

**06**

## Masterplan Proposals and Phasing

This sections sets out the masterplan proposals and phasing strategy.



The masterplan proposals illustrate a possible approach for providing an outstanding, high-quality estate that aligns with the vision for St Mary's, as set out in the Corporate Plan, and is based on the established principles and strategies.

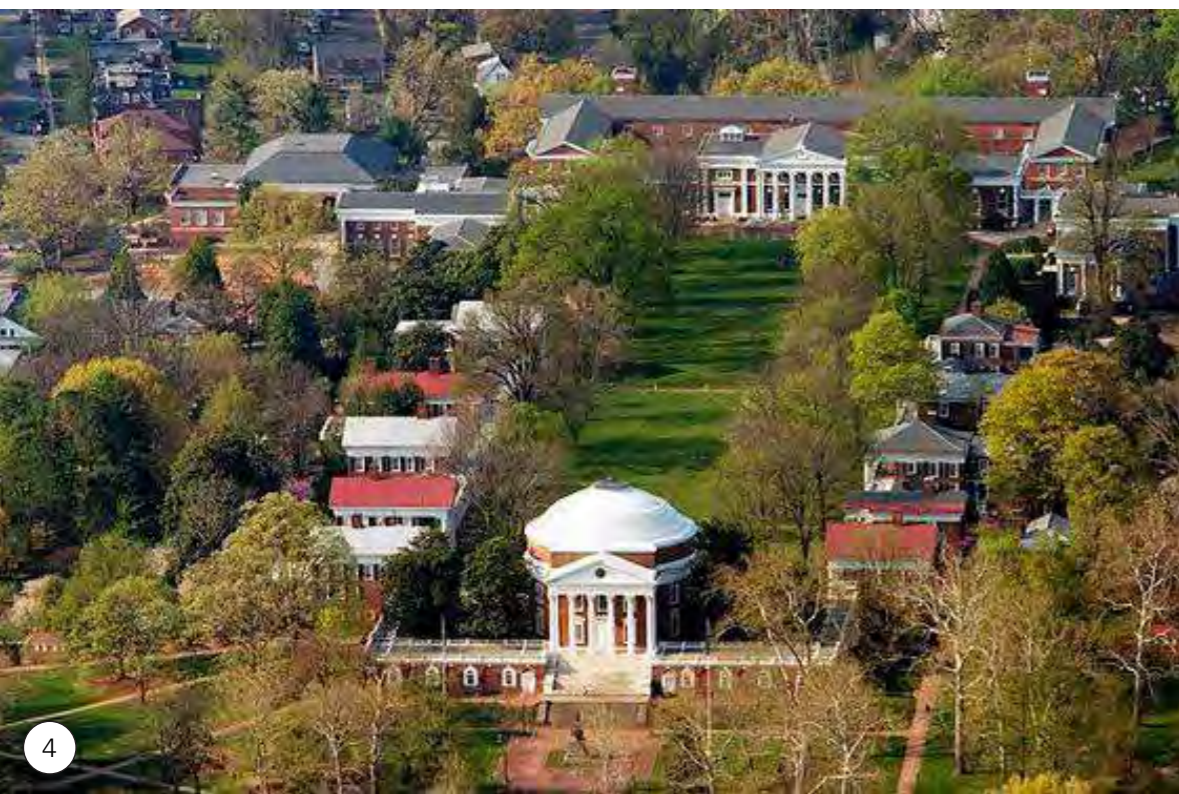
The proposals illustrated are indicative only and represent potential project locations and capacities. All identified projects are subject to further brief and design development.

## Phasing Strategy

It is recognised that a masterplan must be flexible and able to respond to evolving contexts and needs, therefore the masterplan will be delivered in phases over the next 12-16 years. The phasing strategy is based on four year cycles, a period that allows for regular review and assessment of the impact of development in relation to full academic and construction programmes. Subsequent phases can then be adapted to respond to lessons learnt in earlier phases and changing contexts.

Each phase will include a mix of development to ensure a consistent balance in the delivery of teaching space, student accommodation, co-use facilities and open spaces.

- 1 Boarding House, Brighton College
- 2 Tiegen student accommodation, Copenhagen University
- 3 St Mary's University students
- 4 University of Virginia, USA
- 5 St Mary's University students
- 6 Notre Dame University, USA
- 7 University of Virginia, USA
- 8 Forth Valley College, Falkirk, Scotland
- 9 University of Connecticut, USA
- 10 The Forum, Exeter University
- 11 Girton College, Cambridge University



**Strawberry Hill Campus**

LIVE 676 beds  
 17,515 sqm  
 LEARN 28,080 sqm

**Teddington Lock Campus**

LEARN 1,432 sqm

**Estate Totals**

LIVE 676 beds  
 17,515 sqm  
 LEARN 29,512 sqm

Note:  
 Existing areas for Strawberry Hill and Teddington Lock campuses only.

Areas above do not include any satellite properties currently owned or rented by St Mary's, in line with the intent to consolidate all uses on St Mary's principle sites, Strawberry Hill and Teddington Lock.

Residential area excludes 34 Clive Road and E Block.



Diagram of existing Teddington Lock Campus

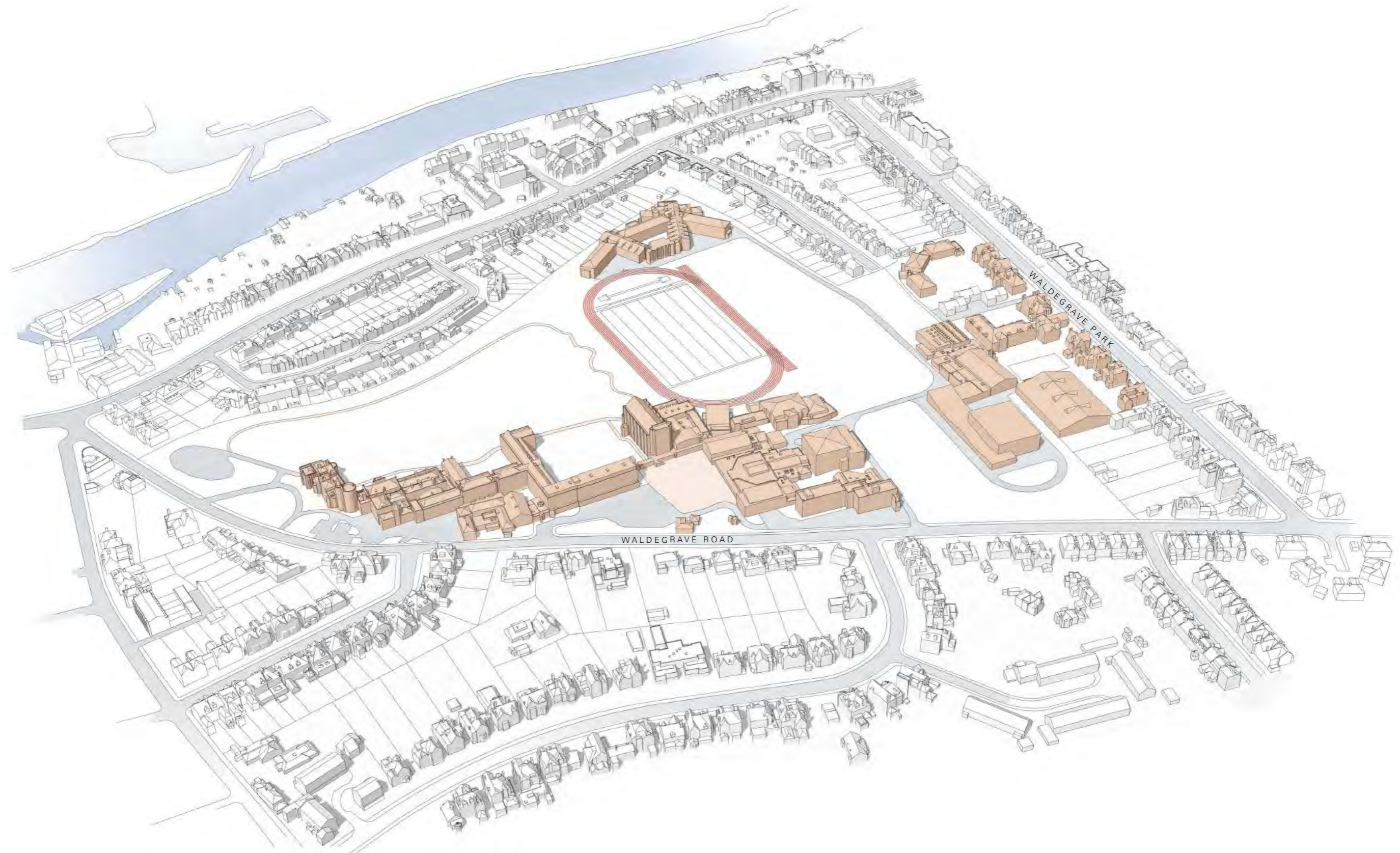
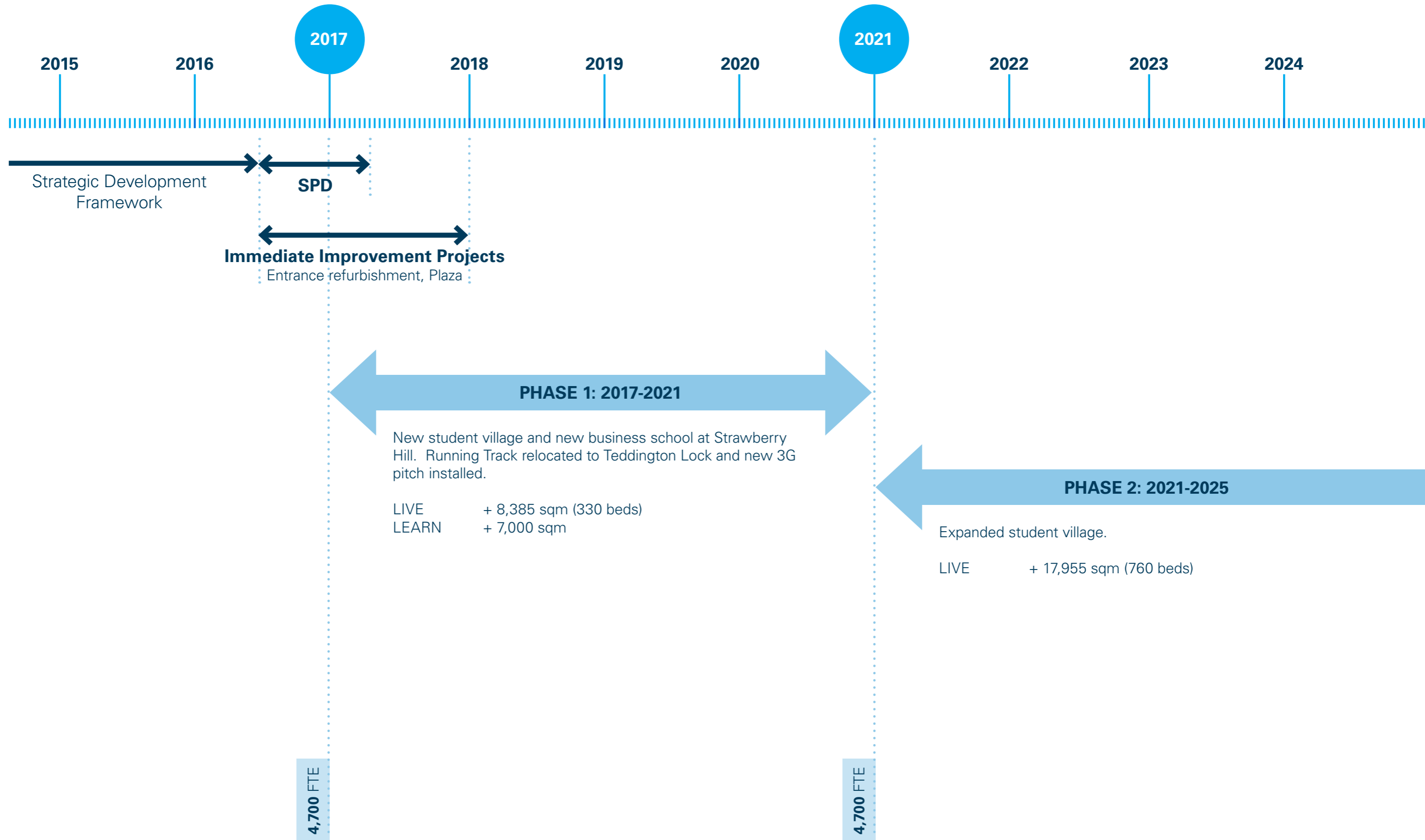
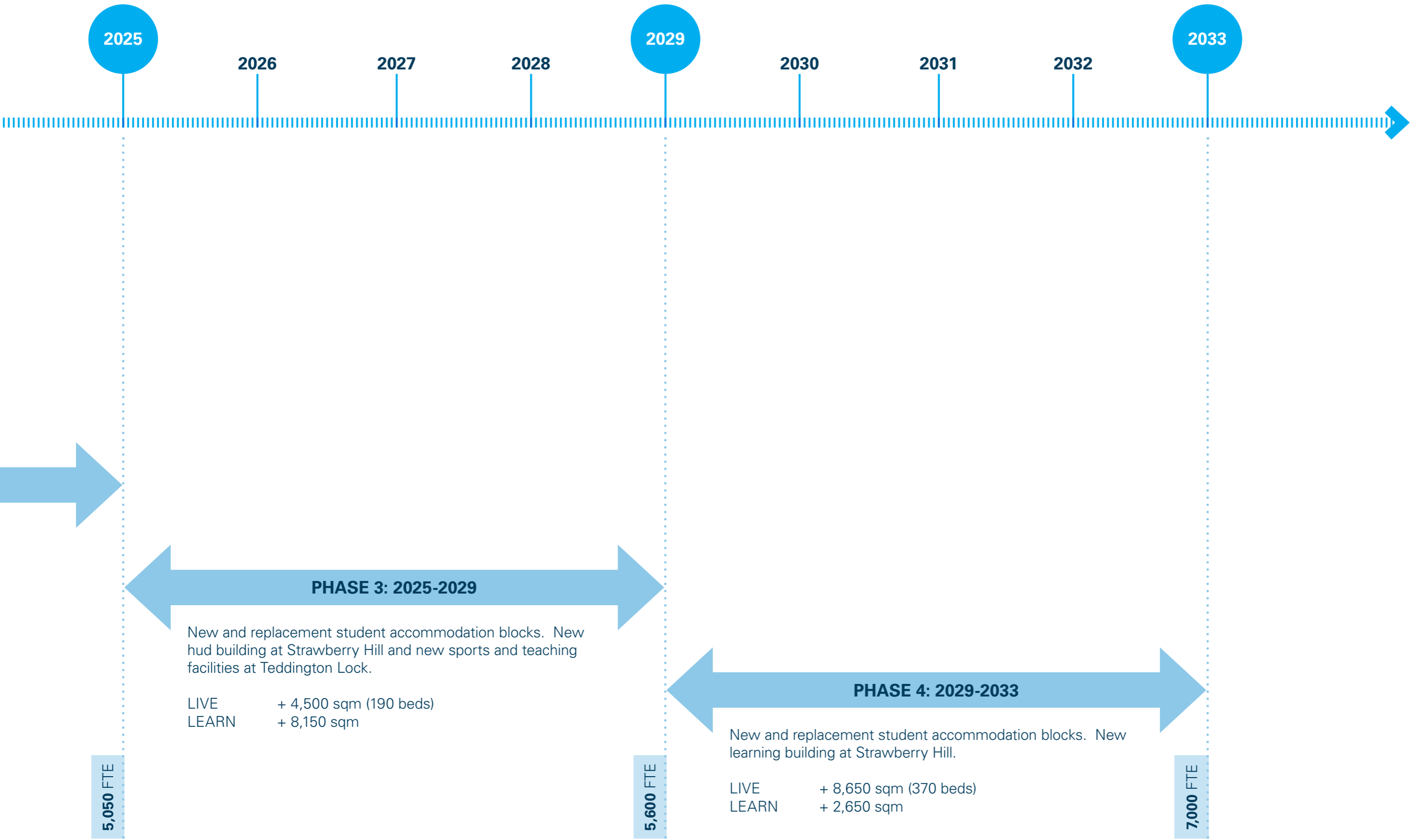


Diagram of existing Strawberry Hill Campus





The University Plaza Project has been identified as a priority as it will actively make a statement of quality and intent that will immediately benefit both the university and greater community.

The main forecourt of the university along Waldegrave Road is transformed to offer a high-quality public space for the university and wider community and an improved setting for the historic and listed buildings.

#### Project Aims:

- Exploit opportunities for views and access to the historic landscape
- Protect and enhance the setting of important buildings, including Chapel in the Woods, main Grade II listed chapel and locally listed original St Mary's College buildings
- Exploit opportunities for views and access to the historic landscape
- Encourage links between the university and wider community
- Offer a valuable open public space for the local community
- Improve access from Waldegrave Road
- Address vehicle entry and rationalise routes
- Relocate parking away from the main entrance to reduce congestion
- Encourage sustainable means of travel, including provision of improved cycle parking facilities, pedestrian routes and connections to public transport
- Retain all protected trees as part of more extensive soft landscaping proposals



Location of University Plaza on Strawberry Hill Campus





Phase 1 projects are located in undeveloped areas of the campus to minimise disruption and the need to decant existing facilities.

### Residential Village

The first three blocks of the central residential village are constructed along the southern boundary, providing circa 420 new bed spaces.

U-shaped blocks have been suggested, with two-three clusters of rooms per floor arranged around a courtyard with one side open to the central village green space. The design and layout of these blocks is indicative only and subject to further development of St Mary's residential brief and design development.

### A Landmark Education Building

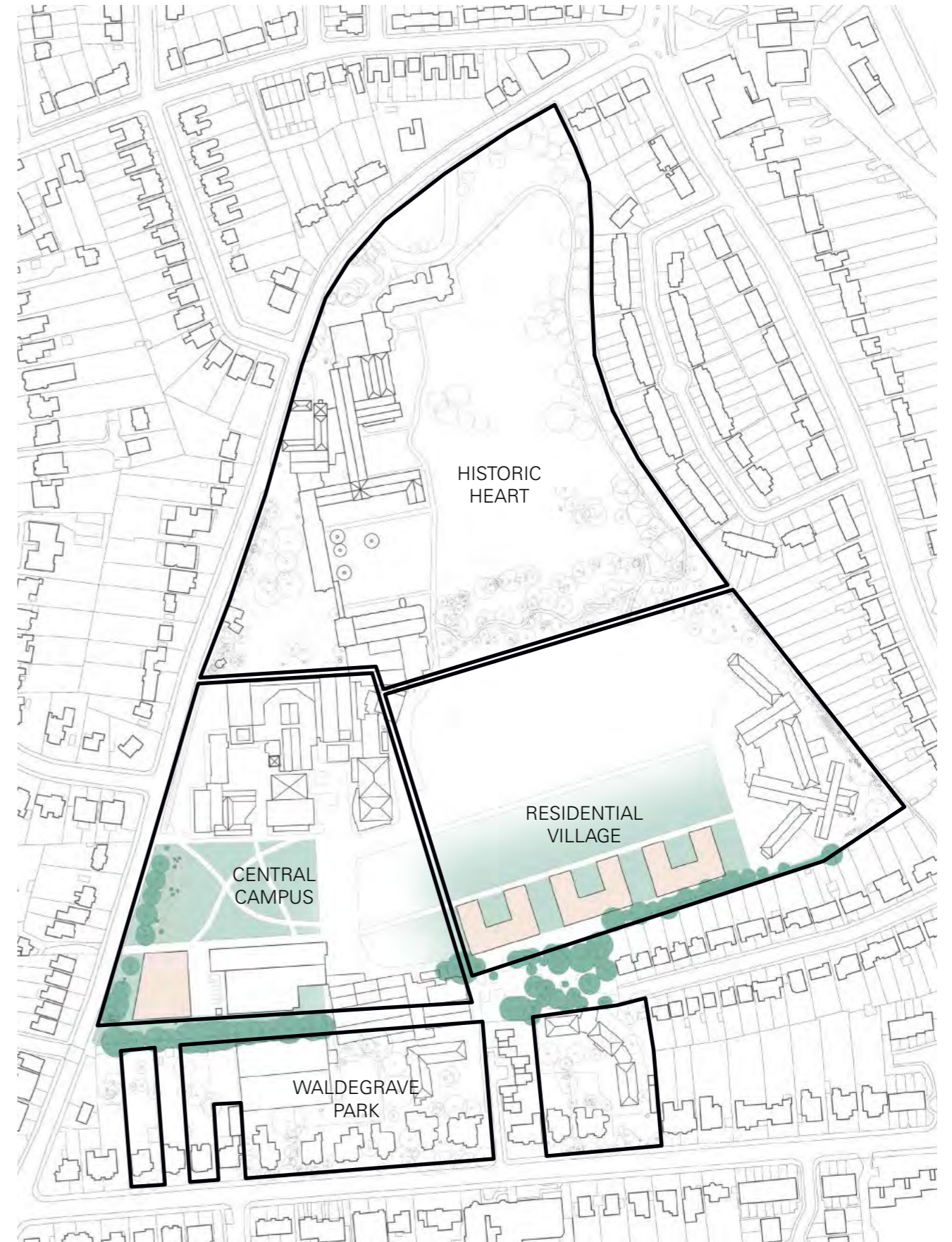
A landmark building is located in front of the sports hall that makes a positive contribution to the townscape along Waldegrave Road. The building will establish a benchmark for high-quality flexible learning spaces and make a statement of intent to prospective students, patrons and the wider community.

### Rationalise and Improve Sports Facilities

The consolidation of sports facilities at Teddington Lock begins in Phase 1 with the relocation of the running track, installation of a new 3G pitch and improvement of existing accommodation.



Running track relocated, new 3G pitch and refurbished buildings



A new building in the central learning zone and the three new buildings in the residential village



BUSINESS SCHOOL

### Phase 1 Development

LIVE	+ 420 beds
	+ 9,975 sqm
LEARN	+ 5,463 sqm

### Estate Totals

LIVE	1,096 beds
	27,490 sqm
LEARN	36,575 sqm



Diagram of Teddington campus phase 1 proposals

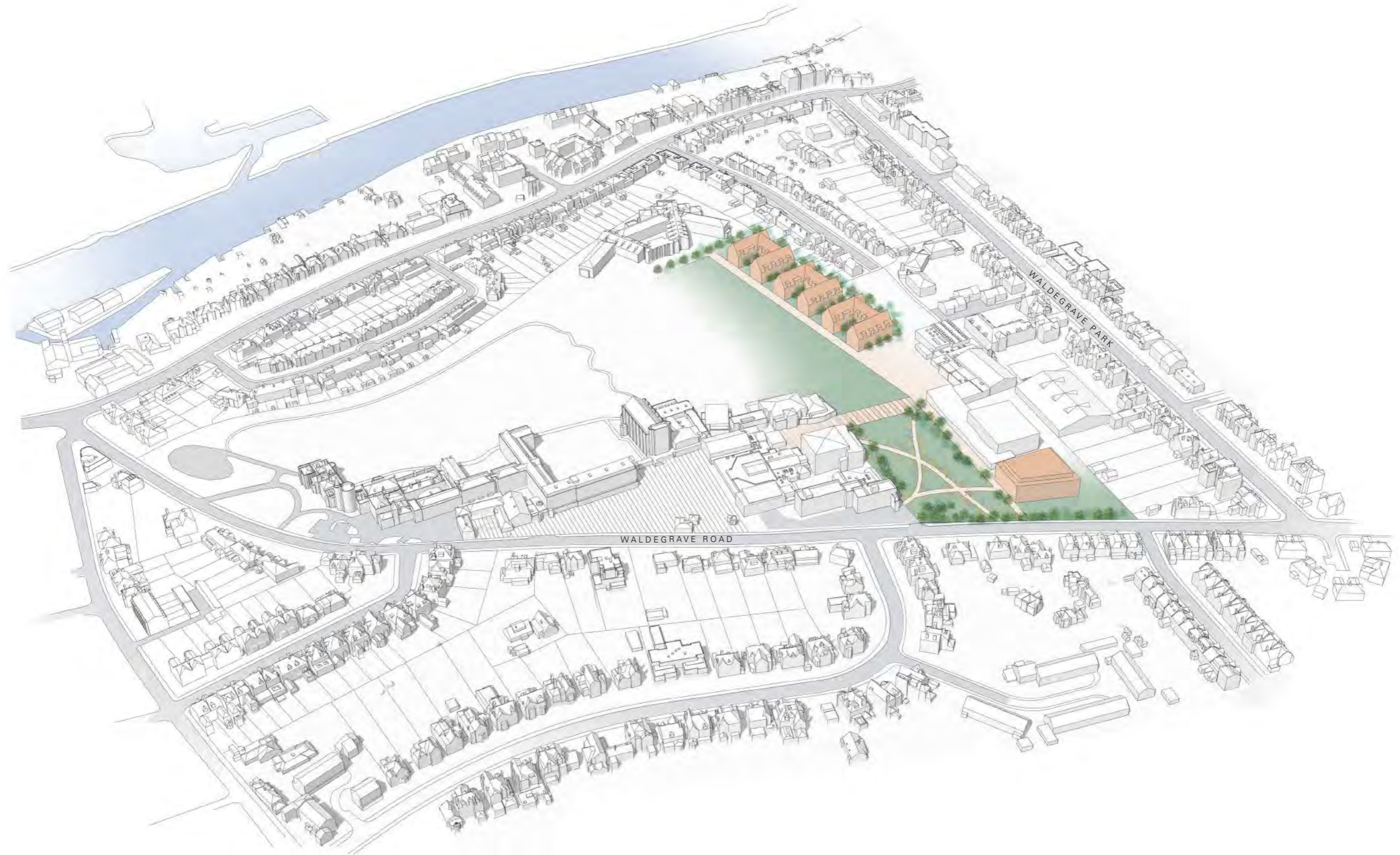
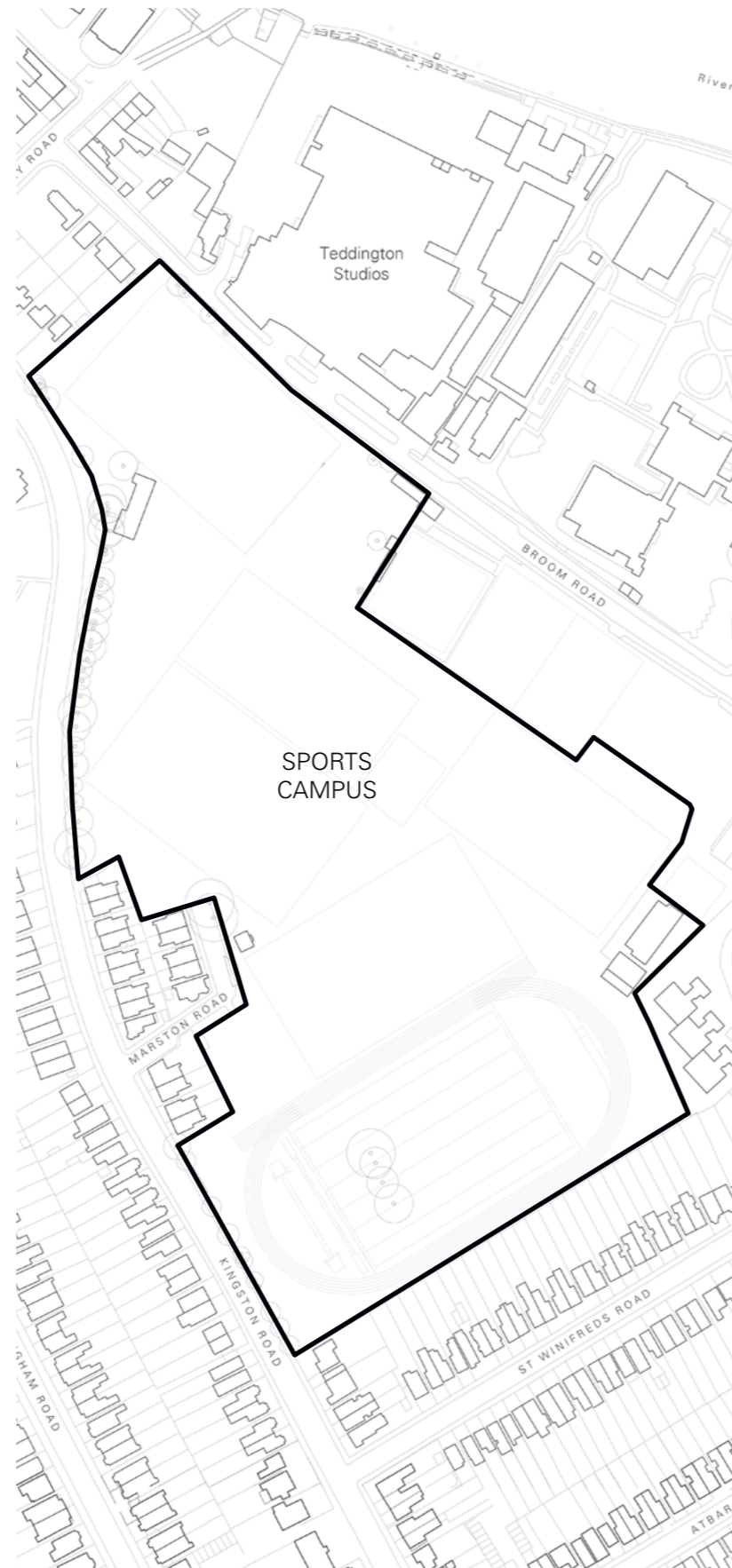


Diagram of phase 1 proposals on Strawberry Hill campus

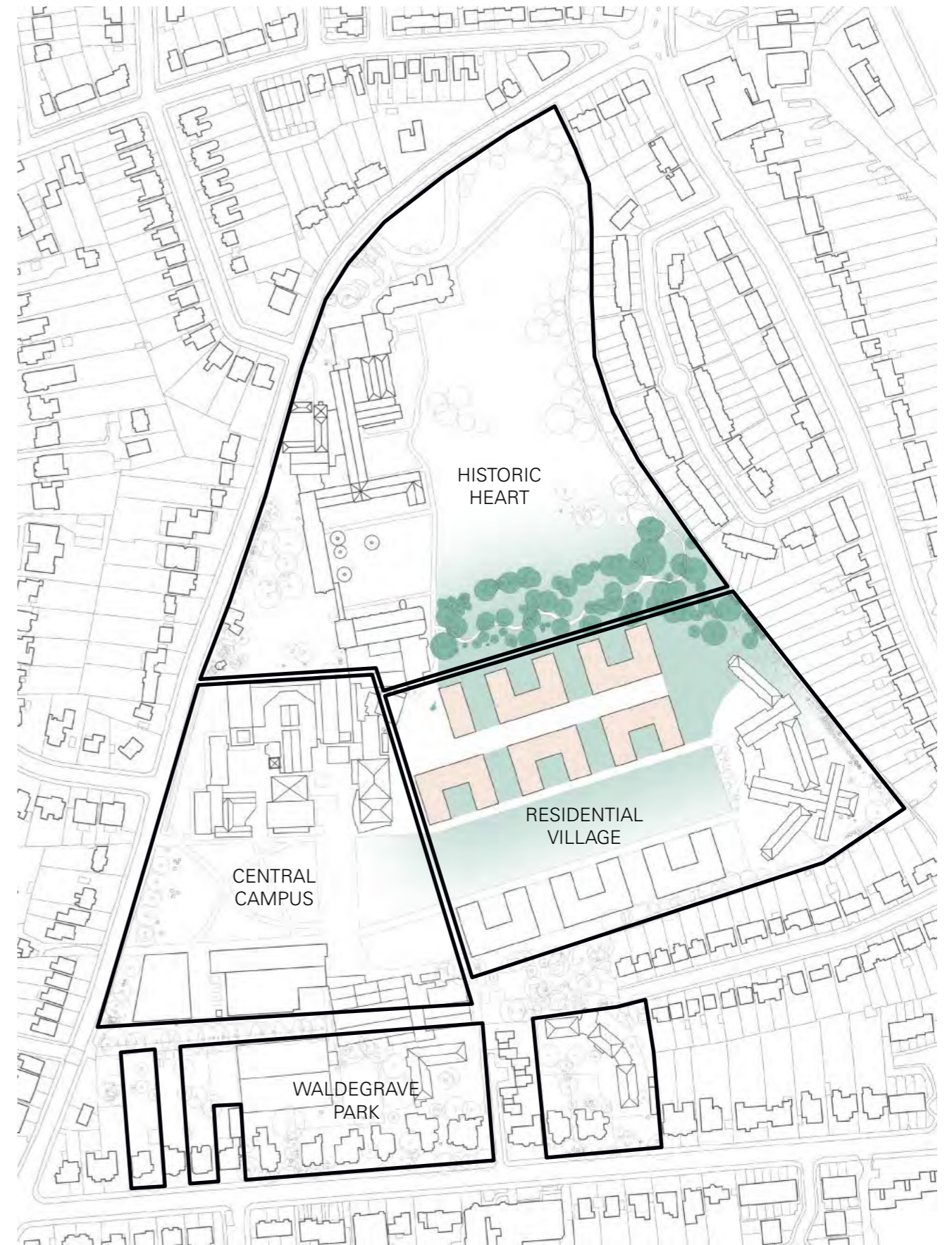
**Expanded Residential Village**

Phase 2 concentrates on providing additional bedspaces, by expanding the central student village. An extra 750 rooms delivered across 6-7 blocks situated on the northern side of the village green. Existing student rooms in G Block are relocated into new buildings.

There is no further development on the Teddington Lock campus during this phase.



No development on Teddington campus during phase 2



Several new buildings in the residential village



### Phase 2 Development

LIVE + 756 beds  
+ 14,630 sqm  
LEARN + 0 sqm

### Estate Totals

LIVE 1,759 beds  
43,845 sqm  
LEARN 36,575 sqm



Diagram of Teddington campus phase 2 proposals





Diagram of phase 2 proposals on Strawberry Hill campus

### State-of-the-art Sports Campus

Sports facilities and teaching are relocated from Strawberry Hill to a new dedicated building at Teddington Lock.

Teddington Lock will continue to be a focus for sport and recreation, with existing facilities expanded and enhanced, and connections to the main campus improved.

### Residential Improvements

The third phase begins to replace some of the existing older student accommodation blocks. Existing bedspaces are decanted in to the new blocks in the central village, enabling demolition and replacement of Clive (STU), Doyle (V) and Graham (X) Halls of Residence to provide circa 320 new rooms.

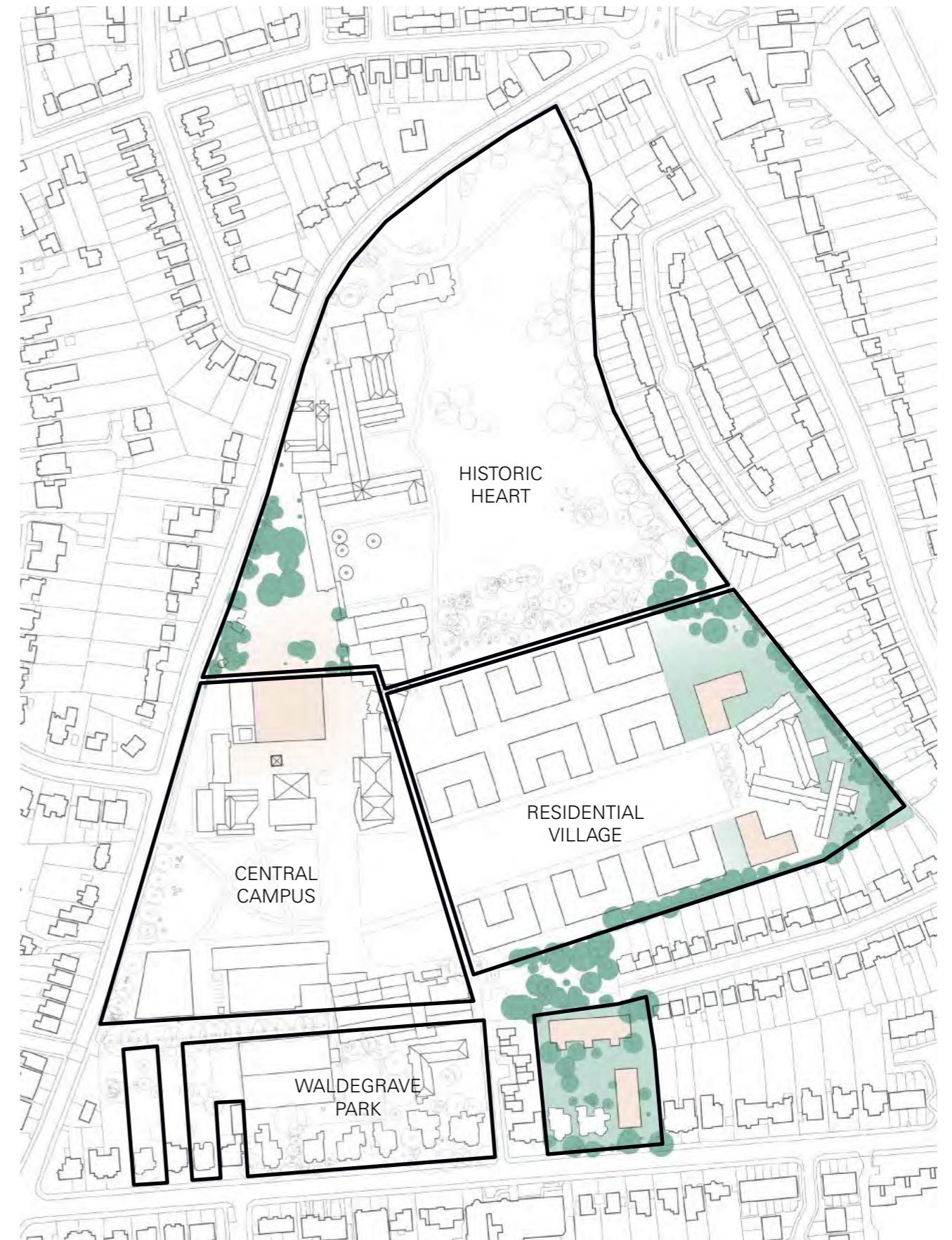
### Hub Building

The existing single storey refectory building (N Block) and adjacent theatre (J Block) is replaced with a larger hub building that will be the centre of student activity and will make a positive contribution to the University Plaza.

The removal of the existing blocks will create a more generous public realm and reinforce the primary north-south route across campus, greatly improving wayfinding.



A new sports and teaching building



Additional residential blocks in the Residential Village and Waldegrave Park and a new hub in the campus centre



### Phase 3 Development

LIVE + 321 beds  
+ 7,619 sqm  
LEARN + 15,072 sqm

### Estate Totals

LIVE 1,950 beds  
48,357 sqm  
LEARN 44,727 sqm



Diagram of Teddington campus phase 3 proposals



Diagram of phase 3 proposals on Strawberry Hill campus

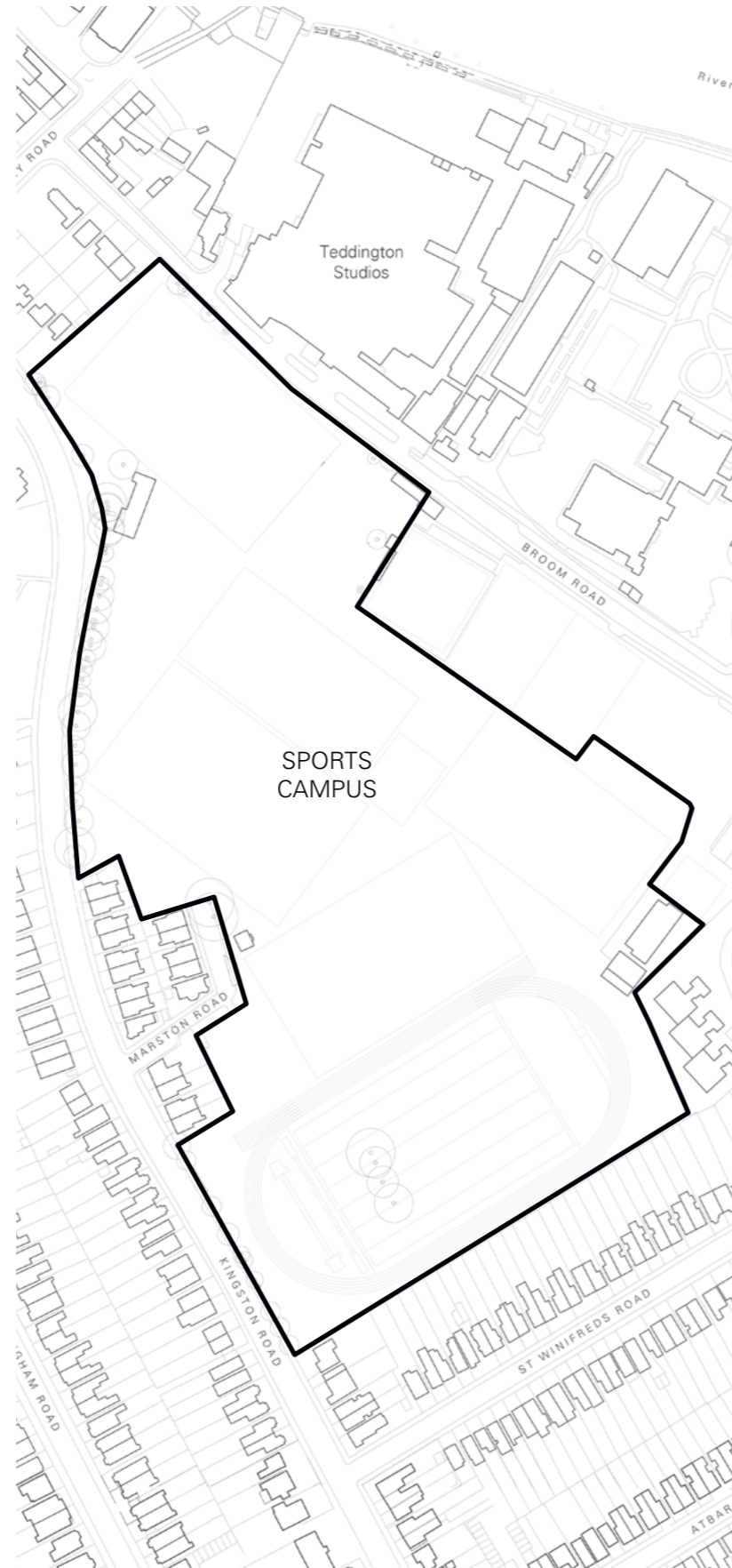
**Residential Improvements**

Relocation of sports facilities during Phase 3 enables the construction of new residential buildings in Waldegrave Park to provide an extra 300 bed spaces.

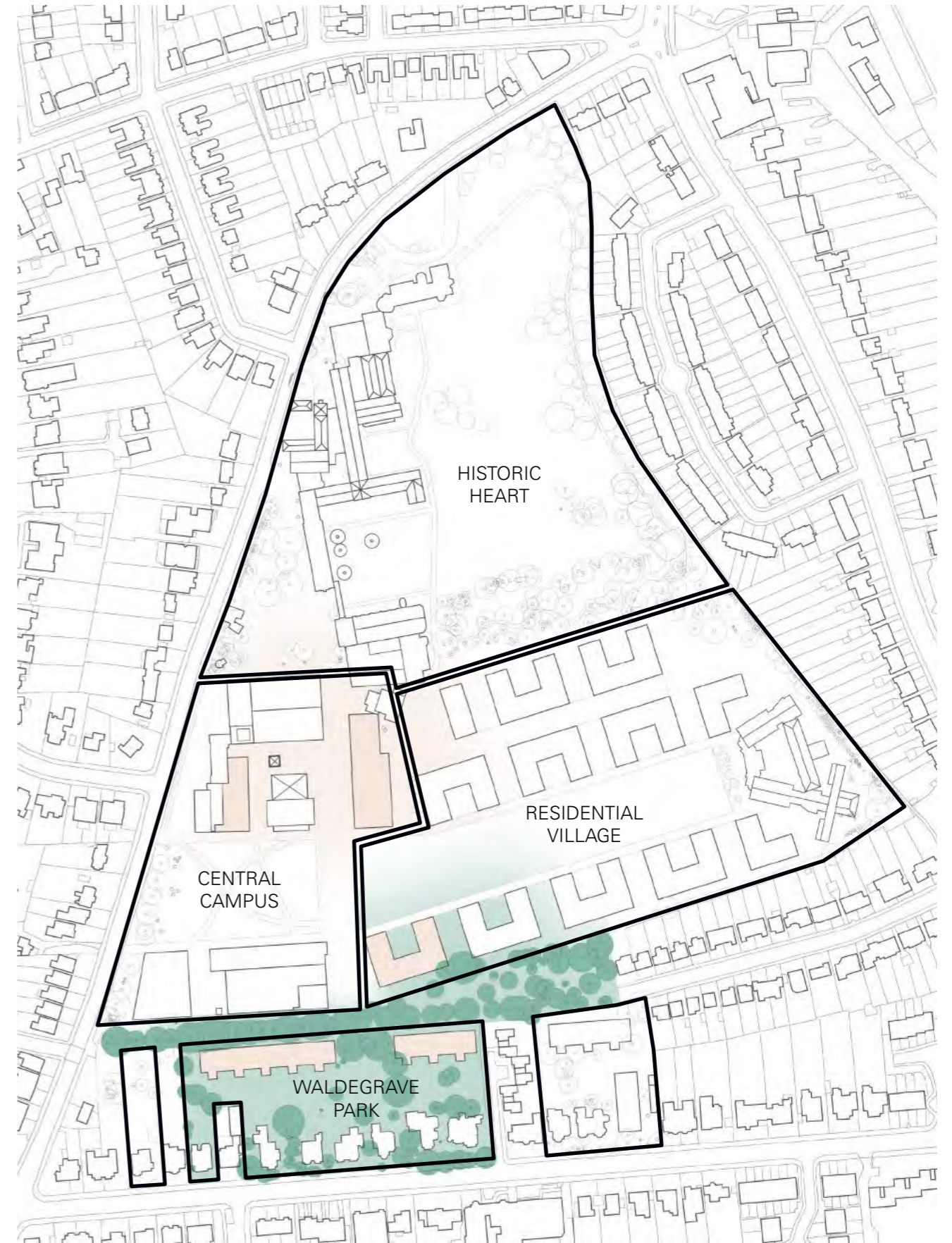
The new buildings will make a positive contribution to the Conservation Area and restore the generous garden setting.

**Space for Learning**

With residential projects complete existing buildings in the central learning zone are re-used and refurbished to provide additional teaching spaces for increased student numbers.



No development on Teddington campus during phase 4



Residential blocks in Waldegrave Park and additional learning space in the campus centre



### Phase 4 Development

LIVE	+ 300 beds
	+ 7,125 sqm
LEARN	+ 2,653 sqm

### Estate Totals

LIVE	2,321 beds
	56,998 sqm
LEARN	47,380 sqm



Diagram of Teddington campus phase 4 proposals





Diagram of phase 4 proposals on Strawberry Hill campus

The masterplan sets out a possible approach for delivering a live and learn campus to support growth from 6,000 to 9,000 students.

A thorough understanding of the existing site, opportunities and constraints has informed the proposals alongside collaboration with the University and LBRUT.

The unique character of the site is protected and enhanced; the setting of heritage assets is radically improved and buildings, landscape and public realm of the highest quality make a positive contribution to the identity of the existing campus and surrounding Strawberry Hill village.

St Mary's role and contribution to the local community and wider Borough is strengthened through partnerships, improved co-use facilities, increased education and employment opportunities and new public open spaces.



Indicative plan of Strawberry Hill campus masterplan



Diagram of masterplan proposals on Strawberry Hill campus

The masterplan sets out a vision for establishing Teddington Lock as a dedicated state-of-the-art sports campus. Sports and recreation uses are rationalised and concentrated at Teddington as part of wider proposals to consolidate uses across St Mary's estate.

The Teddington Lock Campus will strengthen St Mary's renowned sports offer for students, professional athletes and international teams and provide access to outstanding facilities for the local community and wider borough.

Creating an outstanding sports campus will safeguard the site as a valuable open space and recreation amenity in the area.



Indicative plan of Teddington Lock campus masterplan



Diagram of masterplan proposals on Teddington Lock Campus

**9,000** students  
**7,020** FTE

## Learning

**47,380** m2  
**6.7** m2/student

## Living

**56,998** m2  
**2,430** bed spaces  
**23.5** m2 GIA/bed

Preliminary areas based on:

- Existing building GIA taken from 'Overarching data V3' received May 2015
- Proposed GIA based on 95% of GEA
- Target 26.5 sqm GIA/student for living assumed to be 28 sqm GEA/student
- Reduced living areas per student based on 23.5 sqm GIA/25 sqm GEA and 20.5 sqm GIA/22 sqm GEA

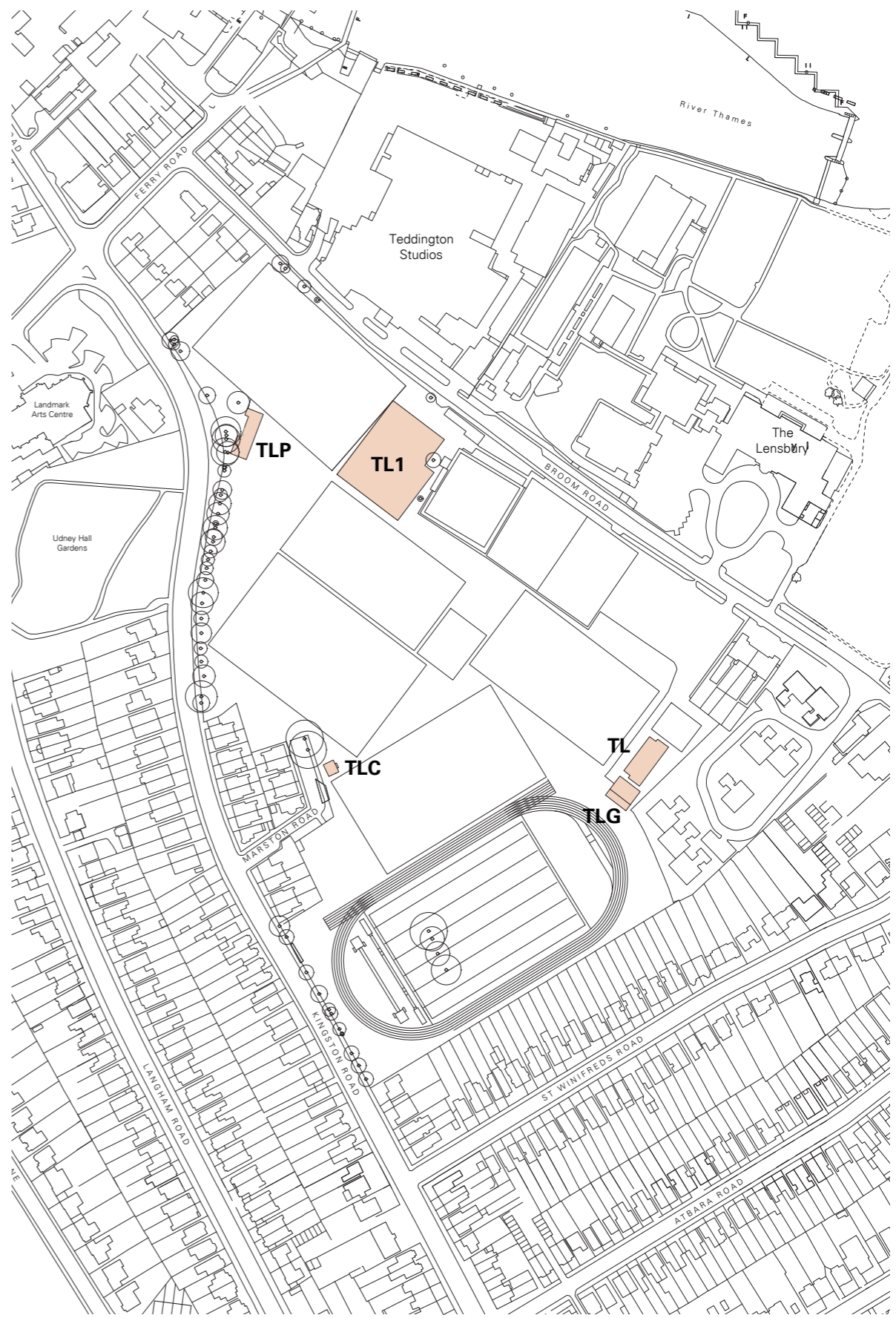
All areas are indicative only and subject to further design development.

LEARN (non-residential)	GIA (m²)*	GEA (m²)	Footprint (GEA, m²)	No. storeys	No. basement storeys	Retained GIA (m²)	Extention GIA (m²)	No. storeys
<b>Existing Buildings</b>								
B Lady Waldegrave	1,149	-	-	2	-	-	-	-
C	530	-	-	3	-	-	-	-
D	1,374	-	-	2	-	-	-	-
E	2,709	-	-	3	-	-	-	-
F	1,461	-	-	3	-	-	-	-
G	2,917	-	-	4	-	-	-	-
H Chapel	1,102	-	-	2	-	-	-	-
Hi Library	2,299	-	-	2	-	-	-	-
Jii Dolche Vita Cafe	236	-	-	1	-	-	-	-
Ni Shannon Building	714	-	-	2	-	-	-	-
M Block	690	-	-	3	-	-	-	-
P Chapel in the Woods	12	-	-	1	-	-	-	-
Q Chaplaincy	80	-	-	1	-	-	-	-
R2 Sports Hall	1,981	-	-	1	-	-	-	-
TL Changing Rooms	632	-	-	2	-	-	-	-
TLP Pavilion	551	-	-	1	-	-	-	-
TLG Groundsman Store	234	-	-	1	-	-	-	-
TLC Cricket Pavilion	15	-	-	1	-	-	-	-
<b>Reused Buildings</b>								
K Manning Building	2,235	-	-	4	-	2,235	-	-
Ji Student Union	2,760	-	-	2	-	1,110	1650	3
L Block	3,165	-	-	2	-	830	2,335	4
<b>New Buildings</b>								
RR	5,463	5,750	1,150	4	1	-	-	-
SS	7,472	7,865	1,430	4/5	1	-	-	-
TL1	7,600	8,000	2,000	3/5	-	-	-	-
	<b>47,380</b>							

LIVE (residential)	GIA (m²)*	GEA (m²)	Footprint (GEA, m²)	No. storeys	No. Existing Rooms	No. New Rooms**		
						28m² / room	25m² / room	22m² / room
<b>Existing Buildings</b>								
Waldegrave Park Road Houses	3,965	-	-	3	134	-	-	-
Z Cashin Halls of Residence	640	-	-	3	23	-	-	-
Za De Marillac Hall	5,233	-	-	4	180	-	-	-
W Wiseman Halls of Residence	1,161	-	-	3	47	-	-	-
<b>New Buildings</b>								
AA	3,325	3,500	875	4	-	125	140	159
BB	3,325	3,500	875	4	-	125	140	159
CC	3,325	3,500	875	4	-	125	140	159
DD	3,325	3,500	875	4	-	125	140	159
EE	3,325	3,500	875	4	-	125	140	159
FF	3,325	3,500	875	4	-	125	140	159
GG	3,325	3,500	875	4	-	125	140	159
HH	1,330	1,400	350	4	-	50	56	64
JJ	3,325	3,500	875	4	-	125	140	159
KK	3,325	3,500	875	4	-	125	140	159
LL1	2,052	2,160	540	4	-	77	86	98
LL2	2,052	2,160	540	4	-	77	86	98
MM	4,750	5,000	1,250	4	-	179	200	227
NN	2,375	2,500	625	4	-	89	100	114
PP	2,375	2,500	625	4	-	89	100	114
QQ	1,140	1,200	400	3	-	43	48	55
	<b>56,998</b>				<b>384</b>	<b>1,729</b>	<b>1,937</b>	<b>2,201</b>



Strawberry Hill Campus building/block references plan



Teddington Lock Campus building/block references plan

## Alternative Proposal for additional growth

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The base option provides additional living and learning space to accommodate approximately 9,000 students.

An alternative option provides living and learning space for approximately 12,000 students. This option is similar to the base option, with the following adaptations to accommodate the extra area required for additional students:

- All residential blocks in main student village increased from 4 to 6 storeys
- Existing De Marillac Halls of Residence replaced with larger, more efficient student accommodation block
- Residential blocks in Waldegrave Park increased from 4 to 5 storeys
- Area per bedroom reduced to 20.5 m<sup>2</sup> GIA or 22m<sup>2</sup> GEA
- Additional basement level added to all new teaching blocks



Indicative plan of alternative masterplan proposals for Strawberry Hill campus





Diagram of alternative masterplan proposals on Strawberry Hill campus

**12,000** students

**9,360** FTE

## Learning

**62,800 m<sup>2</sup>**

**6.7 m<sup>2</sup>/student**

## Living

**78,040 m<sup>2</sup>**

**3,249** bed spaces

**24.0 m<sup>2</sup> GIA/bed**

Preliminary areas based on:

- Existing building GIA taken from 'Overarching data V3' received May 2015
- Proposed GIA based on 95% of GEA
- Target 26.5 sqm GIA/student for living assumed to be 28 sqm GEA/student
- Reduced living areas per student based on 23.5 sqm GIA/25 sqm GEA and 20.5 sqm GIA/22 sqm GEA

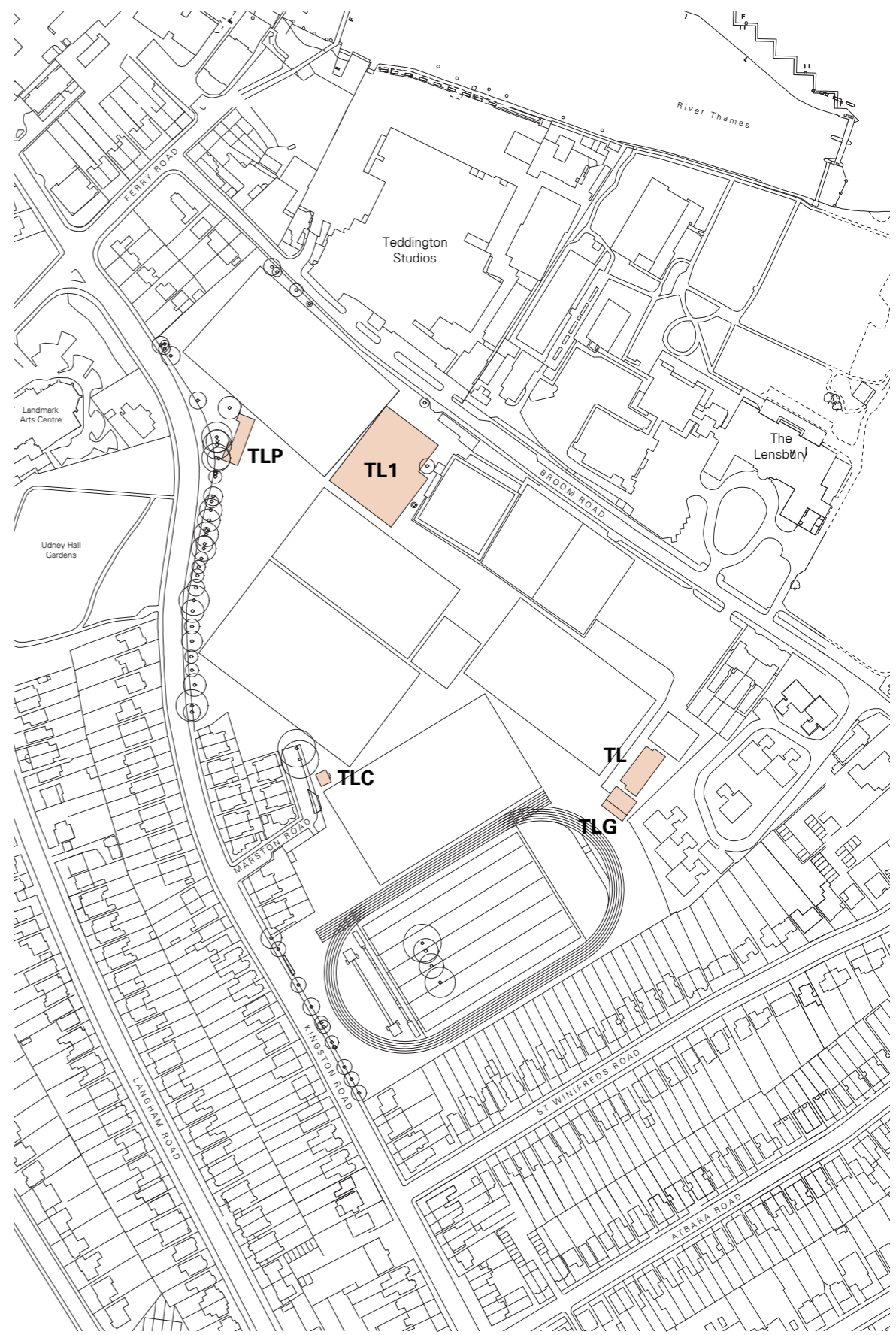
All areas are indicative only and subject to further design development.

LEARN (non-residential)	GIA (m <sup>2</sup> )*	GEA (m <sup>2</sup> )	Footprint (GEA, m <sup>2</sup> )	No. storeys	No. basement storeys	Retained GIA (m <sup>2</sup> )	Extention GIA (m <sup>2</sup> )	No. storeys
<b>Existing Buildings</b>								
B Lady Waldegrave	1,149	-	-	2	-	-	-	-
C	530	-	-	3	-	-	-	-
D	1,374	-	-	2	-	-	-	-
E	2,709	-	-	3	-	-	-	-
F	1,461	-	-	3	-	-	-	-
G	2,917	-	-	4	-	-	-	-
H Chapel	1,102	-	-	2	-	-	-	-
Hi Library	2,299	-	-	2	-	-	-	-
Ni Shannon Building	714	-	-	2	-	-	-	-
M Block	690	-	-	3	-	-	-	-
P Chapel in the Woods	12	-	-	1	-	-	-	-
Q Chaplaincy	80	-	-	1	-	-	-	-
R2 Sports Hall	1,981	-	-	1	-	-	-	-
TL Changing Rooms	632	-	-	2	-	-	-	-
TLP Pavilion	551	-	-	1	-	-	-	-
TLG Groundsman Store	234	-	-	1	-	-	-	-
TLC Cricket Pavilion	15	-	-	1	-	-	-	-
<b>Reused Buildings</b>								
K Manning Building	2,235	-	-	4	-	2,235	-	-
Ji Student Union	2,760	-	-	2	-	1,110	1650	3
L Block	3,165	-	-	2	-	830	2,335	4
<b>New Buildings</b>								
RR	6,555	6,900	1,150	4	2	-	-	-
SS	11,305	11,900	1,700	5	2	-	-	-
TT	8,830	9,295	1,430	4/5	2	-	-	-
TL1	9,500	10,000	2,000	3/5	1	-	-	-
	<b>62,800</b>							

LIVE (residential)	GIA (m <sup>2</sup> )*	GEA (m <sup>2</sup> )	Footprint (GEA, m <sup>2</sup> )	No. storeys	No. Existing Rooms	No. New Rooms**		
						28m <sup>2</sup> / room	25m <sup>2</sup> / room	22m <sup>2</sup> / room
<b>Existing Buildings</b>								
Waldegrave Park Road Houses	3,965	-	-	3	134	-	-	-
Z Cashin Halls of Residence	640	-	-	3	23	-	-	-
<b>New Buildings</b>								
AA	4,988	5,250	875	6	-	188	210	239
BB	4,988	5,250	875	6	-	188	210	239
CC	4,988	5,250	875	6	-	188	210	239
DD	4,988	5,250	875	6	-	188	210	239
EE	4,988	5,250	875	6	-	188	210	239
FF	4,988	5,250	875	6	-	188	210	239
GG	4,988	5,250	875	6	-	188	210	239
HH	4,988	5,250	875	6	-	188	210	239
JJ	4,988	5,250	875	6	-	188	210	239
KK	15,533	16,350	3,250	5/6	-	584	654	743
MM	5,938	6,250	1,250	5	-	223	250	284
NN	2,969	3,125	625	5	-	112	125	142
PP	2,969	3,125	625	5	-	112	125	142
QQ	1,140	1,200	400	3	-	43	48	55
	<b>78,040</b>				<b>157</b>	<b>2,761</b>	<b>3,092</b>	<b>3,514</b>



Strawberry Hill Campus building/block references plan



Teddington Lock Campus building/block references plan



**07**

## **Next Steps**

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



Supplementary Planning Documents (SPDs) are formal planning documents that provide greater details on policies within the local plan. LBRUT have proposed a SPD be developed for St Mary's that builds upon policy SA8 in the draft Local Plan, which was published for consultation July-August 2016, and is due to be adopted in Spring 2018.

It is recognised that significant development of St Mary's estate will be required over the next 10-20 years; the SPD is a way of framing and considering all development as a whole, ensuring a holistic approach, rather than a string of individual planning applications.

The SPD will align with national and local planning policies and set out a vision and objectives for St Mary's estate.

The following should be included in the SPD:

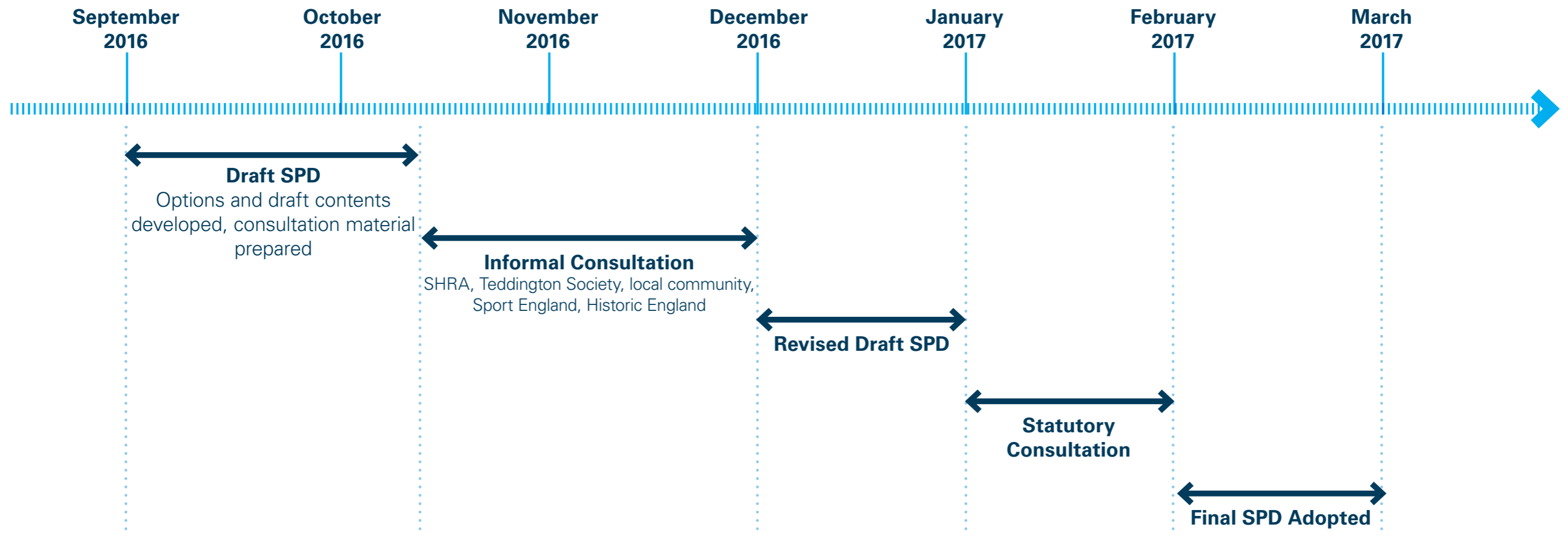
- Aims of the SPD
- Key objectives and vision for St Mary's University
- Consultation process and outcomes
- Existing site information and analysis
- Planning Policy
- Development Framework
- Delivery

A SPD for Strawberry Hill Village is being developed in early 2017, the St Mary's SPD should be developed in parallel with this.

**SA 8 St Mary's University**

Retention and upgrading of St Mary's University and its associated teaching, sport and student residential accommodation. Upgrade works to include refurbishment, adaptation, extensions and new build elements on site where appropriate.

A Masterplan and/or site development brief, together with new estates and student accommodation strategies, will be prepared in conjunction with the Council. This will guide future development for St Mary's University, both on and off site.



## Masterplan Stage 2

The next stage of the Masterplan will concentrate on developing the SPD, which will include consultation with key stakeholders and the local community, alongside ongoing collaboration with LBRUT.

## Fundraising

Orepelibus nimaior erumque prorehe nditiam quas solupta tibusam repudaecat verspici apernate listem alia volut volorei ctupudi omnisin rerae nes eicabor umquost, nus quid quam, simi, ut volorum quatem harions ectasin vellupt atemporese volesto quae conetus ulparchil milit qui ut dolupta alianim oluptiassed ullorem.

## Procurement

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## Brief Development

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## Consultant Team

Orepelibus nimaior erumque prorehe nditiam quas solupta tibusam repudaecat verspici apernate listem alia volut volorei ctupudi omnisin rerae nes eicabor umquost, nus quid quam, simi, ut volorum quatem harions ectasin vellupt atemporese volesto quae conetus ulparchil milit qui ut dolupta alianim oluptiassed ullorem.

## Surveys

- Aboricultural
- Infrastructure and services
- Flood Risk Assessment
- Archaeological
- Ecological
- Topographical

**Useful** studio  
architecture  
design  
places  
ideas  
conversation  
experience  
delight

**Thank you.**