

03

Mapping and Analysis

This section maps existing conditions, opportunities and constraints on the existing estate as part of an analysis to inform design proposals.



Metropolitan Open Land (MOL)

Metropolitan Open Land (MOL) is the most significant constraint on the St Mary's Estate, with 77% of Strawberry Hill Campus and 98% of Teddington Lock Campus being designated as MOL.

MOL Designation and Policy

MOL is a Londonwide designation under the London Plan (Policy 7.17) to protect strategically important open spaces within the city. It is given the same level of protection as the Green Belt.

The London Plan considers MOL to have at the following characteristics:

- openness
- facilities for leisure, recreation and sport
- landscape value
- part of green infrastructure

It is Local Authorities who have the power to define the role and protection of MOL. LBRUT policy on MOL is set out in their Local Plan, policy LP 13, which adds further detail on the definition and characteristics of MOL, and the exceptional circumstances under which development on MOL may be permitted.

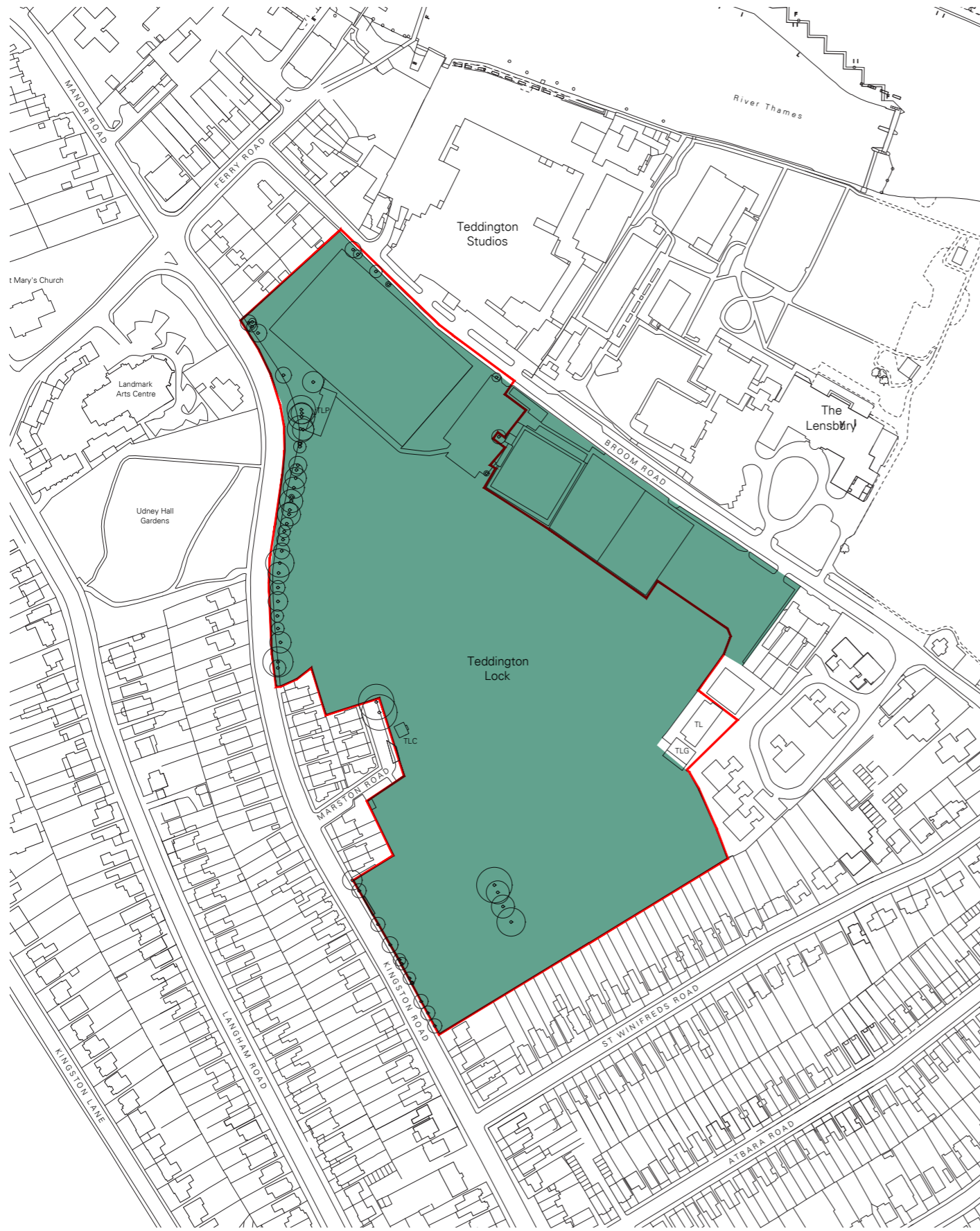
History of MOL

MOL was introduced by the GLC in 1969 as part of the Greater London Development Plan (GLDP) to protect open land within urban areas. Initial recommendations were that parks, woodlands, golf courses, nurseries and cemeteries should receive this designation.



Strawberry Hill Campus MOL - 81,150 sqm, 77% of site

Metropolitan Open Land



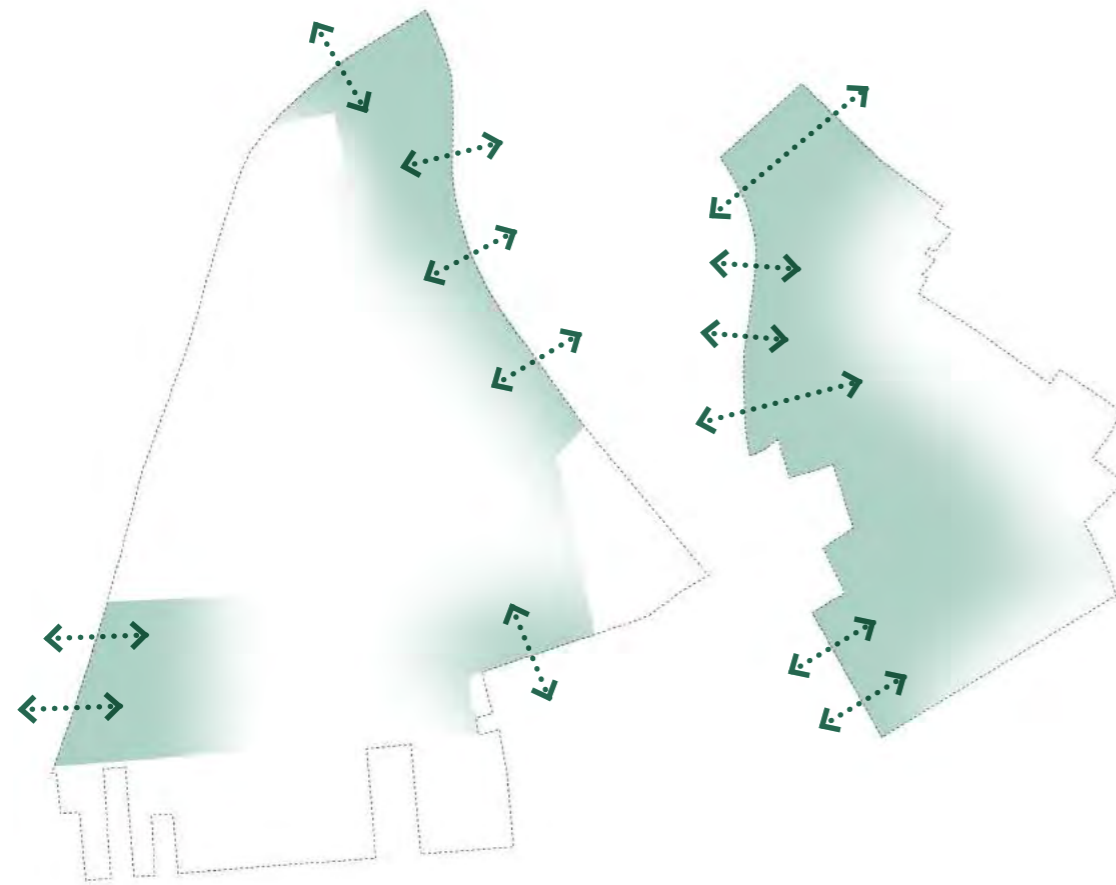
Teddington Lock MOL, 63,720 sqm, 98% of site



Waldegrave Road sites



Views across MOL on the estate



Openness

St Mary's estate is privately owned and not currently accessible to the public, therefore the benefits of the MOL to the wider community are restricted to the openness perceived from the perimeter of the site and the views in. Views into the Strawberry Hill campus are limited to the southern boundary along Waldegrave Road, with views restricted by mature trees and fencing elsewhere. Teddington Lock offers long open views across the playing fields from Kingston Road, but views are more limited from Broom Road.

Landscape

At Strawberry Hill part of the MOL designation overlaps with the Listed Landscape, further contributing to the preservation of this important historic landscape.

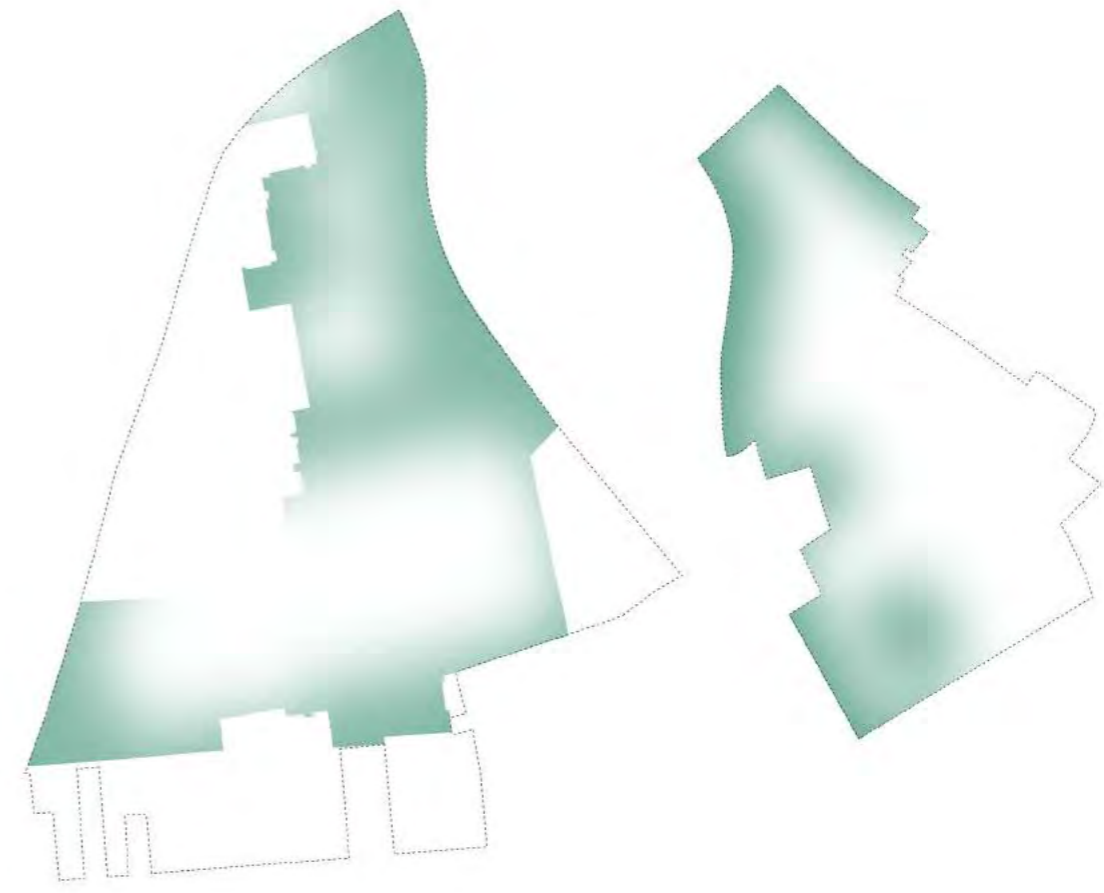
Teddington Lock offers a large open space in a predominantly residential area. Grove of trees along the west boundary contribute to the local streetscape.





Recreation

Sport is central to St Mary’s identity and unique offer. Sports fields and the running track are located within the central and southern part of the MOL on Strawberry Hill, and the entirety of Teddington Lock is dedicated to sports facilities.



Biodiversity and Green Infrastructure

An ecological survey is required to fully assess the environmental and biodiversity value of the estate, but value is likely to be greatest in planted zones and less disturbed zones away from the sports pitches and running track.



Tree Preservation Orders

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A tree survey was carried out by The Tree Company in July 2015.

There are multiple mature trees on the site, and many of these are subject to Tree Preservation Orders. The last TPOs were issued in 1997, and it is likely that some of the trees identified have now died or been replaced.

However some of the trees not currently subject to TPOs may now be of TPO-worthy quality and size, therefore we would need to consult with an Arboriculturalist to obtain advice in this respect.

A more detailed survey is required in accordance with British Standard 5837:2012.



Existing trees on the Strawberry Hill Campus

Existing Trees



Protected trees on Teddington Lock



Waldegrave Road sites



Protected trees on the Strawberry Hill campus

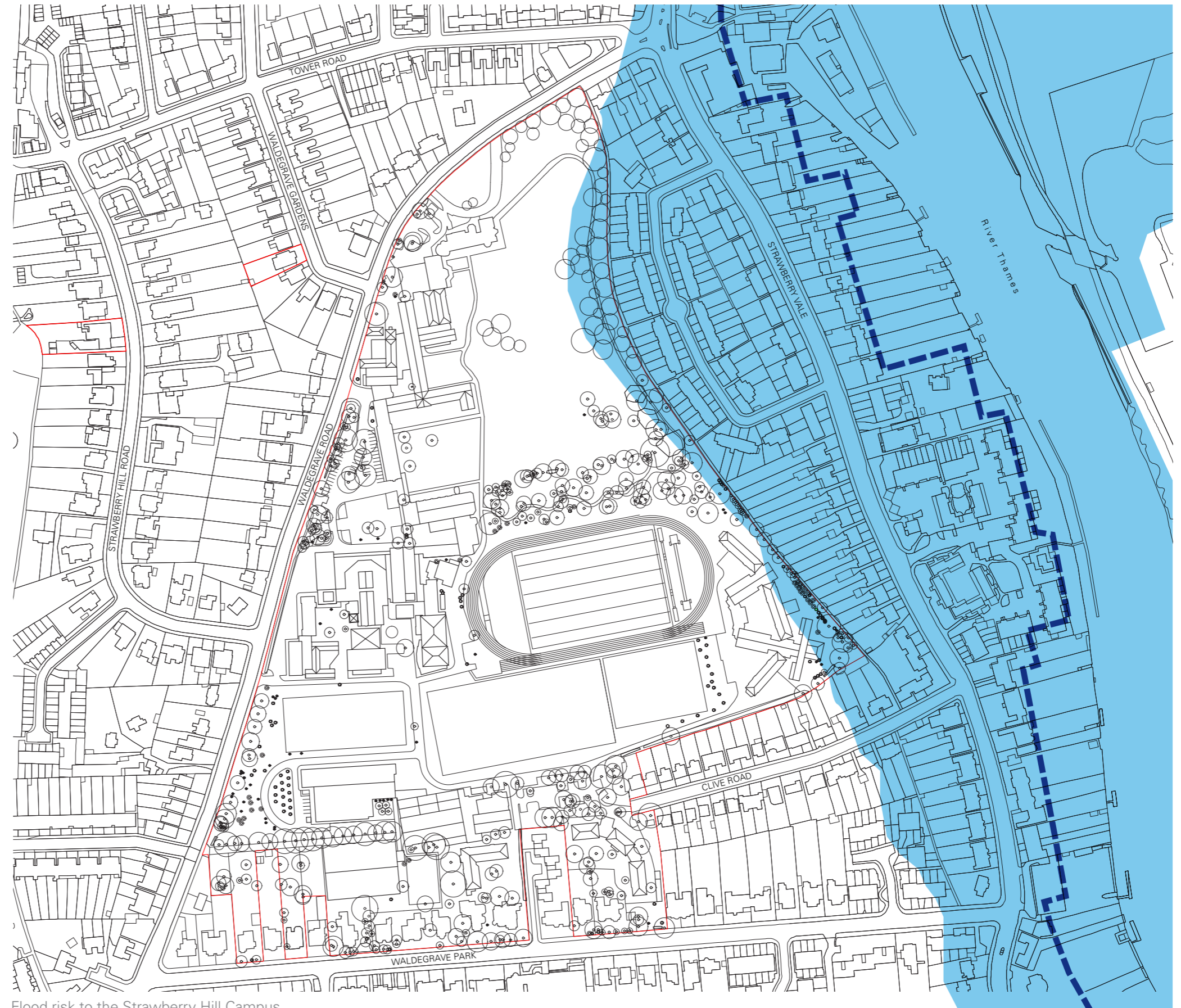
Flood Risk

The Strawberry Hill campus is on the edge of a zone with a high probability risk of flooding. A large part of Teddington Lock is a functional flood plain and the remainder is at high risk of flooding. However, both of these sites are protected by the Thames Tidal Defences, significantly reducing the risk of flooding. The Waldegrave Road sites are outside of the flood risk zone.

The estate may also be at risk of flooding from surface waters or other sources.

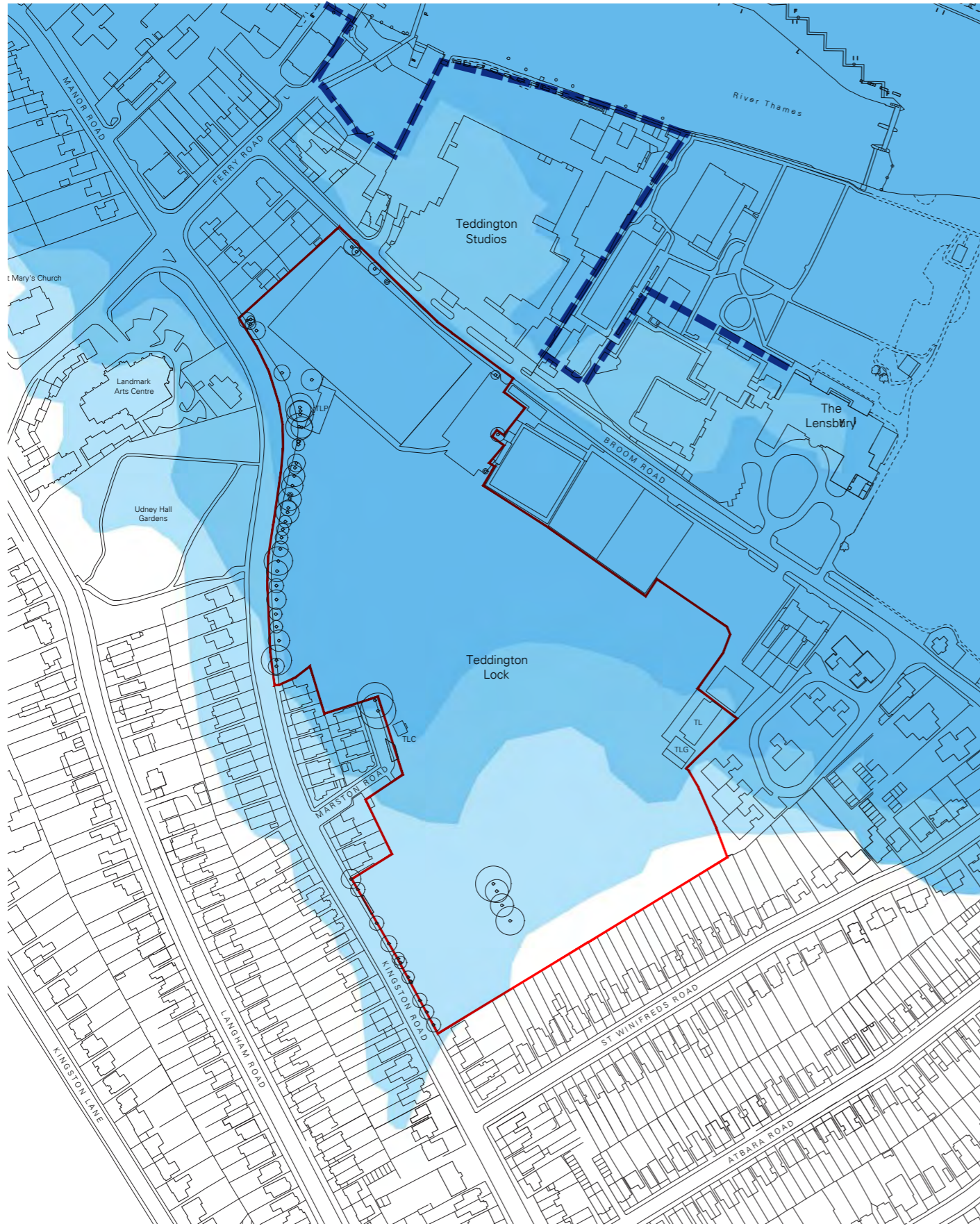
As the site is greater than 1ha, a Flood Risk Assessment would be required as part of any future planning application.

Information based on LBRUT Strategic Flood Risk Assessment (2010)



- Functional flood plain (zone 3)
- High probability of flooding (zone 2)
- Medium probability of flooding (zone 1)
- Line of flood defences

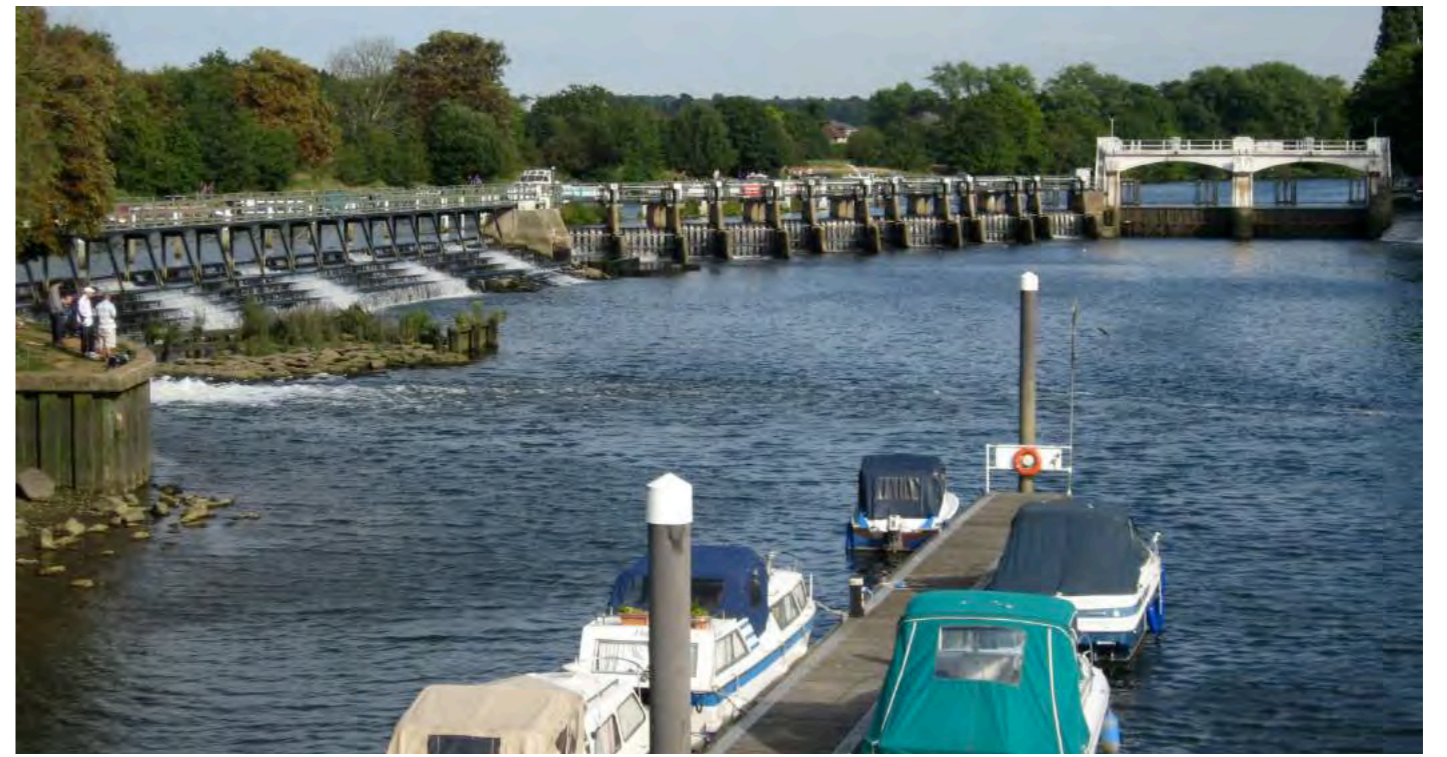
Flood risk to the Strawberry Hill Campus



Flood risk to Waldegrave Road sites



Waldegrave Road sites



The Thames at Teddington Lock and Strawberry Vale (above)

Archaeological Priority Area

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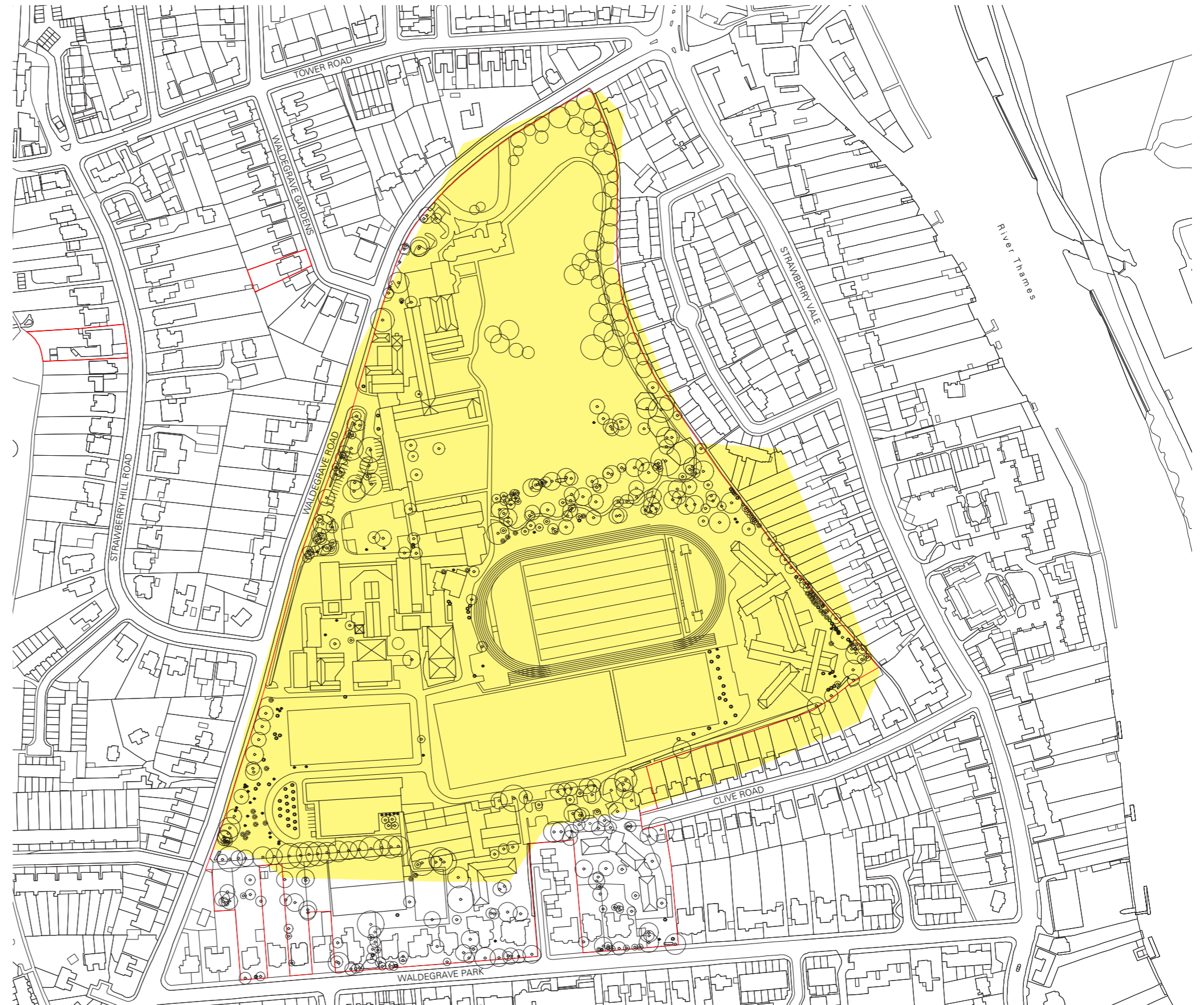
The majority of the Strawberry Hill site is located in an Archaeological Priority Area. Neither Teddington Lock or the Waldegrave Road sites are Archaeological Priority Areas.

A desk-based assessment was conducted by Museum of London Archaeological Service (MoLAS) in 2007, as part of the new sports building development.

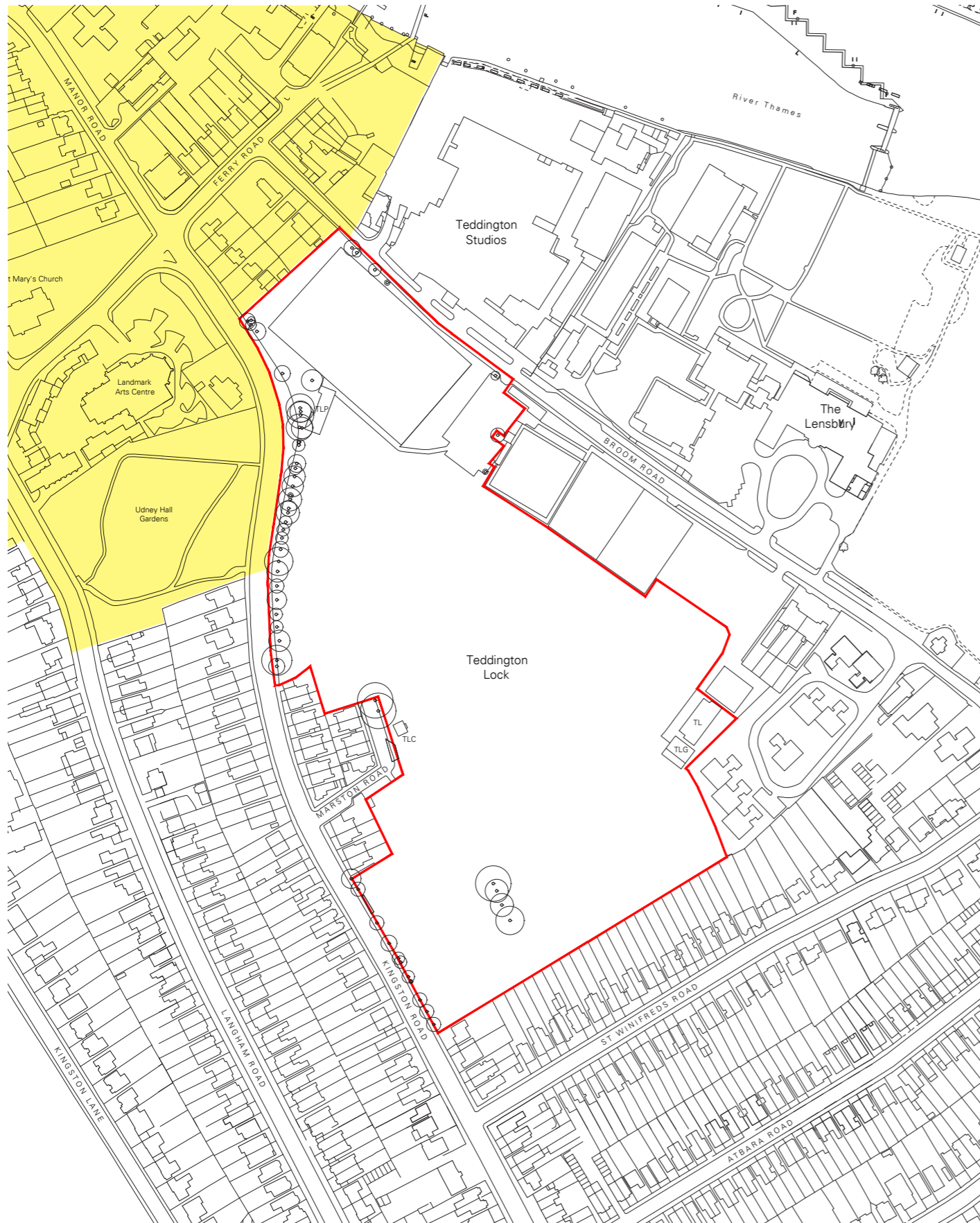
The report concluded:

- Possible moderate potential to contain archaeological remains dating back to the prehistoric and Roman periods
- Low potential for medieval remains

Advice will need to be sought from Historic England with regards to development on the Strawberry Hill site.



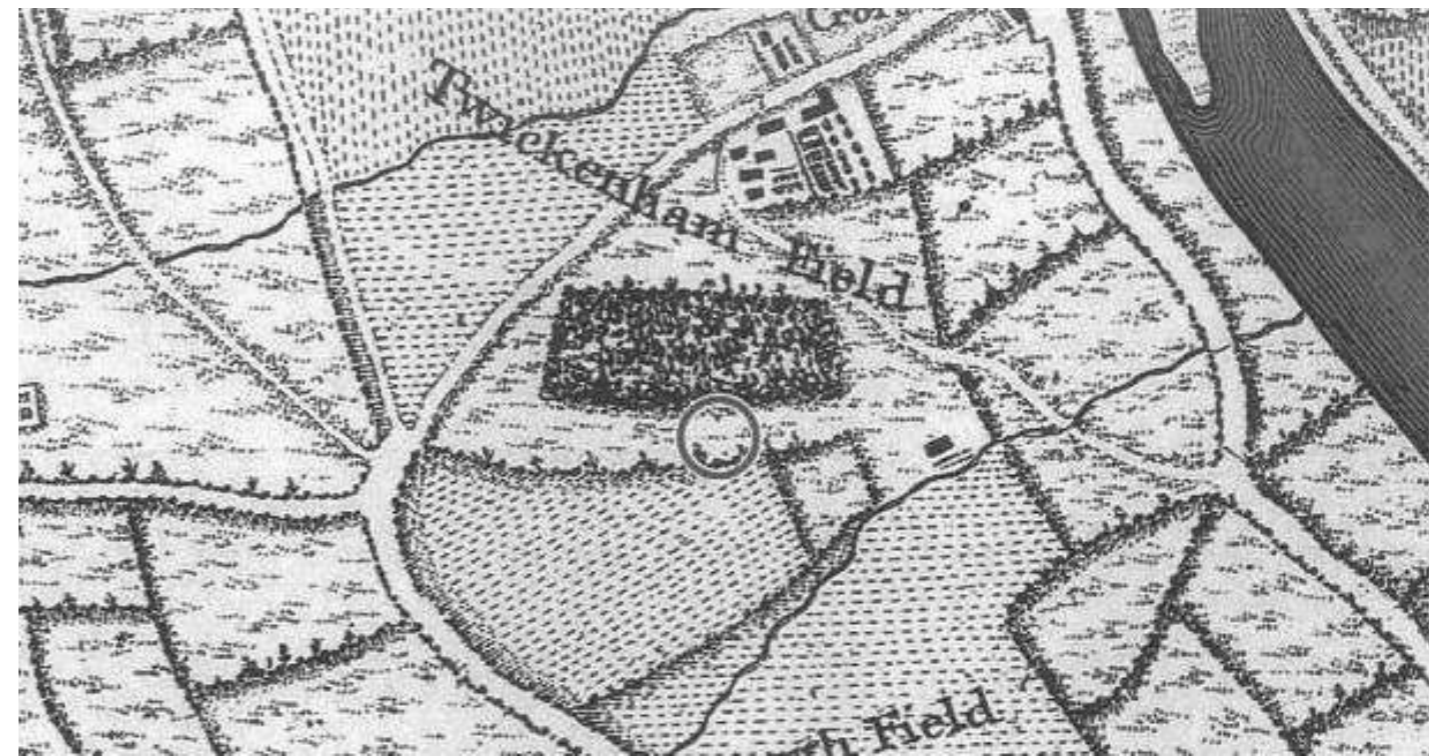
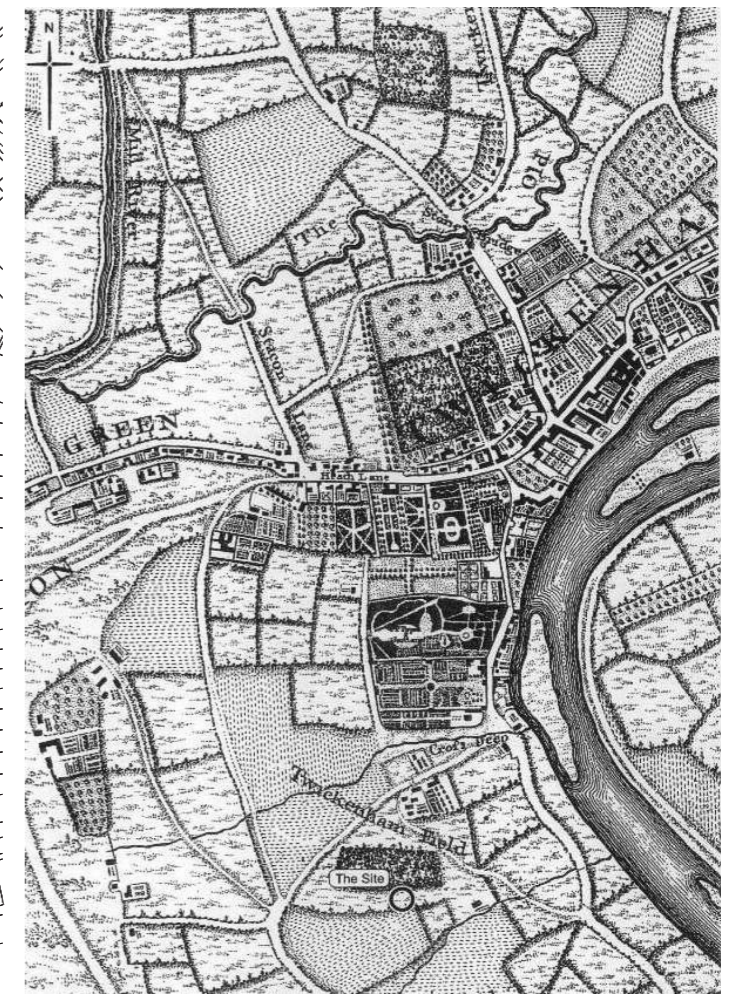
Strawberry Hill Campus Archaeological Priority Area



Archaeological Priority Area adjacent to Teddington Lock



Waldegrave Road sites



Historic maps suggest little development on the site prior to the 18th century

Conservation Areas

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The southern part of the Strawberry Hill campus falls within the Waldegrave Park Conservation Area, which is characterised by late 19th century three storey detached houses, set within generous gardens. St Mary's own 9 such properties.

The main entrance to the Strawberry Hill campus sits opposite the Strawberry Hill Road Conservation Area, which is similarly characterised by large detached 19th century dwellings.

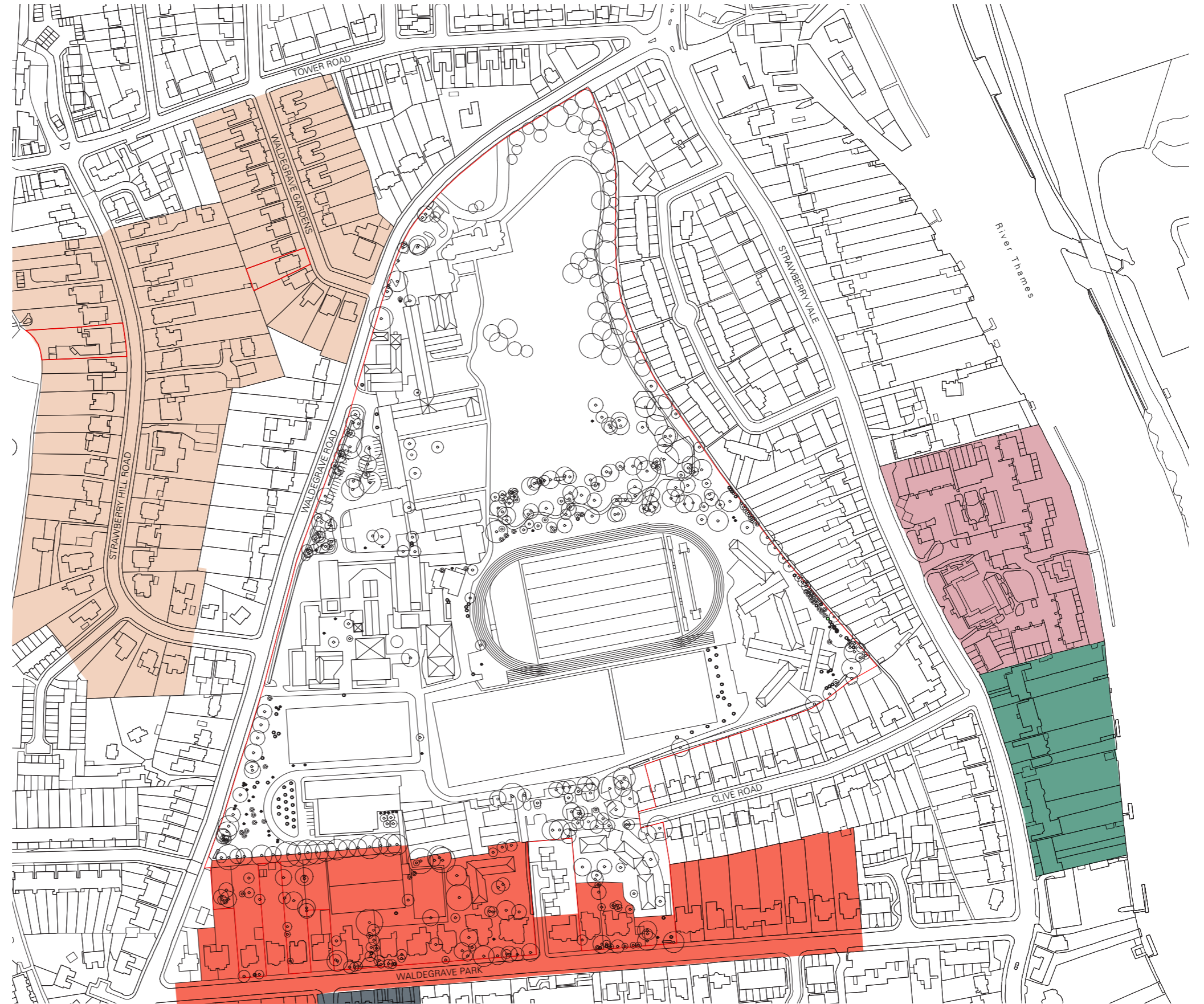
Two further Conservation Areas line the River Thames: Strawberry Vale is a series of detached and semi-detached Victorian homes on the river and Mallard Place is a 20th century estate composed of two courtyard blocks.

Teddington Lock Conservation Area bounds the north-east corner of the Teddington Lock site. The conservation area includes two churches and the town centre.

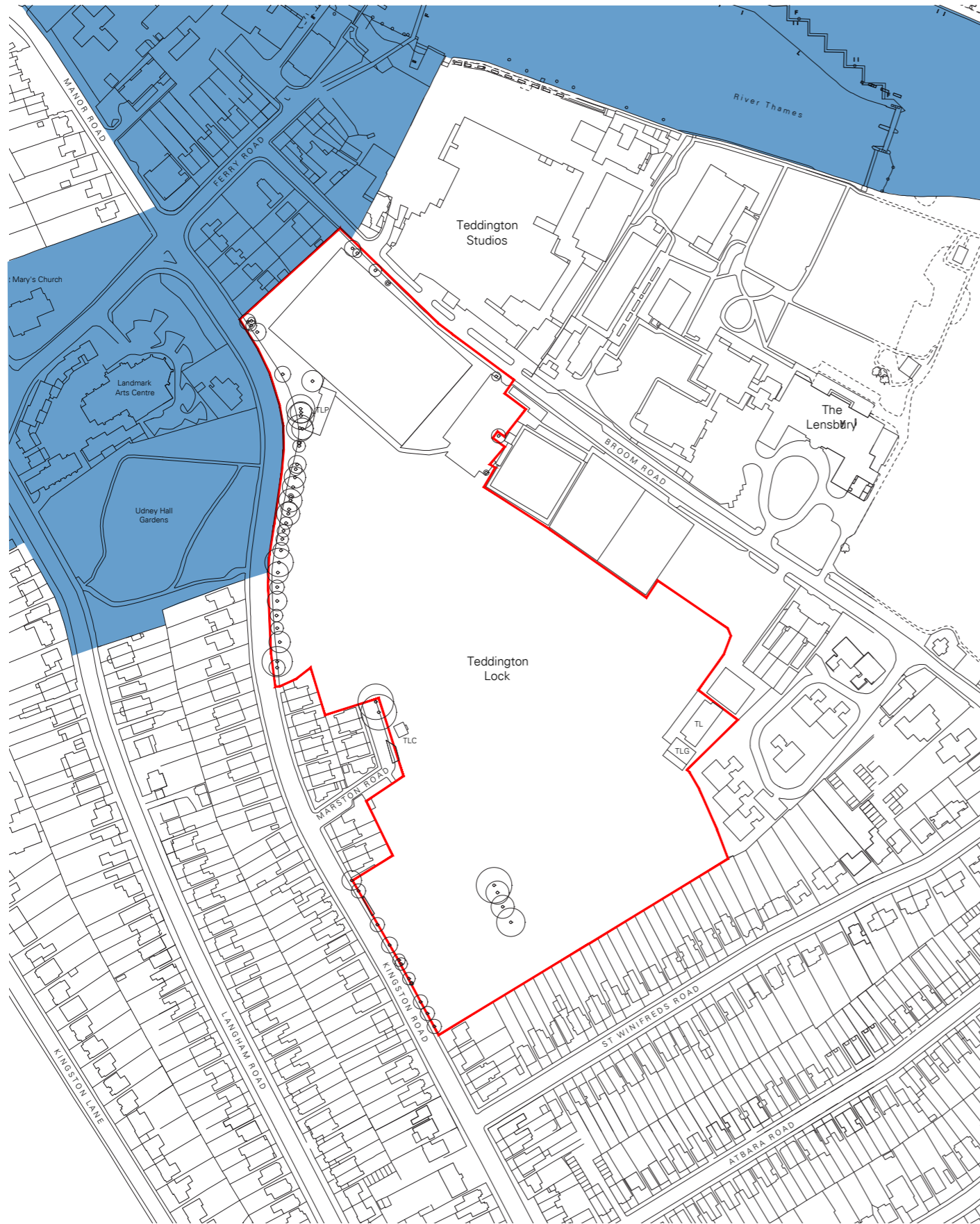
The Waldegrave Road sites are situated to the north of Teddington High Street Conservation Area.

LBRUT Planning Policy requires the preservation and enhancement of all Conservation Areas.

- Strawberry Hill Conservation Area
- Waldegrave Park Conservation Area
- Mallard Place Conservation Area
- Strawberry Vale Conservation Area
- Fielden Conservation Area
- Teddington Lock Conservation Area
- Teddington Town Centre Conservation Area



Conservation Areas around the Strawberry Hill Campus



Conservation Areas around Teddington Lock



Waldegrave Road sites



Typical dwellings in the surrounding Conservation Areas

Strawberry Hill (St Mary’s Training College)

This encompasses the original 1749 - 1797 Strawberry Hill House as well as the 19th century additions by Lady Waldegrave. The buildings are Grade I listed.

Chapel in the Woods

One of a series of follies in Walpole’s garden the Chapel in the Woods, constructed circa 1760, is the only one to survive and is Grade I listed.

Strawberry Hill grounds

The original extent of Walpole’s landscape garden are Grade II* on the Register of Historic Parks and Gardens, although much of the original design, most significantly the view to the Thames, has been compromised by later buildings. As part of the renovation works to Strawberry Hill part of the gardens have been restored to Walpole’s original designs as far as possible.

Chapel, St Mary’s University College

The main Grade II listed chapel, designed by Sir Albert Richardson, was constructed over the original library 1962-63. The chapel was influenced by the 13th century Albi Cathedral in France.

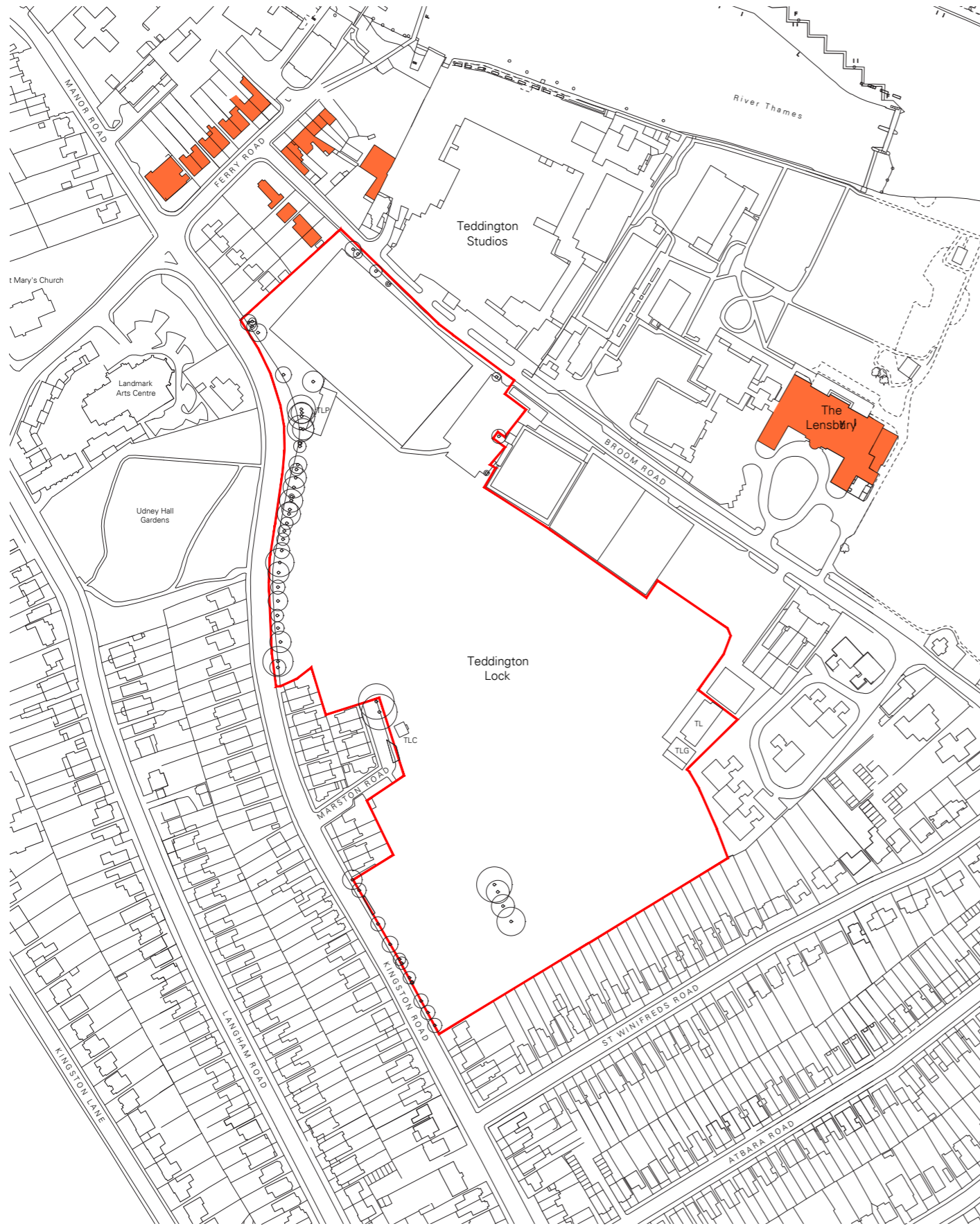
Buildings of Townscape Merit

This is a local LBRUT listing identifying buildings of significance to the history and character of the environment. These buildings need to be considered carefully in terms of proposals for alteration, extension or replacement.

- ← Key historic view
- Grade II* listed landscape
- Grade I listed building
- Grade II listed building
- Buildings of Townscape Merit



Listed Buildings on Strawberry Hill Campus



Buildings of Townscape Merit around Teddington Lock



Waldegrave Road sites



Listed buildings on the Strawberry Hill Campus, Chapel in the Woods (top) and Strawberry Hill House

The landscape setting of the Strawberry Hill campus gives St Mary's a unique character. The existing landscape is composed of varying spaces of differing quality.

Main Forecourt

The main forecourt to the campus on Waldegrave Road is dominated by car parking and offers a poor arrival sequence, pedestrian experience and setting for the historic buildings. There are several protected mature trees.

Secondary Squares

There are a couple of small squares in between the main teaching blocks. These spaces lack identity and are primarily used as circulation routes.

Open Quads

The buildings erected when St Mary's first moved to Strawberry Hill create two open-sided quads facing on to the historic landscape. There is limited access to these quads from the surrounding buildings; they are less popular in use.

Walpole's Garden

Walpole meticulously designed his garden to be cheery and 'riant' in contrast to his Gothic castle. He focused on creating natural groupings of trees and planting to carefully control views and movement. Within the garden he placed features such as the Chapel in the Wood and a Rococo style shell seat. A winding walk meandered through the garden, part of which has been reinstated.

- Extent of Walpole's garden within site
- Walpole's winding walk
- Historic tree groves
- Main forecourt
- Secondary squares
- Open quads
- Waldegrave Park garden setting
- Sports pitches



Strawberry Hill Campus landscape, open spaces and public realm

Historic Groves

Historic maps indicate that two groves of trees cut across the site, one through the centre and one along the southern edge. These groves have been interrupted over the years.

Waldegrave Park Garden Setting

A key characteristic of the Waldegrave Park Conservation Area is the generous gardens in which the individual houses sit, a feature that should be protected and enhanced.

Sports Facilities

Part of the landscape at Strawberry Hill is occupied by sports pitches and the running track.



Plaza outside main chapel



Open quad facing on to Walpole's garden



Secondary squares across campus



Replica of Walpole's Shell Seat



Main forecourt parking



Restoration of Walpole's 'sweet views' from the garden to Strawberry Hill House

Existing Building Ages

The oldest buildings on the site are Strawberry House, the Waldegrave Wing and associated out buildings.

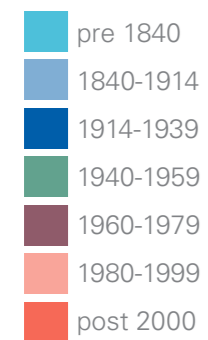
When St Mary's moved to Strawberry Hill in the 1920's they constructed purpose built teaching spaces and student accommodation.

The campus has developed in an adhoc fashion since then, with new buildings, in-fills and extensions being added overtime.

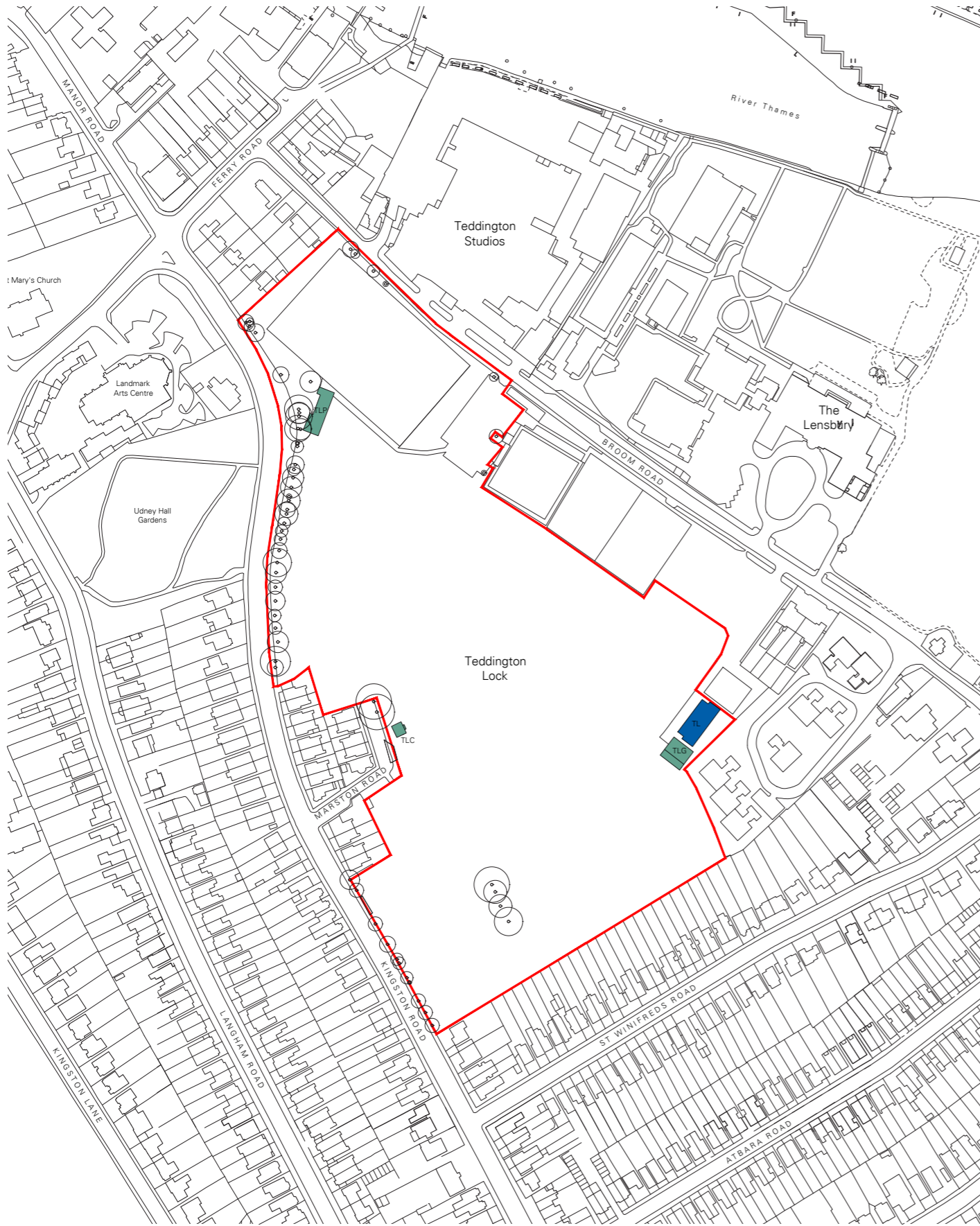
The most recently completed new buildings are the Sports Hall, R2 (2011), De Marillac Halls of Residence, Za (2006), the Dolche Vita Cafe, Ji, (2006) and the Manning Building, K Block (2003).

The buildings at Teddington Lock are all mid-20th century.

Dates of buildings have been taken from "Schedule of Buildings - Description" provided by St Mary's.



Strawberry Hill Campus building ages



Teddington Lock Campus building ages



Waldegrave Road sites



Recently completed buildings on the Strawberry Hill campus, De Marillac Halls, Dolche Vita Cafe and Sports Hall