

## Recent Refurbishments

DRAFT

The University has invested in several renovation projects over the last few years, including:

### Main Entrance and Reception, 2016

A new entrance lobby strengthens the street presence and offers a clear arrival point for visitors. The reception refurbishment provides a high-quality, welcoming space that portrays the values of the University.

### Naylor Library, 2015

New library with individual and group study spaces, IT facilities and cafe.

### Teddington Lock Pavilion, 2015

Light refurbishment works to improve the changing rooms at Teddington Lock and to provide classroom teaching spaces.

### Performance Education Centre, 2014

A state-of-the-art strength and conditioning centre within the old sports block.

### Media Production Centre, 2014








A multi-purpose media production facility and computer suite located in G Block.

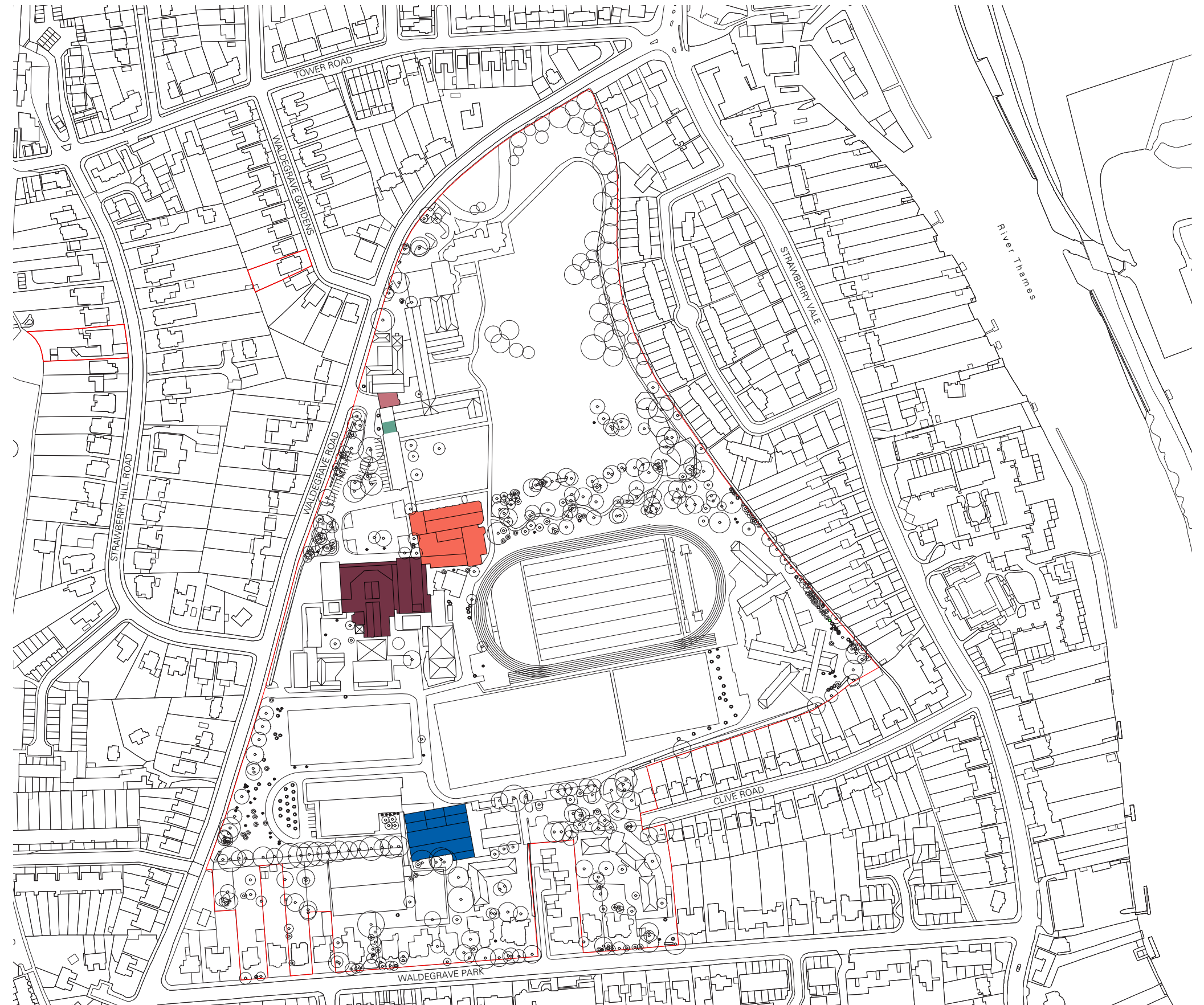
### N Block, 2008-2010

As part of the works associated with the new conference centre (Ni Block) the refectory, kitchens and offices were refurbished and a new 110-seat lecture theatre installed.

### Main Library

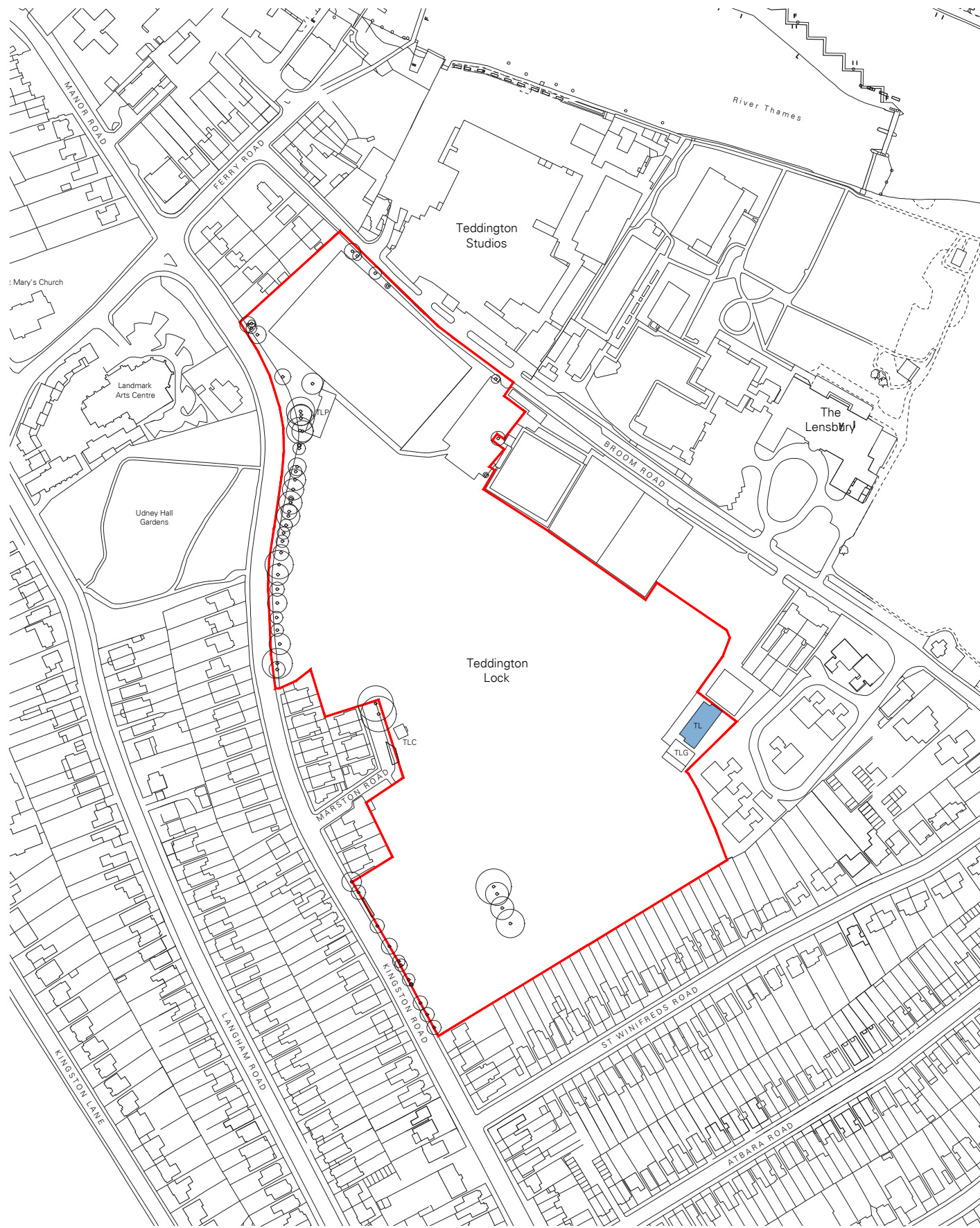
The main library on the Strawberry Hill campus has been modernised to provide improved library, technology and study facilities.

-  Naylor Library
-  Teddington Lock Pavilion
-  Performance Education Centre
-  Media Production Centre
-  N Block
-  Main Library
-  Main entrance and reception



Strawberry Hill Campus recent refurbishment projects





Teddington Lock Campus recent refurbishment projects



Waldegrave Road sites



Recent refurbishment projects





## Existing Building Uses

DRAFT

The majority of the existing buildings are either entirely non-residential or residential: non-residential teaching, administration and support services are located along Waldegrave Road at the 'front' of the campus, whilst residential buildings are concentrated along the Waldegrave Park edge of the site and in the south-east corner.

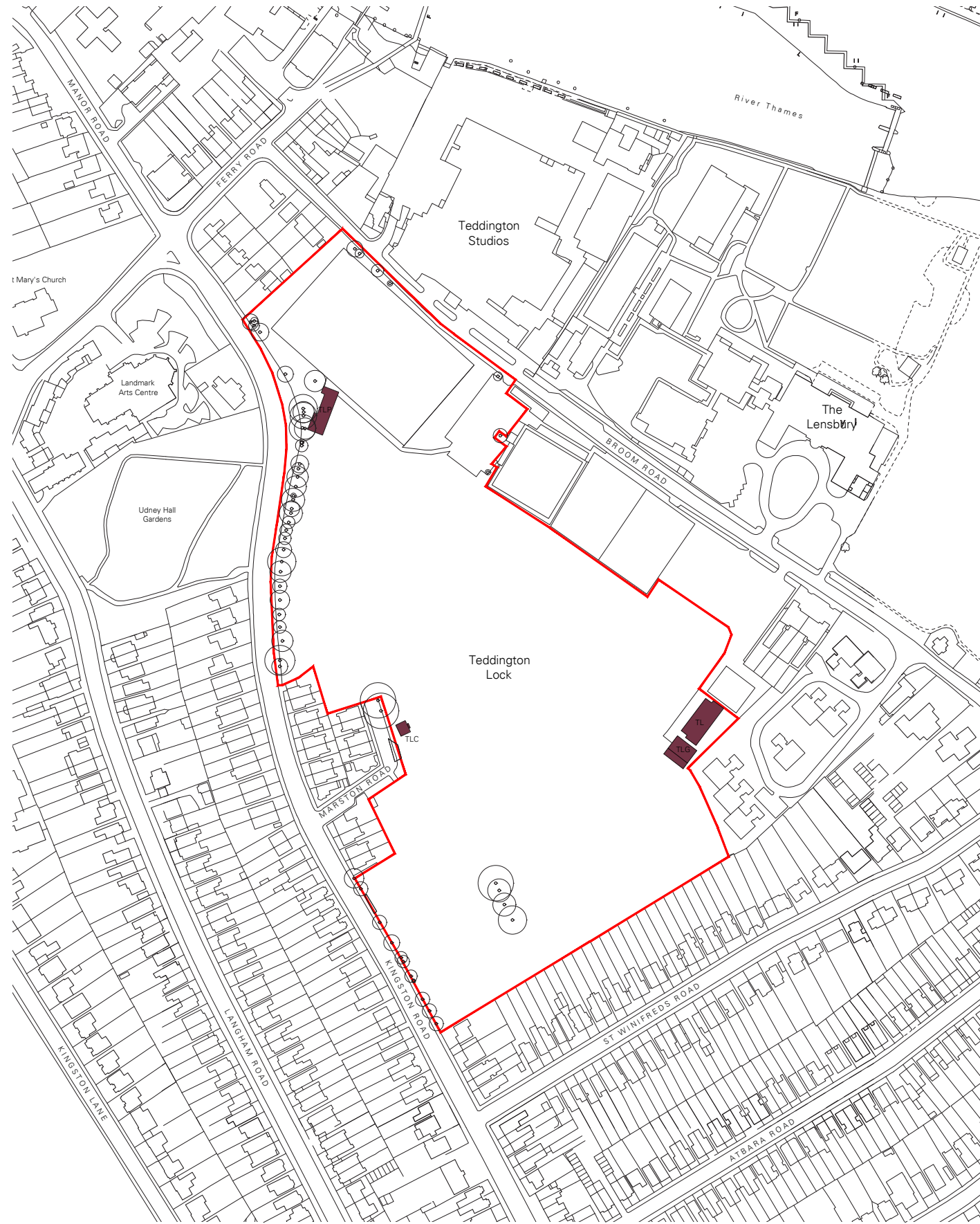
The only mixed use building is G Block which has teaching spaces at ground floor and student accommodation above.



- Non-residential
- Residential
- Both non-residential and residential

Strawberry Hill Campus building uses





Waldegrave Road sites



Student living, social and learning spaces on Strawberry Hill campus

Teddington Lock Campus building uses



# Existing Building Heights

DRAFT

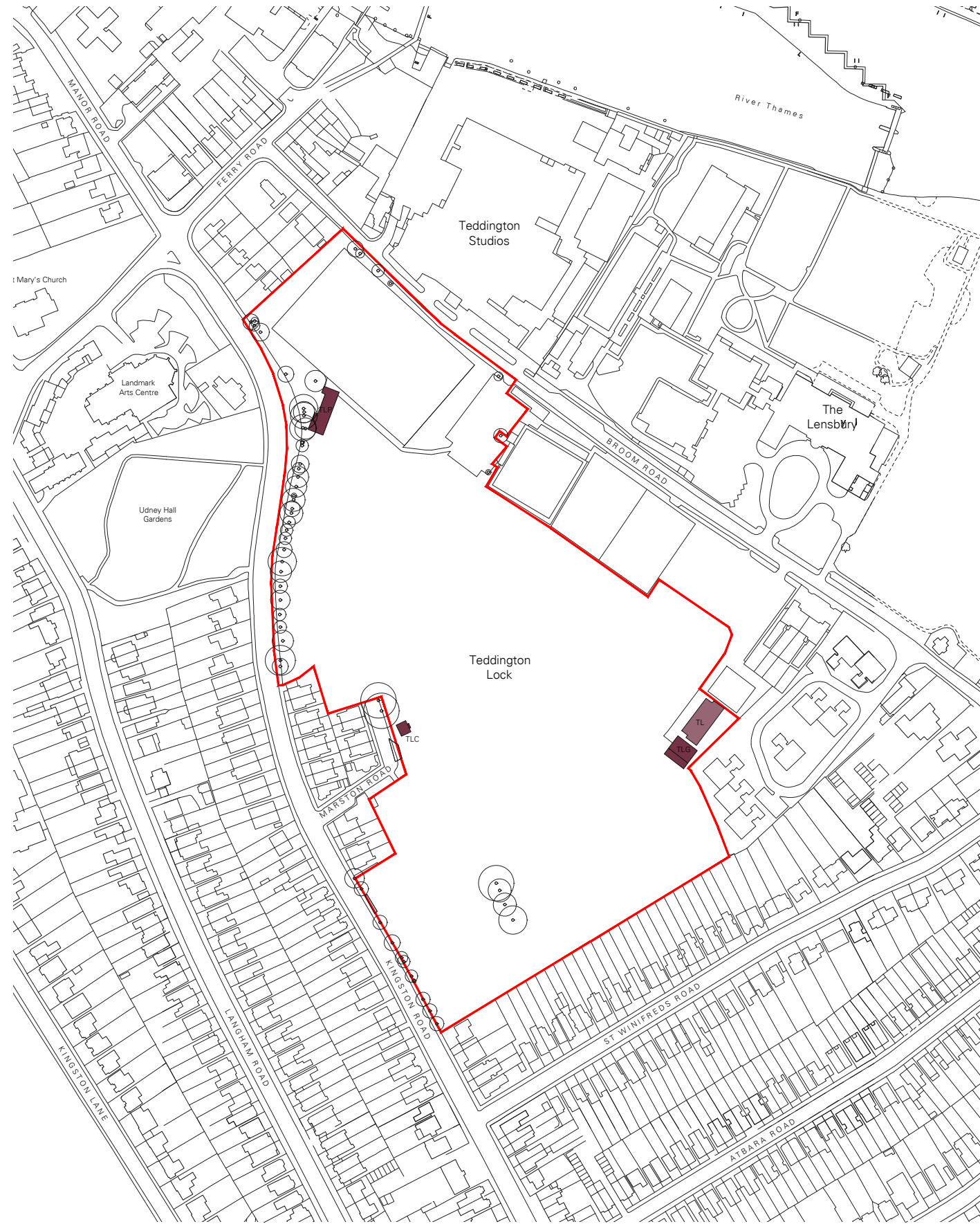
Building heights vary across the Strawberry Hill campus from 1-4 storeys. Buildings at Teddington Lock are 1-2 storeys.

The number of storeys mapped here does not provide a complete picture of building heights as there are several building types with large floor to floor heights, such as sports buildings and the main chapel, which despite have just 1-2 floors are more similar in height to adjacent 4 storey buildings.



Strawberry Hill Campus building storey heights

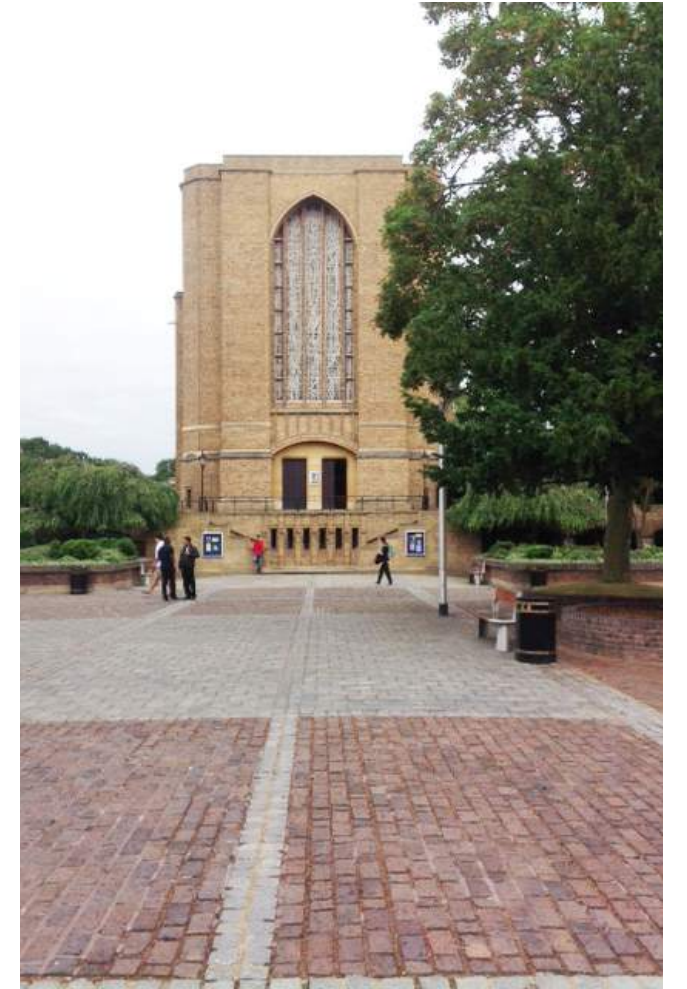




Teddington Lock Campus building heights



Waldegrave Road sites



Varying roof levels across Strawberry Hill campus



# Existing Building Conditions

DRAFT

A Condition Appraisal was carried out by Drake and Kannemeyer on behalf of St Mary's in December 2015, which categorised the existing buildings on the estate as follows:

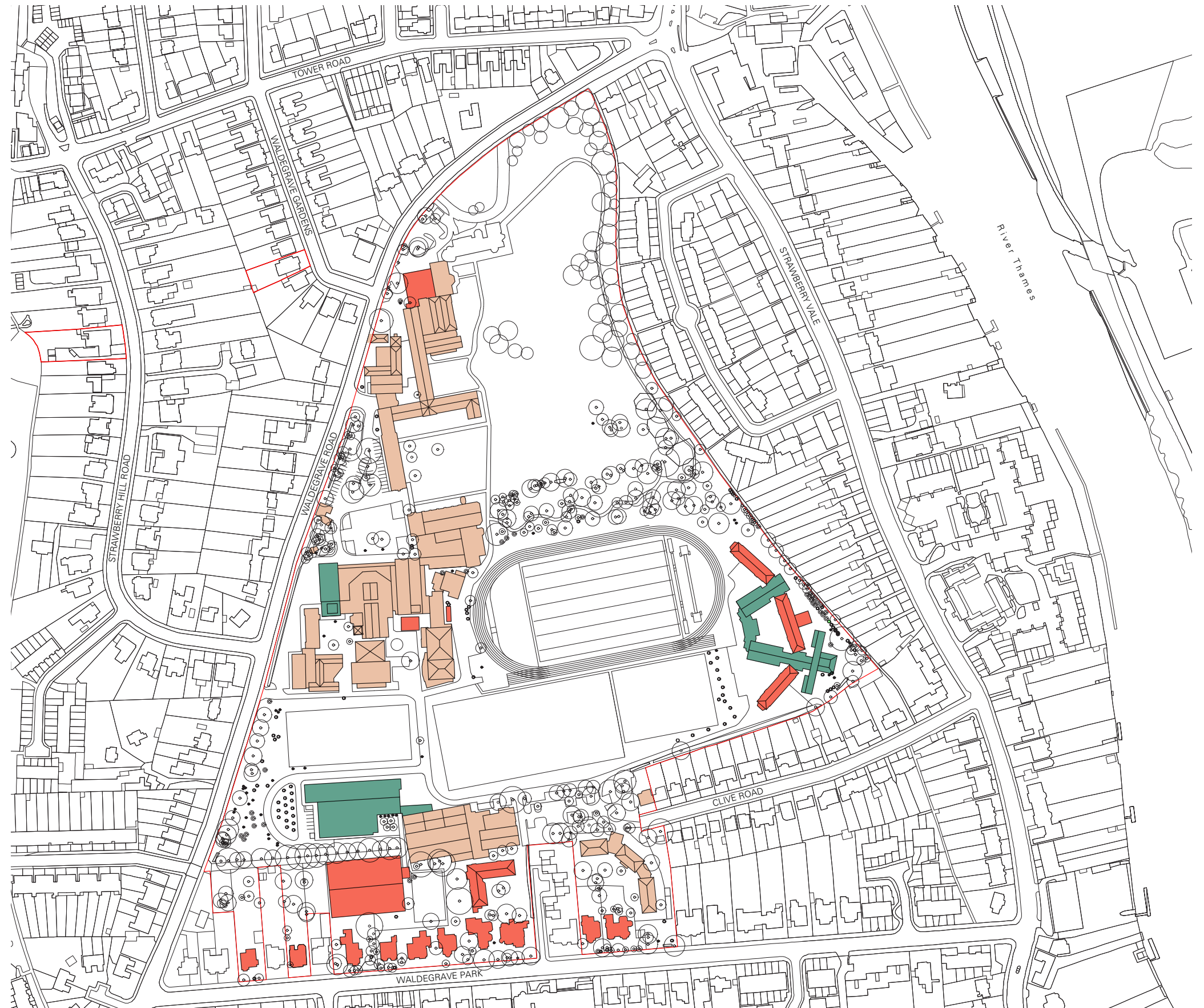
Category A  
Excellent: as new, requiring routine maintenance

Category B  
Good: Sound, exhibiting minor deterioration, requiring routine maintenance

Category C  
Deficient: Operational, but major repair or upgrade needed

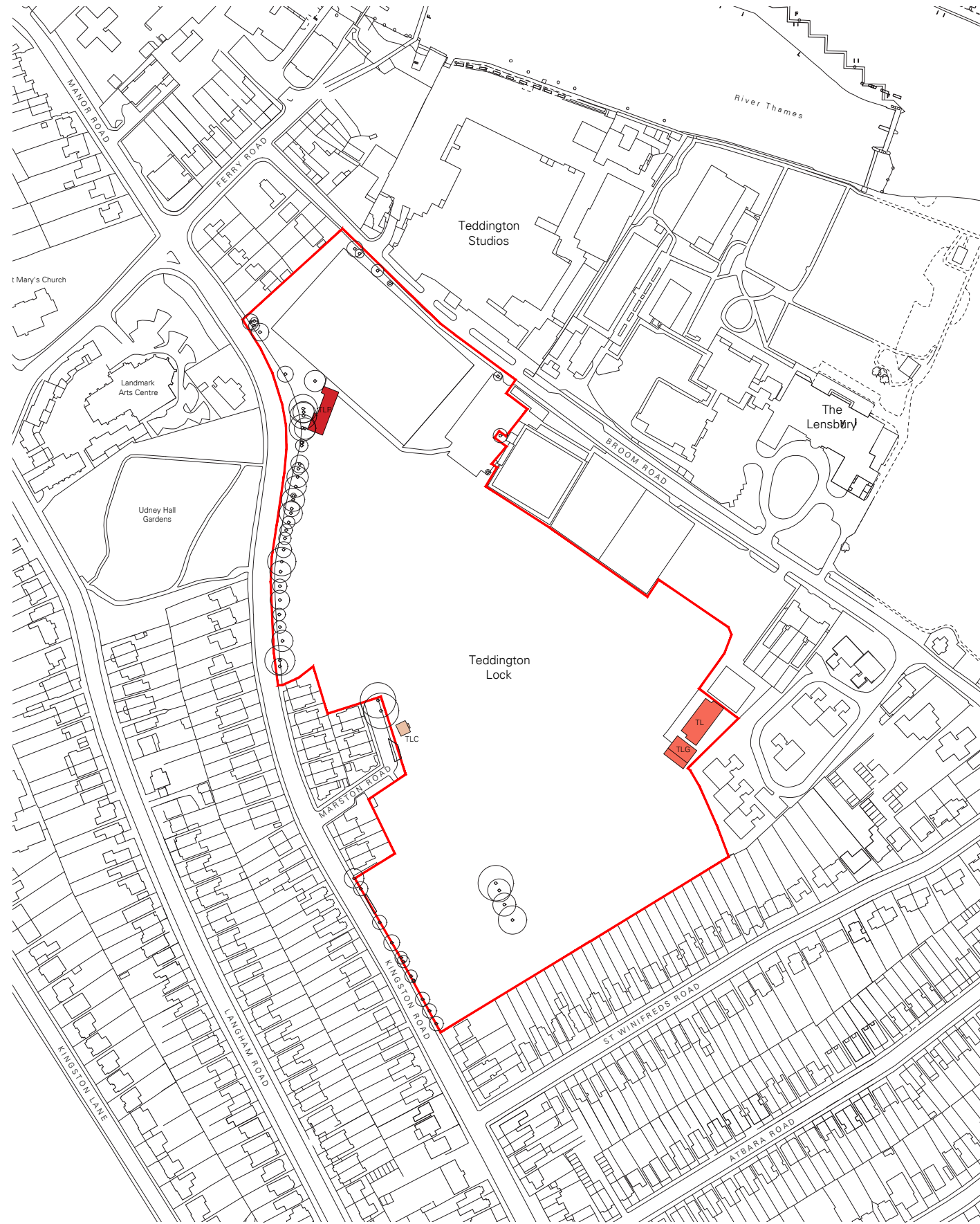
Category D  
Poor: Inoperable or serious risk of failure; consider for demolition

- Category A
- Category B
- Category C
- Category D



Strawberry Hill Campus existing building conditions





Teddington Lock Campus existing building conditions



Waldegrave Road sites



Existing buildings in poor condition





## Vehicle Routes

There are three vehicle access points to the site from Waldegrave Road. There is no particular allocation as to which type of vehicles or services utilise which access points and/or routes.

## Car Parking

There are 214 car parking spaces on the main campus, the vast majority of these are for staff, student spaces are restricted to 10 allocated to those with disabilities.

The largest and most heavily used parking areas are those adjacent to the main entrance. Parking zones further away from the main non-residential buildings were less used.

There is a car park at Teddington Lock that can accommodate 37 vehicles.

A further 30 car parking spaces are available at the Naylor Library.








The total amount of car parking spaces provided across the St Mary's estate is therefore 281.

## Cycle Parking

There are over 270 cycle parking spaces located across the campus. Observations during site visits suggest cycle parking is very heavily used and at times overflowing in some areas, but not at all in others.

## Bus Routes

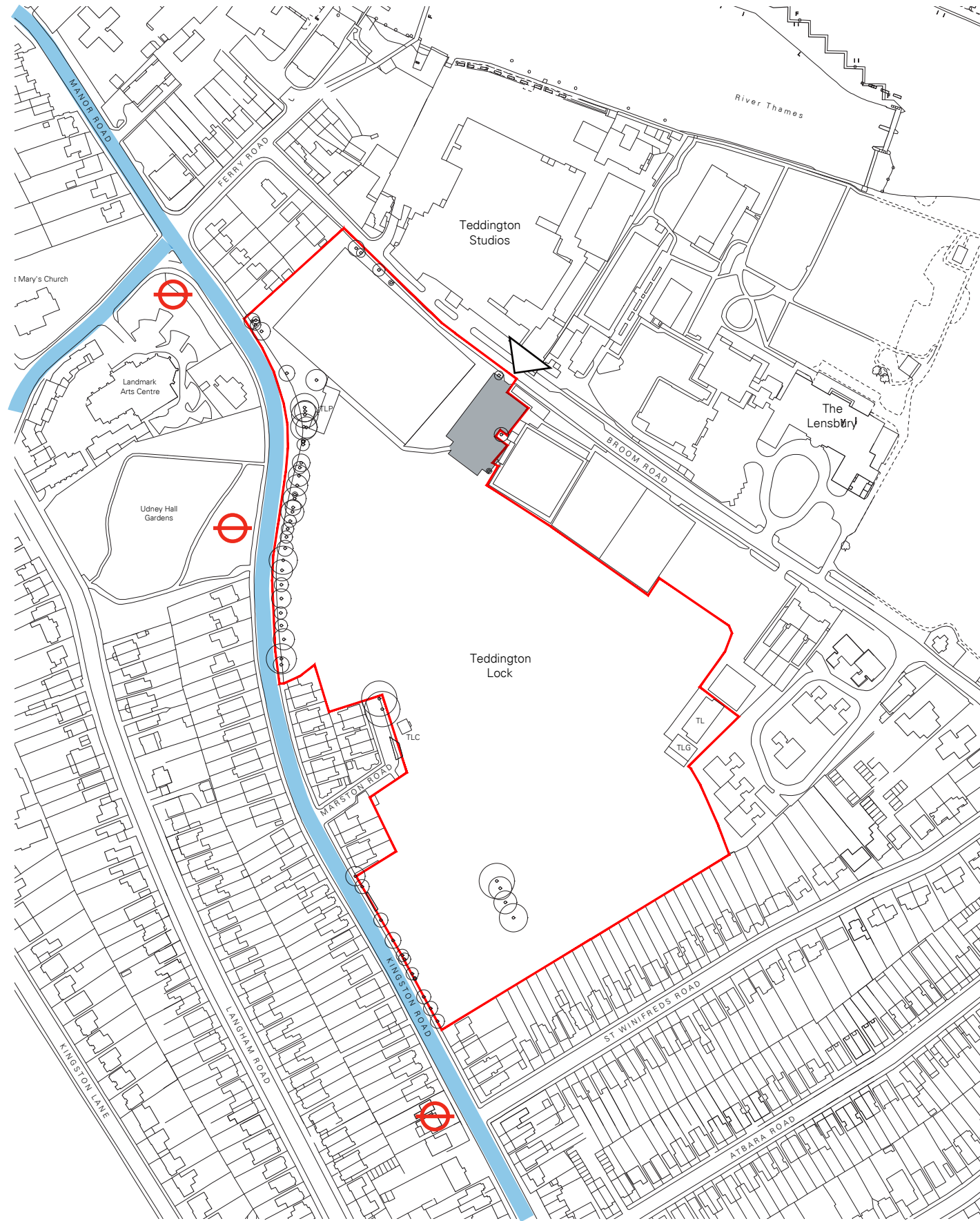
The 33 bus runs along Waldegrave Road, providing services to Fullwell and Hammersmith. Bus stops are located close to university entrances. The R68 bus runs along Strawberry Vale to Kew or Hampton Court.

-  Site entrances
-  Vehicle routes
-  Car parking areas / loading zones
-  Cycle parking areas
-  Primary/secondary road
-  Local distributor/crown road
-  Bus stop



Strawberry Hill Campus existing transport conditions





Waldegrave Road sites

Car and cycle parking in the main Plaza



Overflow informal cycle parking across campus

Teddington Lock Campus existing transport conditions



## Post and deliveries

Standard postal and regular deliveries are received in E block and either stored or distributed as required across the campus to various post holes in different departments and buildings.

Individual parcels are delivered to the security office adjacent to the main entrance reception. There is no dedicated storage facility within the security office to receive parcels.

Catering deliveries are received at a dedicated loading area to the rear of Ni Block.

## Services

Each building or group of building is serviced by local plant rooms across the campus. Each plant room is serviced and upgraded independently.

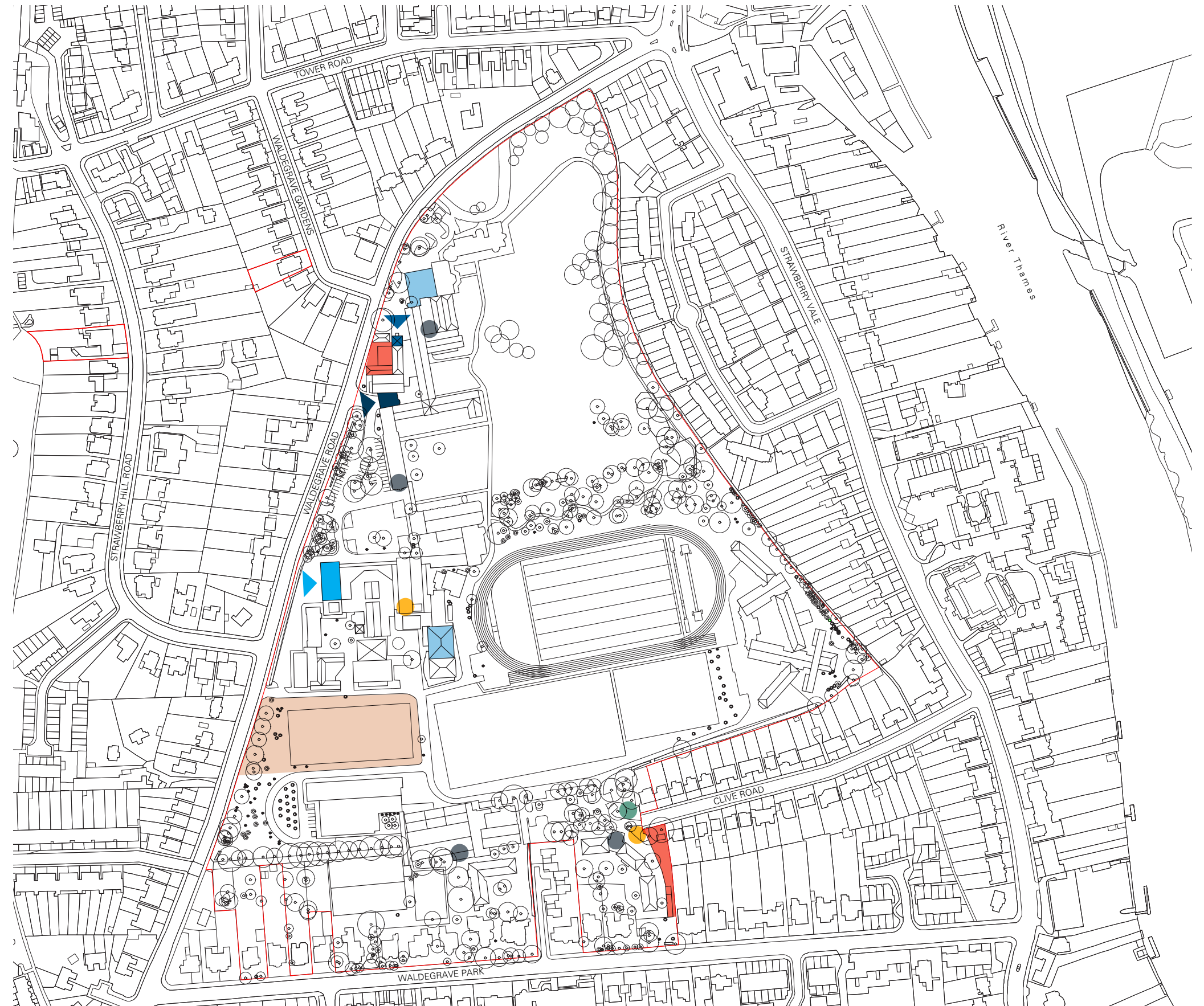
## Substations

There are two UKPN substations on the main campus; one is situated within J block and the other is within a fenced enclosure at the end of Clive Road.

## Underground Services

There is currently no information available on the location of underground services.

- Plant rooms
- Electrical Substations
- Refuse and recycling compactor
- Ground source heat pump zone
- Maintenance workshops and stores
- Courier and parcel deliveries
- Standard post deliveries
- Student post boxes
- Catering deliveries



Strawberry Hill Campus existing servicing and logistics



**Refuse and Recycling**

A small dedicated service vehicle and staff are allocated to collect all refuse and recycling from across the campus and taking it to the compactors. The compactors are taken away and replaced every few weeks when full.

**Maintenance Workshops and Stores**

The primary maintenance area is currently in E Block, to which ad-hoc out buildings and sheds have been added over the years. A secondary external store in the south-west corner of the site. Further storage is provided by containers located in car parks.



Substation in N Block



Campus refuse vehicle



Shipping containers provide additional storage space



Rubbish compactor area



Existing plant within a secondary plaza



Maintenance department in E Block



# Public Space Deficiency

DRAFT

Areas deficient in public open space are defined by LBRUT as those without a public open space within 400m. A large part of Strawberry Hill is identified as being deficient in public open space.



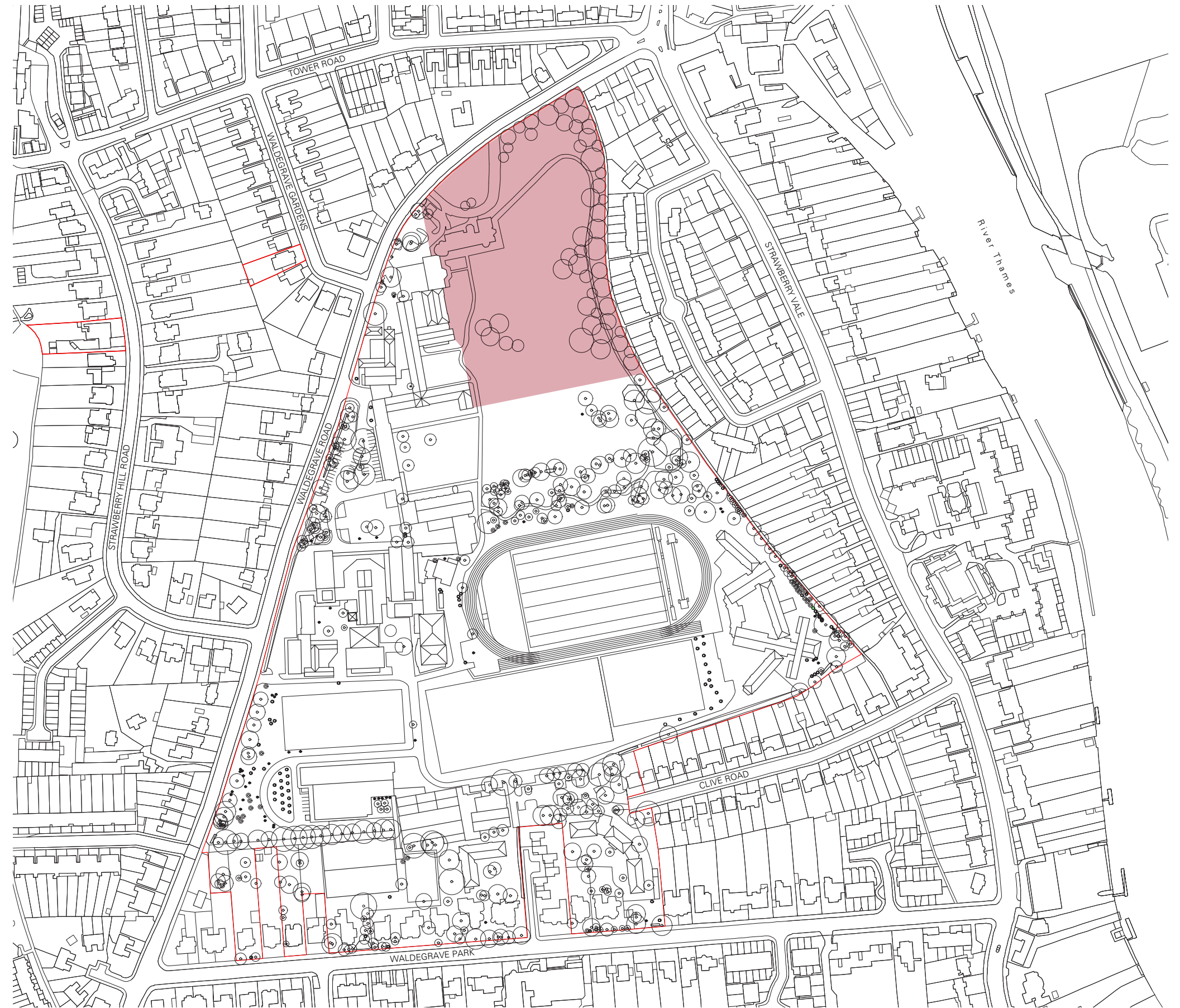
■ Area with a deficiency of public space



## Leased to Strawberry Hill Trust

Strawberry Hill House and a significant part of the associated gardens have been leased to the Strawberry Hill House Trust for 120 years. The Trust was founded in 2002 with a mission to restore Walpole's Gothic Villa and open in the public.

DRAFT



■ Area leased to Strawberry Hill Trust





### Improve MOL quality

MOL 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 therefore opportunity to improve views, access and landscape quality, enhance the existing recreational use and integrate it into a wider green infrastructure network.



### Provision of Public Open Space

The provision of more public open space in the Strawberry Hill area is identified as an objective in Local Planning Policy, there is great potential for St Mary's to offer high-quality public realm along Waldegrave Road that is accessible to both the university and the surrounding community that meets this planning objective.





### Active Street Frontage

The current estate presents several areas of blank façades and walls along Waldegrave Road that limit views, access and permeability. There is opportunity for the University to make a more positive contribution to the street, with active frontages, clear entrances and views into and across campus.



### Enhanced Setting for Historic Buildings

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.





### A high-quality, accessible landscape

St Mary's benefits from an extensive landscape setting, however there are several poor quality areas that present opportunities for the provision of high-quality public realm, accessible open space, views and enhanced biodiversity.



### Strengthen Recreation and Sport Offer

Sport is a central offer at St Mary's and the University has a range of sports and recreation facilities, which can be further enhanced to secure St Mary's position as a leading sports institution.





### Conservation Area

The southern part of the Strawberry Hill Campus lies within the Waldegrave Park Conservation Area, the generous garden character of which has been compromised by poor-quality landscaping and large buildings not in-keeping with the existing houses. There is opportunity to restore the landscape setting and enhance the character of the Conservation Area.



### Community

St Mary's has been a part of the Strawberry Hill for over nine decades, and continues to seek opportunities to contribute and enrich the local community and wider borough.



