

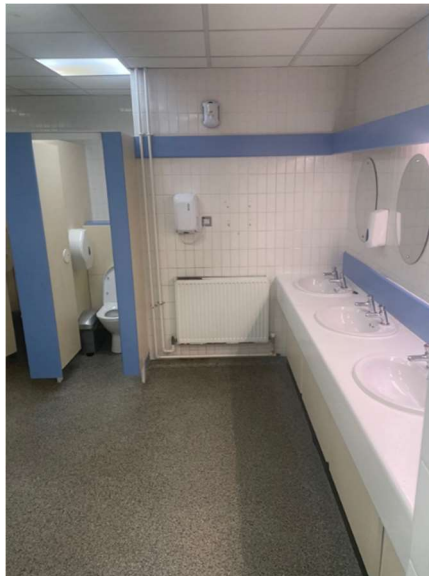


St Mary's  
University  
Twickenham  
London

**Title:** HERITAGE STATEMENT

**Project:** WALDEGRAVE SUITE TOILET AND CORRIDOR  
REFURBISHMENT

**Location:** St Marys University  
Waldegrave Road  
Twickenham  
Surrey  
TW1 4SX



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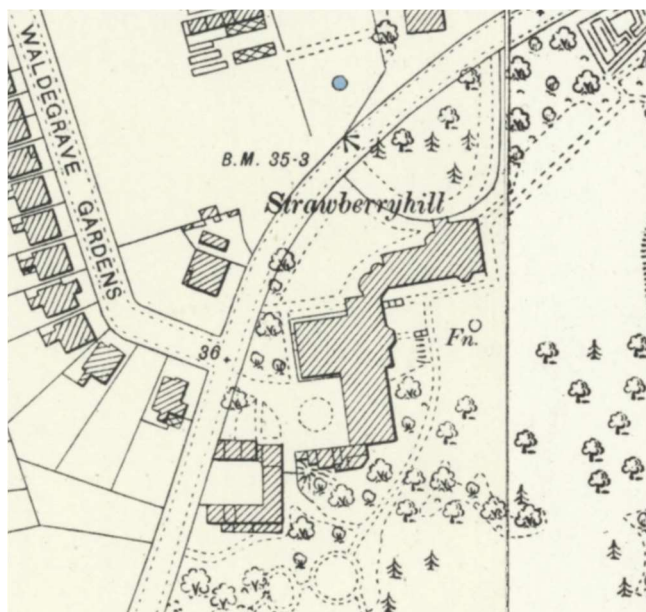
## INTRODUCTION

The Waldegrave Suite is a collection of rooms located on the first floor of Block D at St Mary's University, Twickenham. As well as providing the university with lecture rooms, function rooms and event rooms, it offers event spaces available for hire, with closely associated catering facilities. The Waldegrave Suite suffers poor and old toilet facilities. The purpose of this application is to make improvements to the D Block Ground Floor Toilet and Corridor areas.

## THE EXISTING BUILDING/HERITAGE

The building is closely linked with the grade 1 listed Strawberry Hill House. We reviewed the Listing and we believed it was established that the Waldegrave Suite falls within that listing.

The older part of the building which is relevant to this Application can be identified by the stucco render and battlemented parapet, was originally developed during the late 18th Century, along with the adjacent property at Strawberry Hill House.



This listed building application is for refurbishment of the existing toilet and corridor under the Waldegrave Suite.

The function rooms and main corridor within the Waldegrave Suite are within the first floor of the building are well restored and generally in good condition. The ground floor is not so well maintained, and over the years appear to have undergone substantial and unsympathetic modification from their original appearance and layout.

A pre-application was submitted by the University for this and we met James Phillips and Stephen O'Fegan on site. We await their comments however it was agreed that the existing toilets and corridor areas had no architectural significance.

## HISTORY

There was an application for the back of house area relating to the Waldegrave Suite – Ref 22/1503/LBC. This was approved and now provides a new welcoming entrance, enhances the Waldegrave Suite and provides accessible toilet and routes in. The next stage of works is to bring the toilets and route to the Waldegrave Suite up to the similar standard.

## **PROPOSALS**

To be read in conjunction with the attached Photographic Schedule and Drawings indicating the condition of the existing Corridor and Toilets.

For the avoidance of doubt there will be no alterations to the external appearance of the building and the internal layout will stay the same.

The materials to be used are detailed on the Room Data Sheets but we will match any bespoke detailed that is in the space which is only on the architraves to the doors and to the internal panelled doors.

### Corridor

The works comprise the following:

- Strip out the existing suspended ceiling, internal doors and carpet.
- New carpet
- New plasterboard ceiling with spot light raised up as high as possible to keep the services in position.
- New white 4no. panelled doors in all the new openings. Toilet doors will be flush doors and the corridor doors to have vision panels in the 4no. panels.
- Walls and skirtings to be painted white.

### Toilets

- Strip out the existing suspended ceiling, internal doors, sanitaryware, cubicles, wall and floor coverings.
- New floor and wall tiling throughout.
- New plasterboard ceiling with spot light raised up as high as possible to keep the services in position.
- New contemporary trough sinks, toilets, cubicles to be installed.
- The existing toilet layouts are to remain however the Male toilets will have urinals installed.
- New ventilation and drainage to be installed in the existing locations.

## **BENEFITS**

There are various reasons to complete the above works and these include:

1. Enhance the student, staff and visitor experiences using the Waldegrave Suite.
2. The photos indicate a route from the Waldegrave Suite and toilets which is badly lit, enclosed, exposed cables, trunking and pipework which is not in keeping with the building.
3. Removal of low ceilings which make the area feel claustrophobic.
4. Sustainability enhancements in line with our Carbon Management Plan including new LED low energy lighting and low flow water fittings.

## **CONCLUSION**

The key goal behind this listed building application is to improve the Toilet and circulation areas of The Waldegrave Suite, which is contained within a historically significant grade I listed building. These improvements will enable upgrade the facilities, and thereby will undoubtedly provide a substantial public benefit.