

St Mary's University, Twickenham

New Link Building

Planning Statement



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Planning Statement

1.00 Introduction & Background

St Mary's University College has occupied its Strawberry Hill Campus since 1925. Subsequently the College has grown in size and influence and is now recognised as a significant institution with a roll of more than 3500 students and 450 staff. Subjects ranging from Sport Science to Theology are taught at both graduate and undergraduate level, making the campus one of the most significant education establishments in the Borough.

This application is made for a new 'Link Building' between the existing Café and Library buildings, to improve student flow and enable more flexible use of the existing facilities.

2.00 Context

The University's site & built environment has evolved over the years, with an eclectic mix of buildings. These vary in style and quality with, no pervading theme or material.

The site is not within a conservation area. Three Listed Buildings are located within the campus (Chapel in the wood - Grade I; Chapel - Grade II; Strawberry Hill (St Mary's Training College) - Grade I). It is understood that St Mary's University have confirmed with London Borough of Richmond Upon Thames' Planning Department that, due to the location, a Listed Building Application is not required or relevant to this application.

Please refer to the The Heritage Statement, submitted with this application, for more in-depth assessment of the context and planning policy. (Key aspects of the planning policy are also reviewed in the following section).

3.00 Planning Policy

SA 8 - St Mary's University, Strawberry Hill - Adopted Local Plan 2018

It is submitted that the proposals will help meet the "... need to improve and upgrade the existing facilities at St Mary's University..." identified within SA 8 of the Local Plan.

LP29 - Education & Training - Adopted Local Plan 2018

It is submitted that the proposals fall within and will help deliver principals of LP29, and in particular A.4 & A.5:

A.4 "encouraging the potential to maximise existing educational sites through extensions, redevelopment or refurbishment to meet identified educational needs".

A.5 "encouraging flexible and adaptable buildings, multi-use and co-location with other social infrastructure".

Strawberry Hill Village - Planning Guidance SPD Character area 9: St. Mary's University and surrounds

It is submitted that the proposals facilitate "...the opportunity to enhance the visual appearance of some of the buildings within the site through their refurbishment or redevelopment".

4.00 Design Principles

The proposed new 'Link Building' improves the ease of flow between the existing Café and Library, enhancing the flexibility of use for both these spaces.

Designed to be elegant, light weight and transparent the link has fully glazed elevations, with minimal structure and framing. This treatment enables the link to sit as a 'neutral' interface, between the Café and Library, that celebrates the character of the existing buildings.

5.00 Summary

Whilst small in scale, the proposals represent a valuable development for the University, which will improve circulation and flexibility, while enhancing the physical environment within the campus. In doing so, it will contribute to the wider goal of empowering the delivery of high quality education, within the borough of Richmond Upon Thames.