St Mary’s University commissioned Useful Studio; Architects and Masterplanners, in 2015 to assist them with their estate in the context of their Corporate Plan – Vision 2025, which sets out how the University will grow in a measured way in order to become financially sustainable in a fast moving and increasingly competitive Higher Education environment.

We have been working closely with the London Borough of Richmond throughout this period, and are now working together on a Supplementary Planning Document (SPD) for the estate. The Council’s commitment to jointly produce a site development brief with St Mary’s, which encompasses the main campus in Strawberry Hill as well as Teddington Lock, is set out in the Council’s Local Plan. The SPD will guide future development for St Mary’s University.

We collectively recognise what a significant opportunity this is and intend to accommodate growth so that both the University and the greater community can benefit from a thriving institution.

This engagement event aims to inform visitors of the background and context of the SPD, and introduce them to the working masterplan proposals. We invite attendees to voice their needs, expectations and shared interests. Listening to residents’ feedback will inform the development of the SPD Masterplan proposals, which will be presented as a second event in April, hosted by St Mary’s.
1698
'Chopp'd Straw Hall' constructed, which would later become Strawberry Hill House.

1747
Horace Walpole leases the Strawberry Hill Estate, comprised of a small house, several outbuildings and approximately five acres of land.

1759
The Print House is completed.

1774
The Grade I listed Chapel in the Woods constructed.

1791
+ Office building completed.

1797
+ Walpole dies. Over fifty years he expanded his estate to forty-six acres, the remains of which are now designated as Registered Landscape.
+ The Estate is passed to Anne Seymour Damer, Walpole’s cousin and goddaughter.
1818
Strawberry Hill Estate passes to the Waldegrave Family.

1842
Walpole’s collections are sold-off at The Great Sale.

1846
Lady Frances Waldegrave inherits the estate.

1850
St Mary’s founded by the Catholic Poor Schools Committee.

1856–62
Waldegrave Wing constructed.

1860–63
+ High road re-routed to create a more formal entrance to the house.
   + The stables are constructed.

1872–73
Strawberry Hill Station opens.

1879
Lady Waldegrave dies.

1883
Estate subdivided into plots and sold at auction. The main house and garden was purchased by Baron Herman de Stern, the remaining plots were developed as housing.
1923
The estate was purchased by St Mary’s.

1925
St Mary’s officially opens on the Strawberry Hill site.

1930’s
+ Teddington Lock established as a sports ground.
+ Residential development around Strawberry Hill. Openness of Walpole’s landscape and views to the river lost.

1950’s
Ongoing development of St Mary’s Estate.

1962–63
The main Chapel, designed by Sir Albert Richardson, was constructed.

2000
St Mary’s acquires Teddington Lock Campus.

2002
Strawberry Hill House and Gardens leased to the Strawberry Hill House Trust to undertake full restoration works.

2010
+ Strawberry Hill House and Gardens opened to the public.
+ Papal Visit.

2012
London 2012 Olympic Games: St Mary’s hosts international athletes from ten nations.
2014
+ St Mary’s was awarded the University title.
+ Work begins on Vision 2025, including the Estates Masterplan.

2015
+ Rugby World Cup: St Mary’s host the South African, New Zealand and Australian teams.
+ Consultation with St Mary’s Staff and students. Collaboration between London Borough of Richmond and St Mary’s beings.

2016
+ Pre-publication local plan designates St Mary’s an allocated site.

2017
Consultation with Strawberry Hill Residents Association, the Teddington Society and The Lensbury.

2017
+ Feb 25th – Launch of 1st Public Consultation Event 1: St Mary’s SPD and Strawberry Hill Village SPD, Emmanuel Centre.
+ April 2017 – Event 2: St Mary’s SPD, St Mary’s University.
+ Summer 2017 – 2nd Public Consultation (6 weeks).
+ Autumn 2017 – Anticipated adoption of SPD.
2025
St Mary’s celebrates 100 years at Strawberry Hill, and looks forward to the next 100 years...

Based on an understanding of the history and context, the SPD masterplan sets out a vision and objectives to guide future development and management of St Mary’s estate as part of securing the University for the next 100 years.
A Live and Learn campus that fosters a strong community

Existing challenges and opportunities
- St Mary’s is characterised by a strong sense of community
- London’s No.1 University for student experience
- Shortfall of student beds has a direct adverse impact on recruitment, and increases pressure on HMOs and the local private-rented sector
- Much of the current student accommodation requires refurbishment and in some cases replacement
- Lack of social, informal and collaborative learning spaces, which are essential to contemporary higher education and student experience

Key Planning Policies
- London Plan Policy 3.3 Increasing Housing Supply
- London Plan Policy 3.8 Housing Choice
- LP 29 Education and Training

Key Planning Policies
- Retain and strengthen St Mary’s unique community
- Limit growth to ensure the powerful sense of community is protected
- Build on the high level of student satisfaction to become the most welcoming learning community in the UK
- Guarantee affordable, contemporary and efficient en suite rooms for all first year and international students on campus
- Develop student accommodation provision in line with London university benchmarking data
- Existing areas of accommodation extended to create student garden villages with shared living, dining, social and study spaces
- Existing Student Union facilities expanded and improved to provide a thriving student hub

<table>
<thead>
<tr>
<th>2015/16</th>
<th>2025</th>
</tr>
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<tbody>
<tr>
<td>6,000 students</td>
<td>5% annual increase</td>
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Current Living Shortfall
15,200 – 25,000 m²

Additional Living
16,000 – 20,900 m²
Secure St Mary’s as a vital and viable education institution in the borough

Existing challenges and opportunities

- Only Catholic University in London and the largest in the UK
- Steady growth in applicant numbers in recent years
- Best Teacher Training University in London
- Very high performance in job placement upon graduation
- Short courses, continuous professional development and language training available to the local community
- 100 scholarships awarded annually
- National changes in university funding threaten the financial viability of smaller universities

Key Planning Policies

- London Plan Policy 3.18 Education Facilities
- LP 29 Education and Training

SPD Masterplan Objectives

- Protect and enhance St Mary’s University as a unique and valuable higher education institution
- Managed growth of student numbers to reach critical mass required for financial viability and to support improved teaching and research
- Safeguard Strawberry Hill and Teddington Lock sites for educational use
- Maximise education use on the existing sites
- Provide a range of high-quality learning spaces from multi-use, flexible seminar rooms, to specialist lecture hall and labs, to areas for informal engagement and participation
- Continue to improve access to higher education opportunities through scholarships, adult education courses and investing in under-represented students.
Create an inclusive campus that is welcoming and accessible to all

Existing challenges and opportunities

- Inclusiveness is at the core of St Mary’s values and ethos.
- Welcome people of all faiths and none.
- High walls and fences along boundary prevent ease of access to campus.
- Restricted width of pedestrian routes and pinch points across the estate result in congestion.
- Inconsistent quality of wayfinding make navigating the estate challenging.
- Limited accessibility to many of the historic and older buildings.

Key Planning Policies

- LP 28 Social and Community Infrastructure.

SPD Masterplan Objectives

- Open up the campus to encourage community access and shared use.
- Provide clear, identifiable entrance points and a more permeable boundary.
- Improve routes and utilise views to better connect places across the campus.
- High-quality wayfinding across the campus to ensure ease of identification, orientation and navigation.
- All new buildings and public realm fully accessible.
- Improve accessibility to historic and older buildings in a manner appropriate to the integrity of the building.
State-of-the-art Sports Campus

Existing challenges and opportunities

- St Mary’s is a renowned sports institution with world-class facilities
- Facilities in community use 60% of time
- Facilities currently used by over 70 clubs and schools
- Turf pitches overused, leading to areas of poor condition
- Sport, Health and Applied Science (SHAS) department faces a shortfall of teaching space and is dispersed over three sites
- Teddington Lock campus is underutilised and buildings are not fit for purpose

Key Planning Policies

- London Plan Policy 3.19 Sports Facilities
- LP 26 Social and Community Infrastructure
- LP 31 Public Open Space

70

Number of clubs and schools which currently use St Mary’s facilities

SPD Masterplan Objectives

- Protect and enhance St Mary’s exceptional sports reputation and offer
- Work in collaboration with local partners to strengthen the Borough’s global sports reputation
- Protect and expand existing co-use of sports facilities with local clubs and community
- Rationalise and consolidate existing facilities to form a dedicated state-of-the-art sports campus at Teddington Lock
- Maintain all existing facilities and further increase capacity
- New professional standard 3G pitch to significantly increase pitch availability and quality for rugby and football
Existing challenges and opportunities

- The Strawberry Hill campus is of great heritage value: there are several listed buildings including the Grade I listed Strawberry Hill House and Chapel in the Wood, and Grade II listed Main Chapel, a registered landscape. Buildings of Townscape Merit and the southern part of the site falls within the Waldegrave Park Conservation Area.
- Some of the heritage assets are in need of repair, and their settings have been compromised by unsympathetic interventions over the years.
- The Strawberry Hill Campus is an Archaeological Priority Area.

Key Planning Policies

- London Plan Policy 7.8 Heritage Assets and Archaeology
- London Plan Policy 7.9 Heritage-led Regeneration
- LP 3 Designated Heritage Assets
- LP 4 Non-designated Heritage Assets

Protect and enhance the unique heritage of the estate

SPD Masterplan Objectives

- Setting of all heritage assets radically improved with exceptional quality landscape, public realm and architecture.
- Ongoing management of Strawberry Hill House by the Strawberry Hill House Trust.
- Restoration of the Waldegrave Wing.
- Continued renovation of Wispilla’s garden including reinstatement of the Serpentine Walk.
- Grade I listed Chapel in the Woods restored and its original woodland setting reinstated.
- Improvement of current outbuildings and postquality buildings around the Print House and Stable Block, as part of sensitive renovation and re-use strategy.
- Unsympathetic buildings within Waldegrave Park Conservation area replaced and garden setting reinstated.
- Sensible modernisation of the estate to meet modern educational needs.
- Detailed heritage strategy for the site to be developed with the Strawberry Hill House Trust, Historic England and LBRUT Conservation.
Existing challenges and opportunities

- Historic buildings offer a unique and beautiful campus setting.
- Latter twentieth century development has been less considered and in some cases compromises the historic strategy, disrupts movement, blocks views and leaves left-over spaces and blank frontages.
- More modern buildings are a mismatch of styles and materials.
- Some buildings in poor condition.
- Varied buildings heights contribute to inconsistent townscape quality.
- Global university trends highlight the need to invest in the campus environment to attract students.

Key Planning Policies

- London Plan Policy 7.4 Local Character
- London Plan Policy 7.5 Public Realm
- London Plan Policy 7.6 Architecture
- LP 1 Local Character and Design Quality
- LP 2 Building Heights

Exceptional quality architecture, public realm and landscape

SPD Masterplan Objectives

- Improve the quality of the estate to create a beautiful, unique learning environment that will attract students, staff and visitors and make a positive contribution to the character of Strawberry Hill and Teddington.
- Respect and strengthen the existing townscape and urban grain.
- Restore significant views and enhance with new vistas.
- Well-designed site and building layouts.
- Consistent buildings heights of 3-6 storeys across the estate, with lower buildings on the edge of the site and taller buildings towards the centre.
- Massing and proportions of university buildings to complement surrounding residential village context.
- Utilise in-keeping and complementary materials.
- Continued restoration of the Registered Landscape, including reinstatement of the Serpentine Walls and woodland setting to the Grade I listed Chapel in the Woods.
- Enhance the relationship between buildings and gardens, promoting access and views.
- New exceptional quality public plaza for shared use with the community.
- New public green space along Waldegrave Road.
- Create a series of distinct gardens and plazas.
- A connected and well-designed public realm strategy across the estate.
Existing challenges and opportunities
- St Mary’s is one of the largest employers in the borough, employing over 800 staff
- 75% of St Mary’s staff are local residents
- Growth will create more jobs at St Mary’s
- Development of the estate will provide further employment and training opportunities
- St Mary’s boosts the local economy through the spending power of its students and staff and support for local suppliers
- 400 local businesses and community organisations benefit from free placements for St Mary’s students every year

Key Planning Policies
- LP 40 Employment and Local Economy

Protect St Mary’s as a key employer and economic engine for the borough

SPD Masterplan Objectives
- St Mary’s estate protected as a key employment site in the borough
- Provide a high-quality working environment for all St Mary’s staff
- New enterprise hub and ethical business school to increase research and enterprise capacity
- Increased spending power of more staff and students
Reduce car use and promote sustainable transport options

Existing challenges and opportunities
- 31% of students and 38% of staff travel by car
- Car parking on campus is underutilised
- Student parking prohibited on campus, except for blue badge holders
- Limited control of on street parking by LBRUT
- Vehicles currently undermine key areas and pedestrian routes across campus
- Limited facilities for cyclists

Key Planning Policies
- LP 44 Facilitating Sustainable Travel Choices

SPD Masterplan Objectives
- Create a compact, efficient live and learn estate that minimises journey times and frequencies
- Update the University’s Travel Plan (underway)
- Better connections between Strawberry Hill and Teddington Lock campuses
- Improve access to public transport
- Reduce the need for staff to travel by private car by encouraging and supporting alternative means
- Further restrict number of car parking permits available and ensure stringent eligibility criteria
- Stricter enforcement of unauthorised parking on campus
- Consultation on the need for a Controlled Parking Zone (CPZ) in Strawberry Hill (imminent)
- Improve pedestrian access to the estate
- Create pleasant, safe walking and cycling routes on campus
- Provide ample, secure bike storage and good facilities to encourage cycling
- Investigate potential for St Mary’s cycle hire and shuttle services on campus

68% of students and 62% of staff travel by public transport or walk/cycle
Increase the value and benefit of MOL

Existing challenges and opportunities

- MOL is the most significant constraint on St Mary’s Estate: 77% of the Strawberry Hill Campus and 98% of the Teddington Lock campus are designated MOL
- 55% of the Borough is designated as MOL or Green Belt
- The total MOL on St Mary’s estate equates to 0.45% of MOL in the Borough
- The perceptible openness and views into the strawberry hill MOL are heavily compromised by walls and fences along the boundary
- Limited awareness and access to MOL for wider community
- Grass pitches within MOL are low to mid-grade quality

Key Planning Policies

- London Plan Policy 7.17 Metropolitan Open Land
- LP 13 Green Belt and Metropolitan Open Land

55% of the Borough is designated MOL or Green Belt

0.45% of St Mary’s MOL as a percentage of the Borough’s MOL and Greenbelt

SPD Masterplan Objectives

- The need to secure the future of St Mary’s University in the Borough represents a special circumstance for development in MOL
- Minimise the development of new student accommodation buildings along the edges of MOL to protect access and openness
- Maxmise development opportunities on non MOL land and only develop on MOL in very special circumstances
- New high-quality public plaza to offset development in MOL
- Maintain connected open land from Walpole’s garden down to the south-west corner of the campus on Waldegrave Road
- Improve quality and accessibility of MOL
- Protect and enhance views into Strawberry Hill site
- Create a high-quality, publicly accessible green spine
- Continued access to Walpole’s garden all year round
Strengthen St Mary’s contribution to the local community

Existing challenges and opportunities
- Education, recreation, cultural, worship and event facilities available for community use
- Walpole’s garden is freely open to the public all year round
- 75% of St Mary’s staff are local residents
- Partnership Group addresses issues and fosters a strong working relationship between the local community and the University
- The University hosts frequent events including high-profile speakers, quality drama productions and spiritual and worship opportunities
- Christmas Community Festival and SWM/stock Music Festival hosted by the Student Union
- Volunteering in the community arranged by the Student Union
- St Mary’s offer a Healthy Lifestyle Clinic, Gym referrals from GPs and engagement work with the local community including the highly successful Man with a Pan programme with Age UK
- Operates Community Building in Twickenham town centre, which includes a theatre, studio rooms and café

Key Planning Policies
- London Plan Policy 3.16 Protection and enhancement of social infrastructure
- LP 28 Social and Community Infrastructure
- LP 31 Public Open Space

75% of St Mary’s staff are local residents

SPD Masterplan Objectives
- Protect and enhance the University as vital social infrastructure
- Improve and encourage access to St Mary’s public and diverse spaces
- Create new, high-quality cultural, event, and learning spaces for community use
- Introduce new public open spaces to address the public space deficiency in the area
- Expand programmes, events and volunteering opportunities that benefit the local community
Phased development of a strategic masterplan

Existing challenges and opportunities

- The estate has evolved in an ad-hoc fashion over the last 70 years resulting some challenges in inefficiencies and poor quality
- Growth must be accommodated on the existing estate to secure St Mary’s future in the Borough
- SPD Masterplan responds to Site Allocation in Pre-Publication Local Plan, July 2016

Key Planning Policies

- SA 8 St Mary’s University, Twickenham

SPD Masterplan Objectives

- A strategic masterplan to guide all estate development for the next 10 years
- Additional living, learning and community facilities provided gradually in correlation to incremental growth
- Phased delivery to minimise disruption, maintain a continuous operational campus and avoid temporary loss of facilities
- Regular review and assessment of the impact of development
- An agile, adaptable masterplan that can respond to changing contexts
### SPD Masterplan Objectives

- Establish a holistic sustainability vision that addresses all aspects of sustainability: resilience, placemaking, resources, environment, governance, community, connectivity and economy
- Ensure development is designed to be resilient and adaptable to future change
- Celebrate and enhance St Mary’s distinct sense of place and create a campus to be proud of
- Utilise all resources, land, materials, natural resources and energy in the most efficient and economical way to minimise waste and maximise potential
- Employ effective space management to maximise use of accommodation and minimise need for additional area
- Maximise development on previously developed parts of the estate
- Protect and enhance the natural environment – retain existing trees, planting and wildflower meadows and increase biodiversity
- Prevent and mitigate flood risk using sustainable urban drainage systems
- Establish effective governance procedures to ensure the efficient and successful management of the estate
- Protect and enhance the unique university community
- Create a campus that supports the wellbeing of staff and students
- Target zero-maintenance buildings with affordable running costs
- Prioritise long-term development investment value over short-term savings

### Existing challenges and opportunities

- St Mary’s have been at Strawberry Hill for almost 100 years, the estate has been adapted over time to meet the changing needs of the University
- Further adaptation is required to meet the St Mary’s needs for the next 100 years
- Growth and development essential for financial sustainability
- Poor environmental performance of much of the older building stock on the estate

### Key Planning Policies

- NPPF: Presumption in favour of sustainable development
- London Plan Policy 5.3 Sustainable Design and Construction
- Local Plan Strategic Objective 2: A Sustainable Future

Further adaptation is required to meet the St Mary’s needs for the next 100 years
A series of key strategies are proposed to guide future projects and the development of the estate in line with the vision and objectives, for St Mary’s.

**Key Masterplan Strategies**

**Distinct places with a clear identity**
Build upon the evolution of the estate to create identifiable areas with their own character.
- Historic Heart
- Central Campus
- Student Village
- Waldegrave Park Gardens
- Sports Campus

**Purposeful, connected landscape spaces**
The registered historic landscape offers a stunning setting for the University, and will be protected and enhanced. Future development will create a series of purposeful, high-quality external spaces, well connected by a continuous public realm.
- Strawberry Hill Gardens
- University Plaza
- Green Spine
- Student Garden
- Tree Grove
- Waldegrave Park Gardens
- Sports Grounds

**Create clear routes and views**
Views and access are drastically improved, encouraging co-use of the estate and supporting wayfinding and ease of movement.
- Main pedestrian priority route
- Secondary route
- Key views

**Renovate, retain, redevelop + new build**
- Renovate heritage assets
- Retain new buildings in good condition
- Maximise reuse and redevelopment on existing developed sites
- Potential new build areas
Working Masterplan Ideas

Strawberry Hill Live / Learn Campus

1. Grade I listed Strawberry Hill House protected and maintained as a valuable heritage asset and visitor attraction, under the continued management of the Strawberry Hill House Trust
2. Grade I listed Waldegrave Wing refurbished as needed and in line with heritage strategies
3. Print House and stable block restored
4. Original University Buildings (Buildings of Townscape Merit) refurbished as needed and in line with heritage strategies
5. New University plaza creates a new shared space and improves setting of heritage assets, including Grade I listed Chapel in the Woods
6. Redevelopment of teaching buildings to provide additional learning space
7. Green spine maintains long views into the site and improves quality and accessibility of open space
8. New student accommodation blocks arranged around garden spaces in the centre of the campus
9. Replacement student accommodation blocks in Waldegrave Park as part of restored garden setting and enhancement of Conservation Area
10. New teaching building to improve street frontage and presence on Waldegrave Road

Teddington Lock Sports Campus

11. New multi-use teaching and sports facilities building
12. New multi-use teaching and sports facilities building
13. Running track relocated from Strawberry Hill campus
14. Professional 3G pitch
15. All-weather pitch retained

KEY
- Potential learning development plots
- Potential living development plots
- Indicative landscape and public realm areas
Working Campus Models

Scale models showed the Strawberry Hill and Teddington Lock campuses; all the existing buildings were in white and the amount of additional living and learning areas required to support measured growth were modelled as single storey blocks in blue and red. The running track and important new sports pitches were also included.

We invited visitors to use the model to illustrate how they would like to see growth accommodated on the existing estate, by placing and stacking the additional area blocks on the existing campuses.