England's website states that Richmond upon Thames is one of the Boroughs currently being reviewed in accordance with the new APA Guidelines.<sup>10</sup>

### 3.06 Tree Preservation Orders

According to the Draft Masterplan attached under **Appendix D**, a tree survey was carried out in July 2015 which noted a number of mature trees on the site subject to Tree Preservation Orders. However none are present close to the proposed development.

<sup>9</sup> [https://www.richmond.gov.uk/media/7621/buildings\\_of\\_townscape\\_merit\\_spd.pdf](https://www.richmond.gov.uk/media/7621/buildings_of_townscape_merit_spd.pdf)

<sup>10</sup> <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>

### 3.07 Metropolitan Open Land

The current London Plan 2016 Policy 7.17 Metropolitan Open Land states:

#### Strategic

A *The Mayor strongly supports the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.*

#### Planning decisions

B *The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.*

The plan below shows that while the proposed Extension and Link are near the boundary of Metropolitan Open Land, they remain within the line of the existing buildings and will not involve any development on the adjacent MOL but will improve views and access to quality landscape. The areas proposed for the development are currently overlaid with hard landscaping. The Masterplan identifies a number of Opportunities for Improvement and Development including:

*MOL (which) is the most significant constraint on St Mary's estate, however analysis shows that the current value of the MOL is low in relation to its defining criteria. There is therefore opportunity to improve views, access and landscape quality, enhance the existing recreational use and integrate it into a wider green infrastructure network.*



Extract from Local Plan Proposals Map adopted 2015



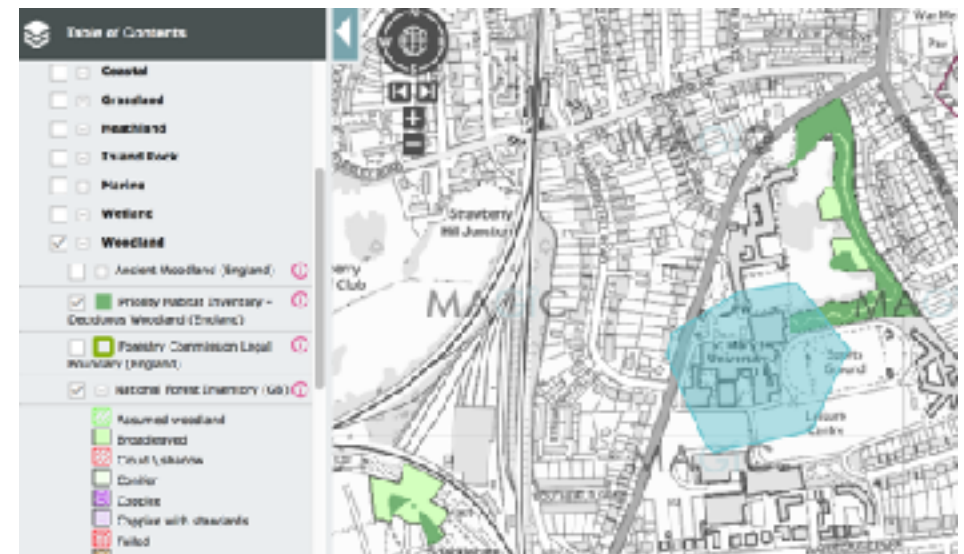
Existing hard landscaping in front of café facing MOL and garden



Existing temporary building and hard landscaping in front of Jii Building

### 3.08 Habitat - Woodland

Areas of designated woodland and Priority Habitat lie close to the campus. The proposed extension to Jii Block will enhance visibility of these areas for the students using the building but without causing negative impact on the health of the habitats.

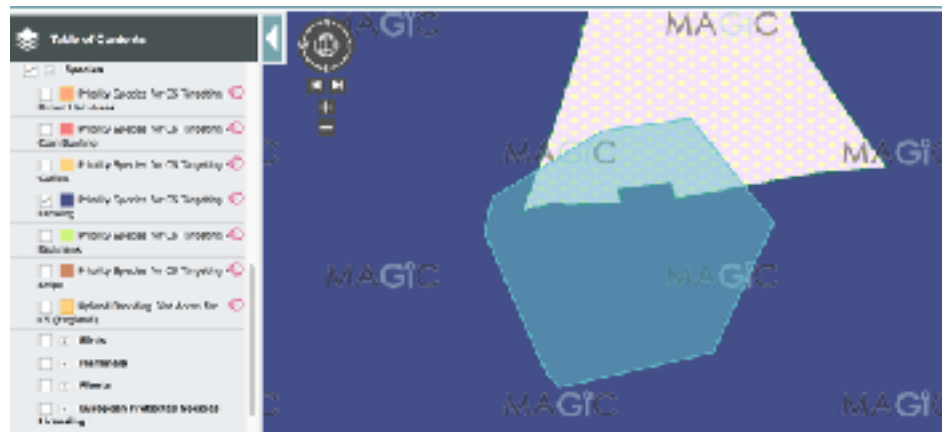


Habitats and Species DEFRA Map<sup>11</sup>

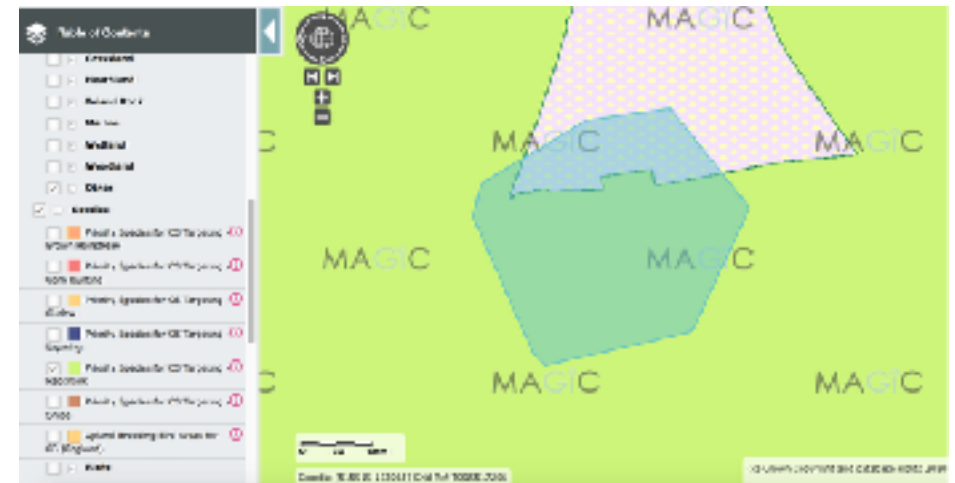
<sup>11</sup> <https://magic.defra.gov.uk/MagicMap.aspx>

### 3.09 Habitat - Bird Species

The area of campus is designated as a Priority area for Countryside Stewardship measures addressing Lapwing and Redshank habitat issues. The proposals will not impact on the habitats.



Habitats and Species DEFRA Map - Lapwing



Habitats and Species DEFRA Map - Redshank

### **3.10 Habitat - Other Species**

The area of campus is not designated as a Priority area for other named species.

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## 4.00 Planning History

### 4.01 Library

Planning permission was granted by the then County Council of Middlesex for the Chapel and Library on 16<sup>th</sup> November 1960. Refer to **Appendix B** for the Decision Notice. An Application to extend the Library was permitted on 6<sup>th</sup> June 1995.

### 4.02 Café

Planning permission for the proposed new café building and external seating was granted on 1<sup>st</sup> June 2005.

### 4.03 Jii Building

The Careers Service and Centre for Workplace Learning is housed within Building Jii. There is no specific reference on the London Borough of Richmond planning website to this building but various permissions have been granted during the period from 1980 to 1999 which it is understood to be the approximate date of construction.<sup>12</sup>

Various post-War extensions and additions were granted permission throughout the late 1940s and 1950s. Refer to the 1960 site plan on page 21 of the Report in **Appendix D** which indicates that the majority of buildings in the area to which this Statement refers had not yet been constructed.

Refer to **Appendix B** for extracts from the planning history.

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<sup>12</sup> Page 54 Masterplan

## 5.00 Heritage Contribution

### 5.01 Central Blocks

The St. Mary's University Masterplan provides overviews of the zones for the Strawberry Hill Campus. The Library, Café and Jii Building fall within the Central Learning Building zone:

*The central blocks accommodate the majority of non-residential spaces, including the refectory, student union and services, main library, conference centre and teaching spaces.*

*This area has evolved in a piecemeal fashion and is composed of buildings of varying height, age and condition alongside new buildings, infills, extensions and refurbishments.<sup>13</sup>*

The proposals being presented here seek to form links and to unify the current elevation and floor plans. They represent the first steps towards providing logical links and flexible spaces on campus for students to support their experience while at St. Mary's, and thus support the Key Masterplan Strategies for the Campus Centre as stated below:<sup>14</sup>

*This area of the campus has the most potential and opportunity for concentrating non-residential development. Future development therefore looks to intensify the existing campus centre to significantly increase the teaching, social and support capacity of this area. The existing buildings in*

*this area are split into two clusters, the larger cluster in the very centre of the campus and a smaller cluster towards the south.*

*- The following design strategy is proposed:*

- Re-use and refurbish more recent buildings to increase capacity and quality;*
- Create clear, sufficient routes through that better connect the campus centre to the adjacent zones;*
- Improve wayfinding and permeability through the area;*
- Remodel the external space between the two clusters of buildings to provide an attractive, high-quality green that enhances the value of the MOL;*
- Create a strong frontage to the green and Waldegrave Road with active uses at ground floor. New buildings infill the gaps and existing buildings are adapted to improve their relationship with the green and public realm*
- Improve the public realm throughout the central campus to create purposeful, useful spaces in between buildings.*

The proposals for linking and adapting existing buildings which the two planning applications represent fully integrate with these recommendations.

<sup>13</sup> Page 26

<sup>14</sup> Page 96

The Masterplan further identifies Enhanced Setting for Historic Buildings as one of the Opportunities for Improvement and Development:

*The setting of many of the historic buildings on the site has been compromised over the years by poor quality public realm, infills and extensions. There is great opportunity to improve the context of these significant buildings across the estate.*<sup>15</sup>

Again these proposals will encourage greater movement and occupation of underused spaces and remove unsightly temporary accommodation from a significant elevation on the Main Campus.

## 5.02 Strawberry Hill House

Both the house and gardens were leased from the University to the Strawberry Hill House Trust in 2002 to undertake full restoration works, with the house and gardens opened to the public in 2010.

According to the Local history note on Horace Walpole:

*In 1747, Walpole moved to Twickenham, to a small house near the river. Built in 1698, it was called "Strawberry Hill" after the area of land on which it stood, known as "Strawberry Hill Shot". ... By his time of his death, 2nd March 1797, ...Walpole had ...(turned)... Strawberry Hill into "the most celebrated Gothic House in England".*<sup>16</sup>

The House itself is open to the public and is managed as an independent Trust. According to their website:<sup>17</sup>

*The Strawberry Hill Trust was formed in August 2002 with a mission to restore Horace Walpole's Gothic villa and open it to a wider public. The Trust has taken over a 120 year lease from the Catholic Education Service, the owner of the property.*

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<sup>15</sup> Page 71

<sup>16</sup> [https://www.richmond.gov.uk/services/libraries/branch\\_libraries/local\\_studies\\_collection/local\\_history\\_notes/horace\\_walpole\\_and\\_strawberry\\_hill/strawberry\\_hill](https://www.richmond.gov.uk/services/libraries/branch_libraries/local_studies_collection/local_history_notes/horace_walpole_and_strawberry_hill/strawberry_hill)

<sup>17</sup> <https://www.strawberryhillhouse.org.uk>

### 5.03 Strawberry Hill Garden

According to the Strawberry Hill Trust website:<sup>18</sup>

*Inspired by William Kent and the ideas behind the English Landscape Movement, Horace Walpole created a romantic garden to complement his Gothic castle. Formal borders mixed with groves of trees and shrubs crossed by winding paths, and flowers and fragrance were all important. There was also a fine lawn, an open terrace and meadows that led straight to the River Thames. The views have been lost to housing and the growth of woodland but the grassed areas and the layout of his tree planting survived.*

*The five-acre garden has been, as far as possible, restored to its original appearance using Eighteenth Century maps and paintings as well as Walpole's own writing.*

*Walpole's grove of lime trees has been replanted, as he wrote to his friend Horace Mann in 1753: "it is an open grove through which you see a field which is bounded by a serpentine wood of all kind of trees and flowering shrubs and flowers".*

### 5.04 Views

The north - south axis running in front of the east elevation of Jii Block and the Café is identified as a Secondary Route in one of the Key Masterplan Strategies - Reinforce important vistas and improve wayfinding:

*Vistas across the site from the southern end of Waldegrave Road are protected and enhanced, by removing obstructions, improving the quality of the open space and ensuring building frontages make a positive contribution to the public realm.*

St. Mary's University has access to significant and historic areas of park and open space; the proposed planning applications represent the first steps towards their recognition and considered use.

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<sup>18</sup> <https://www.strawberryhillhouse.org.uk/the-house/the-garden/>

## 6.00 Planning Policy Statement (PPS) 5

Planning Policy Statement (PPS) 5: Planning for the Historic Environment was published in March 2010 by the Department for Communities and Local Government. The document sets out the Government's over arching objective that *the historic environment and its heritage assets should be conserved and enjoyed for the quality of the life they bring to this and future generations*" (DCLG, 2010).

The document further encourages delivery of *sustainable development by ensuring that policies and decisions concerning the historic environment recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.*

As part of formulating this Heritage Statement, guidance has been obtained from PPS 5 and PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide as produced by Historic England. Further to this in 2015 Historic England issued the following guidance:

Good Practice Advice Note 1: The Historic Environment in Local Plans.

Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment.<sup>2</sup>

Good Practice Advice Note 3: The Setting of Heritage Assets.<sup>19</sup>

Historic England 2019 Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12.<sup>20</sup>

Managing Significance in Decision-Taking in the Historic Environment states in its section on Design and local distinctiveness:

*The NPPF (section 7) and PPG J (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:*

*Views into, through and from the site and its surroundings*

*The current and historic uses in the area and the urban grain.<sup>21</sup>*

The Setting of Heritage Assets states:

*The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

The advice contained within these key documents has been taken into consideration in the development of a design solution for this project which

<sup>19</sup> The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

<sup>20</sup> <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

<sup>21</sup> <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

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seeks to enhance existing links and uses for the students, while preserving those features considered to be architecturally significant and historically important.

## 7.00 Richmond Local Plan 2018 - 2033

The London Borough of Richmond adopted its Local Plan in 2018. Its aim is to:

*set out policies and guidance for the development of the borough over the next 15 years. It looks ahead to 2033 and identifies where the main developments will take place, and how places within the borough will change, or be protected from change, over that period.<sup>22</sup>*

Policies that are particularly relevant to St. Mary's University campus, Twickenham are:

### 5.2 Green Belt, Metropolitan Open Land and Local Green Space

*5.2.4 The purpose of this policy is to safeguard this open land and protect and retain it in predominately open use.*

### 8.2 Education

*8.2.1 ...The borough is home to ...higher education institutions, including St Mary's University.*

*8.2.13 In addition, the Council is committed to working with St Mary's University to address the growing demand for university places by developing a Masterplan in partnership with the University.*

### 9 Housing

#### 9.4 Housing Needs of Different Groups

*9.4.13 Student housing ... The future strategy for St Mary's University proposes growth to increase the number of students and any residential uses proposed should form part of a wider accommodation strategy taking account of capacity and infrastructure.*

### 10 Employment and Local Economy

*10.1.4 The borough is home to ...academic institutions such as St Mary's University.*

### 12 Site Allocations

*12.1.1 The Council has identified key sites that are considered to assist with the delivery of the Spatial Strategy of this Plan. This is of particular importance for ensuring there is sufficient land for employment, retail, housing and social infrastructure.*

#### SA 8 St Mary's University, Strawberry Hill

*Retention and upgrading of St Mary's University and its associated teaching, sport and student residential accommodation. Upgrade works to include refurbishment, adaptation, intensification, extensions and new build elements on site where justified fully with regard to national policy and the policies of the development plan.*

*A Masterplan and/or site development brief, which encompasses the main campus in Strawberry Hill as well as Teddington Lock, together with new estates and student accommodation strategies, will be prepared in conjunction with the Council. This will guide future development for St Mary's University, both on and off site.*

<sup>22</sup> [https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

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The Site Allocation *acknowledges the need to improve and upgrade the existing facilities at St Mary's University as well as a need to provide additional educational floorspace, student residential accommodation and other associated facilities.*

The proposed Extension and Link provide the first steps towards these improvements by linking existing educational and social facilities and forming additional learning spaces.

A Draft St Mary's University Estates Masterplan Stage 1 Report was produced in September 2016 and is attached in **Appendix D** to this Heritage Statement. The proposed extension to Jii Block is in keeping with the Report's recommendations to:

#### *Retain*

*All reasonably new buildings in good condition are retained, including ...the Main Library (Hi) and Dolche Vita Café (Jii).*

#### *Reuse*

*Continuing in the site's history of reusing existing buildings it is proposed that several of the newer blocks within the central hub are reconfigured, re-clad and extended.<sup>23</sup>*

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<sup>23</sup> Page 102



## 8.00 Proposed Works

### 8.01 Extension to Jii Block

The proposed extension seeks to improve the elevation facing the sports track, removing the temporary building in this location which is not only unsightly but which prevents occupants of Jii Block from engaging with any external activities taking place.

The new extension is a pavilion connecting occupants of the social space with those of the athletics grounds and garden beyond. It provides movement and sequence between the disparate internal areas at the same time as it connects with the outside spaces beyond. Glazing along the east elevation introduces daylight and movement to deep within the floor plans.

### 8.02 Link Building

The proposed new Link Building is designed to improve the flow of people between the existing Café and Library, and enhance the flexibility of spatial usage.

The Link is designed to be an open welcoming route between the Café and Library while promoting cross-flow of movement to the outside recreation areas.

The use of glazing forms a visual connection between the Link and the Jii Extension, establishing a positive relationship between the two buildings separated by the Café.

### 8.03 Educational Benefits

Whilst small in scale, the proposals represent a valuable development for the University, improving circulation and flexibility while promoting enjoyment of the physical environment within the campus which St. Mary's University is fortunate to be in a position to offer.

In doing so it will contribute first steps along the way to supporting the delivery of high quality education, within the borough of Richmond Upon Thames.

## 9.00 Works Impact and Justification for the Proposal

The proposed works will require access to the rear elevation. Great care will be taken not to damage or disrupt the grounds, gardens and external fabric during the construction phase.

Access and scaffolding will be erected along the east side of the buildings. Existing areas of planting to be retained will be protected throughout the works.

Works are anticipated to start on site in December 2020. The anticipated programme is 24 weeks.

## 10.00 Sustainability

The principal driver behind this proposal has been the desire to improve circulation and encourage students' use and access to the external playing fields, garden and sports grounds.

The proposals offer the opportunity to improve the thermal and energy performance of the existing buildings.

## 11.00 Summary and Conclusion

Throughout the design process every effort has been made to consider the impact of the proposal and balance this against the comfort and wellbeing of both students and staff as well as the teaching and administrative requirements of the client.

St. Mary's University has engaged the services of three design consultants to design and manage the works. Kendall Kingscott Limited was appointed to deliver Architectural Design Services and Project Management of the works. Hitek was appointed to deliver Mechanical & Electrical Design Services with ongoing site visits and consultation throughout the works. Modulus has been appointed to provide associated structural design services.

This proposal responds in an effective way to the curriculum needs of the University as well as the comfort and wellbeing of both students and staff.

Throughout the design process every effort has been made to reach developed proposals which not only meet the client's usage requirements but also respect the original features of the buildings affected. The works are intended to rationalise students' circulation on campus throughout the day, while improving the building occupants' comfort and wellbeing. It is considered that the proposals will greatly enhance the east elevation as seen from the athletics field and the neighbouring buildings.

It is hoped this design approach, the information contained within this statement and coupled with the supporting documentation will serve to uphold the validity of both planning applications.

Should any further information be required or a site visit become necessary please contact our offices via email or phone as below.

**Mary Moran** - Senior Building Surveyor

mary.moran@kendallkingscott.co.uk / 020 8943 5300 / 07384 795841