

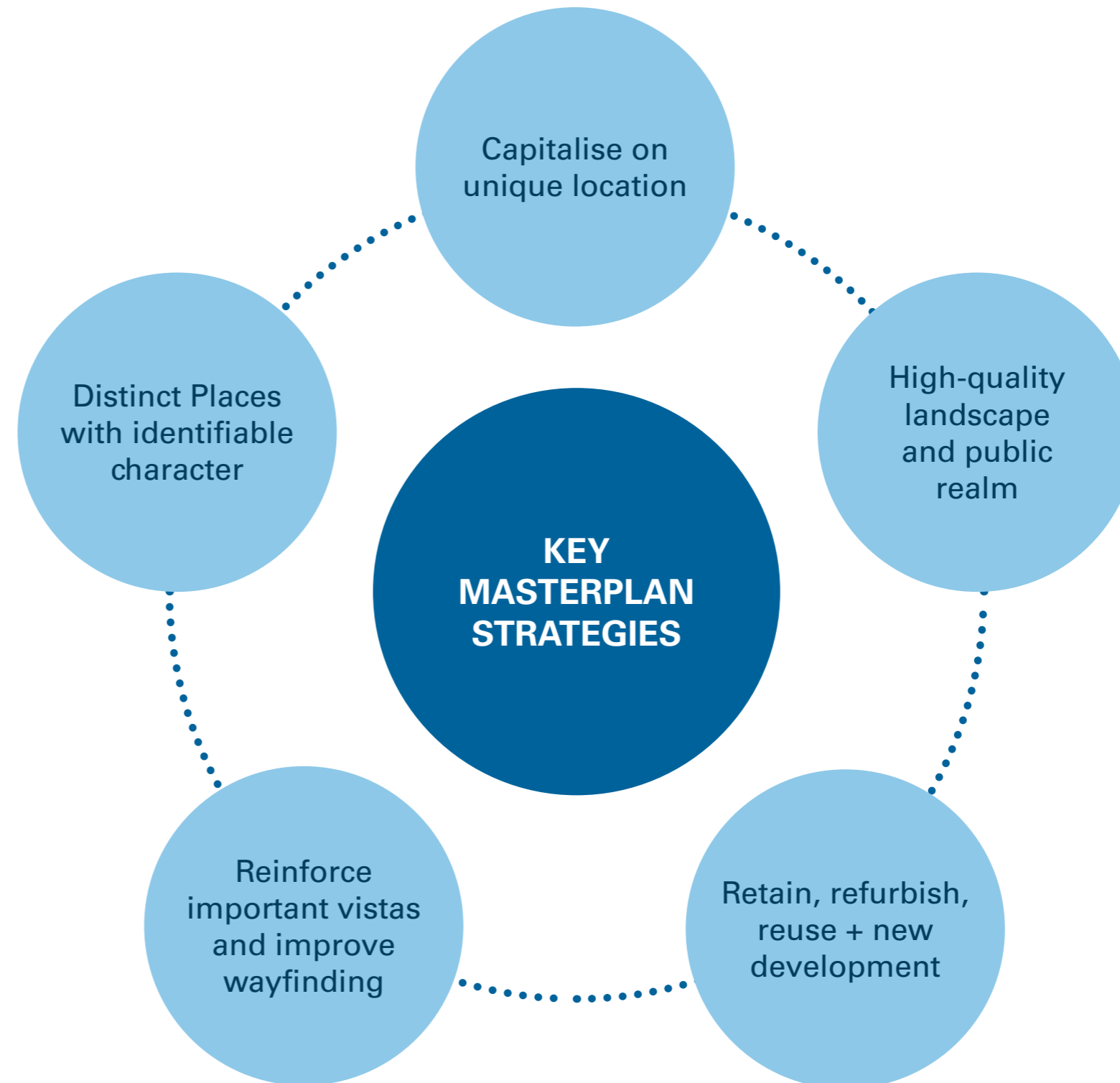
05

Masterplan Strategy

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







The masterplan proposals are based on five key strategies that provide a development framework, which aims to preserve and enhance St Mary's unique estate through realising the opportunities identified by site analysis and applying the design principles established.

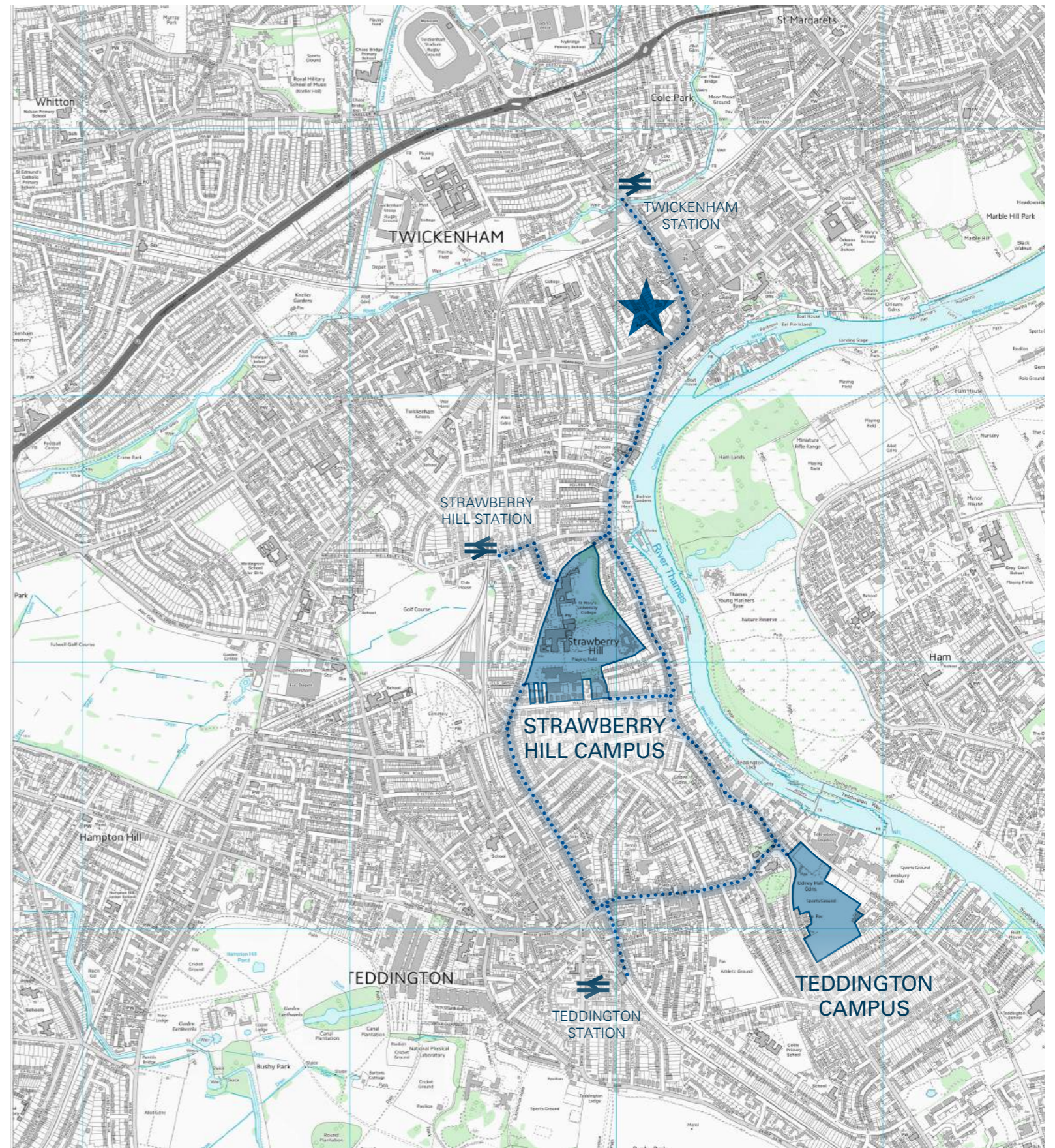


St Mary's are proud to be a London-based university and wish to promote and celebrate their unique location in the London Borough of Richmond. Having been located in the borough for almost a century St Mary's have a long established presence in the local community that the Corporate Plan looks to build upon to create stronger connections and partnerships within Twickenham, Strawberry Hill and Teddington.

The masterplan looks to rationalise St Mary's Estate, with the long-term aim of bringing of off-site accommodation back on to the main Strawberry Hill and Teddington Lock campuses and focusing future development on sites already under St Mary's ownership.

With the exception of a potential St Mary's flagship site on Twickenham High Street, that gives the university a physical presence in the town centre, promoting St Mary's and providing a link point between the station and Strawberry Hill campus as part of a wider strategy to improve transport links and connections between St Mary's sites.

-  Strawberry Hill and Teddington Lock campus sites
-  Flagship site on Twickenham High Street
-  Train stations
-  Improved connection between transport links and campus sites



Strengthening St Mary's presence and connection to the local area and wider Borough

Historic Heart

Strawberry Hill House and gardens, the Waldegrave Wing, the original 1920's University buildings and Chapels form the historic heart of the campus. The character and quality of this area of the campus has been compromised over the years, it is vital that future development preserves and enhancing these buildings whilst modernising them to ensure they are a useful part of a twenty-first century campus.

The following design strategy is proposed:

- Remodel the public realm along Waldegrave to improve the setting of the historic buildings, most notably the Chapel in the Woods and the main chapel
- Improve the main entrance to the university and street frontage to create a more distinct and welcoming arrival sequence
- Continue the renovation of Walpole's 'riant' listed landscape
- Improve and encourage access to the listed landscape
- Thorough renovation of the Waldegrave Wing (B Block) in accordance with best practice restoration
- Full refurbishment of C-G blocks:
 - Improve layout and spatial efficiencies
 - Rationalise adjacencies and zoning
 - Relocate all residential rooms away from historic buildings to new dedicated residential villages elsewhere on campus
 - Create clearer routes and wayfinding
 - Modernise all infrastructure, services and facilities
 - Remove poor-quality modern infills to restore courtyards and open spaces in between buildings
 - Demolish the maintenance sheds and outbuildings around E Block, restore the historic stable block and improve the relationship with the street as part of the arrival sequence

Campus Centre

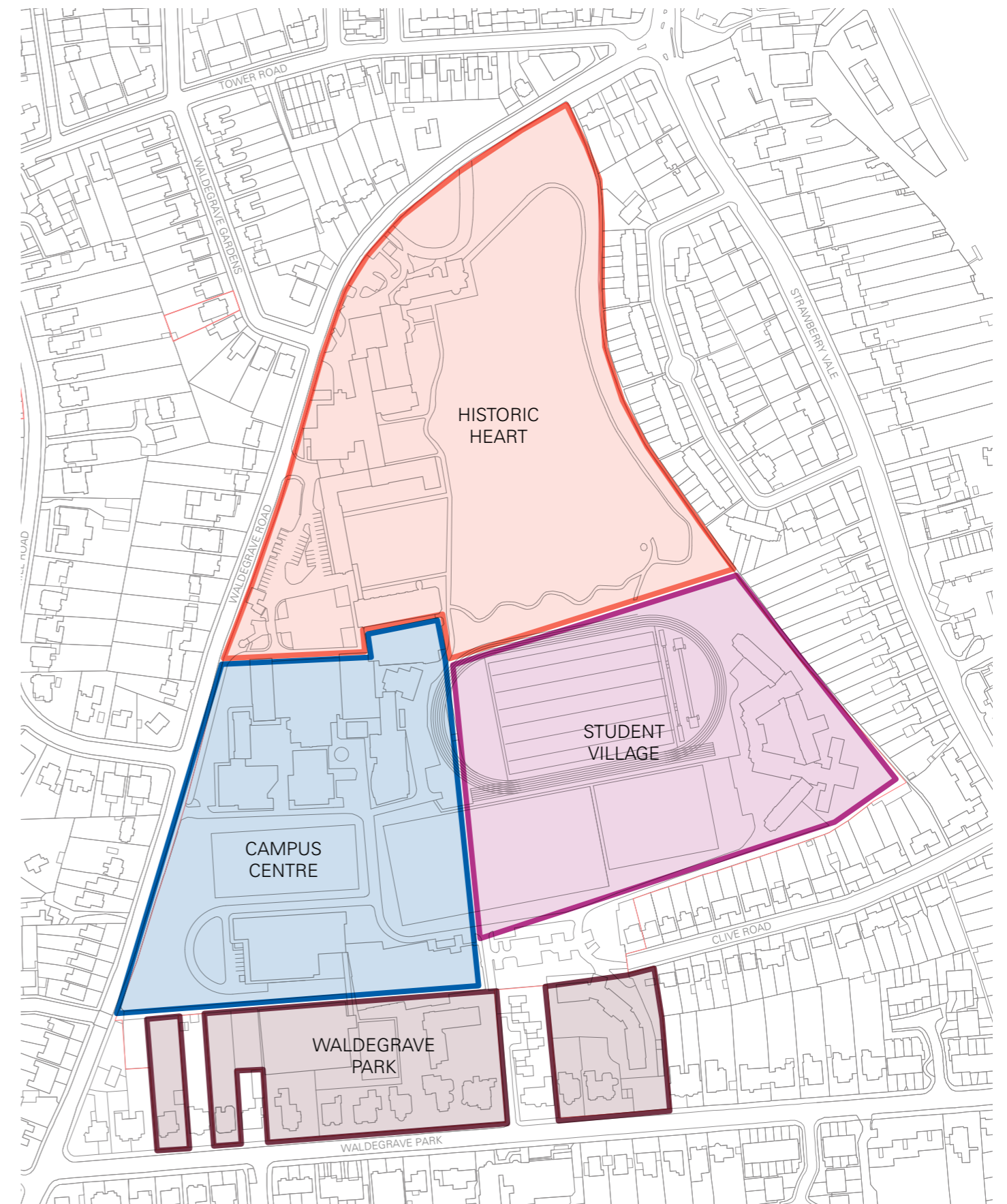
This area of the campus has the most potential and opportunity for concentrating non-residential development. Future development therefore looks to intensify the existing campus centre to significantly increase the teaching, social and support capacity of this area. The existing buildings in this area are split into two clusters, the larger cluster in the very centre of the campus and a smaller cluster towards the south.

The following design strategy is proposed:

- Replace older, poor-quality and single storey buildings with new 3-6 storey buildings
- Re-use and refurbish more recent buildings to increase capacity and quality
- Create clear, sufficient routes through that better connect the campus centre to the adjacent zones
- Improve wayfinding and permeability through the area
- Remodel the external space between the two clusters of buildings to provide an attractive, high-quality green that enhances the value of the MOL
- Create a strong frontage to the green and Waldegrave Road with active uses at ground floor. New buildings infill the gaps and existing buildings are adapted to improve their relationship with the green and public realm
- Improve the public realm throughout the central campus to create purposeful, useful spaces in between buildings

Student Village

The existing residential area in the south-eastern corner of the campus is significantly expanded to create a new student village, arranged around a central green spine that extends from the Campus Centre green.



Proposed zones on Strawberry Hill campus

The following design strategy is proposed:

- New 4-5 storey residential blocks around a central green space
- Building heights at edge of historic landscape to be set in relation to existing mature trees
- Façade design and massing to be informed by surrounding residential context
- Height of buildings should not be greater than spacing to maximise natural ventilation, daylighting and privacy
- En-suite student rooms arranged in small clusters with shared kitchen/dining facilities, target 26.5m² GIA/student, 28m² GEA / student
- New café and refectory
- Well-designed landscape and public realm in between blocks that balances permeability and privacy to ground floor rooms

Waldegrave Park Residential Village

The character of the Waldegrave Park Conservation Area is enhanced by removing poor-quality, poorly located buildings and replacing them with well-designed contemporary student houses in a spacious garden setting.

The following design strategy is proposed:

- Relocate existing sports buildings to Teddington Lock campus
- Decant students in Clive and Cronin Halls into new halls before constructing replacement blocks (light touch refurbishment may be required to Clive until sports buildings can be relocated)
- New student houses generously set back from Buildings of Townscape Merit, restoring the spacious garden context that characterises the Conservation Area
- New development set back from historic grove of trees, allowing the grove to be reinstated
- Smaller footprint of replacement blocks

and larger garden to be balanced against height or new buildings; 4-5 storeys may be required to achieve room numbers required

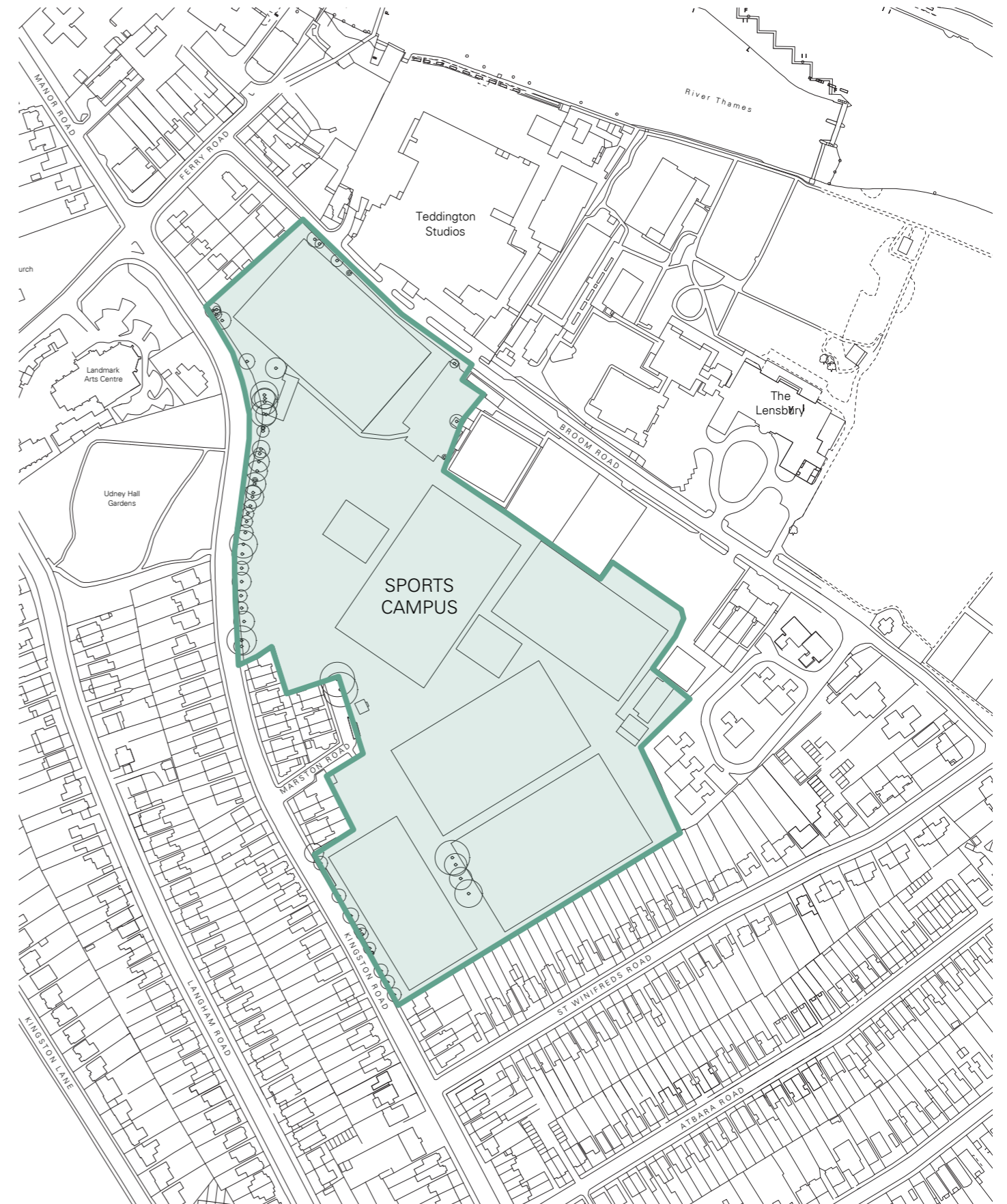
- Contemporary façade design and massing to be informed by Waldegrave Park houses
- All historic Waldegrave Park houses thoroughly renovated existing houses to preserve and enhance their character and bring them up to contemporary accommodation standards
- Waldegrave Park to be better connected to the main campus with clear routes and wayfinding

Teddington Lock Sports Campus

It is proposed to relocate sports teaching to Teddington Lock to provide a dedicated state-of-the-art sports campus for use by St Mary's and the wider community.

The following design strategy is proposed for Teddington Lock:

- Full refurbishment of existing changing rooms, store and pavilions
- New building that includes a sports hall and specialised sports teaching spaces alongside multi-use flexible teaching facilities and social areas
- Improved street presence and identity provided by new building, sited at main entrance
- Greater number of all-weather pitches, allowing for more intense use
- Relocated running track
- Pedestrian routes from the site entrance to existing buildings
- Provision of better transport connections, walking and cycling routes from Teddington Lock to Strawberry Hill



Teddington Campus as a zone within the wider estate

Public Realm

A consistent, well-designed public realm strategy is required across the estate that connects and unites different parts of the campus, reflects the identity of the university and aids movement and way-finding. A materials palette, suite of street furniture and standard details should be developed and applied throughout the university.

Strawberry Hill Gardens

Walpole's garden is being restored by the Strawberry Hill Trust and is freely open to the public all year round, offering a valuable local open space. The restoration of Walpole's original design should be extended to areas of the site outside the Trust's lease, including the reinstatement of the woodland setting of the Chapel in the Woods, the Serpentine Walk and the historic groves of trees.

University Plaza

Extensive remodelling and landscaping to the main frontage along Waldegrave Road is required to present a better first impression, an improved setting for historic buildings and to enable stronger connections and shared use with the local community. The existing parking that dominates the space should be relocated, and vehicle movement restricted in favour of pedestrian access. The relationship between the buildings fronting the plaza and the plaza itself should be improved to encourage greater use and activation of the public realm.

Green Public Space

A new public open green space is proposed in the central learning zone that is framed by the surrounding buildings. The creation of a public square improves access to and raises the quality of the MOL and offers a valuable



Proposed landscape zones and open spaces on Strawberry Hill campus

long view along a spine of open space from Waldegrave Road.

Student Village Green

The central student village is arranged around a more private, informal green for students to occupy and enjoy. The surrounding residential blocks open on to the green and provide a positive frontage to the space.

Waldegrave Park Gardens

The Waldegrave Park Conservation Area is characterised by spacious gardens and an abundance of mature trees, this character must be protected and enhanced. The masterplan proposals look to step back from the original houses to leave more generous space for gardens. To the north of Waldegrave Park it is proposed to reinstate the historic grove of trees, an original feature of the Strawberry Hill estate that was interrupted by development in the mid-twentieth century.

Trees

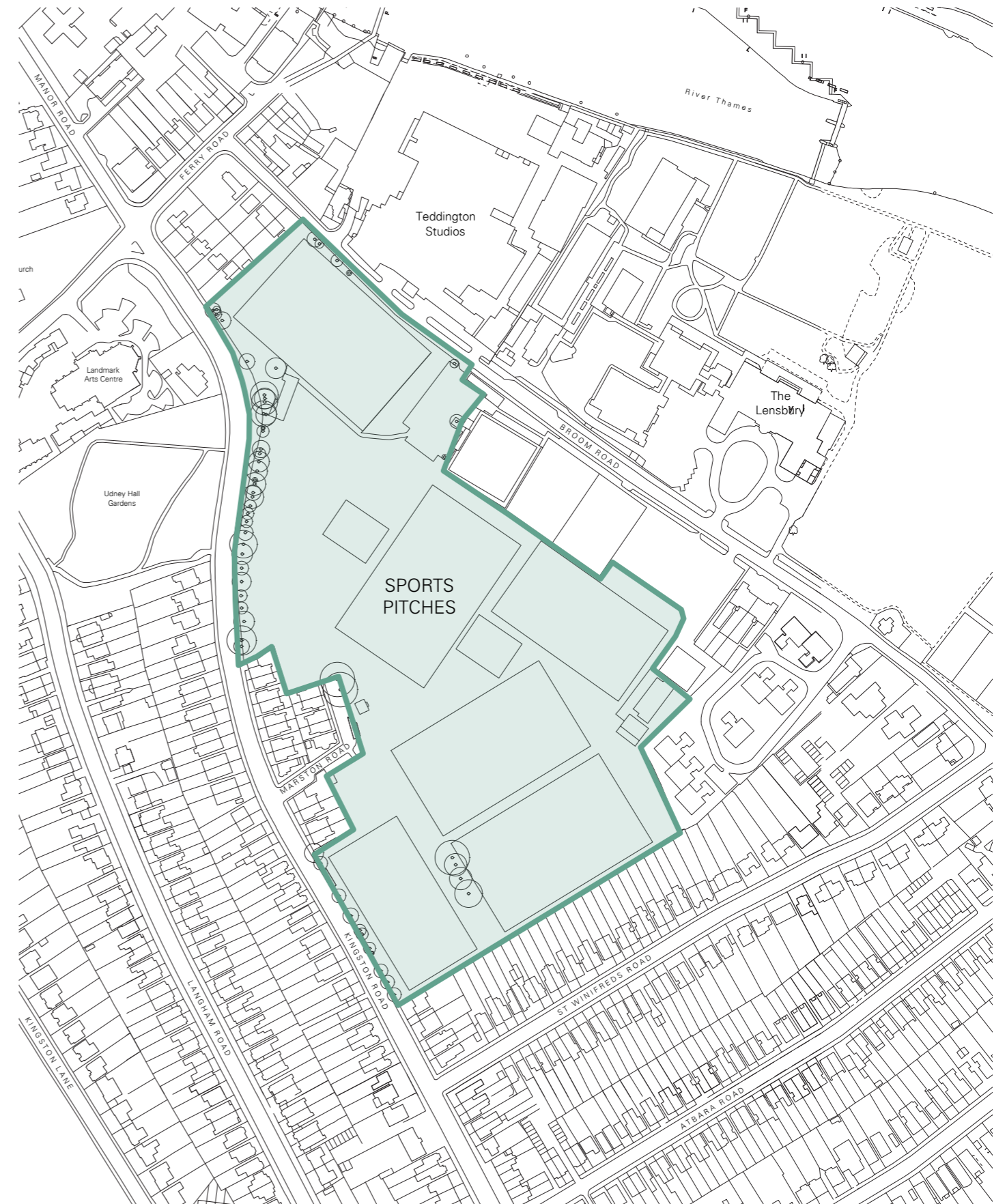
All the existing trees on the site are protected and should be retained as far as possible. If in exceptional circumstances a tree requires removal, then appropriate replacement trees must be planted.

The historic grove of trees along the southern edge of Walpole’s garden and across the rear of Waldegrave park are protected and reinstated.

Sports Pitches

Teddington Lock is retained as a sports ground providing a range of pitches.

The openness and views across the site are preserved.



Teddington Campus as a zone within the wider estate

Key Views

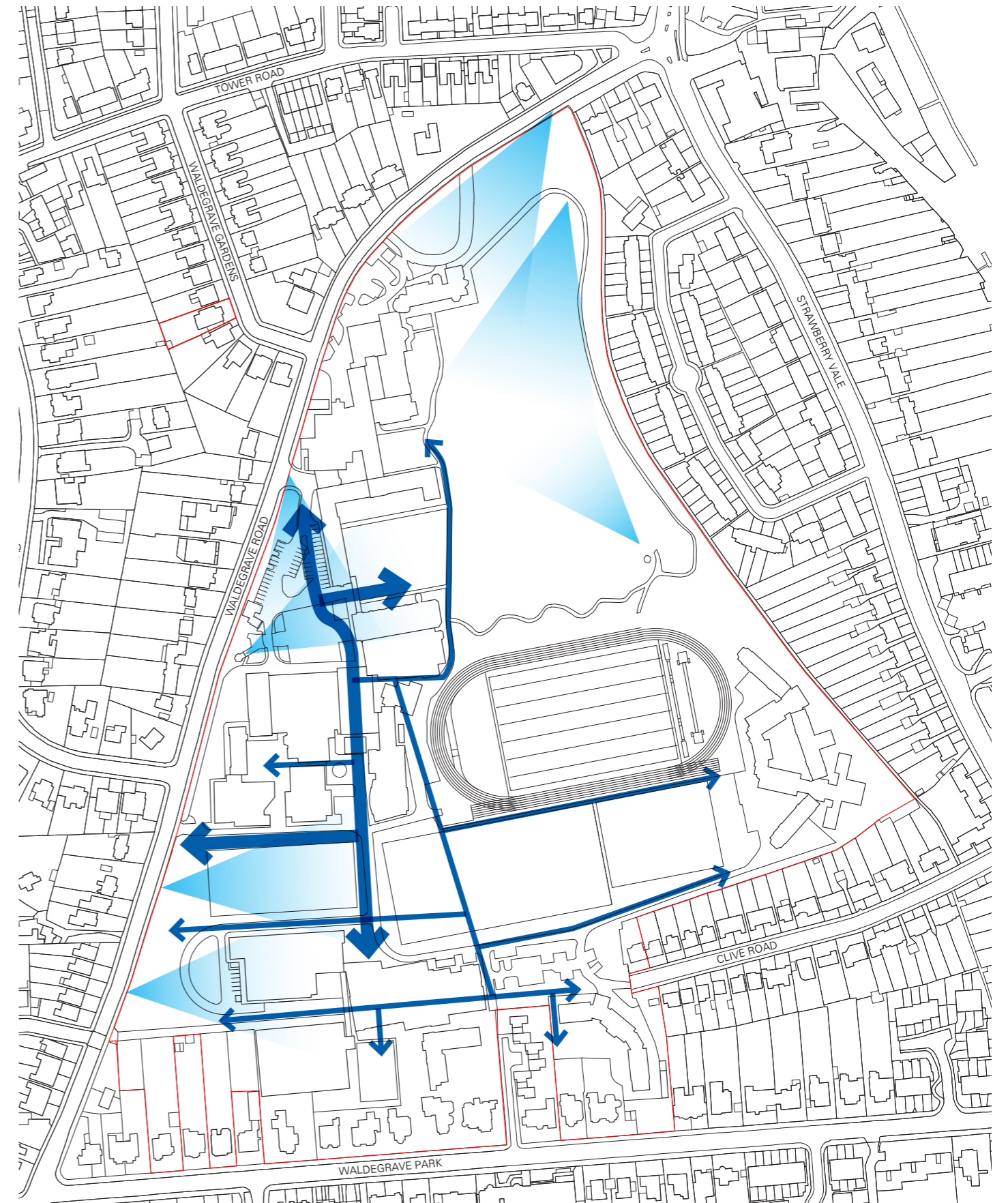
Views into the site from the north are improved; obstructions are removed to allow clear views across the Walpole's garden, providing a benefit to the public and increasing the openness value of this area of MOL.

Vistas across the site from the southern end of Waldegrave Road are protected and enhanced, by removing obstructions, improving the quality of the open space and ensuring building frontages make a positive contribution to the public realm.




The historic views between the Chapel in the Woods and the Walpole's garden are restored as part of increased connectivity between these assets.

The remodelled University Plaza will offer improved views into and across the campus.

Within the site existing key views are protected and new views are created as part of improved townscape and to aid natural wayfinding.



Routes and vistas on Strawberry Hill campus

-  Key views
-  Main Route
-  Secondary Route

Main Routes

The existing primary route north-south across the campus is significantly improved by the removal of obstructions and the installation of high-quality public realm and wayfinding.

Secondary Routes

A clear network of secondary routes will compliment the primary routes across the campus as part of a holistic public realm strategy.

Routes that utilise the garden spaces will be improved, encouraging access to these unique areas.



Routes and vistas on Teddington Campus

Retain

All reasonably new buildings in good condition are retained, including the Sports Hall (R2), De Marillac Halls of Residence (Za), the Shannon Building (Ni), the Main Library (Hi) and Dolche Vita Cafe (Jii).

Refurbishment

Historic Heart

The Listed Building and Buildings of Townscape Merit that form the historic heart of the campus require extensive renovation and refurbishment. This project should aim to rationalise and modernise the older blocks while protecting their character and original fabric, to deliver efficient, attractive spaces suitable for contemporary teaching.

Waldegrave Road Houses

The Waldegrave Park houses are in poor condition and require refurbishment to bring them up to modern student accommodation standards. As Buildings of Townscape Merit these houses make a significant contribution to the Waldegrave Park Conservation Area, therefore it is important that they are renovated and well maintained in the future.

Reuse

Continuing in the site's history of reusing existing buildings it is proposed that several of the newer blocks within the central hub are reconfigured, re-clad and extended.

Manning Building (K)

K Block is a new building, completed in 2003, that offers well-used spaces for teaching and

academic departments. It is not considered appropriate to demolish this building, however improvements and adjustments should be made as maintenance becomes required, for example the red window frames should be replaced with more appropriate, higher performance windows in due course.

Ji Block

The Student Union building is less than 30 years old and in reasonable condition, and should therefore be retained and re-appropriated for future use. There is scope to extend the single storey parts of the building and bring the whole block up to three storeys.

L and M Blocks

L and M Blocks are in reasonable condition and several areas have been recently refurbished, in the first instance the masterplan therefore looks to retain this block and erect a large extension.

New Build

Student Villages

A vital part of the masterplan is providing enough accommodation on site to house all first year students in modern en-suite facilities. Several new student accommodation blocks are required to meet the 2,550 room shortfall. New residential blocks are split between the central student village and Waldegrave Park. In time it is proposed to replace existing poor quality residential blocks with new.

Hub Building

An increasingly significant university typology, hub buildings are a growing trend for twenty-first century campuses and play an important role in providing an appealing student



Retain, refurbish, reuse and new development opportunities on Strawberry Hill campus



experience. The masterplan proposes a hub building at the heart of the campus, fronting the university plaza. The hub is intended to be the centre of student activity socially and academically. A detailed brief for the hub building should be developed with St Mary's, but the hub might include cafes, dining, shops, faith rooms, study zones, support services and careers centres.

New teaching blocks

Several new teaching blocks will be required to provide the additional area required for growth. The masterplan identifies potential sites and capacities, but does not allocate particular functions or academic departments; this is subject to development of a more detailed brief.

Sport Department

It is proposed that sports facilities and teaching spaces are relocated to Teddington Lock to create a dedicated state-of-the-art sports campus. A new building at Teddington Lock should accommodate all relocated specialist spaces alongside flexible general teaching space and social break areas.



Retain, refurbish, reuse and new development opportunities on Teddington Lock campus

USEFUL PROJECTS &
EXPEDITION INFRASTRUCTURE

