

3 Valentine Place
London
SE1 8QH
020 7593 3400
www.ridge.co.uk

31 October 2024

Mr J Phillips
Planning Services
The London Borough of Richmond Upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Dear James

Building R, St Mary's University, Strawberry Hill Campus
Demolition of Existing Block and Provision of a new Building for A School of Medicine
Planning Portal Reference: PP-13519595

Further to our pre-application discussions and continued correspondence, please find attached the planning application for the new School of Medicine building, replacing 'Building R' at the St Mary's University Strawberry Hill Campus.

The application has been submitted online, under Planning Portal Reference: PP-13519595.

Details are provided on the enclosed material, comprising:

- Location Plan
- Full application drawings
- Design & Access Statement
- Planning Statement – including Open Space Assessment and Community Engagement Details
- Transport Statement
- Travel Plan
- Construction Management Plan
- Archaeology / Heritage Assessment
- Fire Strategy
- Energy Report / Thermal Assessment
- BREEAM Report
- Completed Sustainability Checklist
- Arboricultural Impact Assessment
- Ecology Appraisal and BNG Metrics
- Health Impact Assessment
- Daylight / Sunlight Note

The application submission follows extensive engagement with the Council, and agreement of a PPA. This agrees the aim of a February 2025 planning committee (if required), which is of significant importance to the development programme which requires an intake of students in the completed building at September 2026.

The Planning Statement details how changes have been made to address pre-app comments.

Documentation (Planning Statement and DAS) also highlight how there is no permanent structures on Metropolitan Open Land – the landscaped frontage being confirmed as acceptable. In line with requests, the DAS shows how the building would appear in important views of the site from within the adjoining MOL, demonstrating the improvement that the proposal would result in.

The three parking spaces to the front are replaced by two standard spaces in an existing car park area close by, with a single disabled / accessible space provided to the front of the building (with EV charging).

All trees are retained and protected. The scheme achieves a 21% biodiversity net gain.

The project achieves BREEAM Excellent, as detailed in the submitted material.

This is an important investment and project for the University, enhancing the offering to students and providing a high quality, modern building to provide a School of Medicine. The planning case is compelling, as set out within the extensive suite of supporting documentation.

We trust the enclosed is all in order. Should you require any additional detail to assist with the determination of this application please do not hesitate to contact me, and we look forward to working with Officers to a positive resolution.

Yours faithfully

A handwritten signature in black ink, appearing to read 'N. S. A.', followed by a horizontal line.

Nick Stafford MRTPI

Partner

Ridge and Partners LLP