Appendix D: St Mary's University Estates Masterplan Stage 1 Report

St Mary's University
Twickenham
London

St Mary's University
Estates Masterplan Stage 1 Report

September 2016

DRAFT

Useful studio

Useful Studio have been commissioned by St Mary's University, Twickenham London, to develop a masterplan for the University's Estate in line with the emerging Corporate Plan, vision and mission of the University.

The purpose of this report is to present the Stage 1 developments to St Mary's University Estates Masterplan proposals.

The scope of Phase 1 works has included mapping and analysis of the existing estate, formulation of a set of design principles, development of design strategy and a preliminary phasing programme. Proposals have been developed in parallel with the Corporate Plan and in consultation with the London Borough of Richmond-upon-Thames.

The proposals build upon the Estates Masterplan Stage 0 Preparatory Report, June 2015.

All proposals are based on information supplied by St Mary's, unless otherwise stated, and are subject to further design development, survey information and coordination.

The report comprises the following sections:

Introduction and Brief
This section introduces St Mary's University and the masterplan brief, and considers the brief in the context of wider university benchmarking and trends.

Existing Estate
This section describes the existing St Mary's estate and the history of St Mary's University, Strawberry Hill and Teddington Lock.

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

Masterplan Principles
This section outlines a set of principles for the future development and management of the estate.

Masterplan Strategy
This section sets out the five key strategies that underlie the masterplan proposals, based on the site analysis and masterplan principles.

Masterplan Proposals and Phasing
This sections sets out the masterplan proposals and phasing strategy.

Next Steps
This sections sets out the next steps for the continued development and delivery of the estates masterplan.

The report has been prepared by Useful Studio, with input from the consultant team.

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01

Introduction and Brief

This section introduces St Mary's University and the masterplan brief, and considers the brief in the context of wider university benchmarking and trends.

Founded in 1850 as a Catholic institution for the education of teachers with just six students, St Mary's has grown to around 6,000 undergraduate and postgraduate students and offers a range of programmes in subjects such as sport, drama, theology and business.

The provision for international students, study abroad opportunities and overseas collaborative partnerships has also expanded.

Located in the London Borough of Richmond-upon-Thames (LBRUT), St Mary's has a long established history in the borough, having moved to it's current site in 1923. The estate is comprised of two main campuses in Twickenham: Strawberry Hill and Teddington. With a combined area of over 20 hectares they are significant sites within the Borough.

The University plays an important role providing education and employment opportunities, and access to sport and recreation facilities.

St Mary's are looking to secure their long-term, sustainable future through growth and development in order that the University can continue to play a central role in the Borough.

Location in the context of Greater London

Aerial view of St Mary's Strawberry Hill campus and Teddington Lock campus (top right)

Achieving university status in 2014 is part of a wider step change at St Mary's, as the institution looks to secure a long-term sustainable future. St Mary's Corporate Plan sets out the strategic direction, mission, vision and objectives for the next 10 years. The plan builds on St Mary's existing strengths and distinctive Catholic identity and sets out a strategy for realising the University's ambitions.

The stage 1 masterplan has been developed in parallel with the Corporate Plan.

Mission as a globally-minded, London-based Catholic University

St Mary's is an inclusive University seeking to support the development of the whole person, and empower our communities to have a positive impact upon the world entrusted to us, consistent with our Catholic ethos.

Values that guide our actions and interactions with each other

Respect

We treat others as we wish to be treated and celebrate diversity.

Integrity

We value ethical deliberation in decision making and honesty in behaviour.

Collegiality

We work together as part of an inclusive community where everyone feels welcomed and we achieve more by working together than we could individually.

Vision of the learning community that we will become

People

St Marys students, staff, alumni and communities remain central to our identity. We are known for our diverse, inclusive and enabling environment. Everyone is encouraged and empowered to give, learn and belong to the St Mary's community and beyond.

Place

St Mary's will modernise our beautiful and historic campus in Twickenham, London. We will provide a platform for the discussion of meaningful global issues. Our Catholic ethos will continue to guide our contributions to public policy debates.

Prospects

St Mary's students will fulfil their potential, think critically and become global citizens who engage constructively with the world around them. St Mary's legacy will be one of sustainability, positive impact and ethical leadership.

Pledges that we have made to bring our Mission and Vision to life, in a manner consistent with our Values

Enhance our students' learning opportunities to maximise student engagement, retention and success

Enable a culture of interdisciplinary research and scholarship throughout the university to support the creation and dissemination of knowledge

Broaden our international outlook and provide a forum to discuss global issues, and contribute to the development of solutions to global challenges

Foster an inclusive, supportive learning environment for our students, staff and other stakeholders

Continuously improve our operations to ensure a sustainable future

St Mary's Corporate Plan

The need for growth underlies the masterplan brief for St Mary's, the university is looking to grow from 6,000 to 9,000-12,000 students. This growth is needed to establish a viable business model to support improved teaching and research.

There is currently a good provision of learning space, with only small shortfall in area required to meet St Mary's target of 7.4 m2/student. Maintaining this target would require increasing learning space in correlation with increasing student numbers. With greater efficiencies and improved space utilisation it may be possible to optimise the amount of additional area needed.
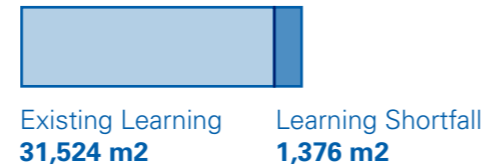
St Mary's already face a significant shortfall in student accommodation, which will be further exacerbated with growth, as part of the masterplan it is therefore vital that sites are identified for the development of student accommodation.

2015/16

6,000 students
4,700 FTE[1]

Growth Option A

9,000 students
7,020 FTE

Growth Option B

12,000 students
9,360 FTE

Learning

28,200 - 32,900 m2 required
6.0 - 7.0 m2/FTE student

Existing Learning
31,524 m2
Learning Shortfall
1,376 m2

42,120 - 49,140 m2 required
6.0 - 7.0 m2/FTE student

Existing Learning
31,524 m2
Learning Shortfall
10,596 - 17,616 m2

54,000 - 63,000 m2 required
6.0 - 7.0 m2/FTE student

Existing Learning
31,524 m2
Learning Shortfall
22,476 - 31,476 m2

Living

33,723 - 43,593 m2 required[2]
1,645 bed spaces[3]

Existing Living
18,491 m2
704 bed spaces
Living Shortfall
15,232 - 25,043 m2
941 bed spaces
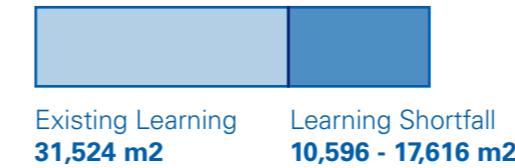
49,815 - 64,395 m2 required
2,430 bed spaces

Existing Living
18,491 m2
704 bed spaces
Living Shortfall
31,324 - 45,904 m2
1,726 bed spaces
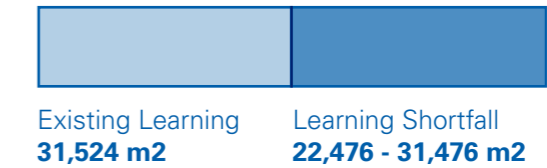
66,605 - 86,099 m2 required
3,249 bed spaces

Existing Living
18,491 m2
700 bed spaces
Living Shortfall
48,114 - 67,608 m2
2,549 bed spaces

1 Full time equivalent, 78% of total student numbers
2 Living areas based on 20.5-26.6 m2 GIA/bedspace
3 Bed spaces provided for 27% of total students

All figures based on 'Overarching data V3' received May 2015 and 'Key assumptions around non-residential new build space Estates Masterplan vs revised Corporate Plan' received February 2016.

At the core of St Mary's Corporate Plan is the principle of live and learn, with all aspects of student life accommodated within the university's unique and beautiful estate, including teaching and study spaces, social and recreation amenities and residential halls.

The provision of modern, appealing student accommodation is critical to the live and learn ethos, not only in terms of enabling students to live on campus, but also in giving St Mary's greater control over the quality, maintenance and affordability of student accommodation, and reducing pressure on local services, including housing and transport.

Current students at St Mary's and live and learn campus precedents

The living and learning areas required brief has been developed by St Mary's, in line with UK University benchmarking data, and represents best practice areas for similar universities.

St Mary's compiles benchmarking annual data that includes student FTE figures, bedspaces and GIA areas per student for living and learning for all UK universities. This data is used to establish national averages, and to compare St Mary's to it's most similar competitors, including the AMHEC Group (Association of Managers in Higher Education), which is made up of 20 universities similar in size, and the Cathedrals Group, a network of 16 Christian Universities across England and Wales.

St Mary's currently provide 6.07m^2/student learning space and 26.42m^2/student living space.

Benchmarking data indicates that this provision is below the national median for learning space (10m^2/student) and the AMHEC and Cathedrals Group median (7m^2/student). St Mary's provision of living space is above the median of national universities, the AMHEC and Cathedral Group (24m^2/student).

Institution	Total student headcount	Total student FTE	Non-residential GIA	Residential GIA	Total GIA	Residential number of bed spaces	Space per StudentNon - Res	Space per Student FTE - Non Res	Space per Student - Res
Third Quartile	6,593	5,913	52,309	32,268	78,803	1,481	9	11	25
Median	5,050	4,292	31,524	16,409	50,015	765	7	7	24
First Quartile	2,265	2,067	19,246	6,335	20,888	207	6	7	22
St Mary's University, Twickenham	5,195	4,471	31,524	18,491	50,015	700	6.07	7.05	26.42
The University of Chichester	5,050	4,568	43,226	26,904.20	70,130.20	1,087	8.56	9.46	24.75
The University of Winchester	7,175	6,167	34,923	34,911	69,834	1,688	4.87	5.66	20.68
Bishop Grosseteste University	2,230	2,076	13,733.23	7,235.12	20,968.35	216	6.16	6.61	33.50
The Arts University Bournemouth	3,370	3,280	19,656	1,151	20,807	50	5.83	5.99	23.02
Canterbury Christ Church University	13,715	11,442	79,701.62	35,384.95	115,086.57	1,689	5.81	6.97	20.95
University of Chester	12,515	9,956	116,838.15	46,827.50	163,665.65	1,852	9.34	11.74	25.28
University for the Creative Arts	6,010	5,660	55,567	16,409	71,976	1,036	9.25	9.82	15.84
University of Cumbria	7,680	6,910	65,536.79	16,893.50	82,430.29	830	8.53	9.48	20.35
Edge Hill University	13,965	12,146	64,552	47,686	112,238	1,946	4.62	5.31	24.50
Leeds Trinity University	3,270	3,017	21,335	14,436	35,771	598	6.52	7.07	24.14
Liverpool Hope University	5,460	4,292	49,051.65	29,624.79	78,676.44	1,161	8.98	11.43	25.52
Newman University	2,650	2,220	14,940.50	5,434.50	20,375	204	5.64	6.73	26.64
Norwich University of the Arts	1,865	1,811	13,460	3,779	17,239	165	7.22	7.43	22.90
St Mary's University College	1,150	941	14,585	0	14,585	0	12.68	15.50	
University of St Mark and St John	2,300	2,058	23,693	10,350	34,043	462	10.30	11.51	22.40
Stranmillis University College	1,550	1,261	24,676	10,046	34,722		15.92	19.57	
Trinity Laban Conservatoire of Music and Dance	960	876	18,836.60	0	18,836.60	0	19.62	21.51	
York St John University	5,850	5,394	39,205.17	39,723.60	78,928.77	1,587	6.70	7.27	25.03

University benchmarking data for the AMHEC Group

Institution	Total student headcount	Total student FTE	Non-residential GIA	Residential GIA	Total GIA	Residential number of bed spaces	Space per StudentNon - Res	Space per Student FTE - Non Res	Space per Student - Res
Third Quartile	7,733	6,927	56,829	35,029	84,609	1,510	9	10	25
Median	5,655	4,981	41,216	28,264	73,517	1,087	7	7	24
First Quartile	3,115	2,818	23,104	13,415	35,339	530	6	7	22
St Mary's University, Twickenham	5,195	4,470.63	31,524	18,491	50,015	700	6.07	7.05	26.42
The University of Chichester	5,050	4,568.25	43,226	26,904.20	70,130.20	1,087	8.56	9.46	24.75
The University of Winchester	7,175	6,166.63	34,923	34,911	69,834	1,688	4.87	5.66	20.68
Bishop Grosseteste University	2,230	2,076.31	13,733.23	7,235.12	20,968.35	216	6.16	6.61	33.50
Canterbury Christ Church University	13,715	11,442.19	79,701.62	35,384.95	115,086.57	1,689	5.81	6.97	20.95
University of Chester	12,515	9,956.33	116,838.15	46,827.50	163,665.65	1,852	9.34	11.74	25.28
University of Cumbria	7,680	6,909.53	65,536.79	16,893.50	82,430.29	830	8.53	9.48	20.35
University of Gloucestershire	7,005	6,424.66	44,734	32,170	76,904	1,433	6.39	6.96	22.45
Heythrop College	610	477.127	4,360.30	2,416.43	6,776.73	110	7.15	9.14	21.97
Leeds Trinity University	3,270	3,017.17	21,335	14,436	35,771	598	6.52	7.07	24.14
Liverpool Hope University	5,460	4,292.37	49,051.65	29,624.79	78,676.44	1,161	8.98	11.43	25.52
Newman University	2,650	2,219.88	14,940.50	5,434.50	20,375	204	5.64	6.73	26.64
Roehampton University	7,890	6,980.77	53,926.60	37,217.29	91,143.89		6.83	7.73	
University of St Mark and St John	2,300	2,058.03	23,693	10,350	34,043	462	10.30	11.51	22.40
University of Wales Trinity Saint David	8,585	7,040.70	95,416	32,712	128,128	1,337	11.11	13.55	24.47
York St John University	5,850	5,393.59	39,205.17	39,723.60	78,928.77	1,587	6.70	7.27	25.03

University benchmarking data for the Cathedral Group

The importance of well-designed and managed campuses is becoming increasingly important for attracting students, with more and more universities investing in their estates in recent years. Emerging trends have been identified that encapsulate the most widespread and consequential approaches to contemporary campus design.

Large Scale Expansion
Large scale expansion projects tend to reflect universities becoming a more integral part of urban life, with developments including mixed uses that serve the wider community. Such expansion projects move away from the closed campus compounds of the past in favour of better connecting university estates to the local area and encouraging shared use of public space and amenities.

Revitalising Masterplans
The masterplan offers a tool for universities to maximise their existing estates to offer attractive, sustainable campuses that meet long term needs. Revitalising masterplans typically identify areas for new development, opportunities for refurbishment and improvement and strategies for public realm.

Hub Buildings
The hub typology epitomises the importance of student experience, with many universities investing in flexible, multi-use buildings that combine all aspects of university life; teaching, studying, social and pastoral, under one roof.

Residential Buildings
With the move towards students becoming consumers there is greater need to meet the demand for quality, affordable accommodation. Modern halls of residence typically provide en-suite rooms as standard, arranged in clusters with a shared social space.

Joint-Ventures
Joint-venture buildings offer an innovative method for funding development and sharing facilities. Precedents offer examples of universities joining with local authorities, businesses and education/research institutions. Such ventures not only offer economic efficiencies, but the opportunity to develop stronger connections and knowledge exchange with partners.

Adaptive Reuse
There is a growing trend in the reuse of existing buildings across all sectors, with reuse tending to offer a less expensive and more sustainable solution than demolition and new build.

University Trends Contemporary Campus Design. Coulson, Roberts, Taylor, 2015

North West Cambridge large scale expansion

Yale University masterplan

The Forum, hub building, Exeter University

University of Copenhagen Residential Buildings

The Hive, University of Worcester joint-venture building

Kendall College, adaptive reuse of the Federal Building

02

Existing Estate

This section describes the existing St Mary's estate and the history of St Mary's University, Strawberry Hill and Teddington Lock.

St Mary's existing estate is comprised of two large main campuses, which are owned by the University, and several smaller satellite sites that are a mixture of owned and rented properties.

Main Campuses

1   Strawberry Hill Campus
    Bought by St Mary's in 1923. Part of the site is leased to the Strawberry Hill Trust.

2   Teddington Lock Sports Ground
    Under St Mary's ownership since 2000.

Satellite sites

3   Trackside House, 99 Waldegrave Road
    (St Mary's ownership)

4   60 Waldegrave Road (1st floor leased)

5   16 and 16a Strawberry Hill Road (St Mary's ownership)

6   7 Waldegrave Gardens (leased)

7   Regal House (6th floor leased)
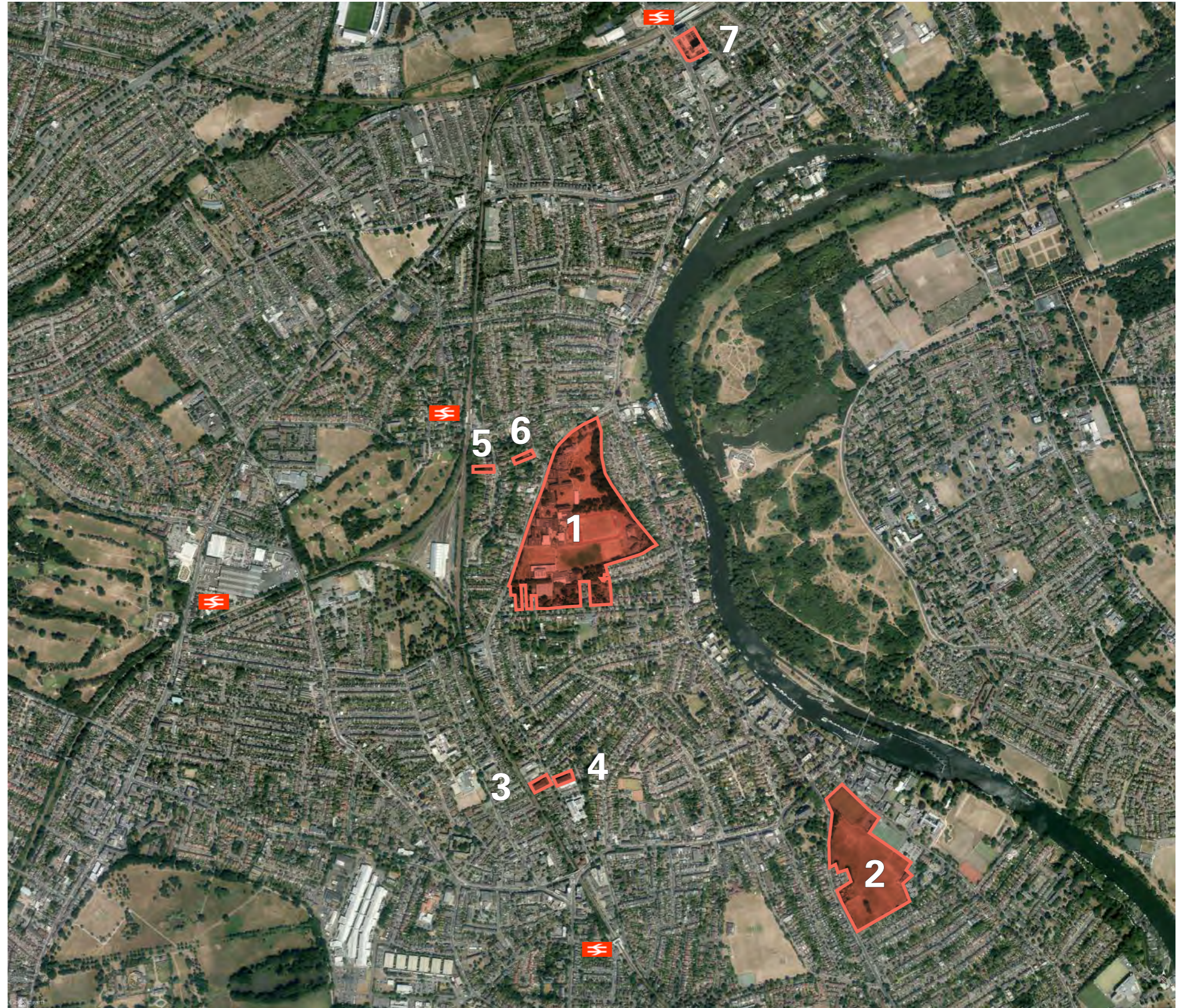
Sites within St Mary's University ownership or under lease in Twickenham

Main entrance to the Strawberry Hill campus

Teddington Lock sports campus

The Naylor Library, 60 Waldegrave Road

16 Strawberry Hill Road

Regal House, Twickenham

The Strawberry Hill campus is a 14 hectare triangular site bounded by Waldegrave Road to the west, Waldegrave Park to the south and private residential back gardens of Strawberry Vale properties to the east. The main entrance is off Waldegrave Road towards the northern end of the site.

The campus is comprised of Strawberry Hill House and Lady Waldegrave Wing, the original 1925 St Mary's College buildings and a range of educational buildings and residential hall dating from the mid-twentieth century that sit in contrast the surrounding residential grain that is dominated by large detached houses.

It is the oldest and largest part of St Mary's estate and accommodates the majority of living and learning spaces.

The site is approximately a 5 minute walk from Strawberry Hill station and a 20 minute walk from Twickenham station.

Strawberry Hill campus site plan

The Teddington Lock campus is a 6.5 hectare site bounded by Broom Road to the east, Kingston Road to the west and residential back gardens to St Winifred's Road to the south. The site entrance is on Broom Road.

Teddington Lock is predominantly a sports campus, with several turf pitches, an all-weather pitch and changing rooms, alongside a small number of teaching spaces.

The site is approximately a 15 minute walk from the main Strawberry Hill campus and a 10 minute walk from Teddington station.

STRAWBERRY HILL CAMPUS (15 minutes)

TEDDINGTON HIGH ST. (5 minutes)

Teddington Studios

The Lensbury

All-weather pitch

Cricket Sq.

Rugby pitch

Womens' football

Cricket Sq.

Football pitch

Football pitch

Mini rugby

Teddington Lock campus site plan

Ref	Building	Area (GIA, m²)		
		Total	Non-resi	Resi
STRAWBERRY HILL CAMPUS				
B	Lady Waldegrave	1,149	1,149	
C	C Block	530	530	
D	D Block	1,374	1,374	
E	E Block	2,709	2,552	157
F	F Block	1,461	1,461	
G	G Block (Old House)	2,917	1,317	1,600
H	Chapel	1,102	1,102	
Hi	Library (including 2013 infill extension)	2,299	2,299	
J	J Block	1,476	1,476	
Ji	J Block	1,476	1,476	
Ji	Café	236	236	
K	Manning Building	2,235	2,235	
L	L Block	1,313	1,313	
M	M Block	690	690	
N	Teaching office and refectory	1,652	1,652	
N	Shannon Building	714	714	
P	Chapel in the Woods	12	12	
Q	Q Block	80	80	
R	Sports Building	2,464	2,464	
R1	Tennis Hall	1,810	1,810	
R2	New Sports Hall	1,981	1,981	
STU	Clive Hall	1,419		1,419
V	Doyle Halls of Residence	872		872
W	Wiseman Halls of Residence	1,161		1,161
X	Graham Halls of Residence	816		816
Y	Cronin Halls of Residence	1,809		1,809
Z	Cashin Halls of Residence	640		640
Za	De Marillac Hall	5,233		5,233
5	5 Waldegrave Park	338		338
9	9 Waldegrave Park	344		344
13	13 Waldegrave Park	446		446
15	15 Waldegrave Park	360		360
17	17 Waldegrave Park	559		559
19	19 Waldegrave Park	395		395
21	21 Waldegrave Park	651		651
33	33 Waldegrave Park	381		381
35	35 Waldegrave Park	491		491
34	Clive Road	251		251
	Portacabins	98	98	
	Dolce Vita Portacabin	30	30	
		45,974	**28,051**	**17,923**

	TEDDINGTON LOCK CAMPUS			
TL	Teddington Lock Changing Rooms	632	632	
TLP	Teddington Lock pavillion	551	551	
TLG	Teddington Lock groundsmans store	234	234	
TLC	Teddington Lock cricket pavillions	15	15	
		1,432	**1,432**	**0**
OFF CAMPUS SITES				
16a	16&16a Strawberry Hill Road	568		568
	Benedict XVI House			
99WR	Trackside	1,306	1,306	
60WR	60 Waldegrave Road	735	735	
	Regal House			
		2,609	**2,041**	**568**
TOTALS		**50,015**	**31,524**	**18,491**

Strawberry Hill Campus building/block references plan
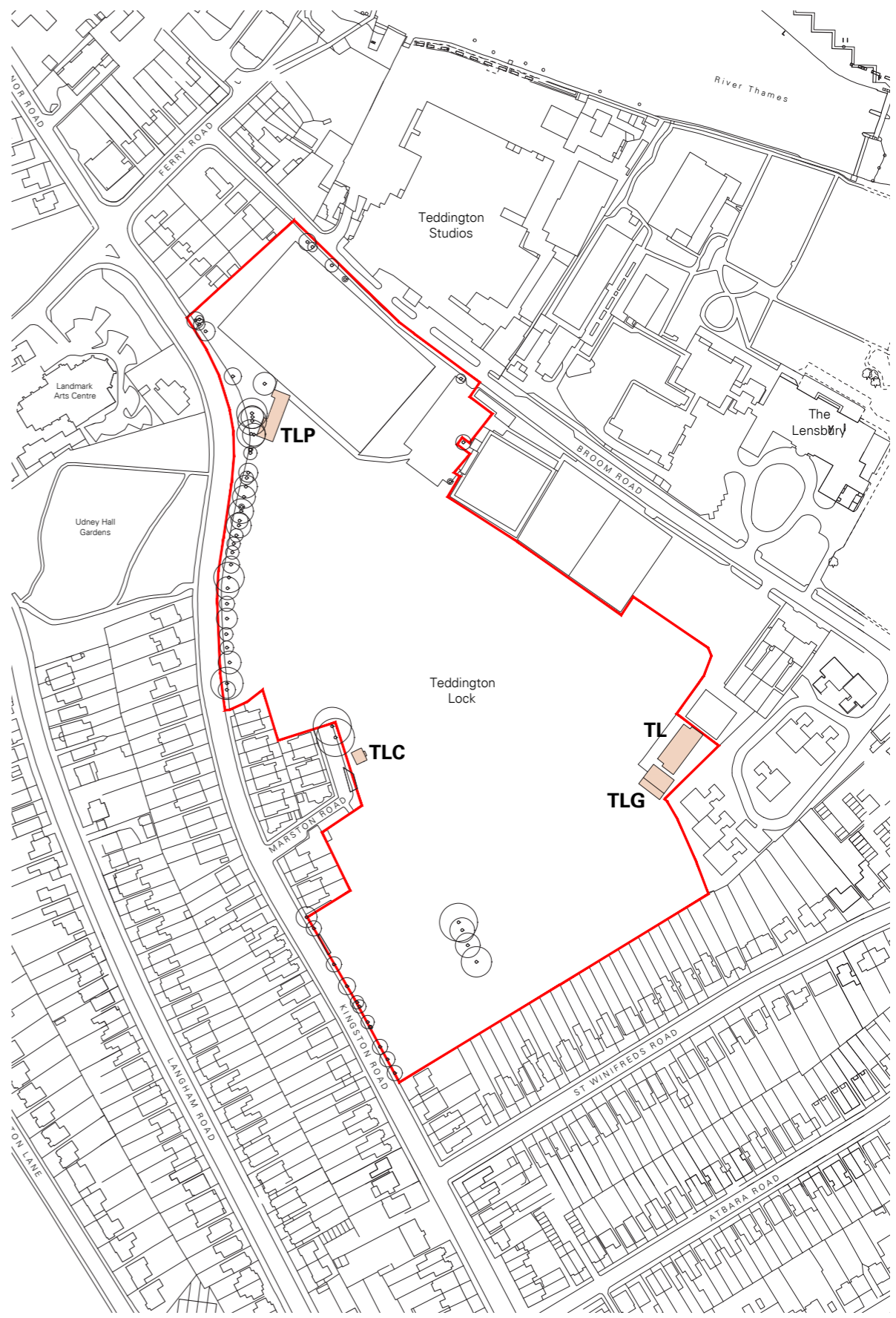
Teddington Lock Campus building/block references plan

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 1899, the Catholic Hierarchy asked the Congregation of the Mission (Vincentian) to undertake the administration of the College.

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.

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 5,000 students.

St Mary's was awarded the University Title in 2014.

Students at the St Mary's campus in Hammersmith during the 1850's

The Waldegrave Drawing Room during the 1920's, after the College moved to Strawberry Hill

Strawberry Hill House
Originally constructed in 1698 as 'Chopp'd Straw Hall' the site was bought by Horace Walpole in 1749, who transformed it into a Gothic castle over fifty years until his death in 1797. It remains an internationally renowned as Britain's finest example of Georgian Gothic revival architecture.

During the mid 19th century alterations and extensions were made to the house by Lady Waldegrave, including construction of the Waldegrave Wing. This wing is now used by St Mary's for conferences, events and meetings.

Strawberry Hill House Trust
Both the house and gardens were leased from the University to the Strawberry Hill House Trust in 2002 to undertake full restoration works. The house and gardens opened to the public in 2010.
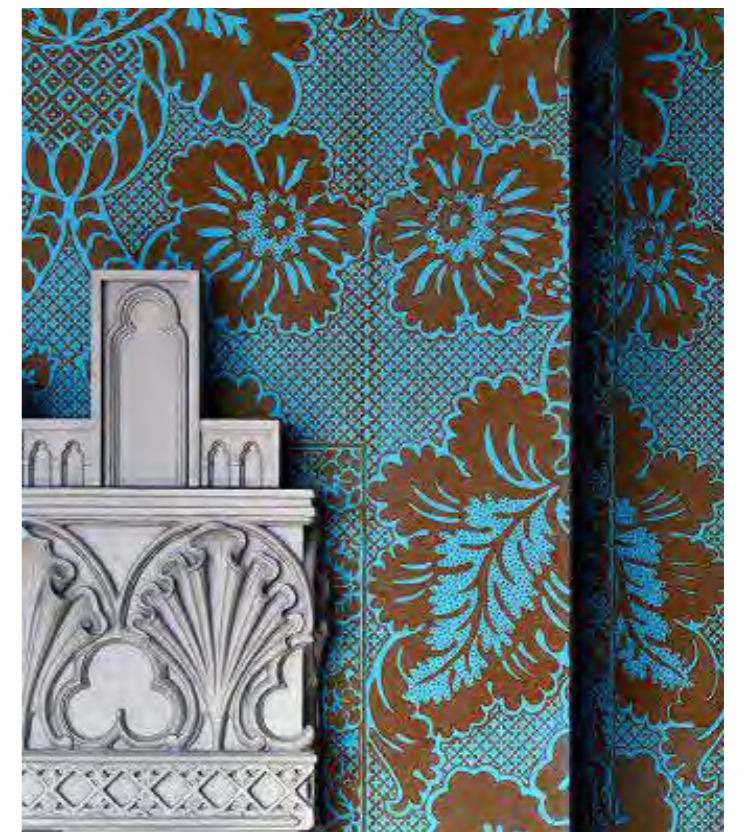
Strawberry Hill House interiors: library, private rooms, gallery and bedchamber

Gardens
The gardens were as meticulously designed as the house. Walpole rejected the traditional classicism and symmetry of English gardens in favour or creating a 'riant' landscape, with 'sweet walks', framed views and a series of follies, including the Chapel in the Woods and the Shell Seat.

c. 1793 plan of Strawberry Hill, attributed to Walpole

1784 watercolour of Strawberry Hill by John Carter

Replica of The Shell Seat

1774 engraving of the Chapel In The Garden

Teddington has evolved around the Lock, which first dates back to 1345 and has been rebuilt several times. The lock marks the end of the tidal reach of the Thames.

There was little development in Teddington until the 19th Century Inclosure Acts, when the area became popular with the gentry and the village doubled in size.

Development boomed with the arrival of the railway in 1863 and the number of households in Teddington rose rapidly.

The Lensbury Club was built in 1938 on extensive grounds offering a range of sporting facilities on the banks of the Thames

Teddington sports ground followed, opening opposite the Lensbury in between the wars on former farmland. It has remained largely unchanged.

The site was purchased by St Mary's in 2000.

Aerial photo to Teddington, 1947

A selection of old postcards of Teddington Lock

Strawberry Hill
Historic maps illustrate the evolution of St Mary's development on the Strawberry Hill campus, alongside continued residential growth in the surrounding area.

Teddington Lock
Ordinance Survey Maps indicate that Teddington Lock sports grounds have historically always been open land, initially in the form of allotments or nurseries, before being utilised for sports pitches between the Wars. A boom in residential development around the turn of century is followed by steady growth to the present day.

1890s
Late 19th century maps show some smaller buildings added along the western and southern side of the Strawberry Hill site. Many of these houses now fall within the Strawberry Hill and Waldegrave Park Conservation Areas.

Teddington Lock takes it name from the series of locks on the River Thames. Development has evolved in the area around the lock.
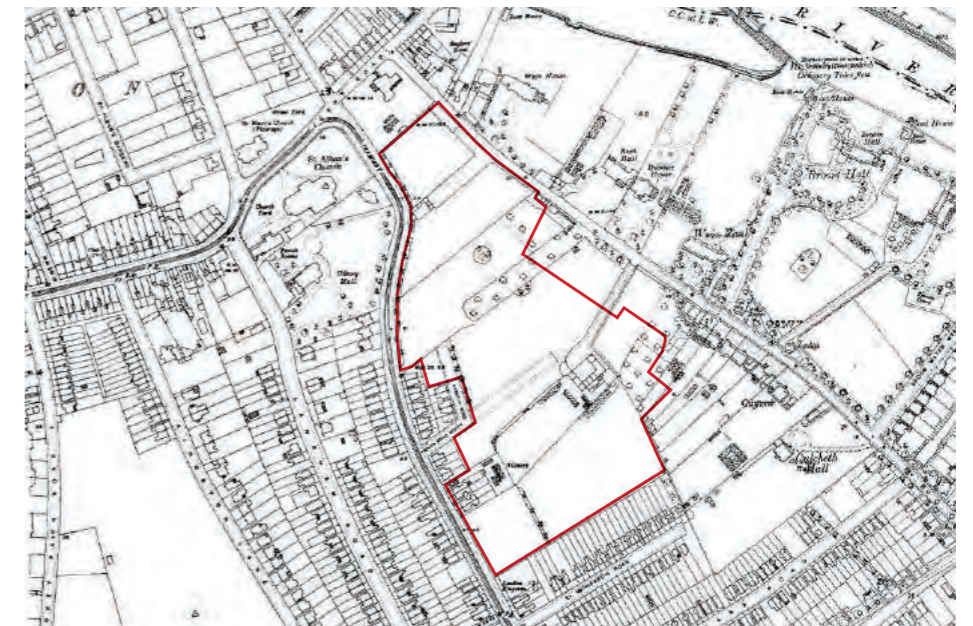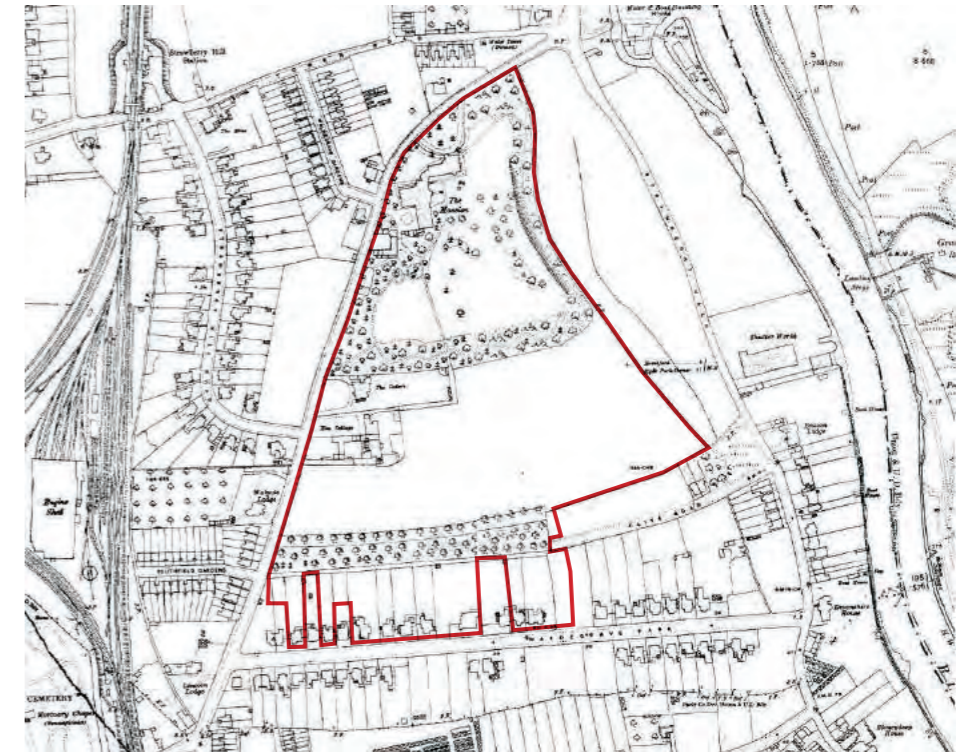
1910s
Residential development continued in the early twentieth century along with railway and light industrial works along the river. The Strawberry Hill House site remains unchanged.

There was significant residential development around Teddington at the turn of the century, much of which remains today.
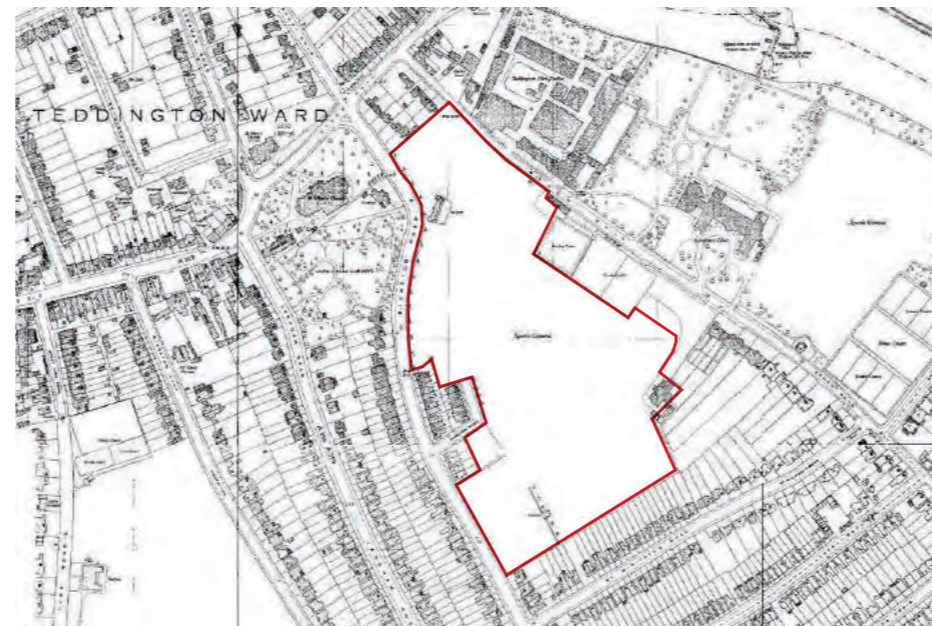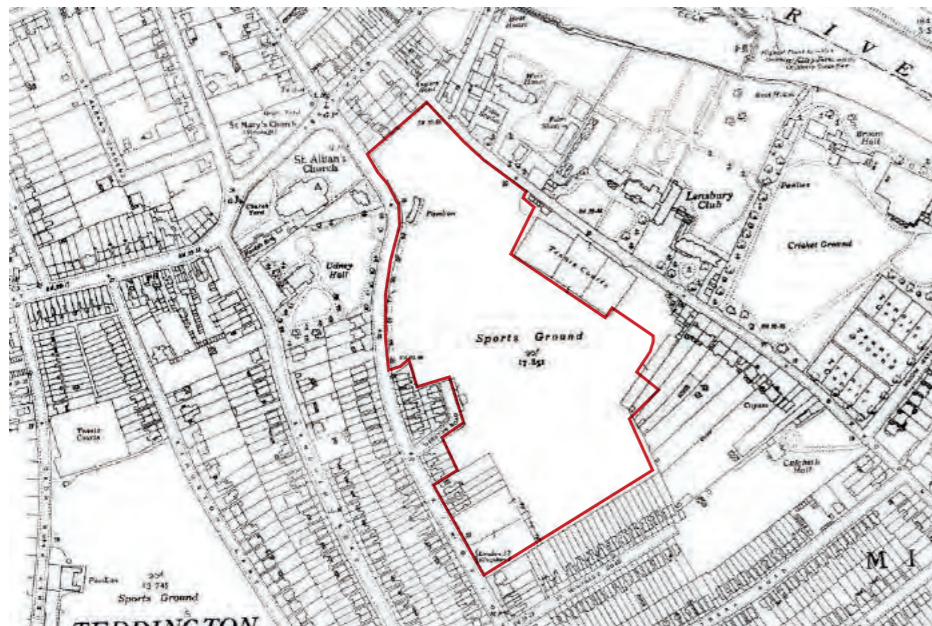
1930s

St Mary's moved to the site in 1925 and maps from the 1930's illustrate the new buildings erected to provide teaching and student living spaces, and playing fields are established on the southern part of the site. Further residential development continues around the campus.

The Lensbury club was established opposite Teddington Sports Ground in the 1930's and development on the Wier House site begins.

1960

The area remained largely unaffected by bomb damage during the WWII, and St Mary's continued to grow and develop new buildings, including the new chapel, which was constructed 1962-63, designed by Sir Albert Richardson. The running track in it's current location is established by 1960.

Residential growth continues around Teddington alongside ongoing development of the television studios opposite.

2016

Ongoing development on the Strawberry Hill Campus has largely continued the historic arrangement, with additional buildings added along the southern edge and in the south-east corner. Residential development in the surrounding areas has also continued steadily.

The historic pattern of Teddington remains in place today. A large mixed use scheme is under construction on the former television studios site.

Existing Zones and Buildings

As the campus has evolved over almost 100 years several zones have emerged; the northern part of the campus is the oldest part of the site and includes Strawberry Hill house and gardens, from which the site takes its name. Learning buildings are located centrally in the site along Waldegrave Road. A cluster of sports buildings are situated on the south edge of the garden. Residential buildings are split between the south-eastern corner of the site and along the southern boundary to Waldegrave Park.

Each zone and the buildings within each zone are desribed in more detail on the following pages.

Strawberry Hill campus existing zones and buildings
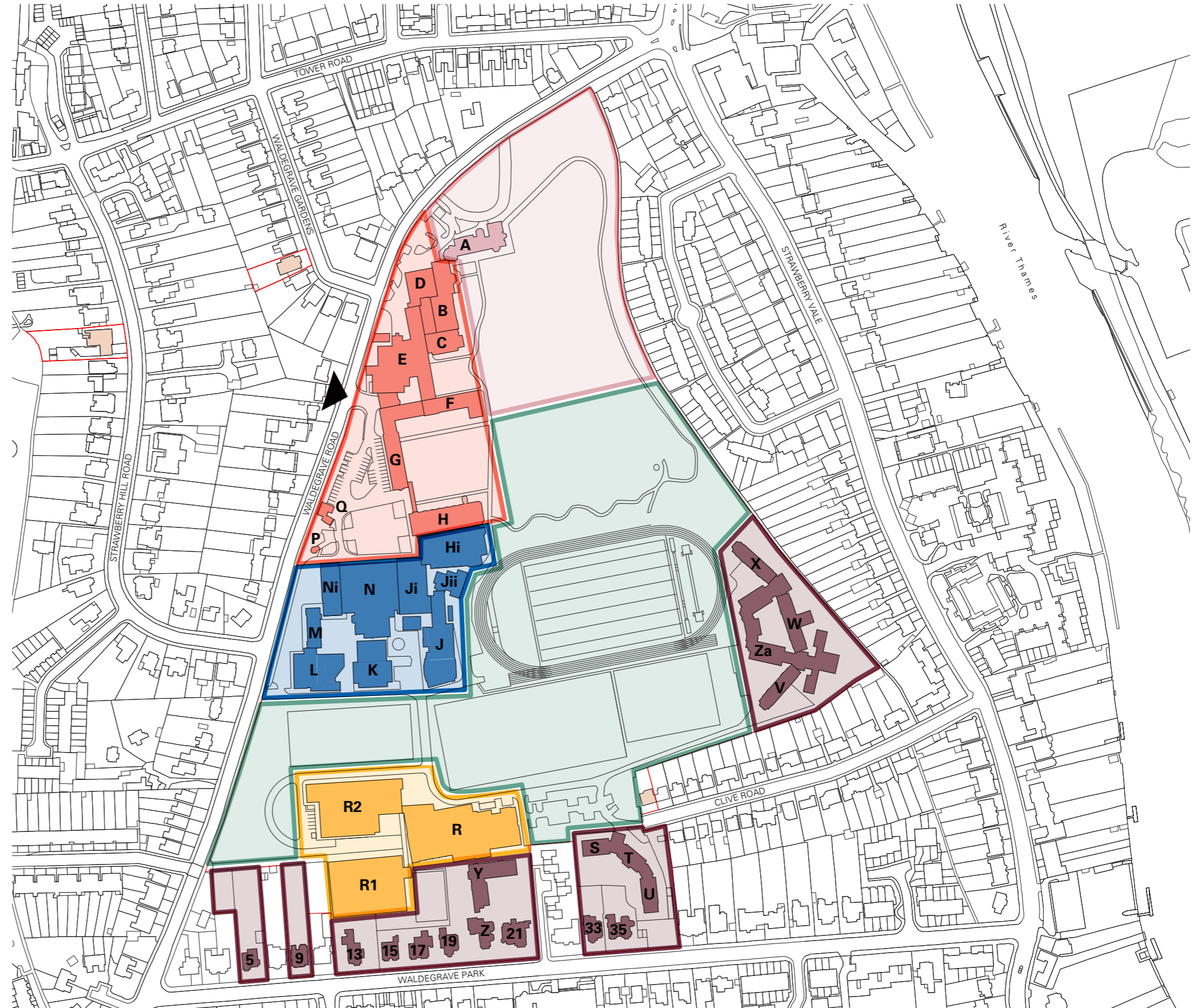
▶ Site main entrance

Leased to Strawberry Hill Trust

Historic Buildings

Central Learning Buildings

Sports Buildings

Halls of Residence

Gardens

Strawberry Hill campus existing zones and buildings

Historic Buildings

This area of the campus is composed of Strawberry Hill House, the Waldegrave Wing (B), Chapel in the Woods (P), the original St Mary's College buildings (C-G) and the Main Chapel (H).

The ground floor contains several larger teaching spaces, including the main library and lecture halls, many of which are accessed externally from the plaza.

The main chapel was constructed above the library, with the main space at first floor level. The first floor also accommodate the grand entertaining spaces of the Waldegrave Wing. All other spaces are small, cellular rooms arranged along central corridors. This plan is repeated on the second and third floors of the 1925 blocks.
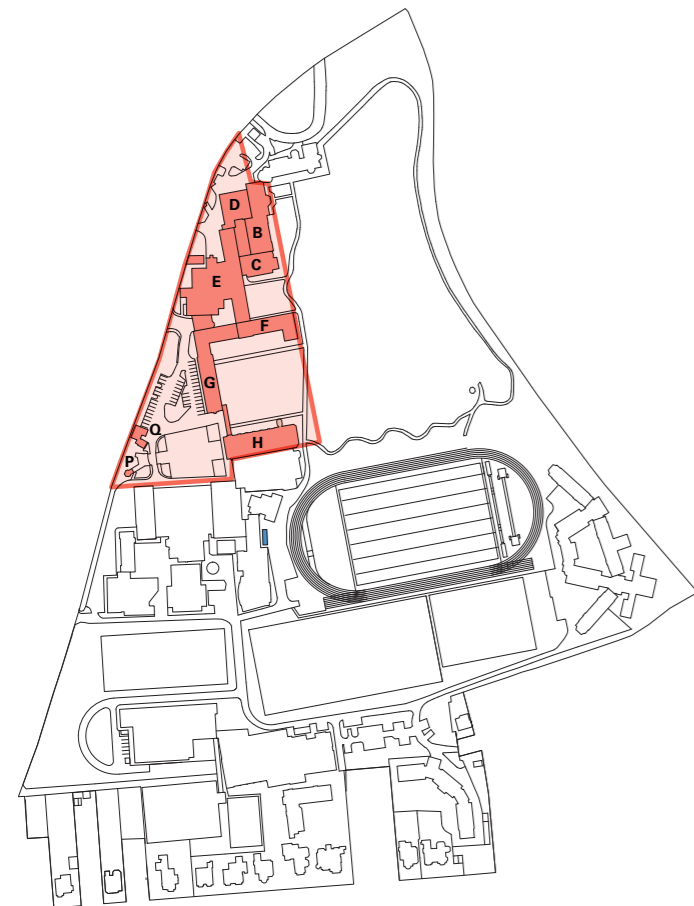
Waldegrave Wing (B Block)

The main chapel (H Block) and G Block
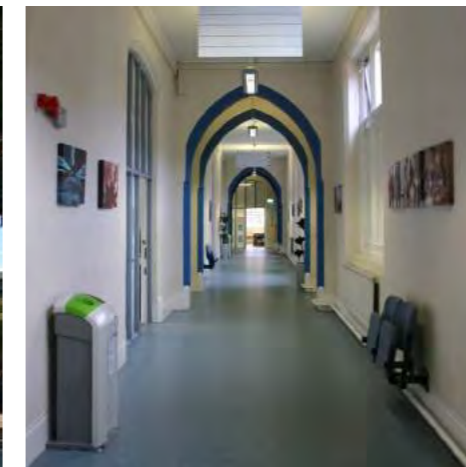
Main E Block corridor

The Chapel in the Woods

E and C Blocks viewed from Listed Landscape

Multi-use teaching spaces at ground floor, C, E, F and G Blocks
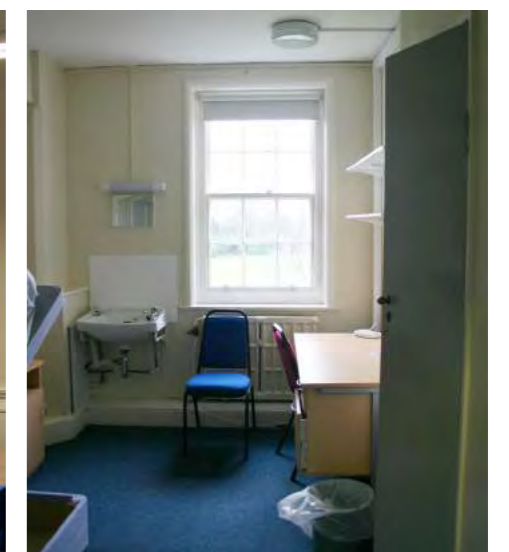
Typical G Block student bedroom

Existing Ground Floor Plan

D
B
Meeting Rooms
Drama studio
C
E
Drama studio
Maintenance Department
General teaching spaces
Drama studio
F
MAIN ENTRANCE
G
Media studio
General teaching spaces
Lecture hall
Lecture hall

WALDEGRAVE ROAD

Chaplaincy
Q
Library
H
CENTRAL LEARNING BUILDINGS
Hi
P
The Chapel in the Woods

Existing First Floor Plan

Senior Common Room
Waldegrave Drawing Room
D
B
Meeting Room
Senior Management
E
C
Lecture Hall
E
Lecture Hall
Academic dept. offices
F
Student Accommodation
G
Main Chapel
H
Hi
Library

Existing Second Floor Plan

D
B
C
E
E
Academic dept. offices
F
Student Accommodation
G
Main Chapel
H

Existing Third Floor Plan

D
B
C
E
E
F
Student Accommodation
G
H

Central Learning Buildings

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 is has evolved in a piecemeal fashion and is a composed of buildings of varying height, age and condition alongside new buildings, in-fills, extensions and refurbishments.
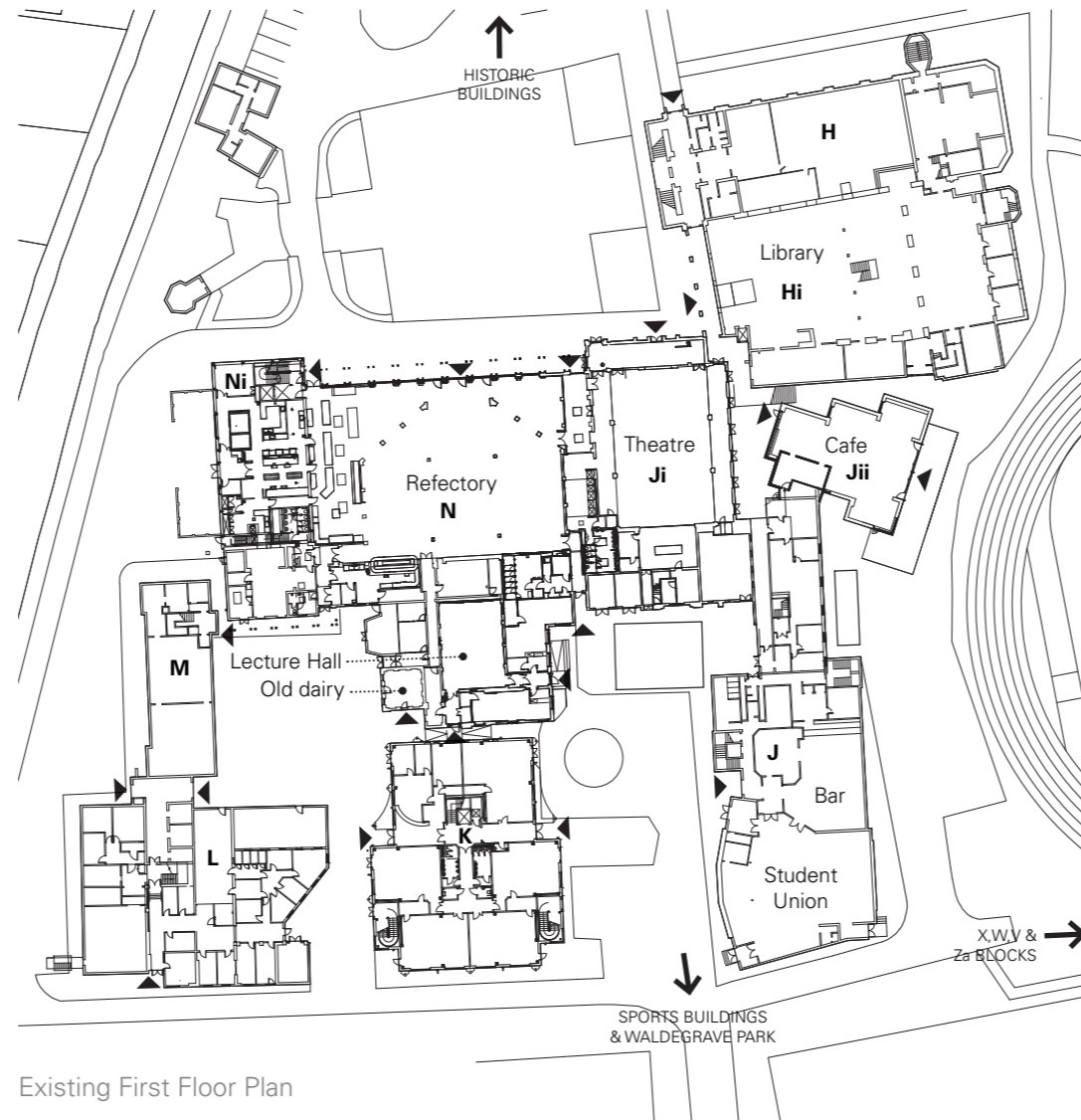
Existing First Floor Plan
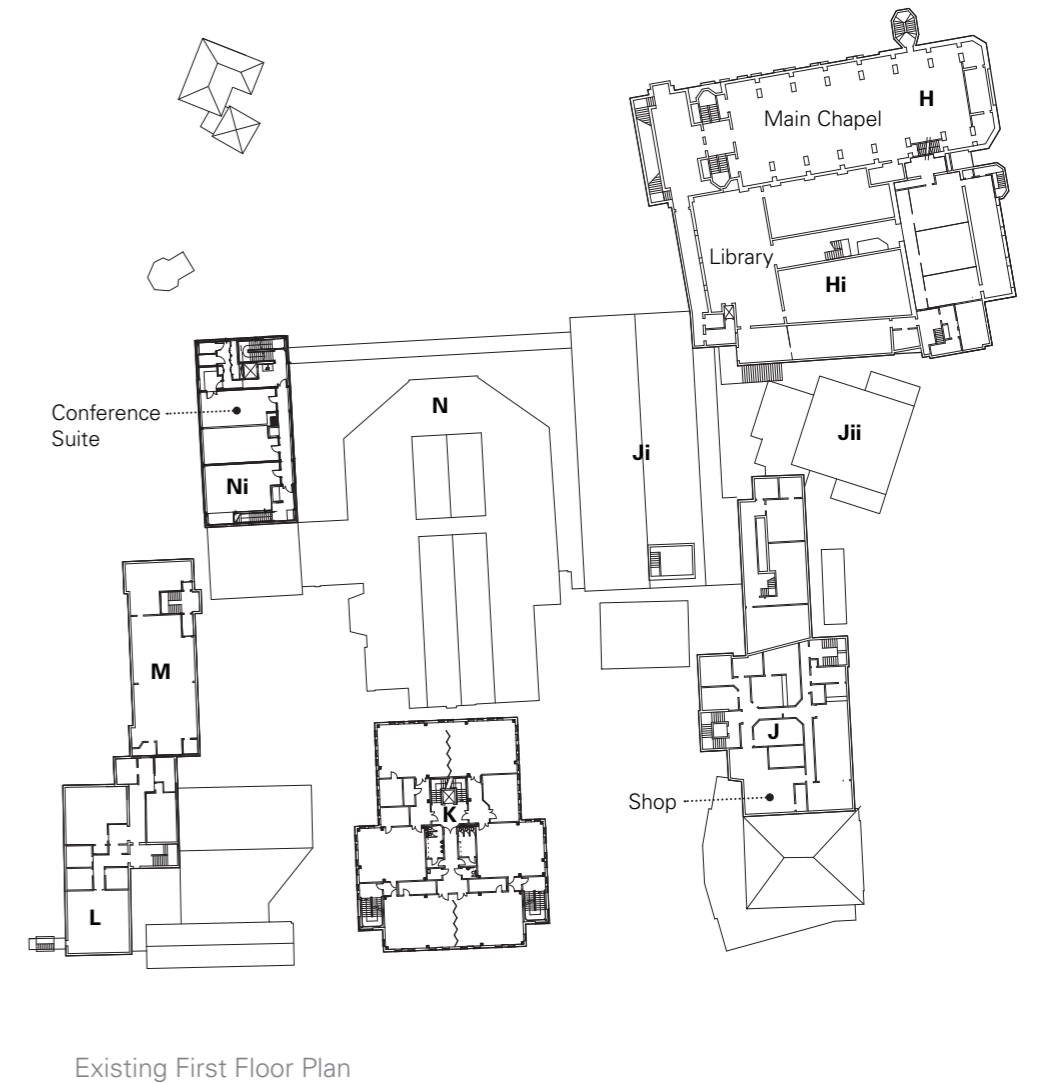
Existing First Floor Plan
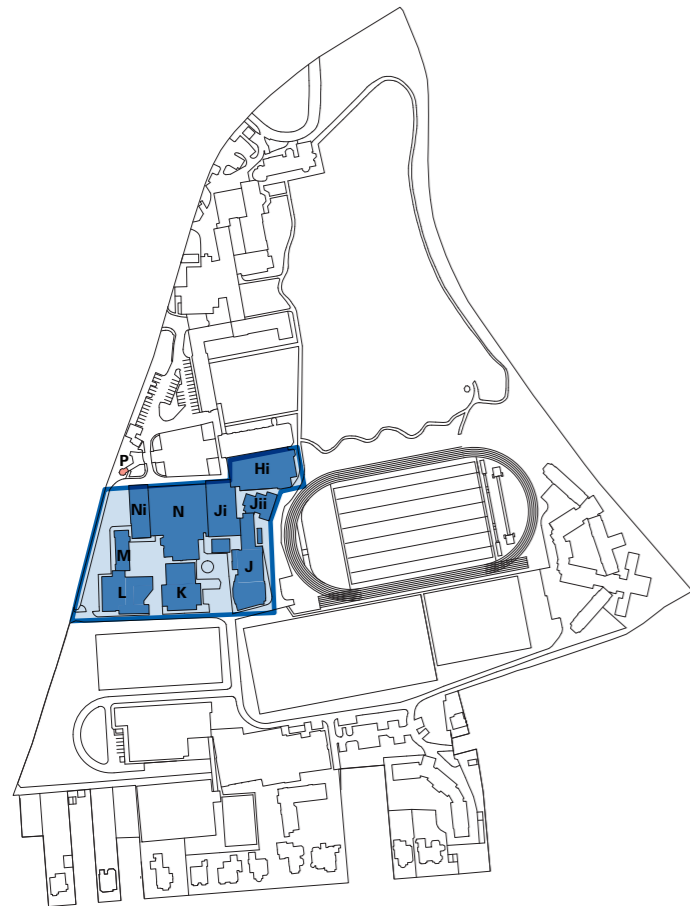
Seating outside the refectory (N Block)

Refectory interior

Student union and support services (J Block)

Existing Second Floor Plan

Main Chapel

H
Hi
Ni
N
Ji
Jii
M
Labs
Offices
Student support services
J
K
Lecture halls
L

Existing Third Floor Plan

H
Hi
Ni
N
Ji
Jii
M
J
K
L
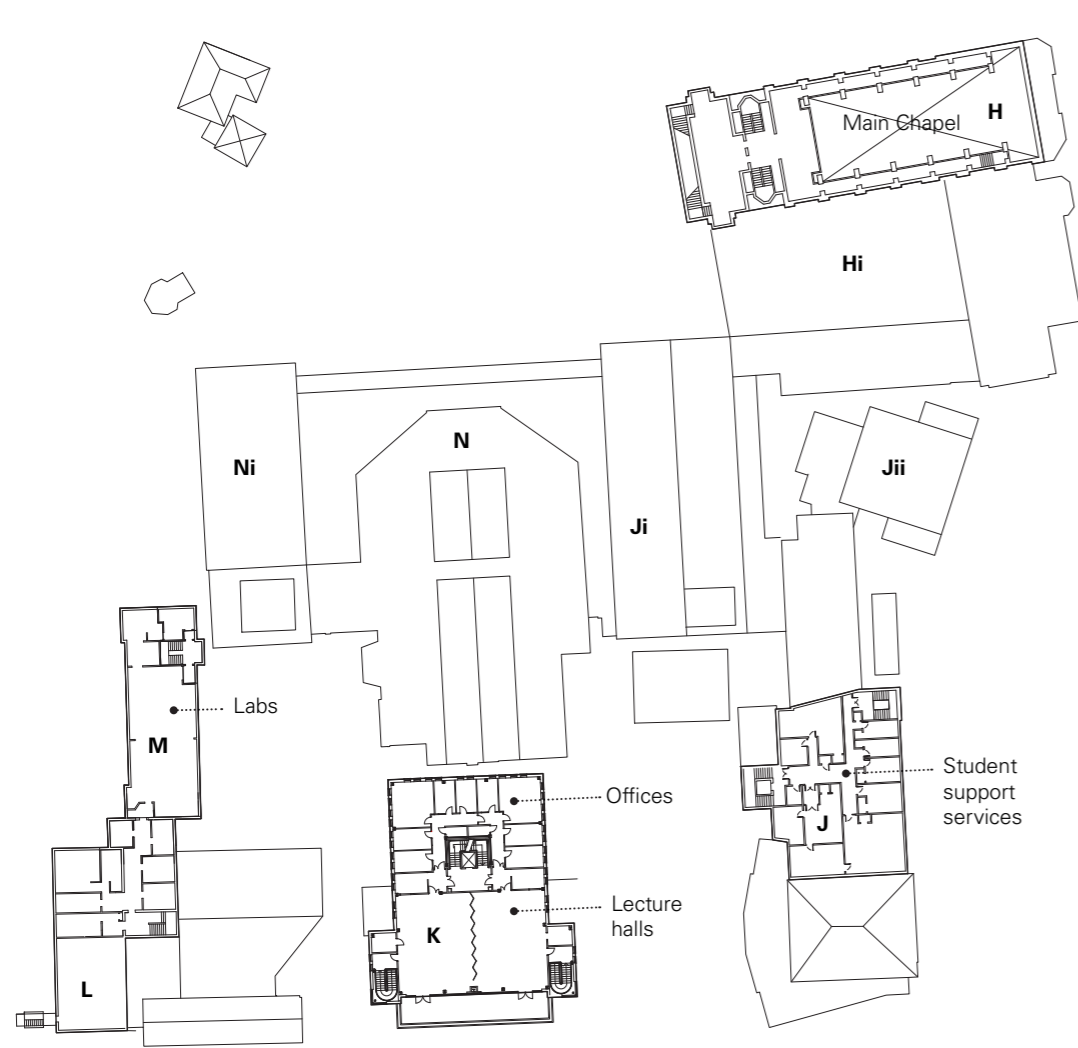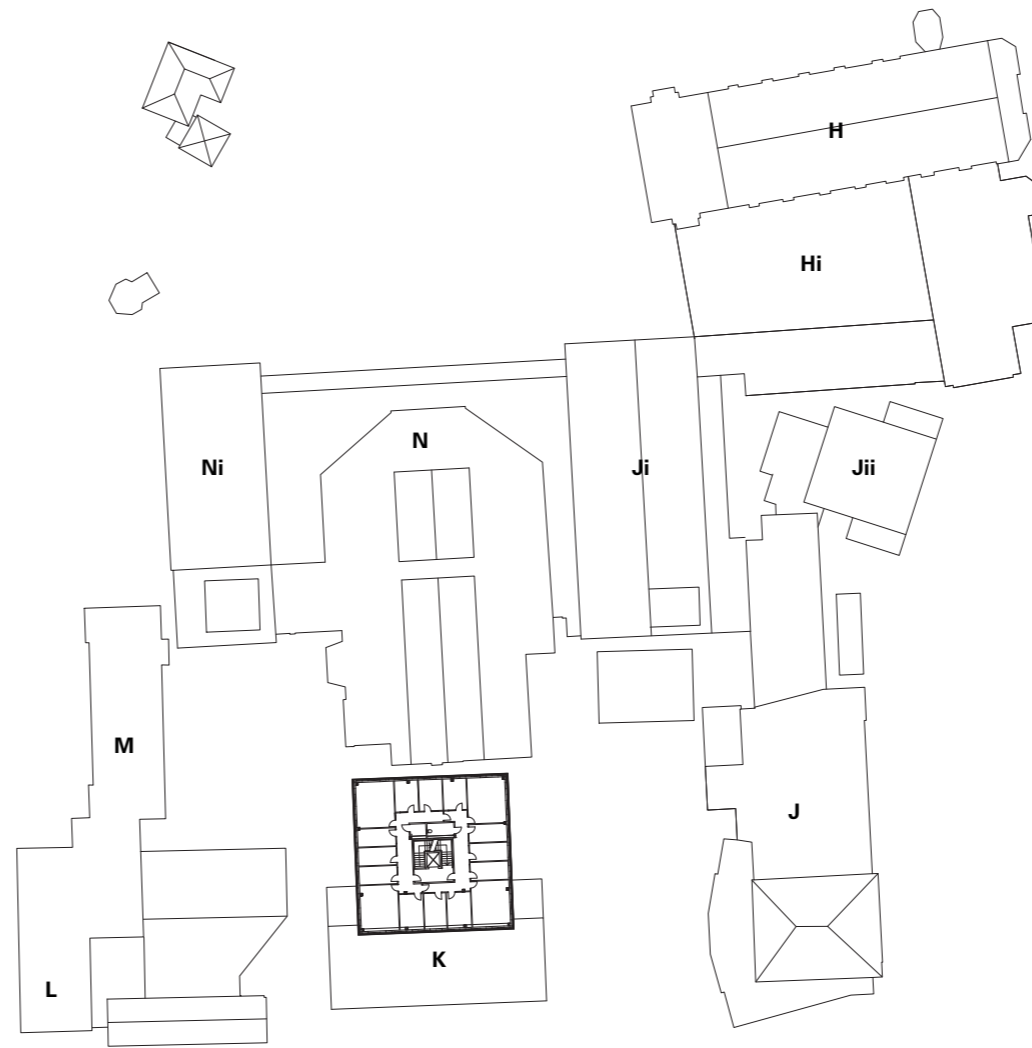
J Block Theatre

L Block food science laboratories

K Block teacher training classrooms

The Manning Building (K Block)

The Old Dairy, part of N Block

L and M Blocks

DolcHe Vita Cafe (Jii Block)

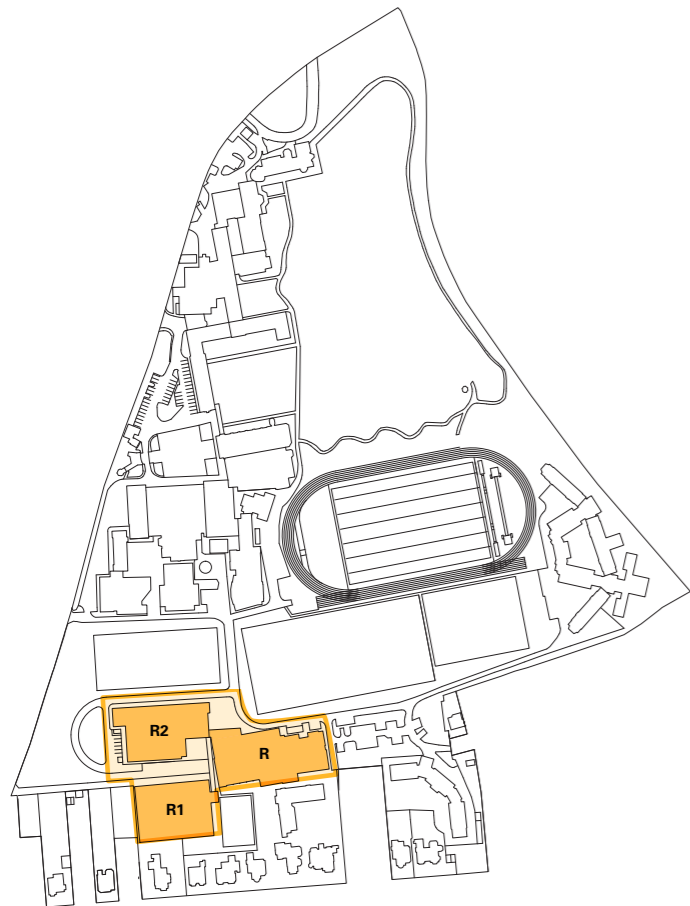# Strawberry Hill Campus

Sports Buildings

A cluster of three sports buildings are located in the southern part of the campus between the central green area and Waldegrave Park.

These buildings provide the majority of indoor sports facilities, training and teaching spaces.

All the blocks are predominantly tall single storey structures. R Block has a small first floor area.

Training pitch

CENTRAL LEARNING & HISTORIC BUILDINGS

Rugby pitch

X,W,V & Za BLOCKS →

Gym

Sports Hall

R2

Studio

R

Performance Centre

Gym hall

Tennis Hall
R1

WALDEGRAVE PARK

Existing Ground Floor Plan

R2

Physio suites

R

R1
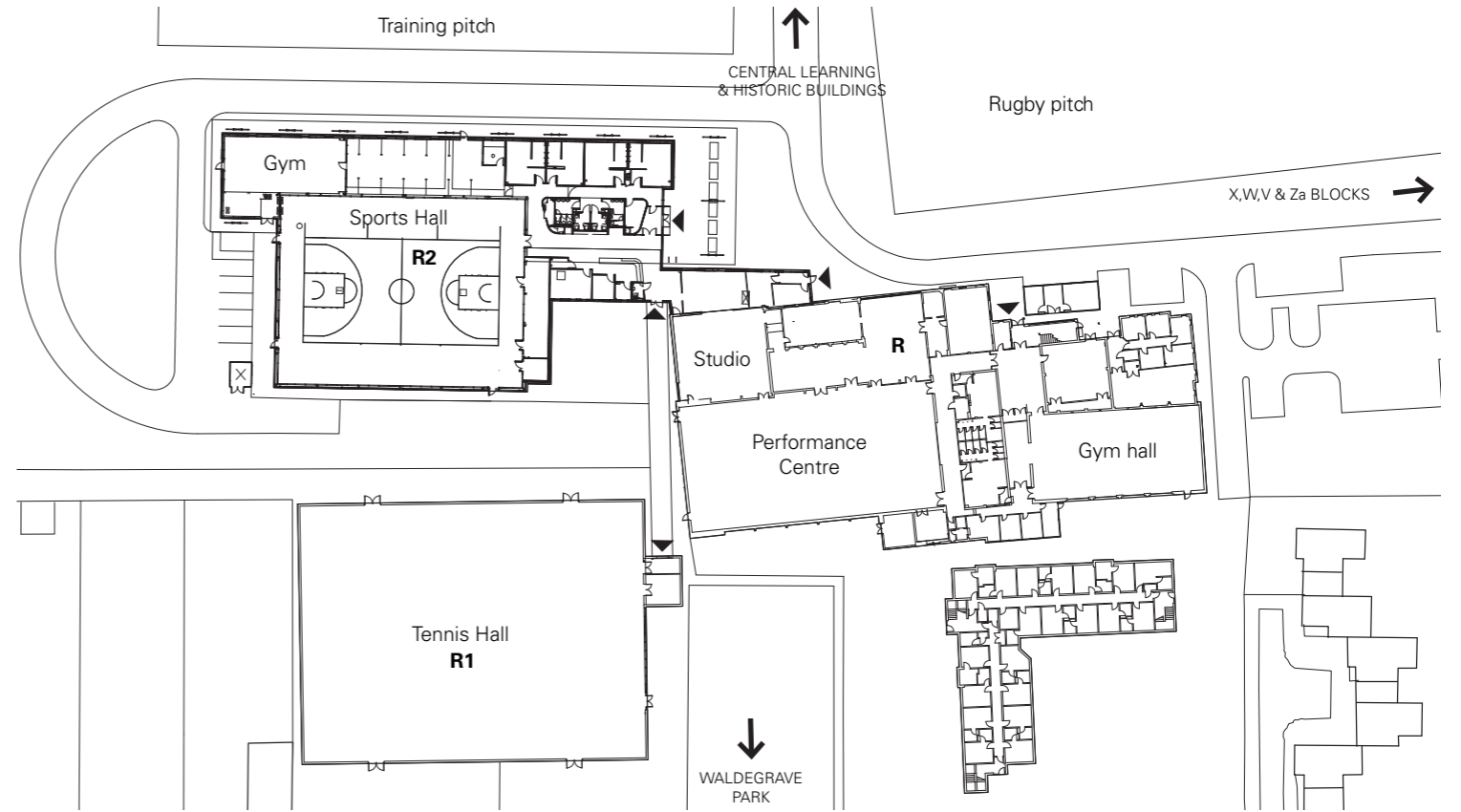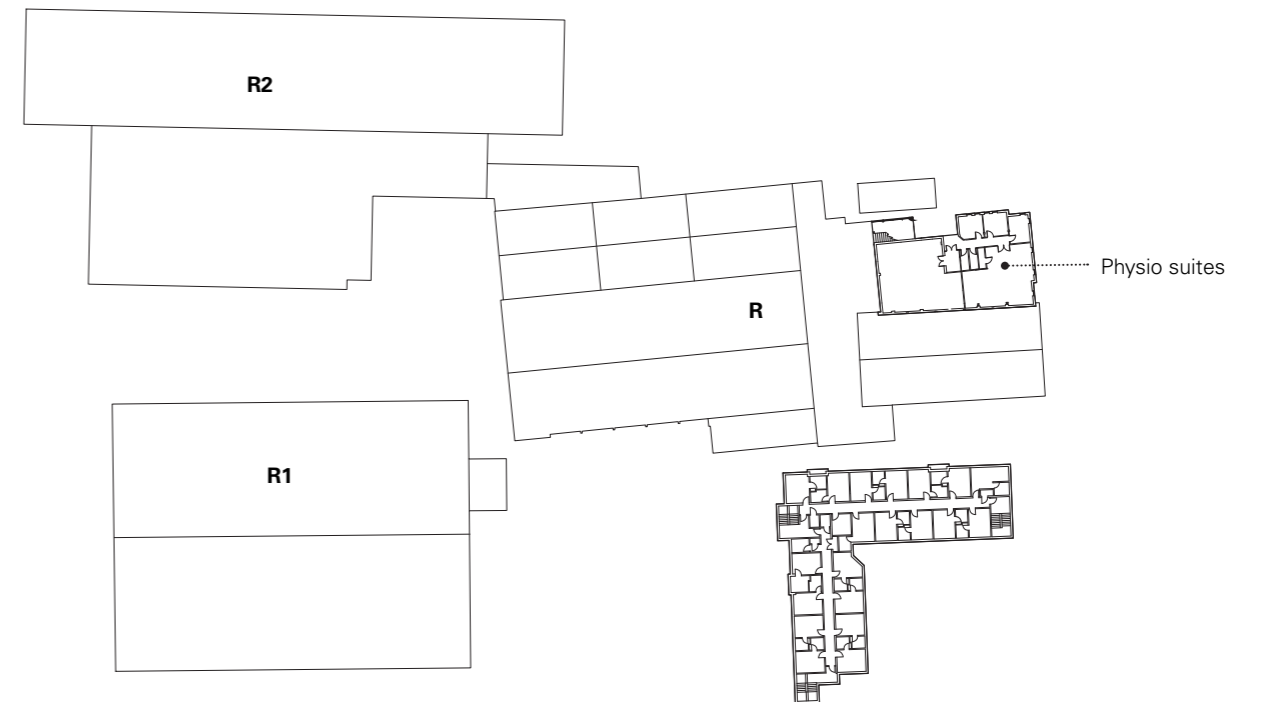
Existing First Floor Plan

Sports Hall (R2), opened in 2011

Main sports hall within R2 Block

Physio suites on first floor of R Block

R Block gymnasium

Tennis Hall (R1)

Waldegrave Park

The southern edge of the campus fronts Waldegrave Park, a residential street charaterised by large Victorian houses. Several such houses are owned by the University and used to accommodate student bed spaces.

Three newer residential blocks are located to the rear and in between the Victorian properties.

SPORTS BUILDINGS
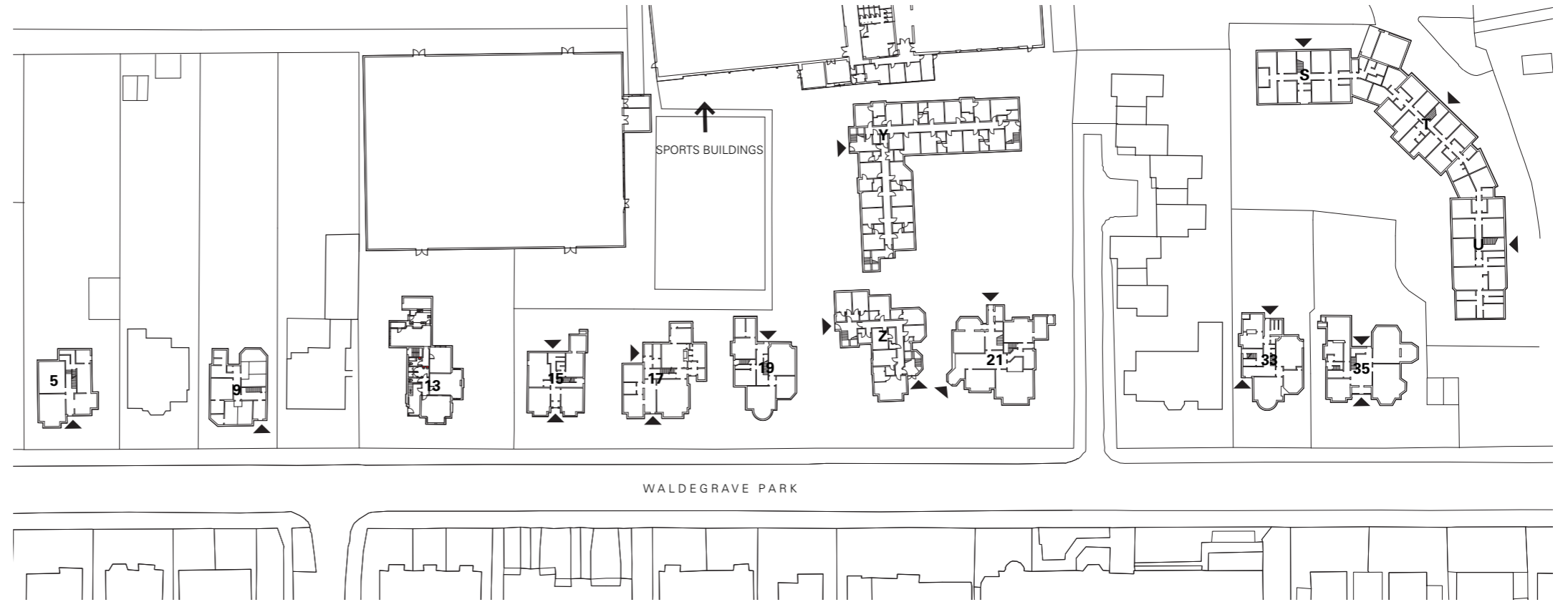
WALDEGRAVE PARK

Existing Ground Floor Plan
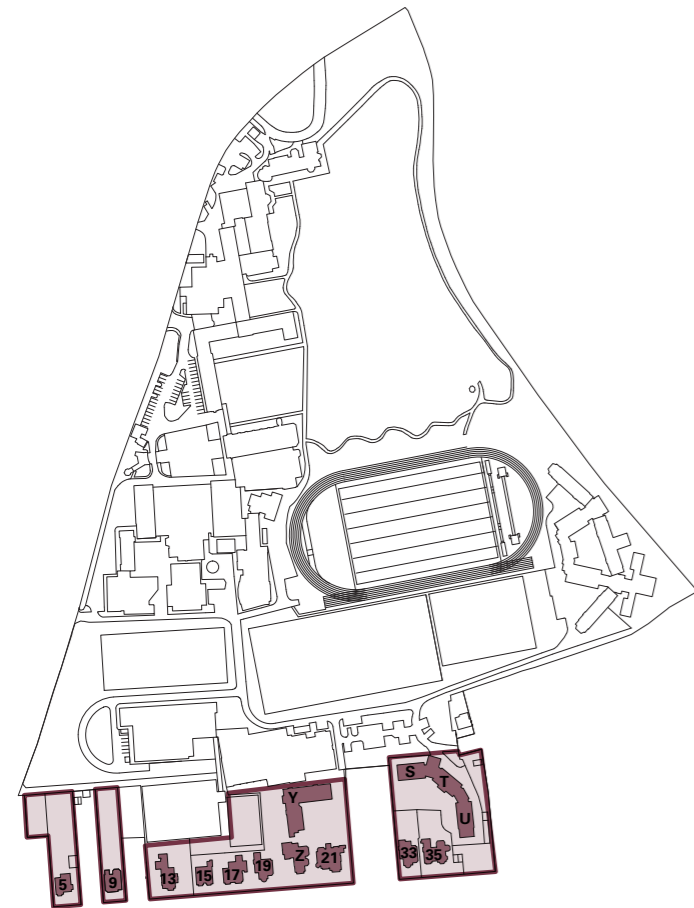
Rear of 21 Waldegrave Park

9 Waldegrave Park

Existing First Floor Plan

Existing Second Floor Plan

Existing Third Floor Plan

Rear of 19 Waldegrave Park

Clive Hall, STU Block

Cronin and Cashin Halls, Y and Z Blocks

Halls of Residence

Almost half of student residential accommodation is provided in a cluster of buildings in the south-east corner of the campus. The cluster is composed of three mid-twentieth century blocks arranged in a curve on the edge of the lawn, which have been dissected by a modern addition that creates a central hard-landscaped courtyard.
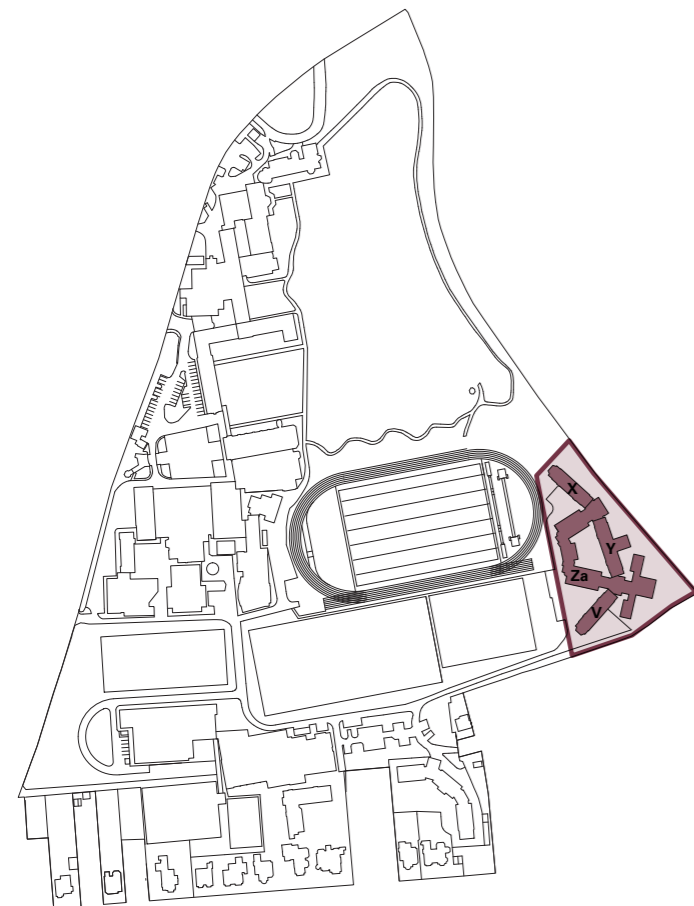
De Marillac (Za Block), Doyle (V Block), Wiseman (W Block) and Graham (X Block) Halls of Residence
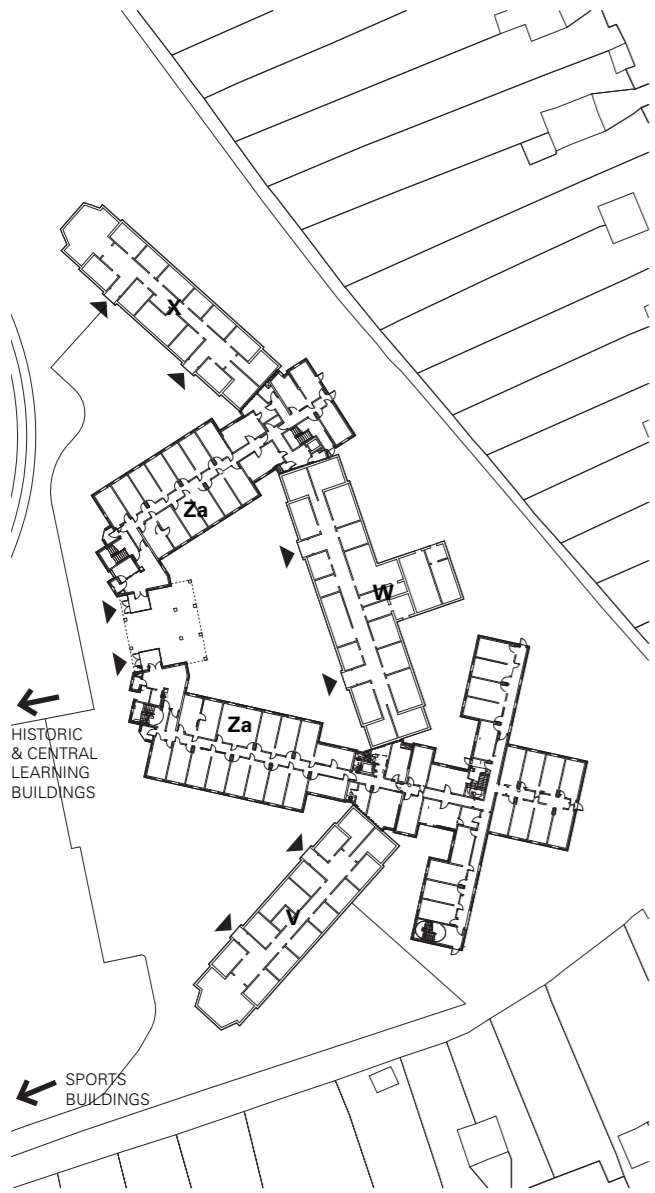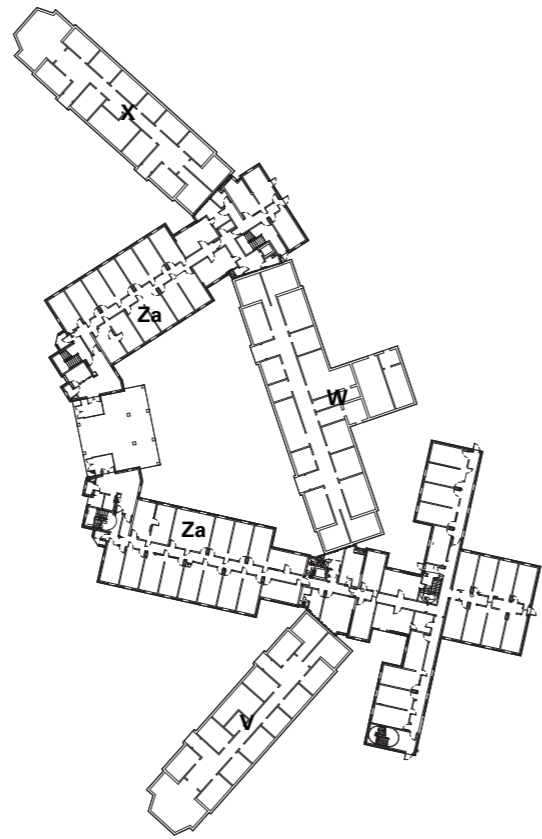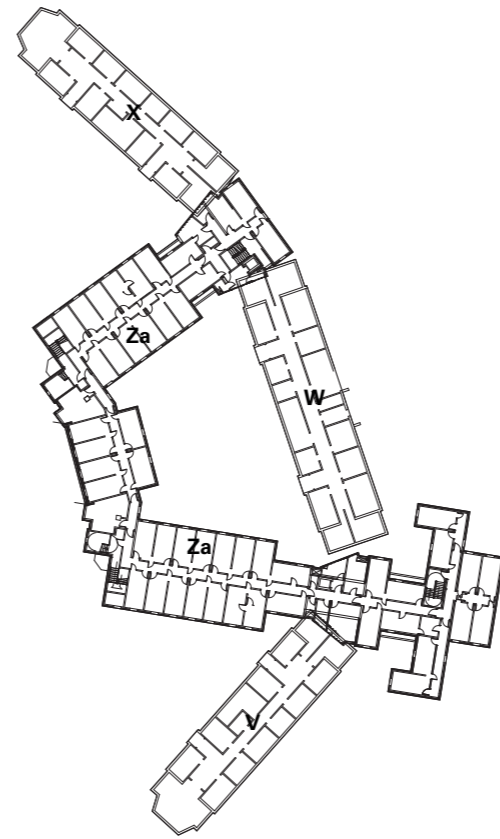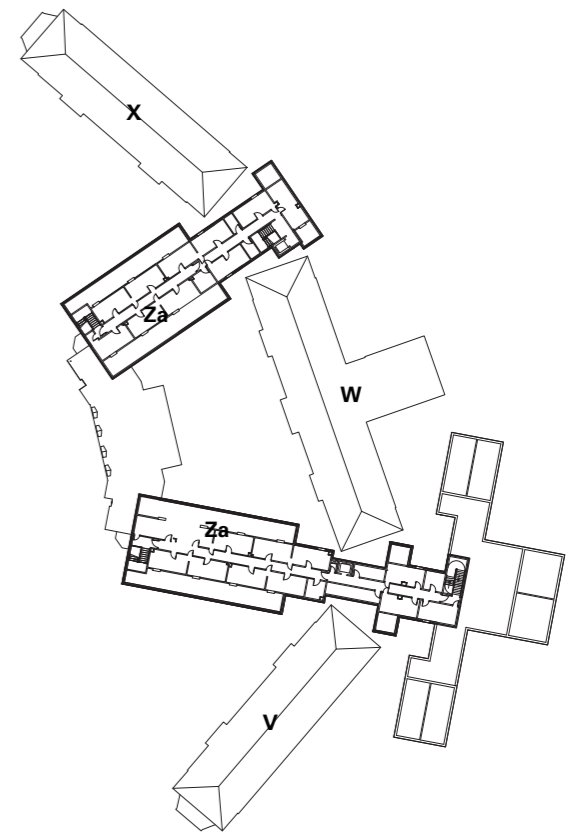
HISTORIC
& CENTRAL
LEARNING
BUILDINGS

SPORTS
BUILDINGS

Existing Ground Floor Plan

Existing First Floor Plan

Existing Second Floor Plan

Existing Third Floor Plan

As a predominantly sports ground, there are few buildings at the Teddington Lock campus.

The main changing room and teaching block is located in the south-east corner of the site.
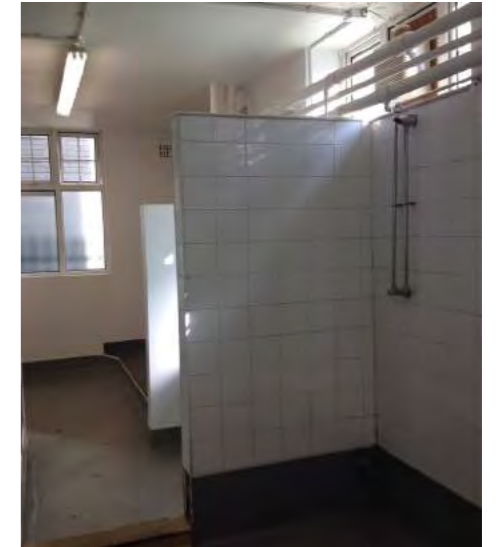
A large pavilion is situated on the northern edge and a small cricket pavilion sits on the western side.

1930's changing room building

Pavilion at the northern end of the site

Changing facilities

Car park looking back to Broom Road

All weather pitch in north-east corner

Changing rooms viewed from Kingston Road

View across the Teddington pitches from Kingston Road

The Naylor Library (99WR) is located on Waldegrave Road, a 10 minute walk from the Strawberry Hill campus. The library accommodates a range of individual and group study spaces, computer suites, offices and a cafe.

The University lease the first floor of 60 Waldegrave Road, situation opposite the Naylor Library. This space provides additional sports teaching facilities.
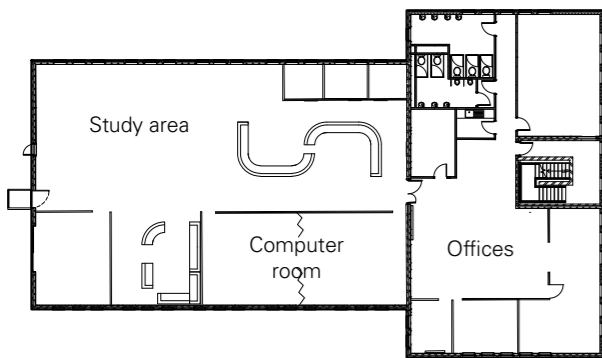
Naylor Library First Floor Plan
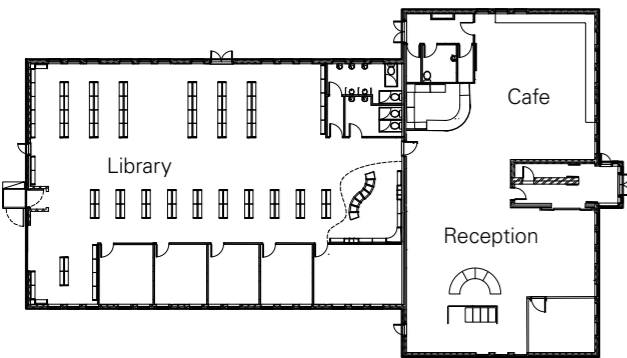
Naylor Library Ground Floor Plan

Recently completed Naylor Library, 99 Waldegrave Road, including computer suite, cafe and study spaces

Flexible workspaces, sports teaching spaces and break-out area in 60 Waldegrave Road