

St Mary's University Centenary Building Design & Access Statement

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University
Twickenham
London



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Prepared for



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1

INTRODUCTION & BRIEF

1. INTRODUCTION & BRIEF

1.1 Introduction to the Report

- 1.1.0.1 This Design and Access Statement is submitted as part of the Planning Application for St. Mary's University's redevelopment of the existing 'R-Block' to create a designated building for the new School of Medicine.
- 1.1.0.2 The document explains the design principles and concepts for the project, as well as the proposed layout. While it has taken significant design coordination from the project team to provide a scheme that meets the requirements of client, as well as the integration of other design packages such as, but not limited to, structural design, MEP design, planning, and more.

1.2 Proposals Summary

- 1.2.0.1 The proposal consists of the demolition of existing R Block and the erection of a replacement teaching block (Use Class F1) comprising 1419 sqm of floorspace to provide facilities appropriate for the operation of a new School of Medicine at the Strawberry Hill Campus, with associated landscaping
- 1.2.0.2 The proposed design aims to make the university's teaching spaces more flexible and future proof.
- 1.2.0.3 The university have identified the new location of the medical department with a building that would also provide extra teaching spaces for other departments, providing students and staff with better facilities

1.3 Document Aims

- 1.3.0.1 This document aims to explain the background and rationale to the proposals.
- 1.3.0.2 Relevant planning policy is presented and interpreted in relation to the proposals. This is accompanied by a background analysis of the site and the surrounding area and a summary of the main issues and opportunities that have been analysed.
- 1.3.0.3 The document sets out the design principles of the scheme and how the design has been informed by studies undertaken to date.
- 1.3.0.4 Further on from architectural design development done in Stage 1, this document displays the progress achieved by a wider design team to achieve a compliant scheme that supports the ambitions of the client, but also complies with the cost plan.

Fig. 1. Campus Masterplan

1.4 Existing St Mary's Campus

1.4.1 New School of Medicine

1.4.1.1 To facilitate the provision of a fully accredited School of medicine at the University, appropriate facilities need to be provided to fully satisfy training requirements.

1.4.1.2 Taking the under utilised space that currently exists on this site, will allow the university to develop the building into a much more successful facility supporting the new endeavour of providing a School of medicine. The rest of the facilities within the new building seek to support the growing number of STEM courses, supporting larger teaching groups and providing a large lecture hall to expand the existing facilities on site.

1.4.1.3 The existing 'R-Block' currently contains the following underutilised facilities: Physio Rooms, Changing Rooms, Offices, Teaching Rooms, Gymnasium

1.4.1.4 The new teaching building is located a short distance from the social heart of the campus and seeks to enhance the existing facilities.

1.5 Objectives of the "Centenary Building"

1.5.1 Core reasons for Project

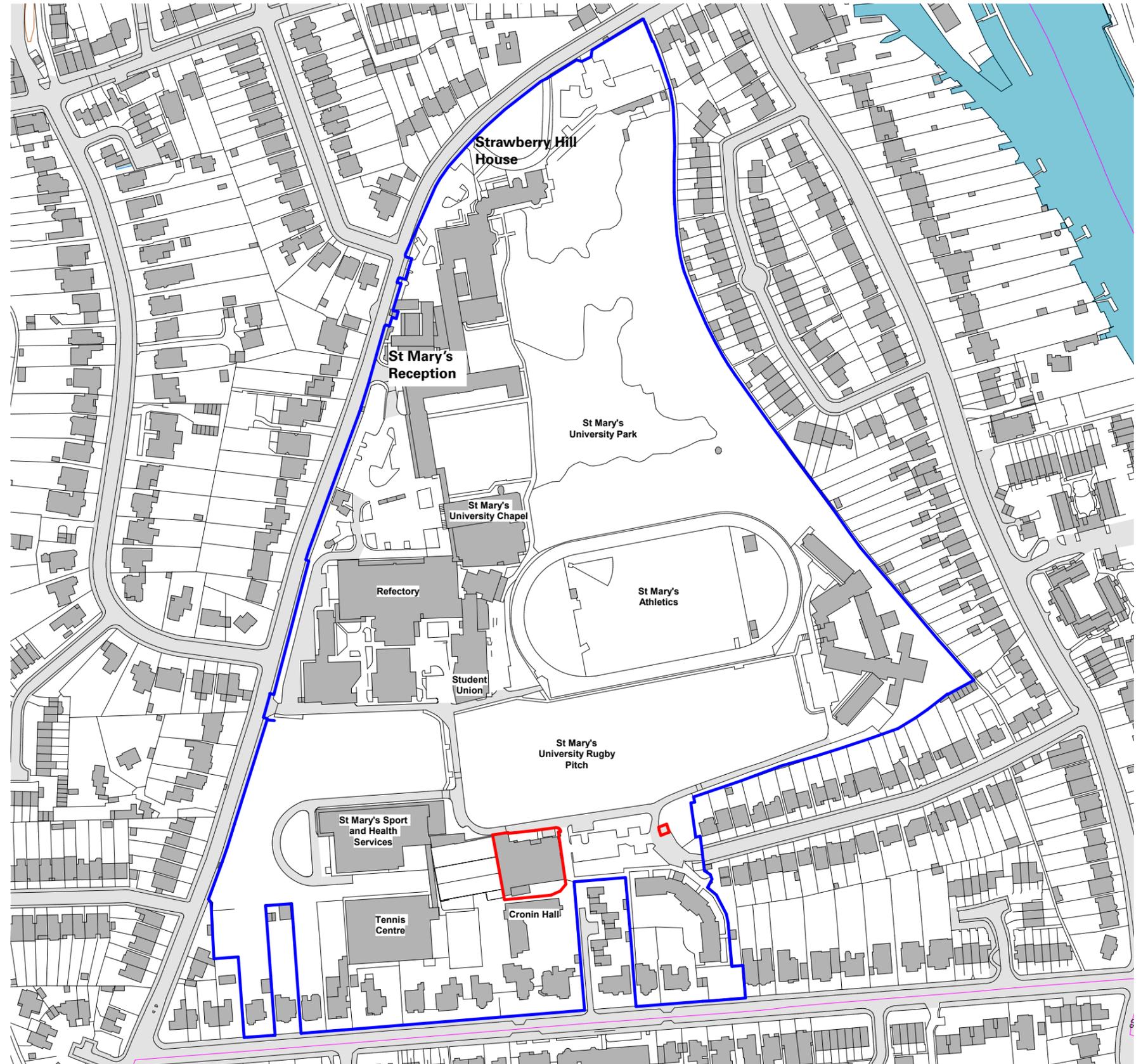
The existing building has been extended and developed gradually overtime, resulting in inefficient internal layouts that are inaccessible and therefore not inclusive for all students. The spaces themselves cannot sit ore than several students at any one time and is therefore not economically viable for the university.

It currently has oversized WCs and changing rooms, large internal corridors and other inefficient spaces which need urgent upgrade.

The university has interest to grow their teaching portfolio with increasing demands for popular programmes including Physiotherapy, Computing, Allied Health provision and Science, Technology, Engineering and Maths (STEM) subjects.

The building will provide approximately 1,419 sqm of space including new teaching facilities over two stories.

The principal aim is to create more teaching space which needs to be flexible. Typically teach in groups of 30 but often there are requirements to teach in larger groups.



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SITE & CONTEXT

2. Site & Context



Fig. 2. Campus Masterplan

2.1 Site & Context

2.1.1 Accessing the campus

2.1.1.1 The St Mary's campus is accessed at 4 key points:

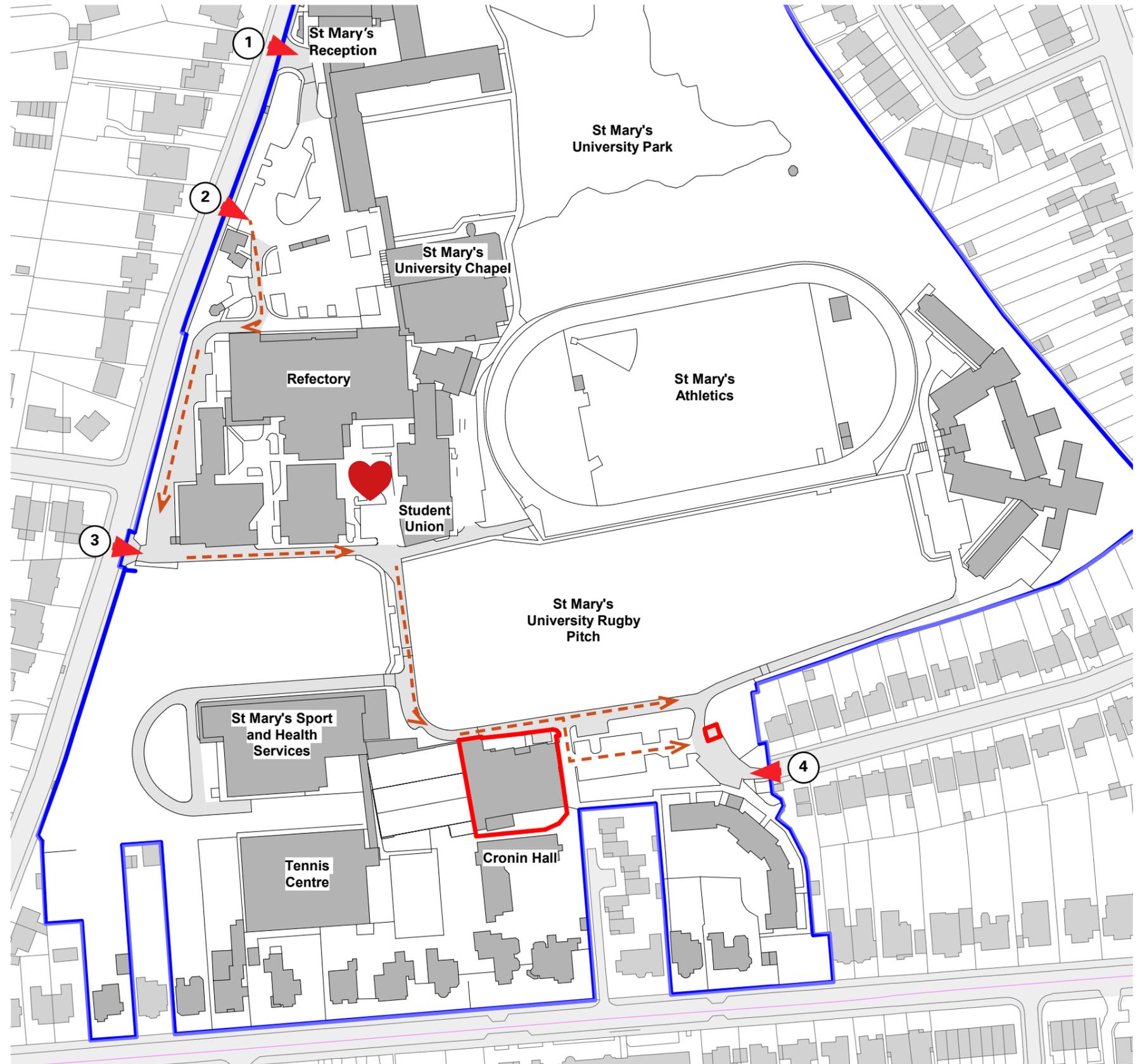
1. Main Reception Entrance
2. Car Park Entrance
3. 'White Gates' Entrance
4. Servicing Entrance

2.1.1.2 The 'R-Block' is located adjacent to one of the main vehicles routes through the site, giving access to a car park opposite the east facade.

2.1.1.3 The new teaching building is located a short distance from the social heart of the campus and seeks to enhance the existing facilities.

2.1.2 Flood Risk

2.1.2.1 The site is located in Flood zone 1 and is therefore at a minimal risk



-  Main Entrance
-  Vehicle Route

2.2 Existing R-Block

2.2.1 Existing Context

2.2.1.1 Images from site visits of the existing building and adjacent Sport and Health Centre adjacent.



Fig. 3. Existing Site Plan- Accessibility

2.3 Surrounding Context

2.3.1 Site Constraints

2.3.1.1 The use of the existing R-Block is constrained by its layout. Due to the staggered development, the internal route through the building has become unclear over time and the gym to the south is now inaccessible to those with accessibility requirements without going around the building externally to enter from the rear.

This is due to some internal steps highlighted in the:



2.3.1.2 The Performance Education Centre also uses the existing R-Block as a secondary entrance and fire escape route, which the proposal carefully considers when informing the building location and layout.

2.3.1.3 The vehicular route to the north of the site will require to be in use throughout the construction and use of the new 'Centenary Building' to maintain access across the campus for students and staff.

2.3.1.4 There are also 3 existing parking spaces within the site boundary which will be relocated in the proposal

-  Site Boundary
-  Parking
-  Main Entrance
-  Campus road
-  Building Access

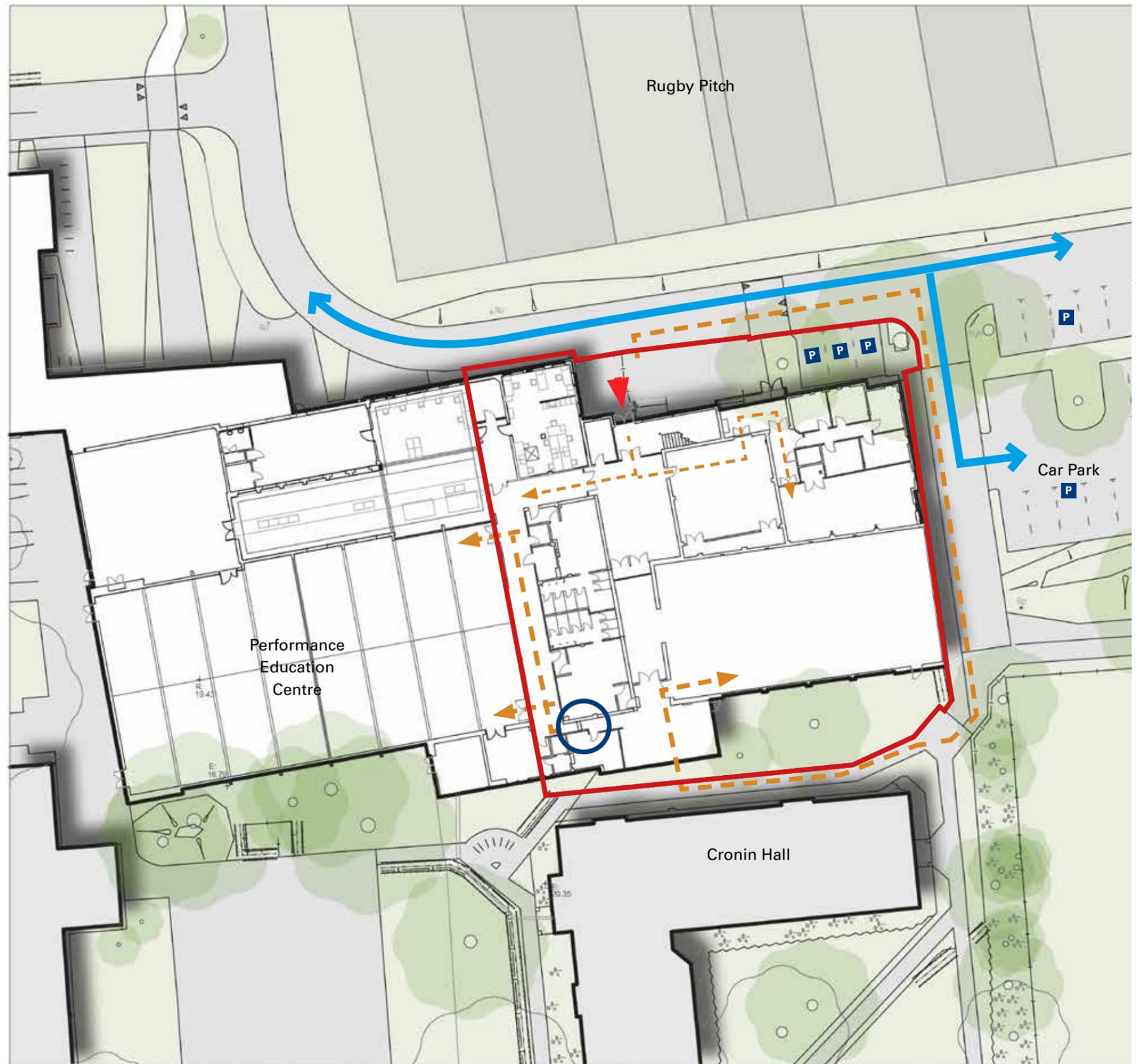
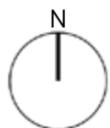


Fig. 4. Existing Site Plan- Conservation Boundaries

2.3.2 Site boundaries

2.3.2.1 The R-Block footprint is surrounded by planning boundaries as shown in the diagram to the right.

2.3.2.2 Metropolitan Open Land Boundary

This boundary requires there to be no further structures built past the boundary of the Metropolitan Open Land Area.

2.3.2.3 Waldegrave Park Conservation Area

Although the footprint meets the conservation area boundary the building itself does not lie within the conservation area. The development however carefully considers the surrounding context to inform the proposed form and material palette as to not impinge on the historic character of the area.



- Site Boundary
- - - Metropolitan Open Land Boundary
- - - Conservation Area Boundary

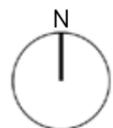
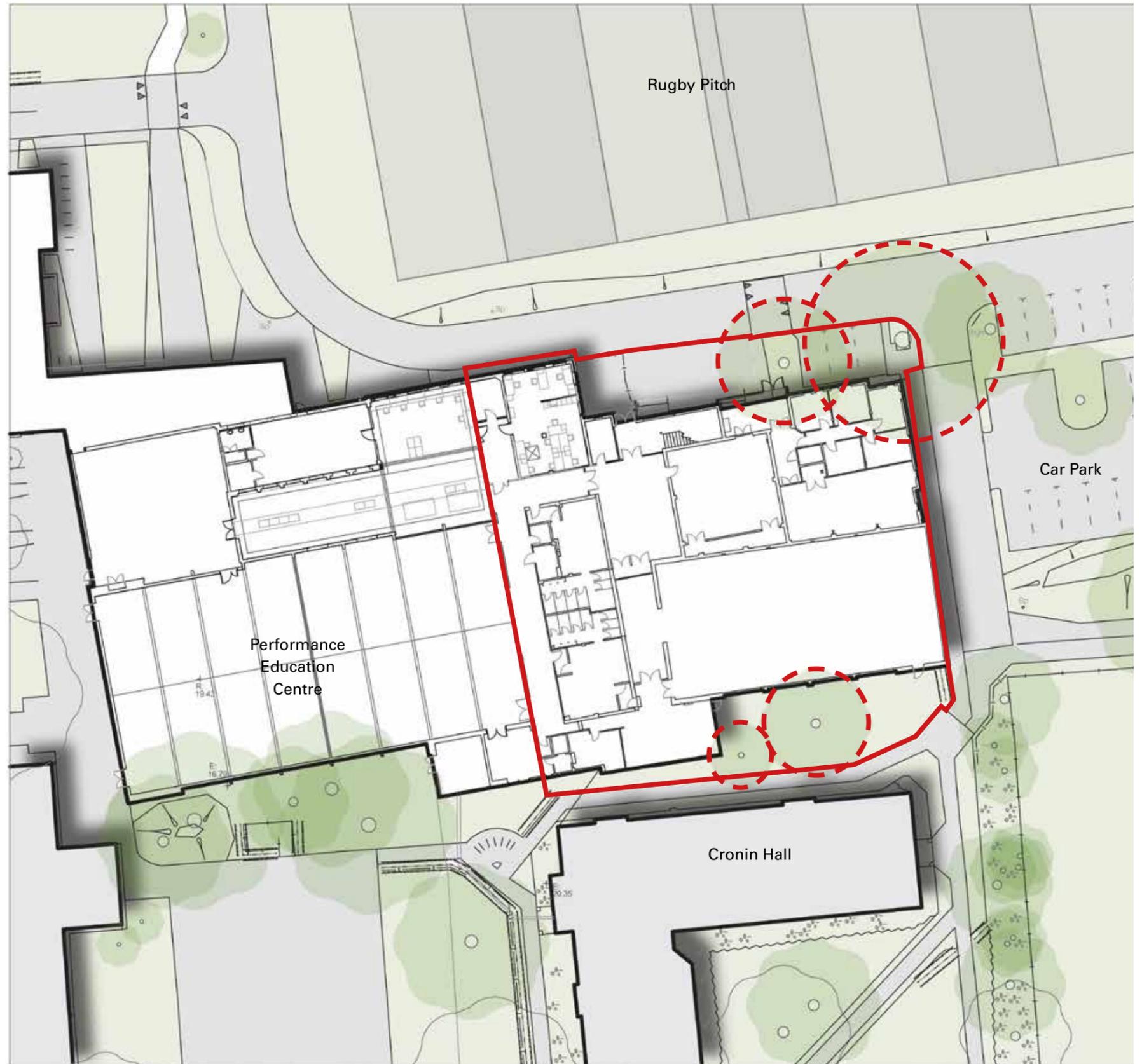


Fig. 5. Existing Site Plan-Trees

2.3.3 Trees

2.3.3.1 There are 4 existing trees within the site boundary which the proposal will seek to retain throughout the construction of the new 'Centenary Building'

2.3.3.2 Please refer to Arboriculturalist Report for details



3

**PROJECT
FUNCTION**

3. Project Function

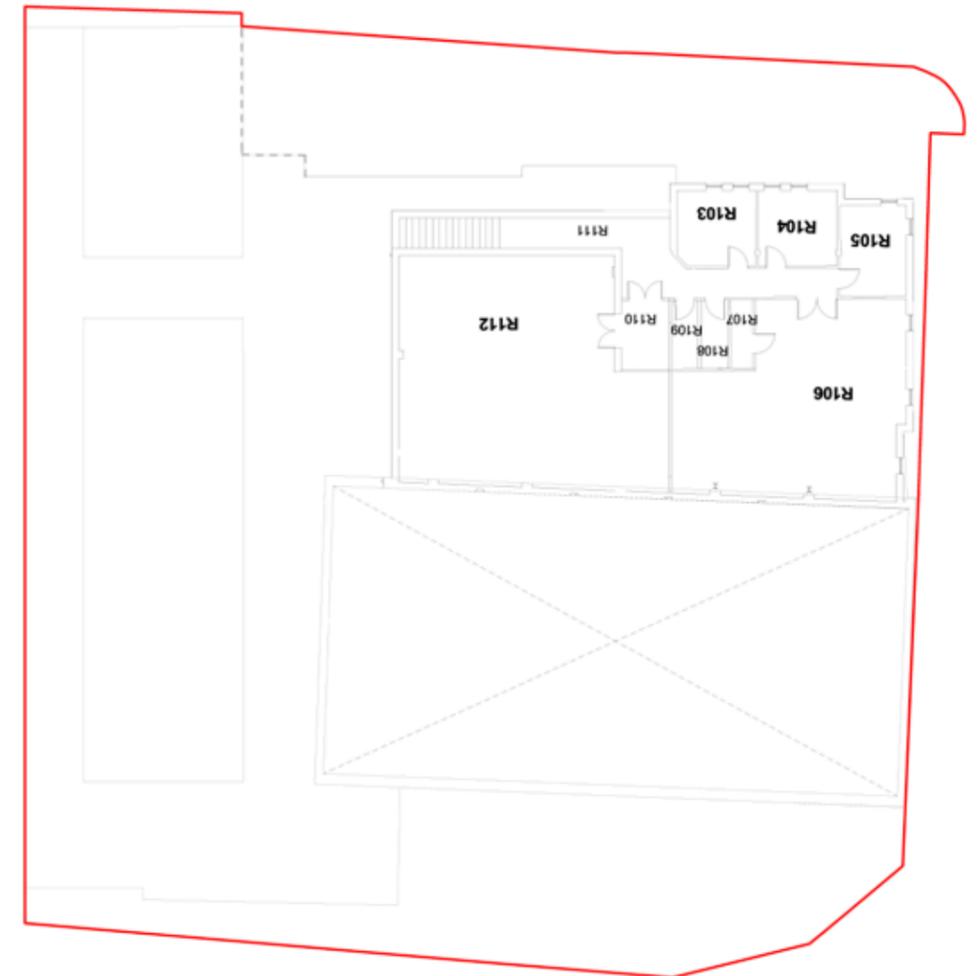
3.1 Existing Building

3.1.1 Area Requirements:

- 3.1.1.1 The current building houses a few rooms for medical teaching however, there is insufficient space to teach lessons or lectures for more than several students at a time.
- 3.1.1.2 To allow for sufficiently large enough rooms to host classes of 30 students, the building would require significant alteration to redistribute a new structural frame.
- 3.1.1.3 As the current building is of block-work construction, it would require extensive additional steels to accommodate for the work to keep the existing building fabric. Therefore it is much more economically viable to build a more efficient proposal in it's place.

3.1.1.4 The building also does not allow access for all users. The ground floor is not at a consistent level and nor is there a lift to allow for access to the first floor. Therefore the facility must improve this to meet diversity & inclusion standards.

3.1.1.5 The building envelope does not meet current energy standards for educational buildings. The building is to be improved to meet LETI and BREEAM excellent standards to allow for the future-use of the facility.



3.2 Proposed Brief - Spaces Summary

3.2.1 Area Requirements:

3.2.1.1 Medical School

3.2.1.2 To be on one level. As a minimum will have:

3.2.1.3 Clinical Teaching Classroom

3.2.1.4 Clinical Teaching Ward

- 20 beds minimum
- Each bay to be 2.4m x 2.4m
- Store Room Adjacent

3.2.1.5 Anatomage Room-

- For 50 people
- Will have 3 tables.

3.2.1.6 Flexible Teaching

3.2.1.7 Lecture Hall

- Minimum of 120 people
-

3.2.1.8 Seminar Rooms

- 12-15 people

3.2.1.9 Classroom

- 20-40 people

3.2.1.10 Staff

3.2.1.11 Admin office

- 30 people

3.2.1.12 Board Room

3.2.1.13 Deans Office

3.2.1.14 Executive Assistant Office

3.2.1.15 Post Graduate Study and Post Graduate Break out

3.2.1.16 Reception

- Greeting Point- No Permanent Desk

