

04

Masterplan Principles

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



Protect and enhance the unique heritage of the Strawberry Hill campus

The heritage of St Mary's Strawberry Hill campus is fundamental to its unique character and appeal, and must be protected and enhanced.

Following on from Strawberry Hill House Trust's extensive renovation of Walpole's house and gardens, St Mary's should formulate a comprehensive strategy for the immediate and long-term renovation and maintenance of the listed buildings on the estate, including the Waldegrave Wing and the Chapel in the Woods. The strategy should aim to remove inappropriate interventions that compromise the original design intent, whilst sensitively modernising the estate to meet 21st century needs.

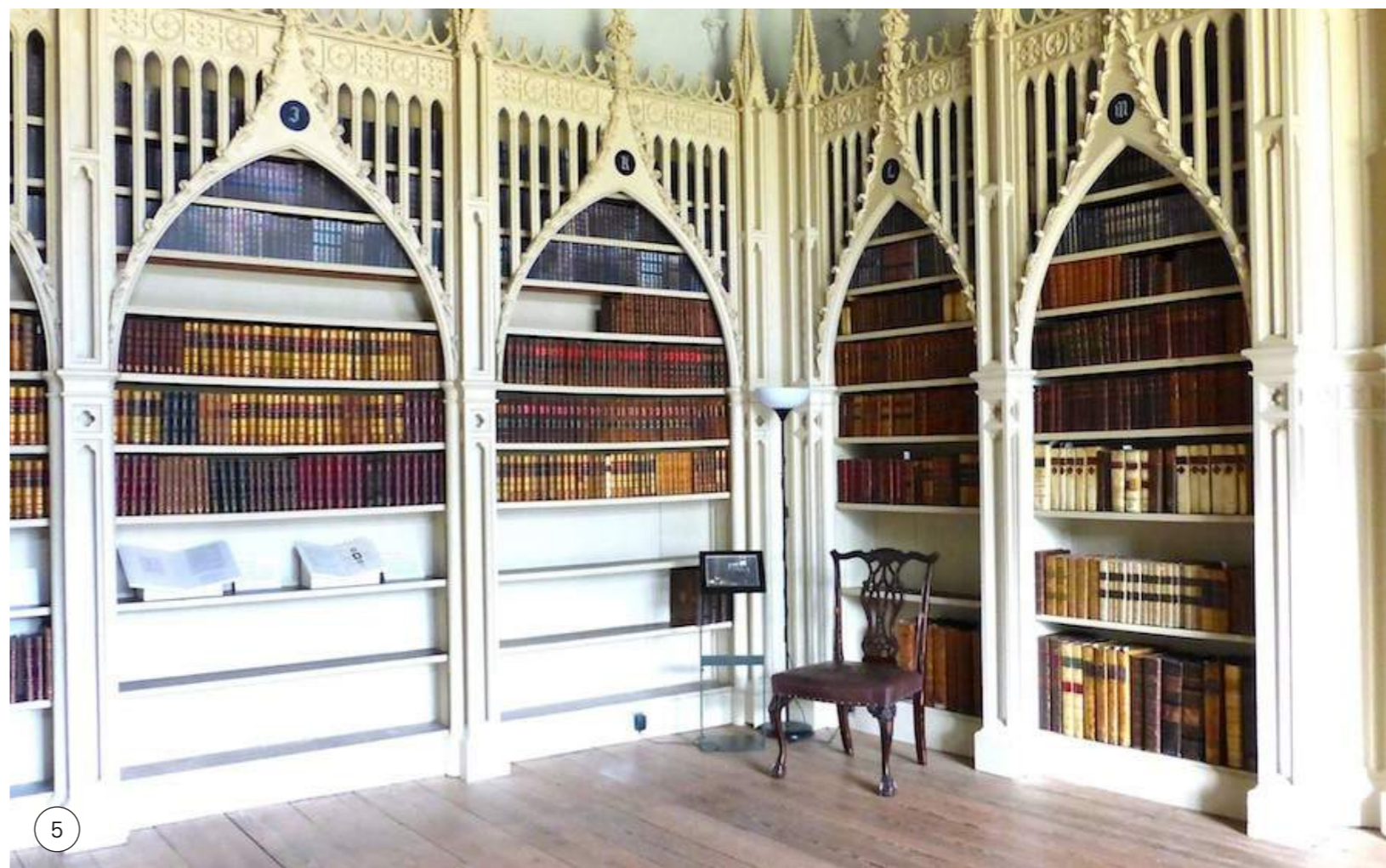
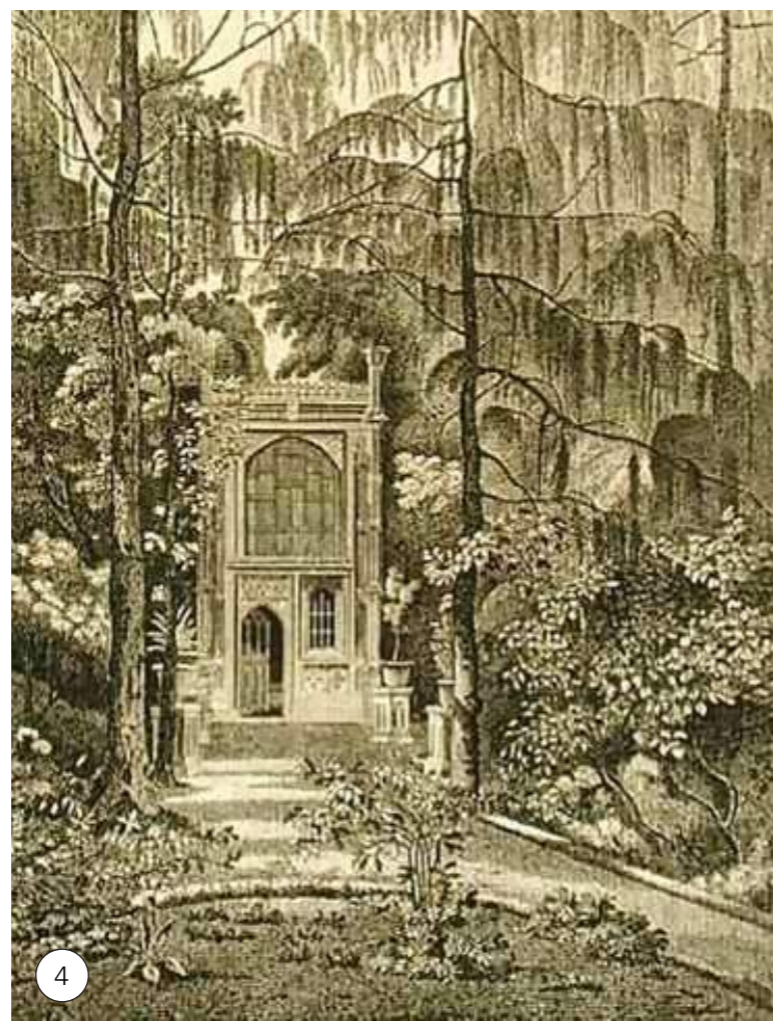
This approach should be extended to Buildings of Townscape Merit, namely the 1920's Pugin and Pugin college buildings and the Waldegrave Park Houses.

Due consideration should also be given to other buildings of historic significance on the estate, including the former stable block (E Block) that has been severely compromised by poor quality in-fill buildings and shed structures, and the Old Dairy that has been integrated into N Block.

The same level of care should be paid to the listed landscape: much of Walpole's 'riant' picturesque garden has been lost over the years making it all the more important to preserve the remaining elements, most significantly the Chapel in the Woods, whose historic woodland setting should be restored.

The setting of all heritage assets should be improved.

- 1 Waldegrave Drawing Room in the 1920's
- 2 Strawberry Hill House
- 3 The Chapel in the Woods
- 4 18th century engraving of the Chapel in the Woods
- 5 Strawberry Hill House library



Create a series of distinct zones, well-connected by purposeful external spaces, routes and views

Until the mid-twentieth century development on the Strawberry Hill campus was largely concentrated in the same areas originally established by Walpole. Since then bursts of development have been poorly situated across the campus, compromising the historic strategy, disrupting movement through the site, blocking views and leaving left over spaces and blank frontages.

Future development must occur within an overall site layout strategy that establishes clearly identifiable zones, with distinct characters that are well connected by a series of purposeful external spaces, routes and views.

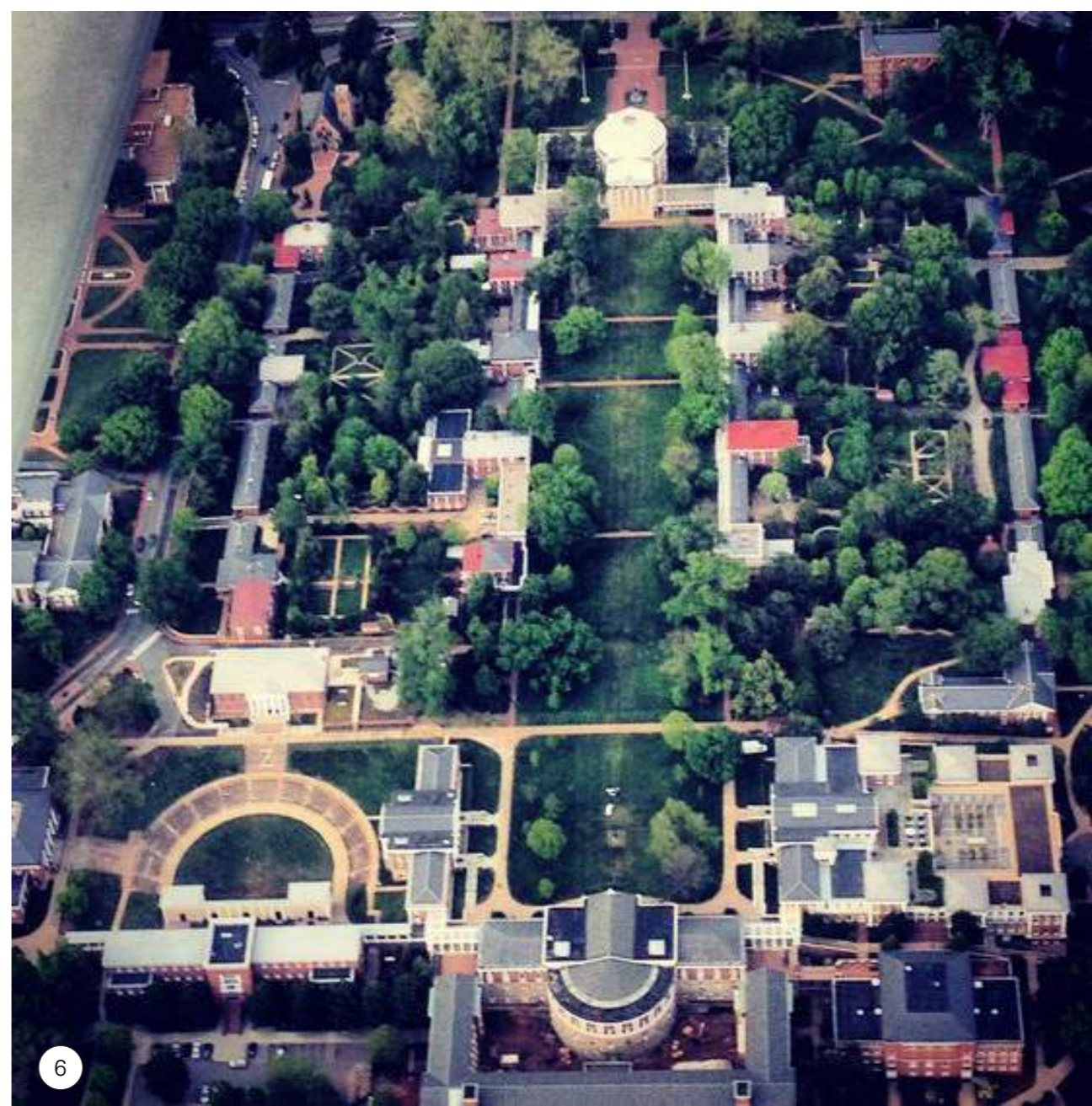
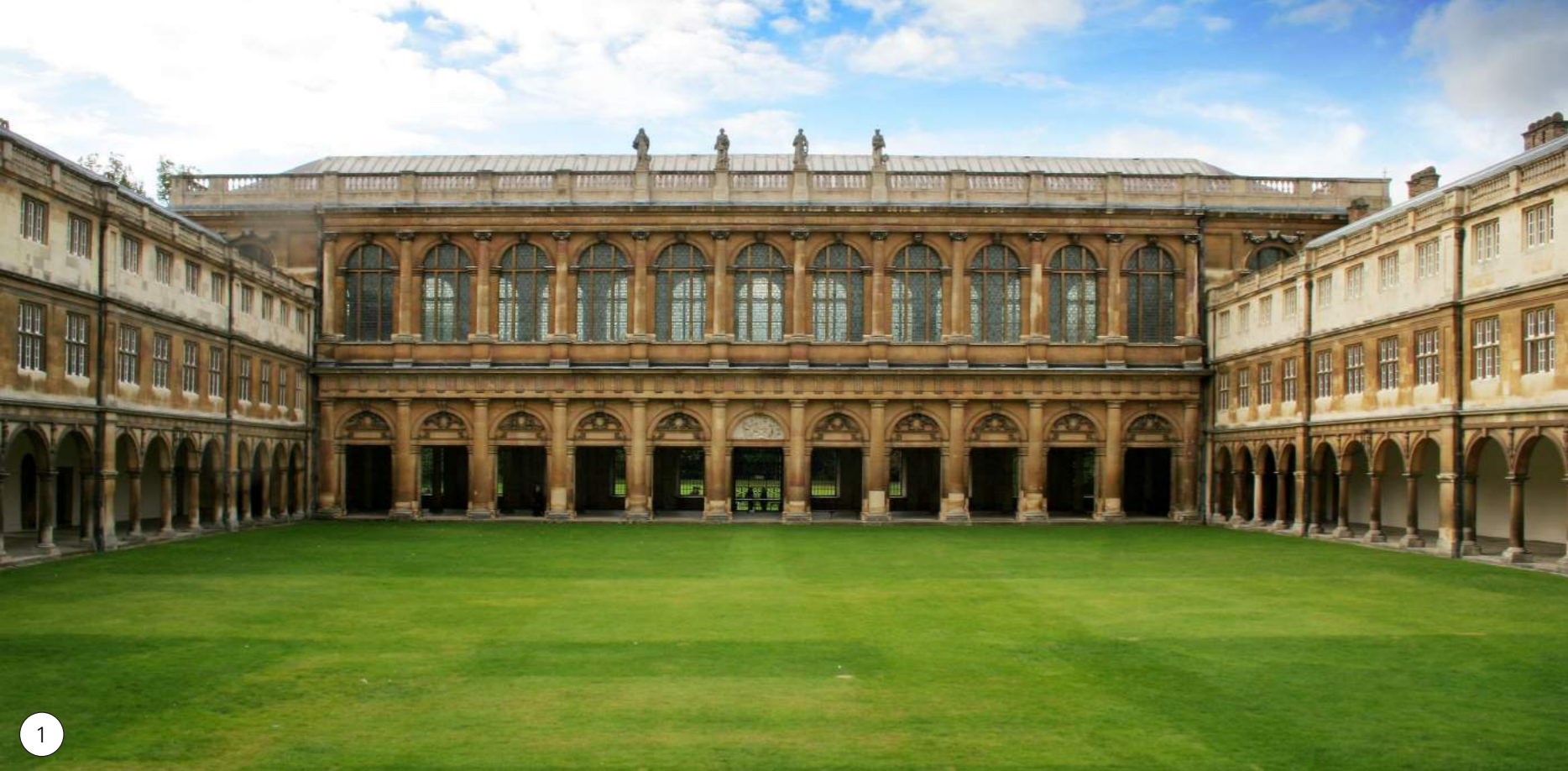
A clear hierarchy of routes should be established across the estate. A clear primary route is required to connect the northern, central and southern areas of the Strawberry Hill campus, with a network of secondary routes providing access from Waldegrave Road across the site.

The route hierarchy is supplemented and reinforced by vistas offering clear views along primary routes, framed views at particular points and open views into the site from Waldegrave Road.

Within the layout individual buildings should be positioned and orientated to frame external spaces and respond to key routes and views. Active uses should be located on ground floor to animate the surrounding public realm. Building should be designed to create distinctive gateways and entrances that encourage permeability, alongside fenestration design to allow interaction between interior and exterior where appropriate.

A layout strategy should be devised for Teddington Lock that maintains the openness of the site as possible and locates a new building in an area of the site that does not compromise this. A new building along the boundary line might offer the opportunity for a stronger presence and identity.

- 1 Trinity College, Cambridge
- 2 Uppsalla University, Sweden
- 3 Notre Dame University, USA
- 4 University of Vienna, Austria
- 5 University of California, USA
- 6 University of Virginia, USA



Consolidate and rationalise uses across the estate to provide a balance of flexible, multi-use spaces, specialised teaching facilities and dedicated student accommodation

The current split between residential and non-residential uses across the estate should be maintained: with the Waldegrave Wing continuing to host events and conferences, the original 1920's university blocks accommodating small academic offices and larger spaces at ground floor, buildings in the centre of the campus providing larger and/or more specialised spaces, the distinct residential areas located to the rear of Waldegrave Park and along the eastern boundary retained and the existing sports use at Teddington Lock intensified.

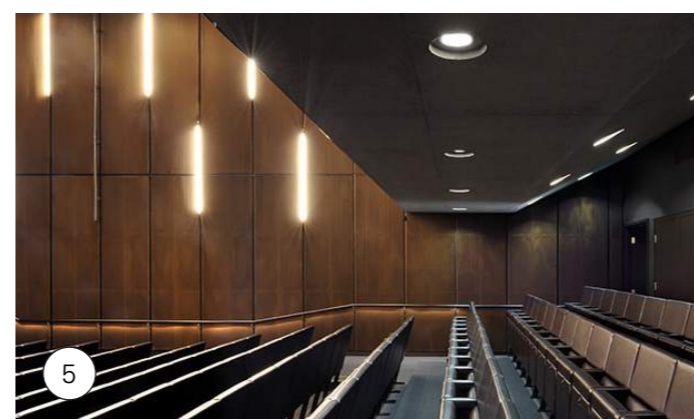
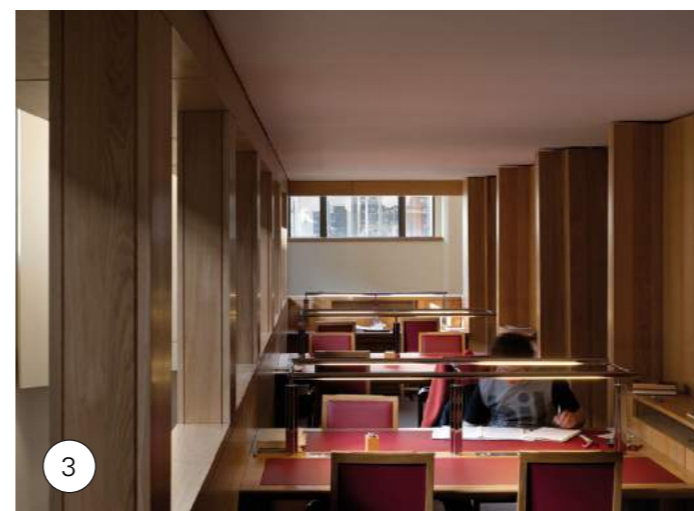
Joint-venture buildings might be considered with local partners in the community and wider Borough to provide economically efficient specialised facilities, such as sports laboratories and conditioning suites.

Within this overarching strategy there are existing anomalies and challenges that future development should seek to address, as part of creating a clear, consistent distribution of uses across the University.

As the masterplan moves forward a detailed areas and adjacencies brief should be developed with St Mary's that aims to consolidate and rationalise existing uses distribution.

New building types will be required to accommodate contemporary university demands and future needs, including multi-use, flexible hub buildings that provide a 'one stop shop' for all aspects of student life.

- 1 The Hub, Coventry University
- 2 University of Amsterdam
- 3 Christ's College Library, Cambridge University
- 4 Nottingham University
- 5 Dyson Building, Royal College of Art
- 6 The Forum, Exeter University
- 7 Sports Hall, St Mary's University



Buildings of an appropriate scale, informed by the local context

Existing building heights on the Strawberry Hill campus are inconsistent, ranging from single to four storeys in no discernible pattern, resulting in inconsistent and poor-quality townscape.

Future development should establish a rational and consistent approach to building heights; generally raising building heights to a minimum of three storeys to optimise land use, provide adequate additional area and create a continuous, positive frontage to the public realm and landscape.

New building heights should be considered in relation to adjacent existing buildings, with particular regard to historic and listed buildings and along site boundaries. There is scope to increase building heights towards the centre of the site with added storeys gaining more of the additional area required without impeding on the landscape and public realm. The use of set-back upper storeys and/or accommodation within roof spaces should be exploited to minimise the perceived height of buildings.

Excessively tall buildings should be avoided, as they will likely compromise the unique character of St Mary's campus and be overbearing on the surrounding context.

Buildings on campus are inevitably larger than the surrounding residential properties by necessity of their education use, new buildings will continue this pattern. Proposals must consider how the massing and proportions of the university buildings can be best designed to complement the residential village context.



A consistent, timeless and high-quality materials palette to unite the campus

The existing material palette across St Mary's estate is quite diverse, relating to differing areas and ages of the campus.

Historic Heart

Strawberry Hill House is a hotchpotch of materials, unified behind lime-washed white walls. The adjacent Waldegrave Wing is of stone construction with carved facade detailing.

The group of buildings constructed by St Mary's when they first moved to the site in the 1920's are composed of London stock brick with stone detailing and slate tiled roofs.

The use of stock brick has been continued for some of the subsequent buildings on the campus, including the 1962 Grade II listed chapel and more modern buildings in the central teaching area, offering a primary material that begins to unite all buildings within the historic heart. This unity has been compromised by an inconsistent use of secondary materials and colours.

Future developments should continue the use of stock brick and stone at the core of a natural, warm materials palette that creates a calm, dignified complement to the historic heart, listed landscape and public plaza.

Waldegrave Park

The houses along Waldegrave Park gardens are characterised by red brick, tiles and terracotta and benefit from highly detailed and textured façades including brick details, moulded panels and intricate timber balconies and porches. The use of red brick has been echoed in more recent student residential blocks, Cashin and Cronin Halls, but without the richness of detailing and articulation.

New development within and immediately adjacent to the Waldegrave Park conservation area should generally continue the established materials palette, and consider the use of appropriate contemporary façade details. In some instances contrasting or complimentary materials may be appropriate.

Modern Materials

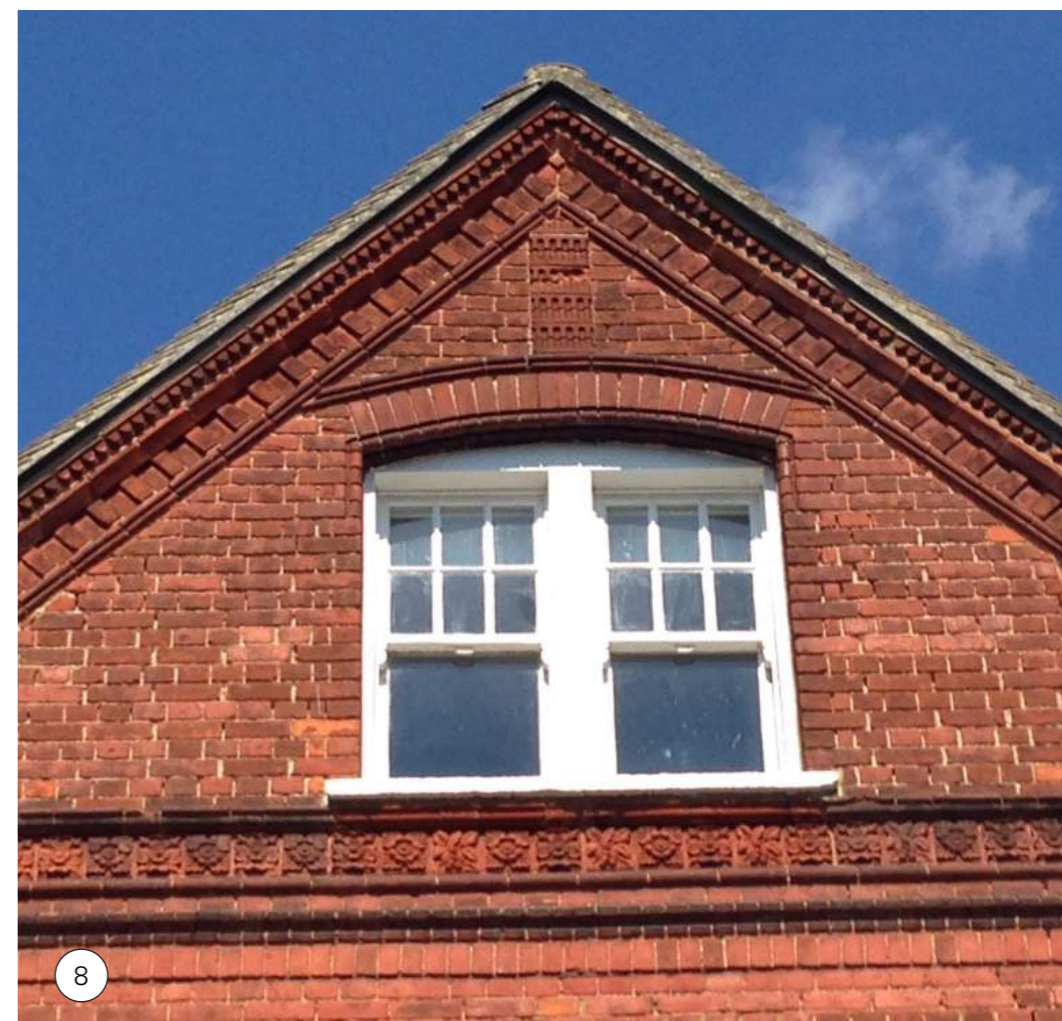
Recent buildings on the Strawberry Hill campus have employed a more diverse range of materials, which on the whole do not compliment the historic materials as well as they might.

Future developments must avoid repeating this approach, and should use materials in-keeping with or complementary to the established historical palette.

Teddington Lock

Future development at Teddington Lock will be focused on sport and recreation; St Mary's existing sports buildings have tended to utilise materials at odds with the surrounding context. New buildings at Teddington Lock should continue and complement the materials palette of red brick, stone details and dark roof tiles that unifies the neighbouring buildings.

- 1 Strawberry Hill House facade
- 2 Original St Mary's buildings, F and G Blocks
- 3 Waldegrave Park facade detailing
- 4 Waldegrave Wing facade
- 5 Waldegrave Park facade detailing
- 6 Strawberry Hill House stained glass windows
- 7 Main Chapel entrance
- 8 Waldegrave Park facade detailing



Protect and enhance St Mary's beautiful and unique landscape setting, create new public open spaces and increase value MOL

Landscape is a vital part of St Mary's unique character; Walpole's gardens have been restored by the Strawberry Hill House Trust, and offer a stunning setting for the university; future renovation and development of the historic heart should enhance the relationship between the buildings and gardens, promoting access and views.

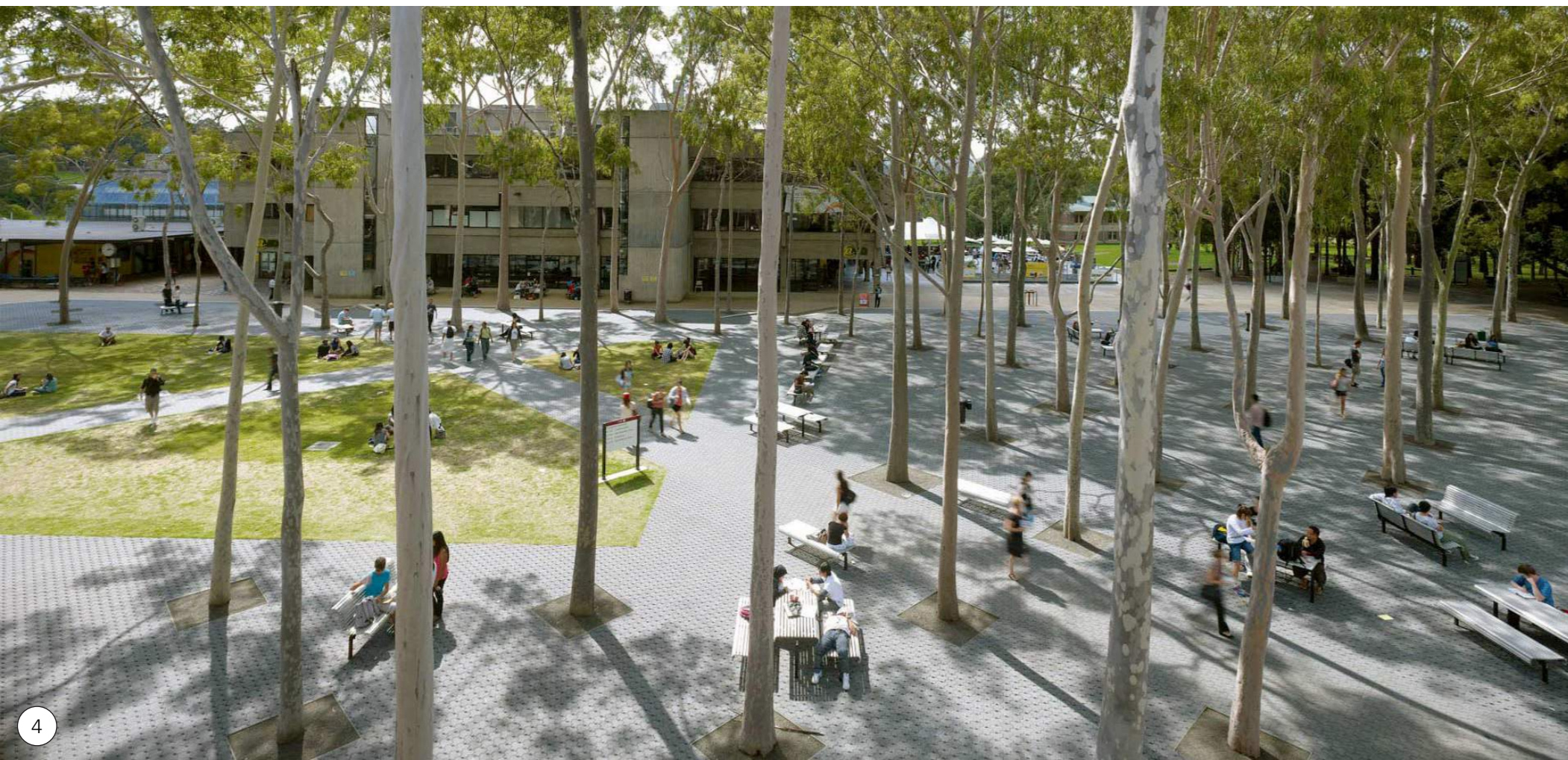
Away from Walpole's gardens St Mary's landscape and public realm is typically of poor quality and composed of ill defined 'left-over' spaces in-between buildings. Future development must address this; creating a series of landscape rooms and high-quality public spaces that provide an enhanced setting for historic, listed and new buildings. These external spaces must then be well connected by a continuous well-designed public realm strategy across the estate.

As part of improvements to the public realm car parking should be relocated to less prominent areas of the site, away from primary frontages and main entrances. Relocated parking should be more discreetly integrated into landscaping. Consistent and attractive cycle parking should be provided across the estate as part of the public realm.

The majority of St Mary's estate is designated Metropolitan Open Land; future development should seek to improve the quality and accessibility of open spaces within the estate as part of London's wider green infrastructure network.

All existing protected trees should be retained.

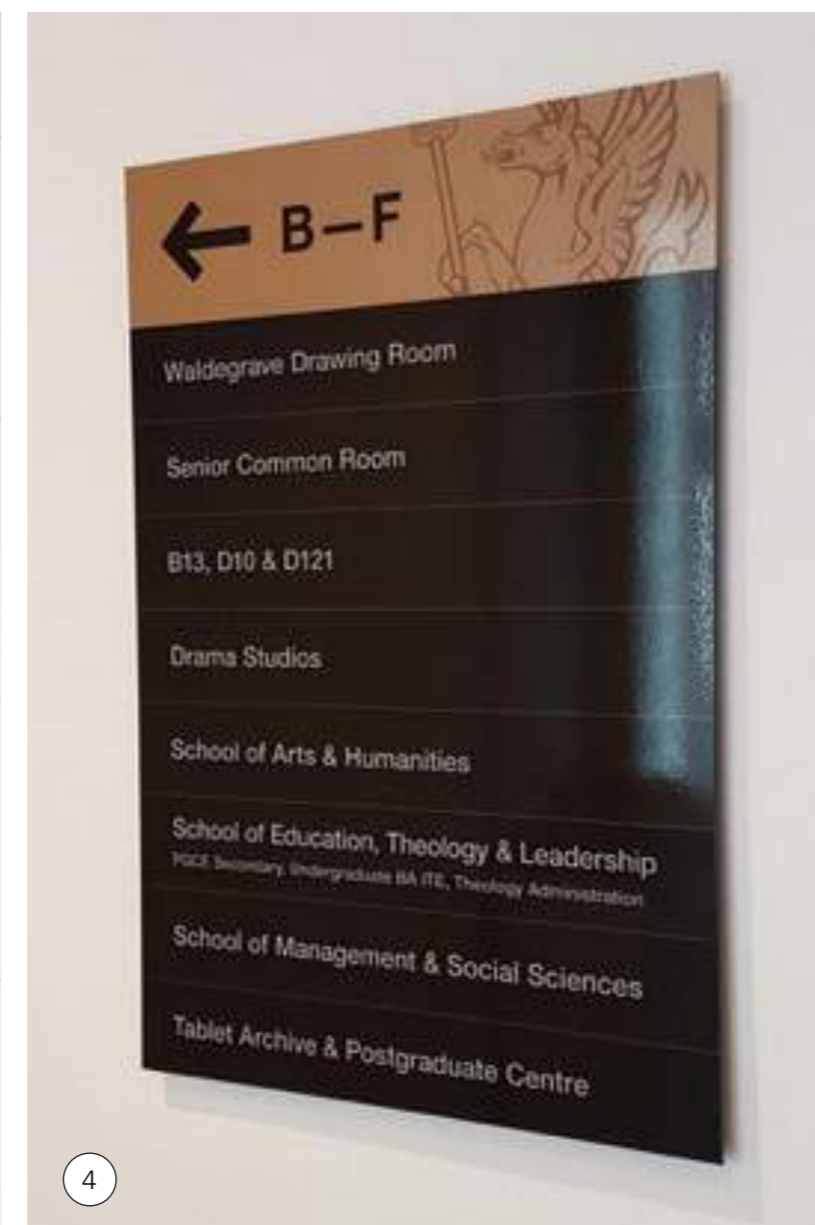
- 1 Strawberry Hill gardens
- 2 Cornell University, USA
- 3 University of Manchester
- 4 Macquarie University, Australia
- 5 University of Connecticut, USA
- 6 Tietgen student housing, University of Copenhagen



A consistent wayfinding strategy that embodies St Mary's values and identity

Ease of movement is critical to creating a successful and vibrant place; therefore a well-designed wayfinding strategy should be developed to encourage accessibility and permeability for all, as part of a process of identification, orientation and navigation that can be appropriated across all scales and applications. Wayfinding should clearly relate to and convey the University's wider visual identity.

- 1 The Forum, Exeter University
- 2 Essex University
- 3 Monterrey University, Mexico
- 4 St Mary's University
- 4 St Mary's University



A zero-maintenance estate

All refurbishment, re-use and new build projects should target zero maintenance as part of a holistic estate-wide maintenance and management strategy.

As part of a zero-maintenance approach projects should consider the use of robust, durable materials that do not require additional finishes necessitating regular upkeep, alongside developing a suite of estate-wide material, product and components specifications that set a benchmark for quality and performance and ensure adequate provision for future flexibility.

An efficient, compact and affordable estate

If St Mary's is to accommodate significant growth on its existing estate effective space management will become increasingly important.

Whilst a large quantum of additional area will be required, the amount required should be optimised as far as possible by using existing buildings as efficiently as possible and maximising space utilisation. All future projects should look to optimise efficiencies, maximising usable internal area and flexibility.

Successful space management will ensure a compact, thriving and affordable estate.

USEFUL PROJECTS

St Mary's is committed to creating an inclusive campus, with equal access for all. All new-built projects must comply with current accessibility regulations. All refurbishment and renovation projects should seek to improve access in a manner appropriate to the integrity of the building.

