

St Mary's University College *Recycling & Waste Compound*



Design and Access Statement

September 2009

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- D Arboricultural and Development Scope Report** *by Quaife Woodlands*

1. Introduction

1.1 Introduction

This document is to be read in conjunction with the Planning Application for the proposed recycling & waste compound at St Mary's University College.

In January 2009 SMUC's planning application for New Sporting Facilities adjacent to their existing Sports blocks to the south of the campus received conditional planning approval. As part of this project the College's existing recycling and waste compound is to be re-located. The current planning application is for the proposed relocation of the above waste compound.

St Mary's is a higher education college offering under and post graduate degrees. It currently has approximately 3,000 students and 390 full time staff. Whilst it has halls of residence in central Twickenham and sports fields in Teddington Lock, the main campus is located off Waldegrave Road in Strawberry Hill, Twickenham. This campus includes the historic Walpole House which is positioned at the northern end of the site.

This report has been prepared on behalf of St Mary's University College by

Rivington Street Studio **Architects**
Colvin & Moggridge **Landscape Architects**

with additional design guidance from;

Appleyards Dobson White Boulcott **Project Managers & Cost Consultants**
Gerald Eve **Planning Consultants**
Michael Barclay Partnership **Structural & Underground Drainage**
 Engineers
Michael Jones Associates **M&E Services Engineers**

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2. Existing Site and Buildings



2.1 Overall site context

St Mary's University College campus in Twickenham consists of a linear arrangement of buildings ranging from the beautiful historic Walpole House at the northern end, through varying quality buildings in the centre of the campus to the existing sports facilities in the south with halls of residence positioned along the eastern boundary of the campus.

There is a broad range of building stock which varies in terms of age, appearance and quality. There are however, no consistent themes or pervading materials as the development of the College has taken place in a relatively piecemeal manner.

The 18th Century Georgian Gothic Walpole House is located at the northern end of the campus and is surrounded to the east by the mature landscape. A series of buildings which contain classrooms and staff offices lead from here to the College's main reception and car park and onward to a pedestrian piazza.

The piazza is fronted by the College's Chapel which was designed by Albert Richardson and built in 1963. The chapel is an imposing brick building which is raised over a library crypt with passage aisles set into thick internal buttressing. This has recently been Grade II listed. Opposite the Chapel and located adjacent to the campus boundary and amongst trees is the diminutive Chapel-in-the-Woods. This is a small rendered polygonal building with a carved stone front built in the 18th Century for Horace Walpole.

The main part of the campus consists of largely undistinguished sixties buildings which have been adapted over time to suit function and need. This includes the refectory (N-Block), the theatre, the three storey teaching buildings (L & M-Blocks), the student union building and the School of Education (K-Block). To the east of these buildings is Rivington Street Studio's timber clad café pavilion which overlooks the running track.

The sports pitches provide a green swathe which has been designated as Metropolitan Open Land (MOL) to the southern part of the site. This is bounded by the sports buildings (collectively known as R-Block) and the College's brick halls of residences on the eastern perimeter. R-Block comprises a number of one and two-storey brick buildings together with the steel clad Tennis Hall (R1-Block) behind.

2. Existing Site and Buildings

The New Sporting Facilities block is located immediately to the west of the existing R-block building- planning application reference no. 07/4107/FUL, conditional permission granted 22.01.2009.

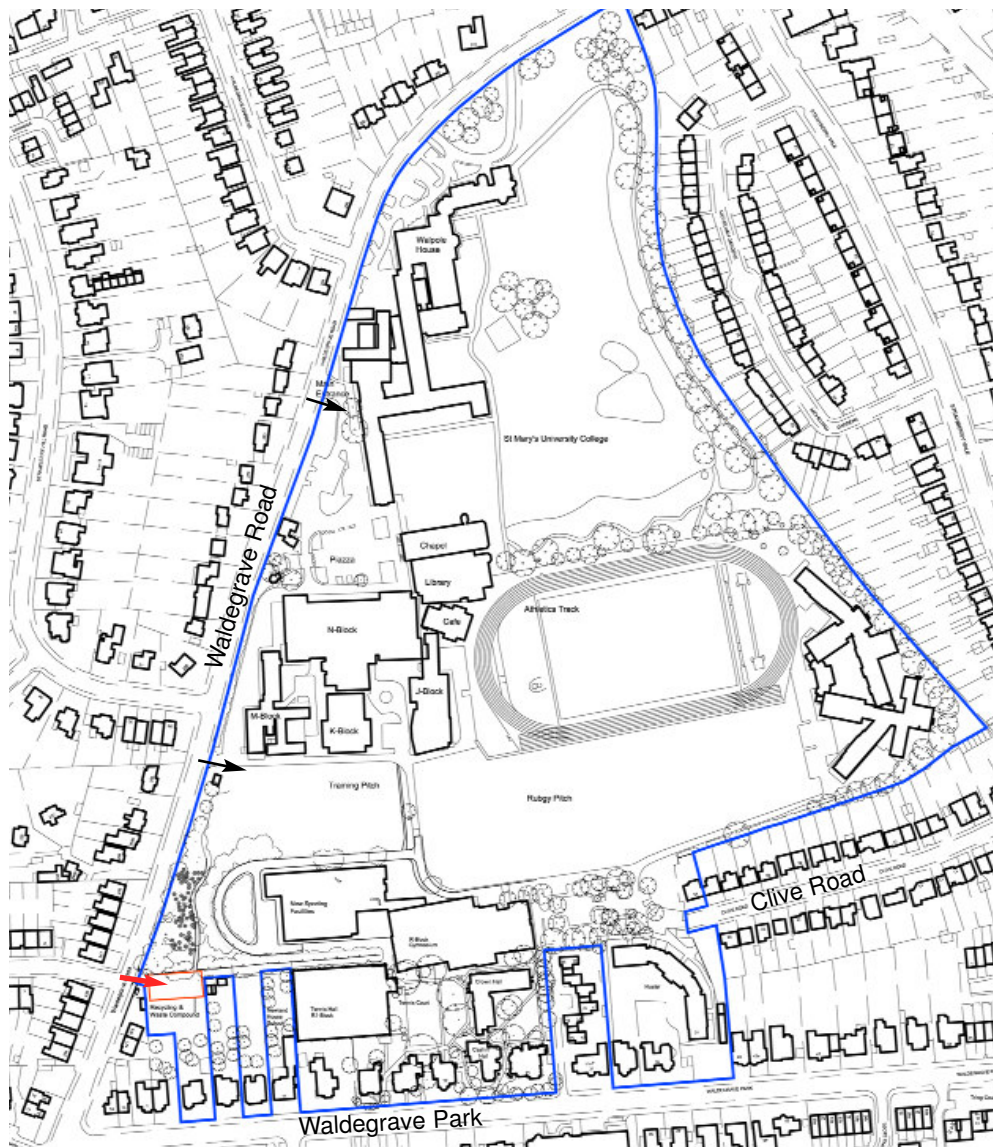
To the south of the new Sporting Facilities a mature avenue of Horse Chestnut trees line the existing service access route, which runs from Waldegrave Road to the Tennis Court Hall and forms the boundary of the designated MOL area at this part of the site.

The proposed location of the **Recycling & Waste Compound** is adjacent to this access route and the existing gated access from Waldegrave Road, on land to the rear of no. 5 Waldegrave Road. The red arrow on the opposite plan indicates the existing vehicular access from Waldegrave Road to the service access route.

There are two key vehicular entrances to the site (marked with arrows on the plan). One is the College's main entrance and the other the 'White Gates' entrance which is adjacent to the MOL. There are other subsidiary entrances to the north of the site, but these are only for staff parking and access.

The campus's southern boundary steps in and out, taking in several of the large detached villas on Waldegrave Park and formed by the backs of gardens to the residential properties on Clive Road.

The western side of the campus is bounded by Waldegrave Road and the boundary planted with evergreen trees, currently the boundary is formed by a close boarded timber fence. As part of the planning permission for the adjacent New Sporting Facilities metal railings are proposed to replace this fence, alongwith new trees and planting. The trees and planting is most dense at the south west corner of the campus, adjacent to the proposed Recycling and Waste compound, with the view across the site opening up as you move north along Waldegrave Road.



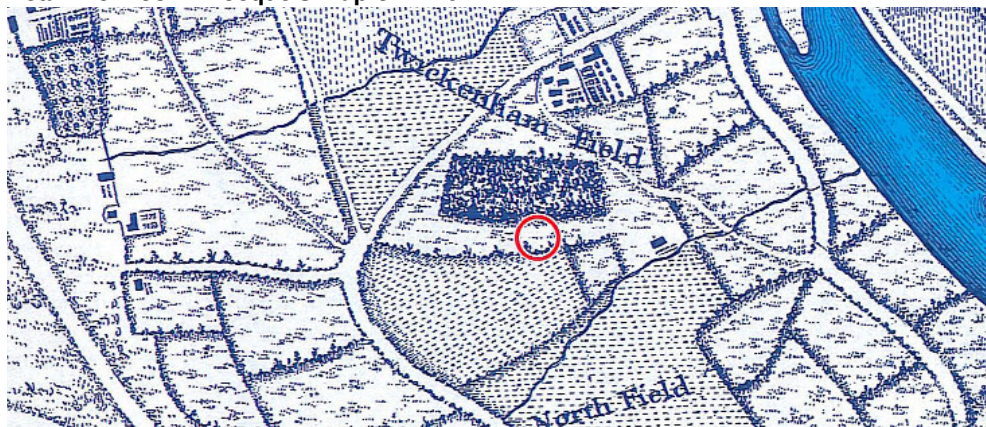
2. Existing Site and Buildings

2.2 Archaeological assessment

An archaeological desk-based assessment of the site area has been carried out by the Museum of London Archaeology Service. The full document is appended to this report.

The development site lies within an Area of Archaeological Priority. The site has an uncertain but possibly moderate potential to contain archaeological remains, especially evidence for field systems and rural settlements dated to the prehistoric and Roman periods. Excavated evidence from other sites on both sides of the river between Richmond and Teddington suggest that any such remains would probably take the form of widely scattered cut features such as ditches, gullies, pits and postholes. The site has low potential to contain archaeological remains dated to the early medieval, later medieval and post-medieval periods.

Detail from John Rocque's map of 1746

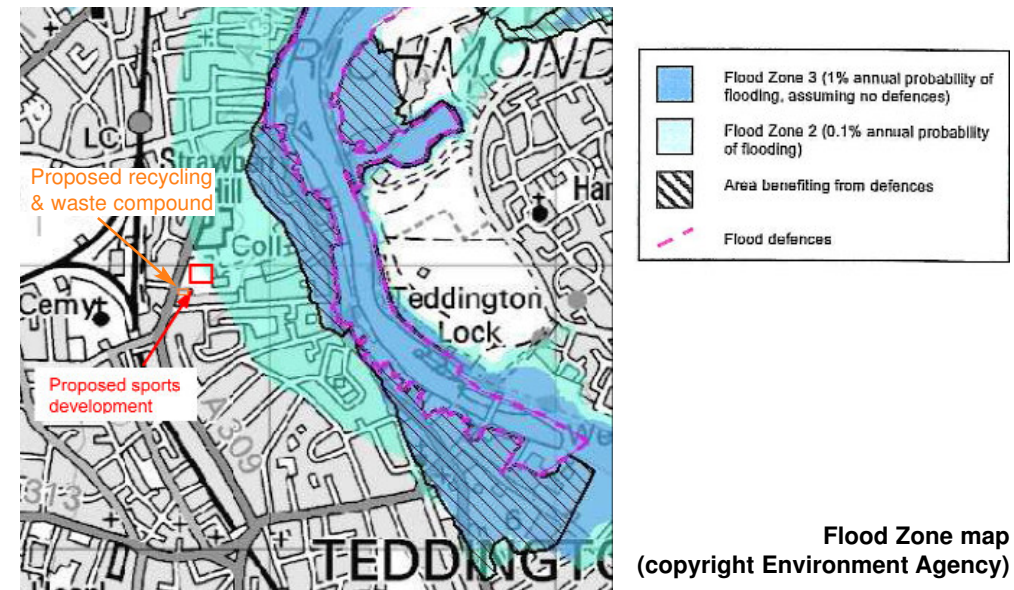


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2.3 Flood risk assessment

A Level 1 desktop flood risk assessment was carried out by Hydro-Logic Ltd for the New Sporting Facilities- planning application ref. no. 07/4107/FUL, which is appended to this report.

The proposed Recycling and Waste Compound is considered to be 'appropriate' under PPS25 as it lies in Flood Zone 1. Fluvial flood risk to the development is minor and impacts on flood flow paths and floodplain storage considered to be insignificant..



Flood Zone map
(copyright Environment Agency)

2. Existing Site and Buildings

2.4 Existing Site photographs

The existing access road runs behind an avenue of mature Horse Chestnut trees.



View from Waldegrave Road looking North



Existing gated service route entrance on Waldegrave Road



View from Waldegrave Road looking South



View East along the access road- the proposed site is in the area to the right hand side in the above photograph

3. Development Proposals

3.1 Site location

The proposed site is located with the Waldegrave Conservation Area, however it is outwith the designated Metropolitan Open Land Area. The site forms part of the rear garden of no. 5 Waldegrave Road. This property is owned by St Mary's University College and provides student residential accommodation.

The site is currently overgrown and is bounded by mature trees. The proposals do not involve the removal of any existing trees and the fenced boundary between the garden of no. 5 and the existing access route which leads onto Waldegrave Road is to be reinstated.

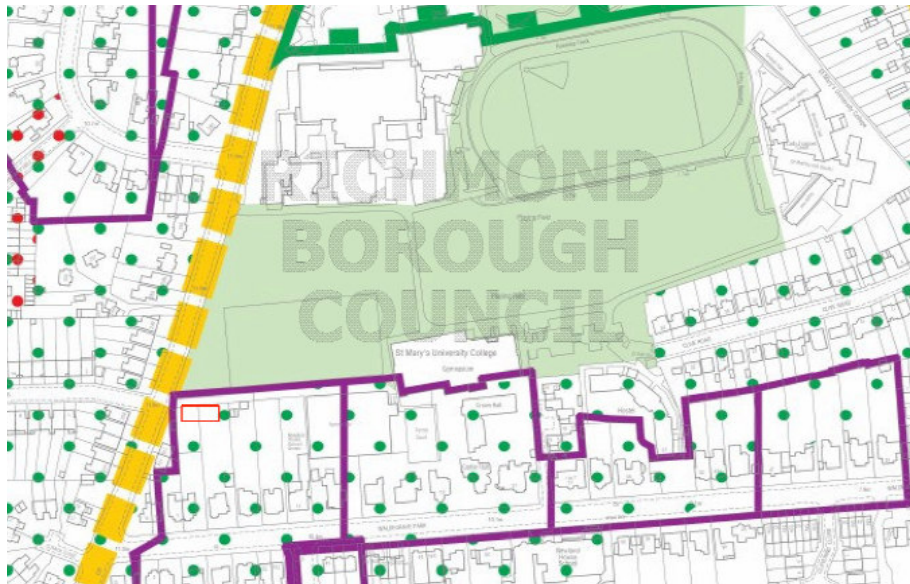
3.2 Site access

Access from within the campus is via the path which connects the road adjacent to the 'white gates' entrance to the access route adjacent to the new compound location. This path forms part of the landscaping proposals for the New Sporting Facilities. St Mary's University College use an electrically charged vehicle for transferring waste and refuse around the site.

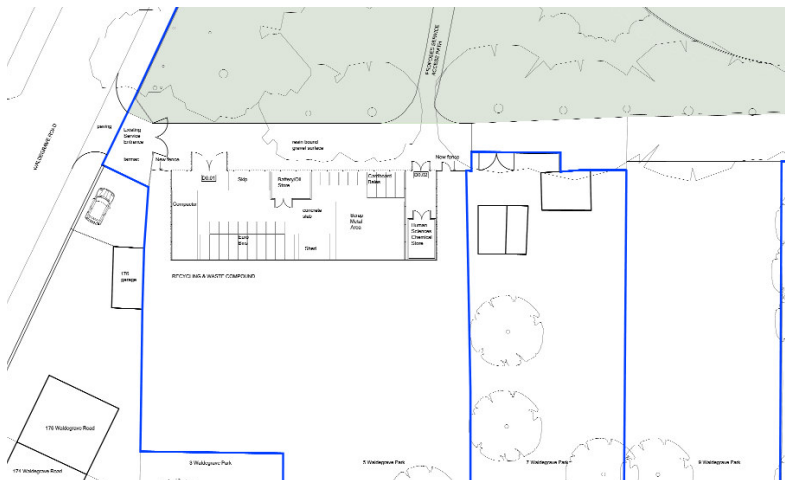
External vehicular access is provided via the existing entrance on Waldegrave Road, please refer to site photographs in the previous section.

3.3 Development proposals

The compound contains eurobins for both recycable and non-recycable waste in Eurobins, a shed, skip, compactor and storage for scrap metal as well as a battery/oil store. Accessed via a separate entrance is a chemical store for the School of Human Sciences.



Extract from LB Richmond's UDP showing the extent of the MOL and the conservation area
Note: site is outlined in red

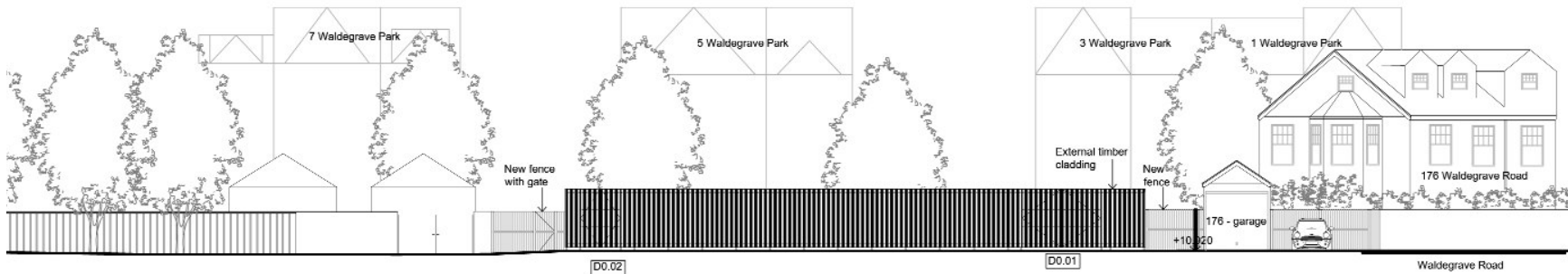


Proposed plan of the Recycling & Waste Compound

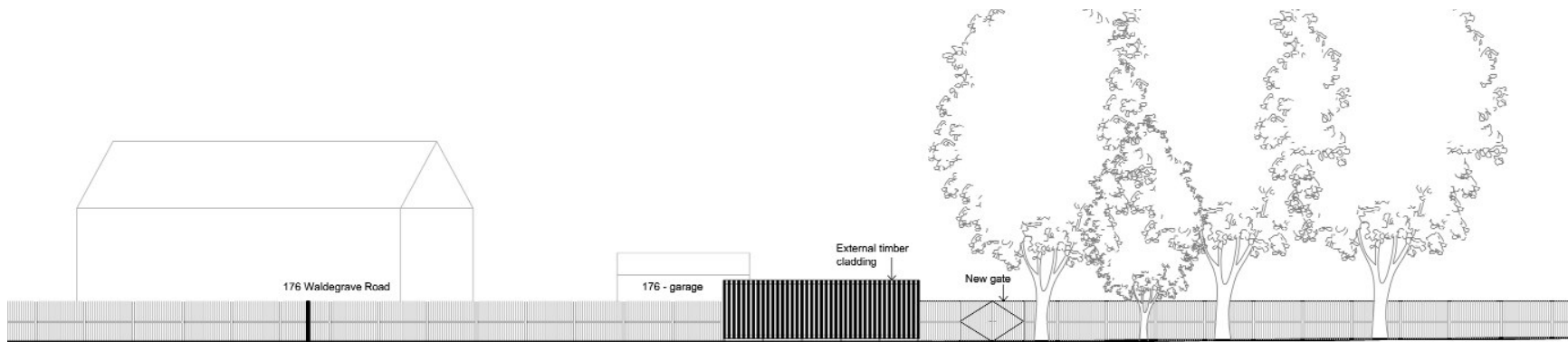
3. Development Proposals

3.3 Development proposals cont'd

The compound is enclosed by hit and miss vertical timber cladding. The proposed details of this cladding are the same as for the recycling store located to the rear of the New Sporting Facilities building, providing a continuity between the two waste enclosures. With the exception of the stores and shed located within it, the compound does not have a roof.



North Elevation (showing gates)



East Elevation

3. Development Proposals

3.4 Conservation Area

The site is situated within the Waldegrave Park Conservation Area (refer to the UDP map on the previous page for the boundary line). It includes all the residential properties on the north side of Waldegrave Park which are fine detached brick villas. The gardens and street landscaping are mature and provide an effective screen to the accommodation within the St Mary's campus.

The proposed compound sits at the rear of the long garden to no. 5 Waldegrave Park and will not be visible from the road (please see photographs below). The existing close boarded timber fence which forms the boundary to Waldegrave Road to the west of the site is proposed to be retained. This fence is approx. 1.8m high, whilst the proposed timber enclosure to the recycling & waste compound is approx. 2.8m high.

The proposed recycling & waste compound will therefore not affect the setting of the Conservation Area.



View from Waldegrave Park looking towards no's 5 and 7.

View from Waldegrave Road looking towards the entrance

4. Ecological & Arboricultural

4.1 Ecological statement

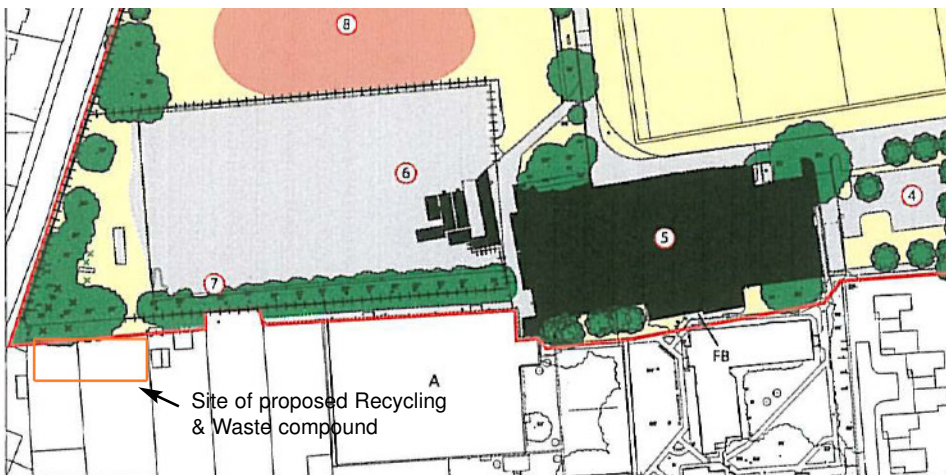
Methodology

During February 2007, consultant ecologists from Baker Shepherd Gillespie undertook a Phase 1 habitat survey and a bat roost assessment of the southern half of the St Mary's University College campus in relation to the planning application for the New Sporting Facilities (ref. no: 07/4107/FUL). The use and condition of the site has not changed since this survey.

A desktop study was also undertaken utilising data from Greenspace Information for Greater London (GIGL) records centre which holds records of open space and biodiversity within Greater London. Data was requested from within a kilometre radius of the site to determine the extent of pre-recorded nature conservation interest close to the site.

Statutory designations

The desktop survey revealed that there were no statutory designated sites within the one kilometre search area. Whilst one Local Nature Reserve (LNR) and five non-statutory designated Sites of Importance for Nature Conservation (SINCs) were identified within the search area, no direct or indirect impacts are expected to affect these sites as a result of the proposed development, since they are well buffered by the surrounding suburban area and the River Thames.



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Habitats

The habitats recorded during the field survey included amenity grassland, trees and hedgerows, ephemeral shortperennial/ ruderal vegetation and scrub. These habitats and the species they support are widespread and common, and not of conservation concern.

Species

A variety of protected and notable species records for the plants, invertebrates, reptiles, birds and mammals were obtained from the GIGL records centre. Of most significance were records for bats and stag beetle, since potentially suitable habitat for these species exist in close proximity to the proposed development site.

However, since the scope of the proposal will not affect these habitats, direct impacts are not expected to affect these species. Some indirect impacts may affect roosting bats if they are present within the trees adjacent to the Redgra pitch however, these can be reduced through appropriate mitigation and are not viewed to be significant constraints to the development.

PHASE 1 HABITAT SURVEY

Legend

	Target Notes
	Site Boundary
	Amenity Grassland
	Hard Standing
	Bare Ground
	Trees
	Fence
	Earth Bank
	Ephemeral/short Perennial
	Buildings
	Scattered Scrub
	Flower Beds

4. Ecological & Arboricultural

The bat roost assessment established that there was no evidence for bats and little or no potential for roosting bats found in any of the surveyed buildings that make up R-Block. Thirteen trees were assessed as having varying potential to support roosting bats, the majority of these were within the row of horse chestnut trees adjacent to the service access route.

Habitat suitable for breeding birds was recorded on the site, predominantly within mature trees which are outside of the proposed development footprint for the Recycling & Waste compound.

Recommendations

Mitigation recommendations include minimising potential indirect impacts on roosting bats and undertaking the removal of potential breeding bird habitat outside of the breeding bird season.

No trees are proposed to be removed as part of the proposals for the compound and 100no. new trees as well as new hedgerows are being planted as part of the landscaping proposals for the adjacent new Sporting Facilities building. The enhancement to the existing habitat proposed as part of the above proposals not only includes planting native parkland trees and species rich hedgerows throughout the overall site but also bird and bat boxes are to be installed on adjacent suitably sized trees.

Sympathetic management of the site for stag beetles could also be put into place as an additional means by which the value of the site to notable wildlife can be maximised.



SURVEY OF BUILDINGS AND TREES FOR BAT ROOST POTENTIAL

Legend

-  Site Boundary
-  Buildings with Bat Roosting Potential
-  Trees with Bat Roosting Potential

4. Ecological & Arboricultural

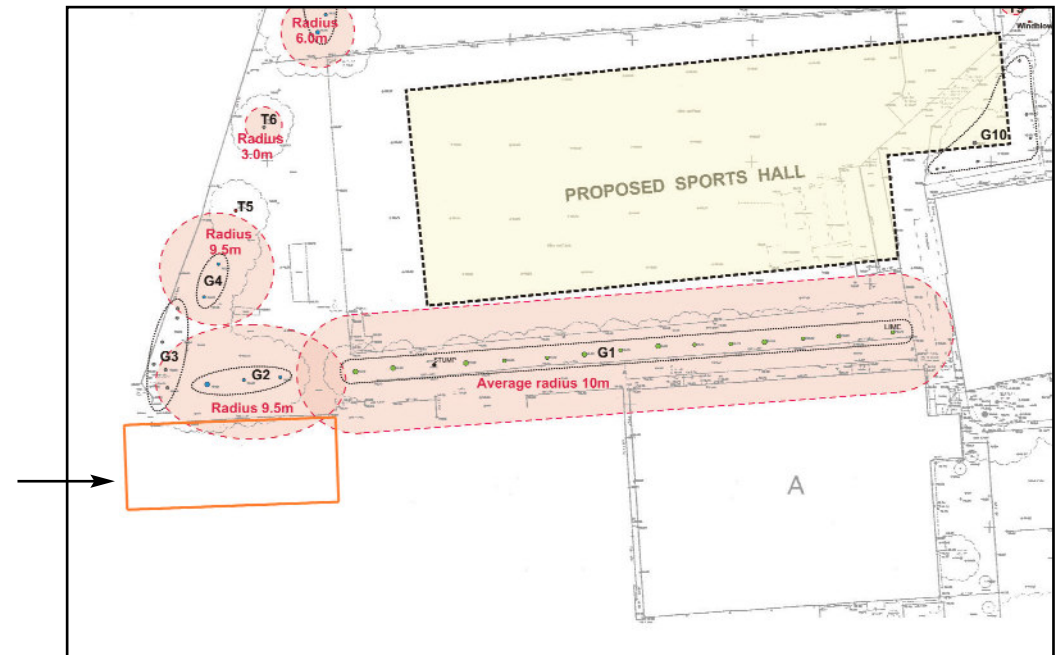
4.2 Arboricultural statement

Quaife Woodlans Arboricultural Consultant prepared the arboricultural survey and Developable Area report for the New Sporting Facilities proposal. Quaife Woodlands' full report is appended to this report.

No trees are proposed to be removed as part of the proposals for the Recycling and waste compound. However, we are aware that part of the site is within the extent of the root protection area shown in the plan below.

The enclosure will be erected in line with a specialist Arboriculturalists's advice and will be provided without substantial digging within the root zones.

Site of proposed Recycling & Waste compound



5. Application Drawings

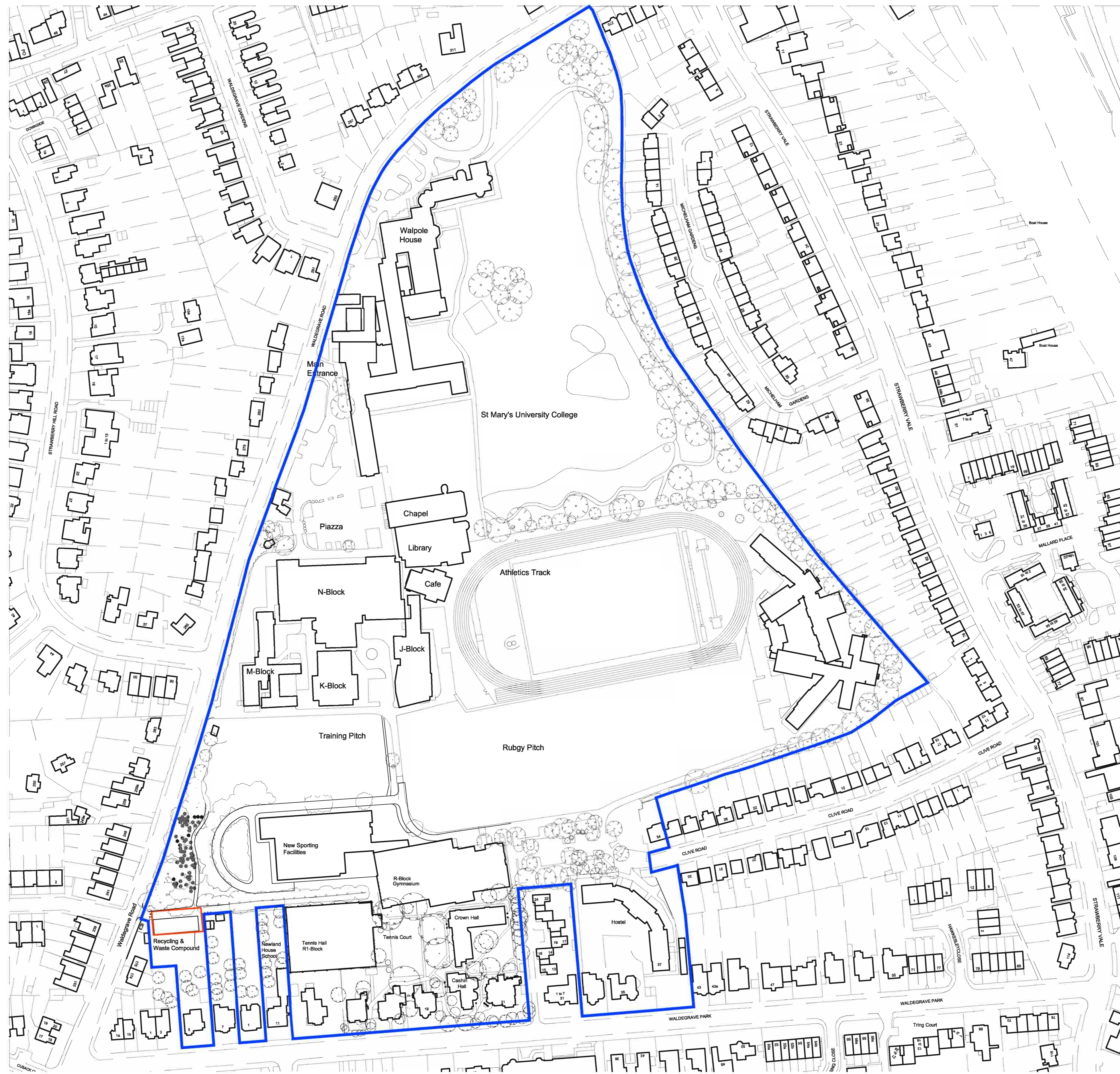
5.1 Planning Application Drawings

P.05.101	Existing Site Location Plan, 1:1250@A1
P.05.102	Existing Site Plan, 1:1000@A3
P.05.103	Proposed Site Plan, 1:1000@A3
P.12.101	Proposed Plan, 1:200@A3
P.14.101	Proposed Elevations: North and East, 1:200@A3
P.14.102	Proposed Elevations: South, 1:200@A3

5. Application Drawings

5.1 Planning Application Drawings

P.05.101	Existing Site Location Plan, 1:1250@A1
P.05.102	Existing Site Plan, 1:1000@A3
P.05.103	Proposed Site Plan, 1:1000@A3
P.12.101	Proposed Plan, 1:200@A3
P.14.101	Proposed Elevations: North and East, 1:200@A3
P.14.102	Proposed Elevations: South, 1:200@A3



NOTES

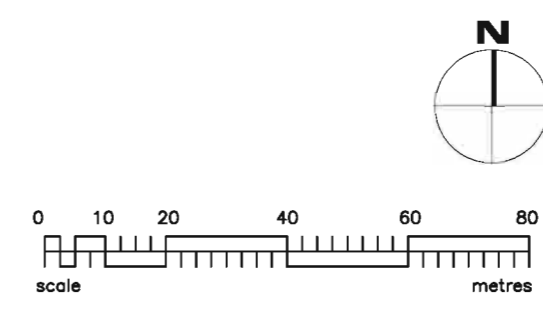
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2. This drawing is not to be scaled. Use figured dimensions only. Detailed site survey to be carried out to establish tolerances. Figured dimensions are in mm. All dimensions shall be verified on site before proceeding with the work. The architect shall be notified of any discrepancies.

REVISIONS

rev	date	description
-	29.09.2009	Issued for Planning

site outline in red
other lands in ownership outlined in blue



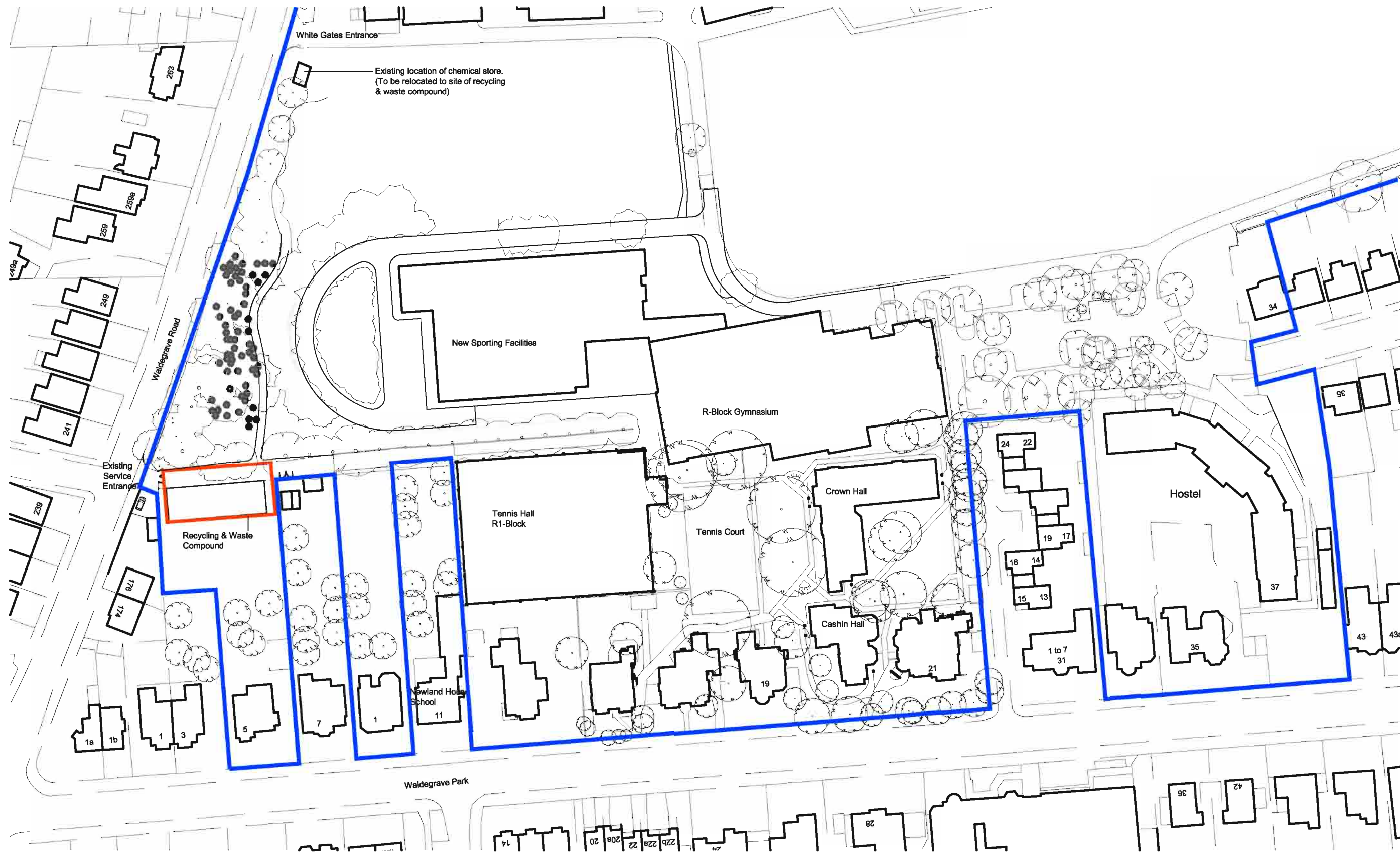
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 54 RIVINGTON STREET LONDON EC2 A3QN T : 020 7739 8945 F: 020 7729 4098 E: rss@rssa.co.uk www.rivingtonstreetstudio.co.uk

job title **St Mary's University College - Recycling & Waste Compound**

drawing title **Existing Site Location Plan**

drawn by **ST** job no **RSS449a** drawing no **P.05.101**

date **Aug 09** scale **1:1250 @ A1** revision **-**



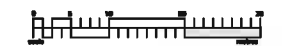
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2. This drawing is not to be scaled. Use figured dimensions only. Detailed site survey to be carried out to establish tolerances. Figured dimensions are in mm. All dimensions shall be verified on site before proceeding with the work. The architect shall be notified of any discrepancies.

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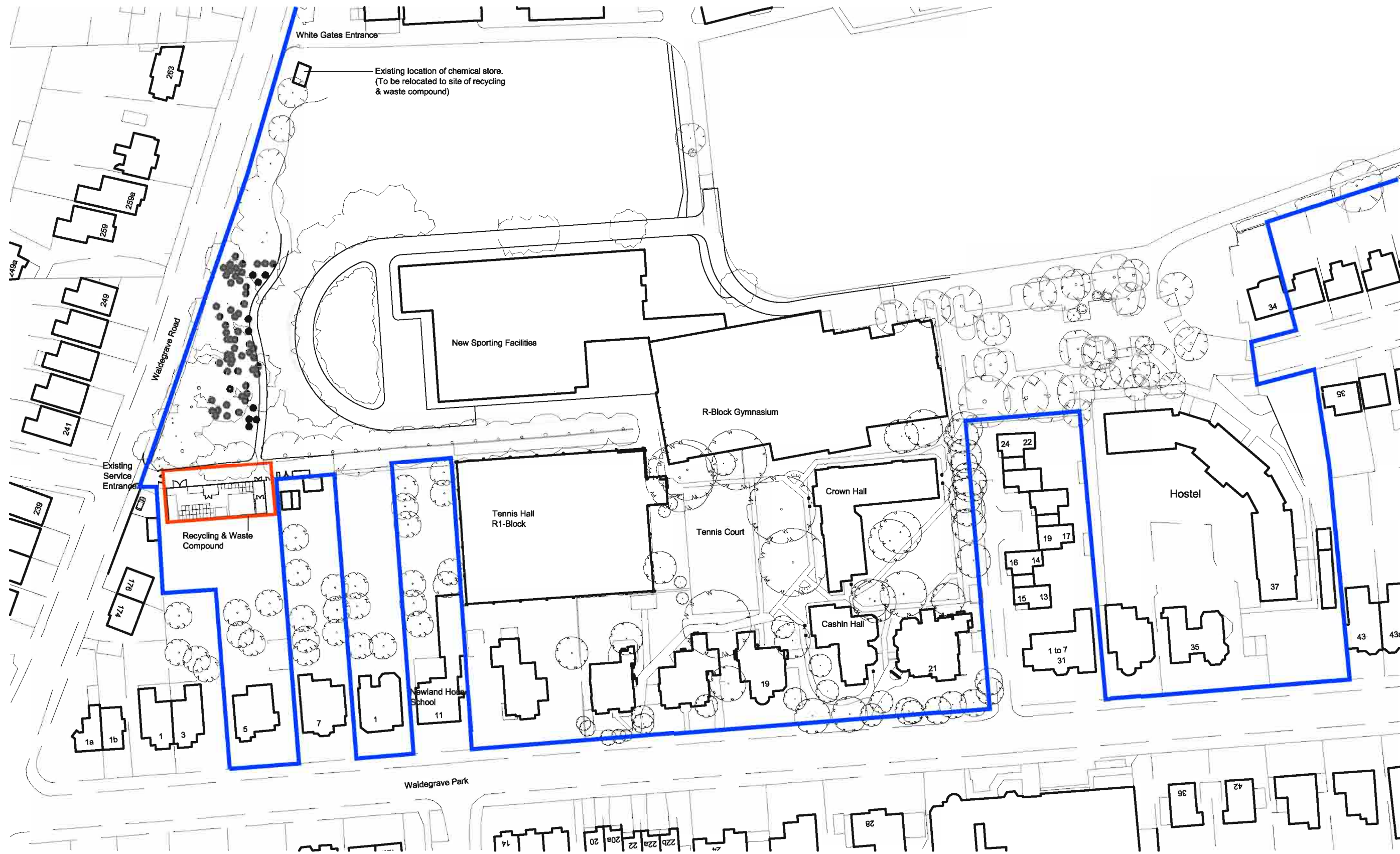


site outline in red
 other lands in ownership outlined in blue

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 64 RIVINGTON STREET LONDON EC2A 3QN T: 020 7738 8945 F: 020 7729 4098 E: rns@rssa.co.uk www.rivingtonstreetstudio.co.uk

job title: St Mary's University College - Recycling & Waste Compound
 drawing title: Existing Site Plan
 drawn by: ST
 date: Aug 09

job no: RSS449a
 scale: 1:1000 @ A3
 drawing no: P.05.102
 revision: -



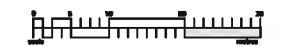
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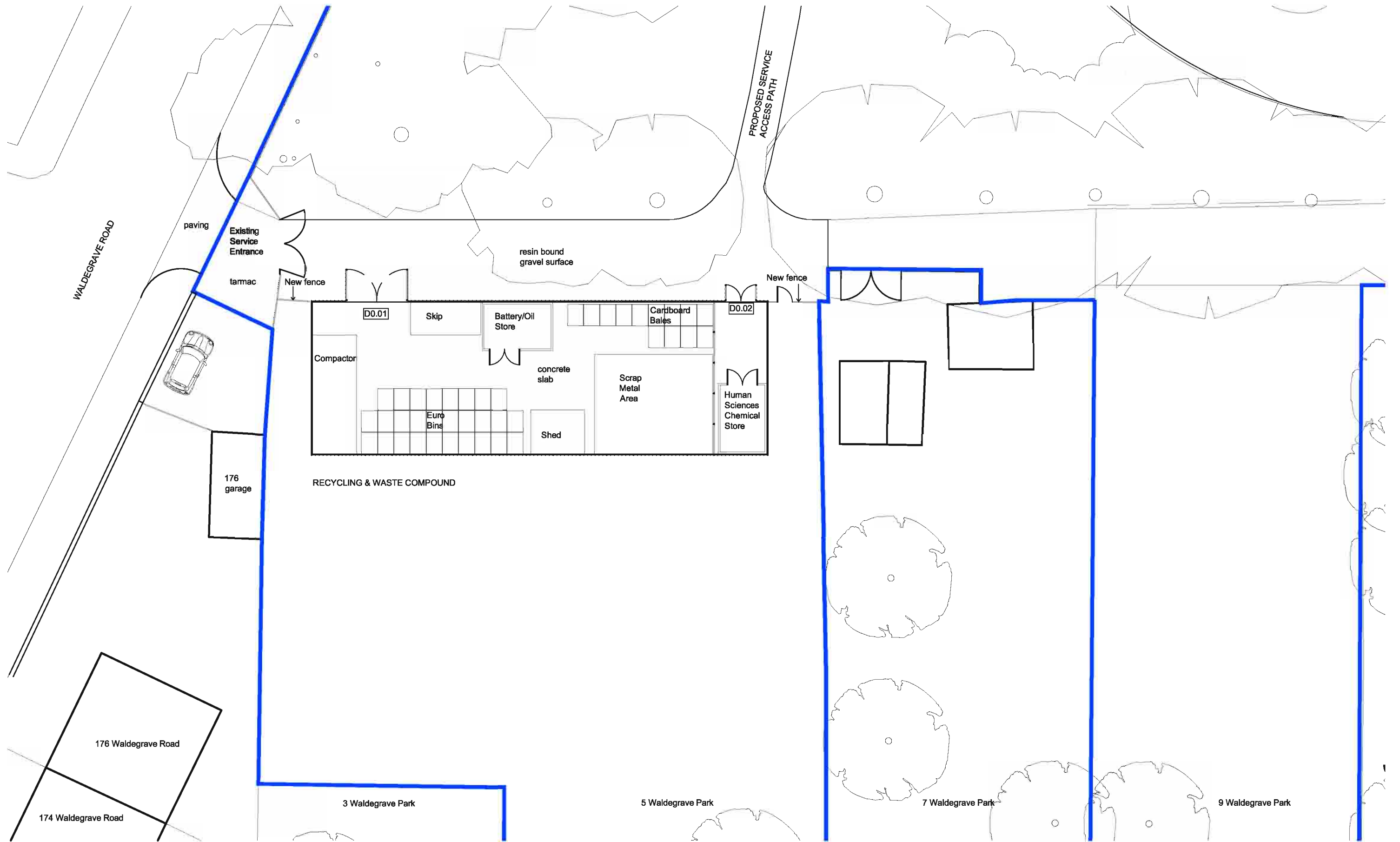


site outline in red
 other lands in ownership outlined in blue

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job title: St Mary's University College - Recycling & Waste Compound
 drawing title: Proposed Site Plan
 drawn by: ST
 date: Aug 09

job no: RSS449a
 scale: 1:1000 @ A3
 drawing no: P.05.103
 revision: -



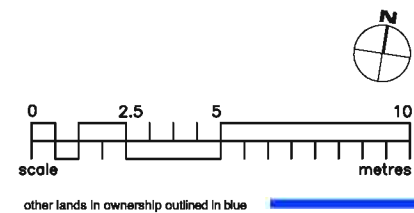
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job title: St Mary's University College - Recycling & Waste Compound

drawing title: Proposed Plan

drawn by: ST

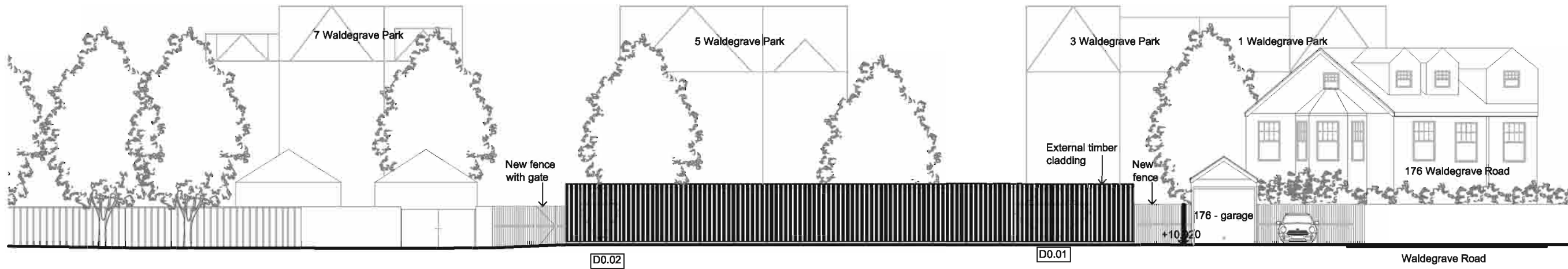
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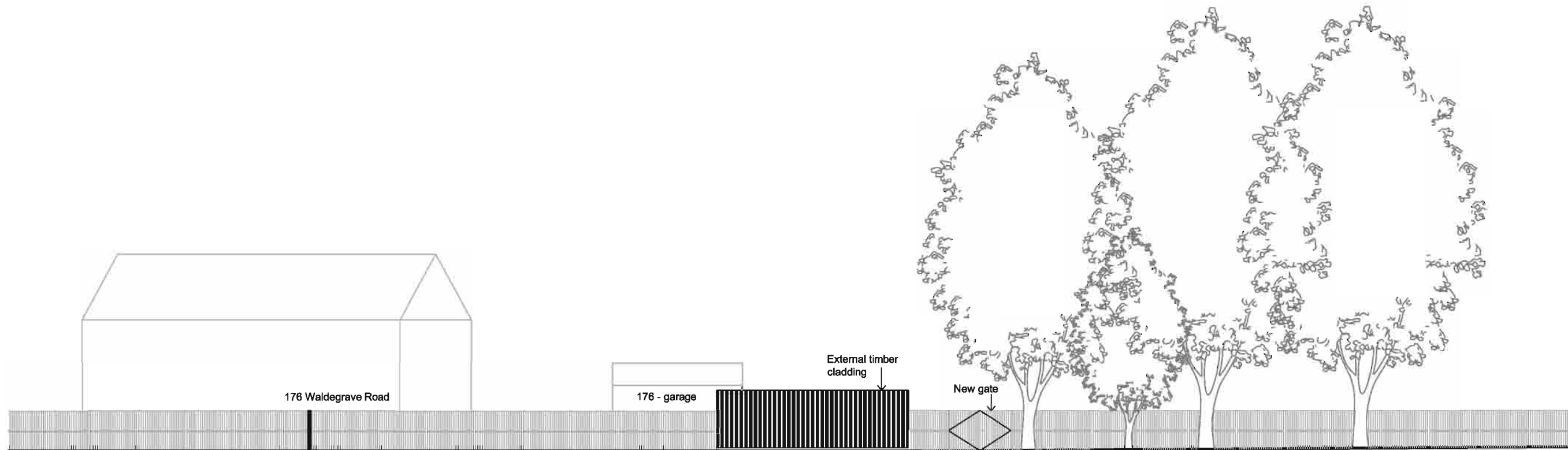
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drawing no: P.12.01

revision: -



North Elevation (showing gates)



East Elevation

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2. This drawing is not to be scaled. Use figured dimensions only. Detailed site survey to be carried out to establish tolerances. Figured dimensions are in mm. All dimensions shall be verified on site before proceeding with the work. The architect shall be notified of any discrepancies.

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job title St Mary's University College - Recycling and Waste Compound

drawing title Proposed Elevations: North and East

drawn by ST job no RSS449a drawing no P.14.101
 date Aug 09 scale 1:200 @ A3 revision -

239
Waldegrave Road

Waldegrave Road

176 Waldegrave Road

7 Waldegrave Park

176 - garage

+10.920

New fence

External timber
cladding

New fence
with gate

NOTES

1. cad info : file: ...drawing\current\14series\14.101 layout name: 14.101 plot style: RSS
2. This drawing is not to be scaled. Use figured dimensions only. Detailed site survey to be carried out to establish tolerances. Figured dimensions are in mm. All dimensions shall be verified on site before proceeding with the work. The architect shall be notified of any discrepancies.

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job title St Mary's University College - Recycling and Waste Compound

drawing title Proposed Elevations: South

drawn by ST job no RSS449a drawing no P.14.102

date Aug 09 scale 1:200 @ A3 revision -