



BRADFIELD COLLEGE  
PROSPECTIVE PLANS FOR  
ST ANDREW'S CHURCH

# OVERVIEW

St Andrew's Church has been closely associated with Bradfield College since the mid-nineteenth century when our founder, Thomas Stevens, the local parson, expanded the Church substantially along with his friend, the architect Sir George Gilbert Scott. The foundation of the College in 1850 is reputed to stem from the founder's desire to enhance his Church choir with young choristers. The Church was inextricably linked to the College until the College grew so large that it needed its own Chapel. However, the Church continued to be used occasionally by the College until the last services were held in 2014.

The College has agreed Head of Terms with the Church Commissioners for the purchase of St Andrew's and held preliminary discussions with Historic England and the local Conservation Officer over conversion of this Grade II\* listed building. The proposals would create a unique learning centre, including a library, seminar rooms, a dedicated presentation space and a coffee shop, whilst retaining the architectural features that make it such

a special place. A new entrance through the south transept would link the Church directly into Gray School within the College grounds. Other than this small piece of land to accommodate the link building, the graveyard does not form part of the sale and will remain open for the families of those buried there.

Reuniting church and College offers an exciting and fitting future for a building of great architectural merit, which is intimately tied to the history of Bradfield College. We very much hope that this beautiful building can become a vibrant and inspiring space once more.

We would welcome your comments and feedback on these inspiring proposals which have been designed to be sympathetic to and minimise the impact on this wonderful building.

The closing date for all comments is 13 February 2020.



# ST ANDREW'S CHURCH HISTORY

St Andrew's Church (Grade II\*) was originally constructed in the 14th century and acquired by the Stevens family in 1750. The Rev. Thomas Stevens (1809-1888), with the assistance of his friend, Sir George Gilbert Scott, substantially enlarged the Church between 1846 and 1849 and was also closely involved in the design of the new building.

In 1850 the Rev. Thomas Stevens founded St Andrew's College, Bradfield (now referred to as Bradfield College) on land adjacent to the Church. Stevens continued to seek assistance from Gilbert Scott in the design of the College buildings, most notably the College Dining Hall. John Oldrid,

Scott's second son, went on to design some of the other College buildings. The Church was inextricably linked to the College until the College grew so large that it needed its own Chapel, which was completed in 1901. However, the Church continued to be used occasionally by the College until the last services were held in 2014.

Reuniting the Church and College offers an exciting and fitting future for a building of great architectural merit, which is intimately tied to the history of Bradfield College.



# ST ANDREW'S CHURCH FUTURE

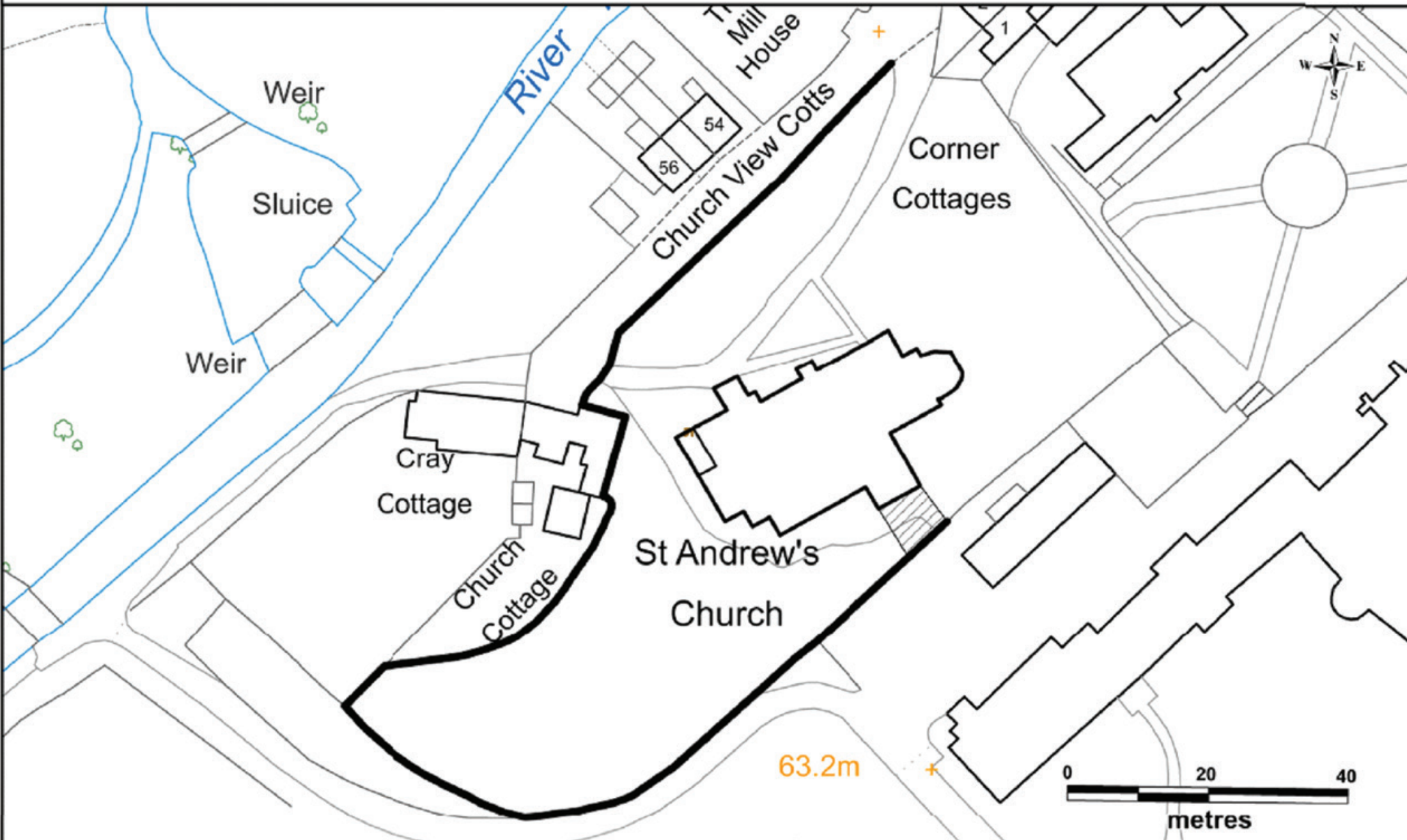
The College has held discussions with the Oxford Diocese and Church Commissioners regarding the future of St Andrew's Church. Following positive dialogue with Historic England and West Berkshire Council on the College's proposals, the College has agreed Heads of Terms with the Church Commissioners to convert St Andrew's into a study centre and library.

Key to the discussions with all parties has been the desire to put the Church to a practical use to secure its long-term future, whilst respecting as much of the historical fabric of the building as is practicable.

As the College already has its own Chapel, retaining the Church as a place of worship was not a viable option. However, the College recognises the historical significance of the building and has sought to retain some important features such as the font, memorial plaques and one or two pews. The Bishop of Oxford will separately give directions to determine the future of the remaining contents.

The College's emerging design proposals reflect the constructive dialogue with these key consultees and we are now seeking the views of the public on this exciting project.

# CHURCH OF ST ANDREW, BRADFIELD



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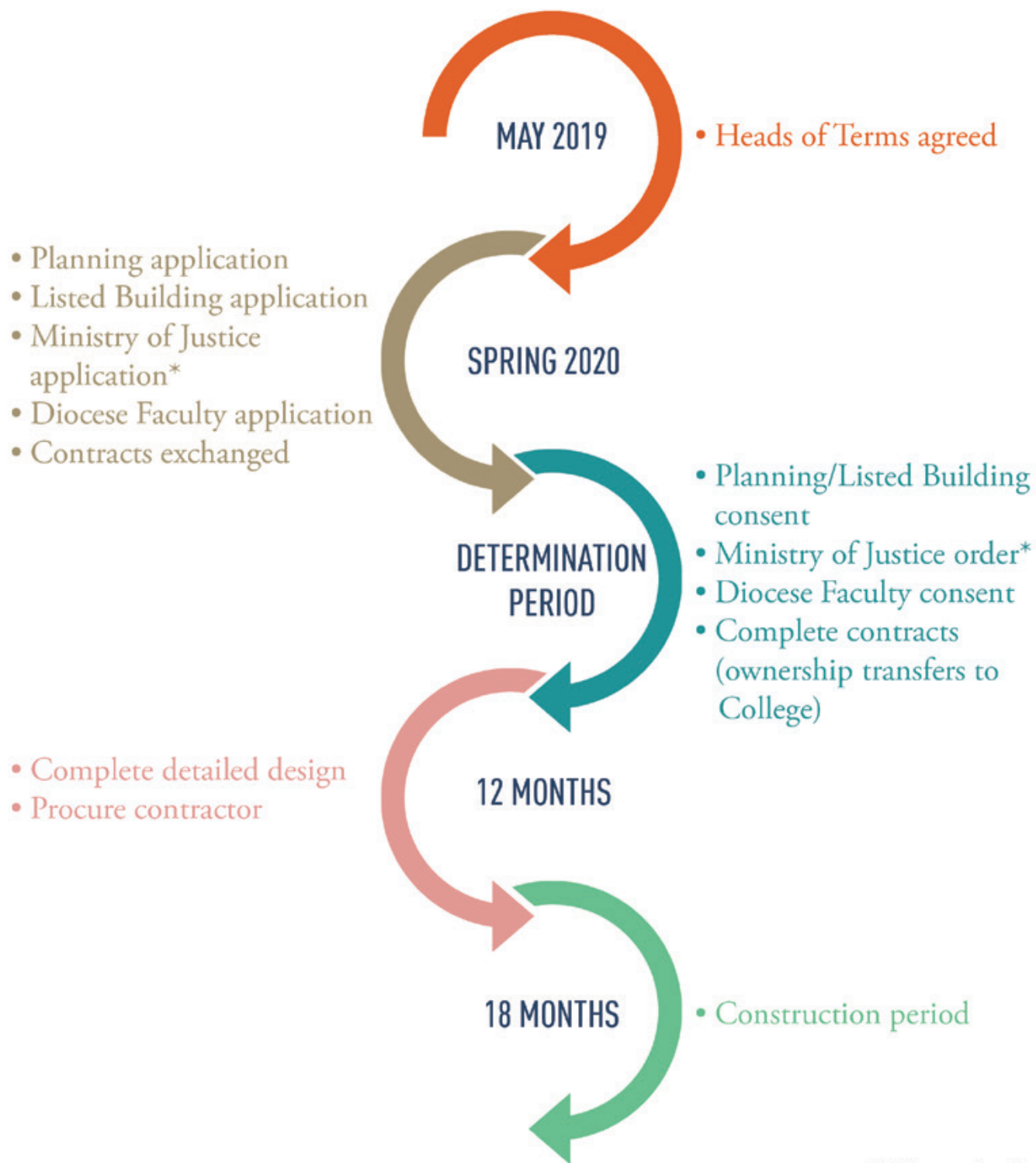
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Rev No.	
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# KEY FACTS

- Ownership of St Andrew's Church, which is now formally closed, currently vests in the Diocese of Oxford. The churchyard, however, remains open and is the responsibility of Bradfield Parochial Church Council (PCC);
- The churchyard (with the exception of the small section referred to above which will be included in the sale) will remain under the ownership of Bradfield PCC and open to the public (subject to certain localised restrictions during the conversion process for health and safety reasons);
- The sale will comprise the building and a small piece of land to enable the College to create a link from the existing College campus directly into the Church;
- The sale will only be completed and ownership of the building transferred to the College if all the necessary consents (including planning and listed building consents, Ministry of Justice order and Church Commissioners' approval) are successfully secured.





\* if required

# INDICATIVE TIME LINE

- All timescales are approximate and may change;
- Certain elements of the construction would need to be phased to take account of ecology restrictions (e.g. nesting birds, bats, etc.), which could impact on precise timings;
- Planning and listed building applications are due to be submitted in Spring 2020;
- All subsequent dates will be dependent upon the time taken to secure the necessary consents.



# OBJECTIVES

The College has worked closely with the Diocese and Church Commissioners to bring forward proposals for St Andrew's which provide a sympathetic and viable use for the building and facilitate the restoration and long-term maintenance of the Church.

The principal objectives of the proposals are to:

- Secure a viable long-term use for the building;
- Reconnect the Church with the College campus, whilst retaining public access to the churchyard;
- Restore the building fabric;
- Minimise any loss of building fabric;
- Implement reversible works where practicable;
- Retain legibility of the building's original purpose and layout;
- Improve accessibility within the building for all users;
- Create a contemporary study centre and library that is sympathetic and in harmony with this unique location.



# EXISTING FIXTURES & FITTINGS

Prior to the College securing ownership of the Church, the Diocese and Church Commissioners, in consultation with Historic England, would determine which fixtures and fittings would remain in the building. The full extent of items that can be removed is yet to be confirmed by the Diocese, but is expected to include removal of the organ, most of the pews and the altar.

The font would remain in-situ with one or two decorative pews placed around it. Memorial plaques would either remain in the Church or be handed over to relatives, depending on the relatives' preference.

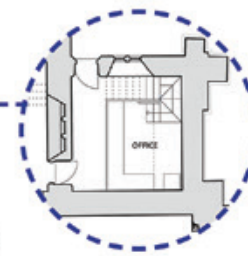
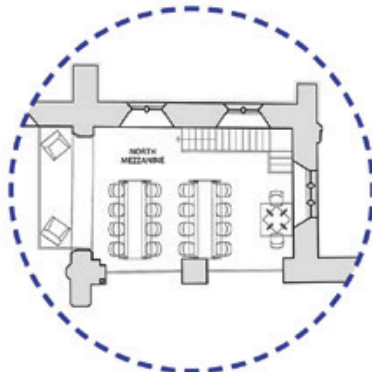
In consultation with Historic England it has been agreed that the ornate rear choir stalls would be incorporated into the proposed design. The front choir stalls would be removed and replaced with bespoke tables to create appropriate study spaces.

With the exception of some localised excavations to accommodate new structural supports, the proposed works are designed to respect the historic and architectural significance of the building, with the majority of works reversible in nature, to minimise the impact on the listed building fabric.

Bookshelves to perimeter of church

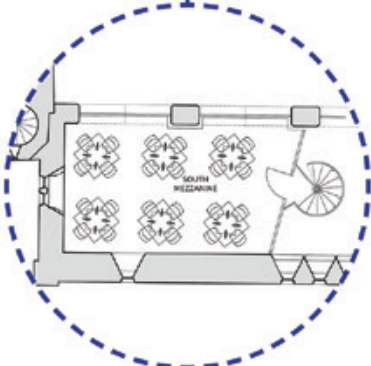
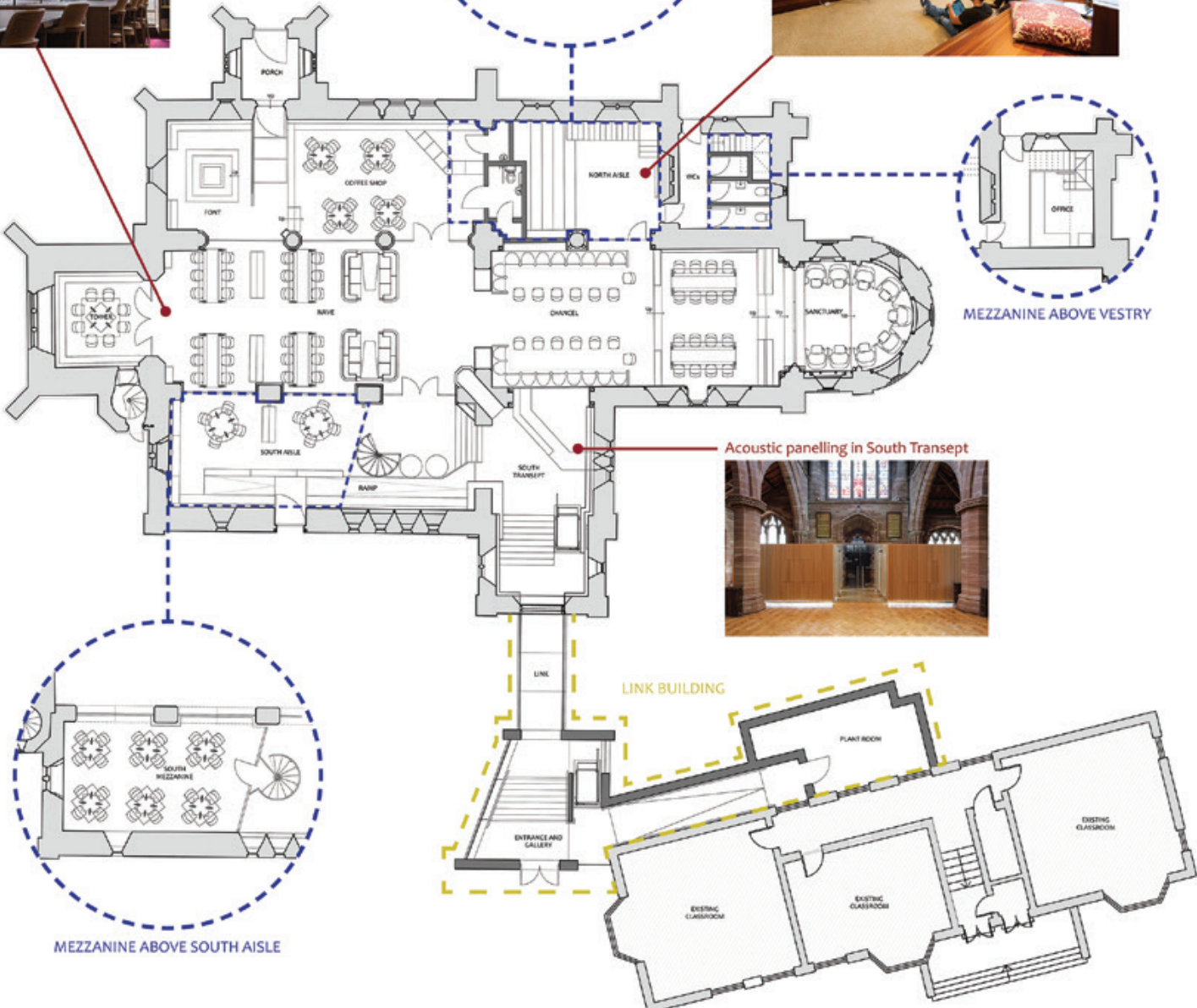


Tiered seating in North Aisle



MEZZANINE ABOVE VESTRY

Acoustic panelling in South Transept



MEZZANINE ABOVE SOUTH AISLE

LINK BUILDING

GRAY SCHOOL  
(No internal work)

# REFURBISHMENT & REPAIRS

Substantial works are proposed to sensitively restore and repair the fabric of the building. These include:

- Complete **re-roofing** and installation of **rainwater gutters and downpipes** to help alleviate damp issues;
- Extensive **repairs to the church tower** to replace and repoint defective brickwork;
- Extensive **repairs** to the stonework, brickwork and stained glass windows throughout;
- **Timber repairs** to the doors and door frames;
- **Repairs and partial rebuilding** of the boundary walls.





# NEW LINK BUILDING

A new link building would provide enclosed access from the south transept directly into Gray School within the College grounds. It would be the primary access into the Church.

The new link building would include:

- A staircase and accessible platform lift;
- A boiler room between Gray School and the graveyard boundary wall which would serve Gray School and the Church.

The new building would also enable services (e.g. power and heating) to be discretely fed into the Church from Gray School, thus minimising services through the graveyard.

KEY  
 □ RAISED FLOOR



Rev. Description  
 Issues and Date

RIBA #  
 Chartered Practice

**squiresandbrown**  
 architects and building surveyors

MALLORY HOUSE | GOOSTREY HAY | MORRISLEY  
 CHESHIRE | 01284 707 | 01284 821 288  
 info@squiresandbrown.co.uk  
 www.squiresandbrown.co.uk

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Bradfield College  
 St Andrew's

17 October 2019  
 1225  
 Information

Drawn by LF

PROJECT No.  
 1722

Indicative Section H-H  
 SK-1722-19-11-08-02

Rev  
 WIP

# PROPOSED FIXTURES & FITTINGS

## MEZZANINES

Mezzanine floors would be inserted into the north and south aisles to provide additional study areas. A spiral staircase would provide access to the north aisle mezzanine. The mezzanine floors would use minimal structural interventions and would be a reversible feature.

## COFFEE SHOP

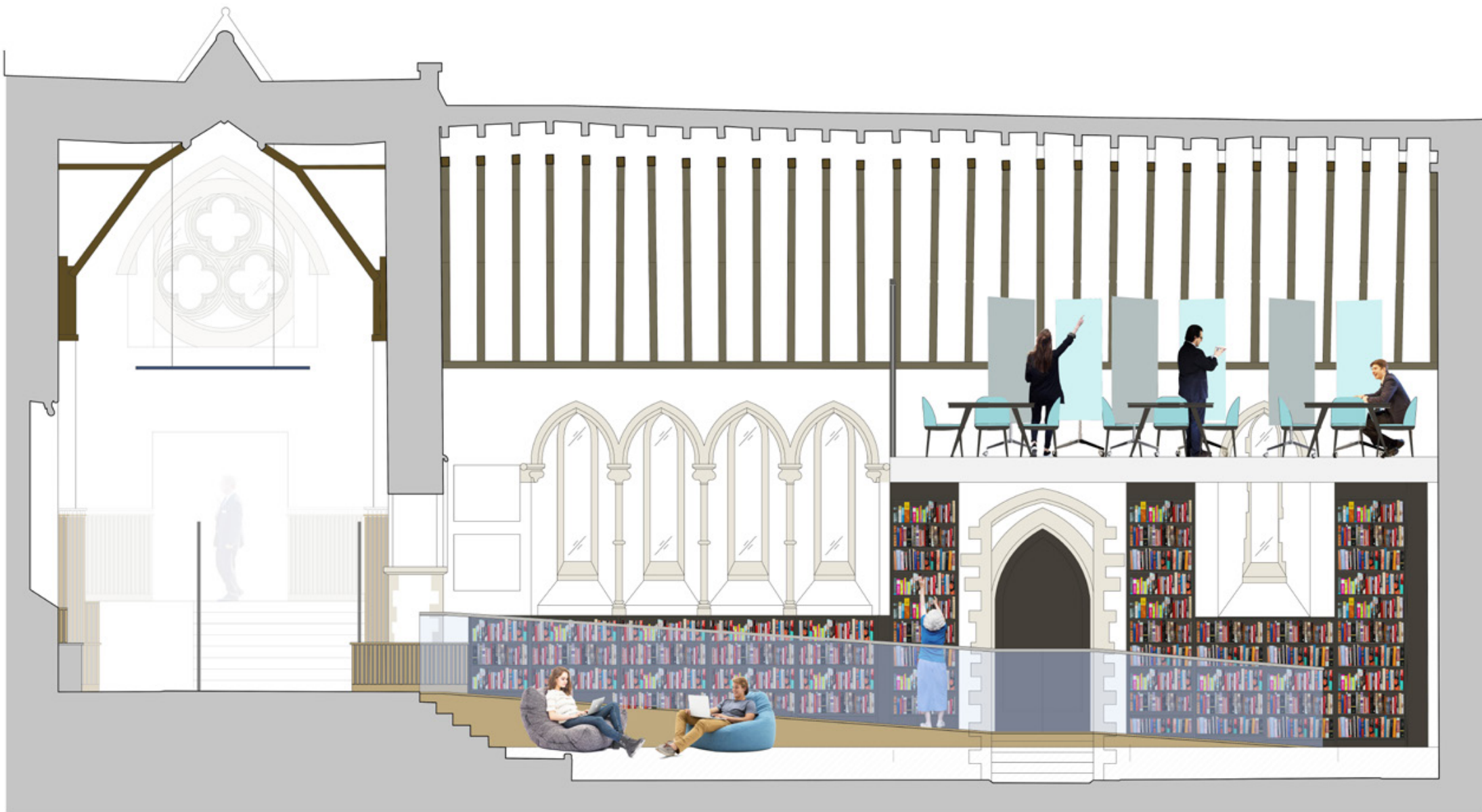
The ground floor of the north aisle would accommodate a small coffee shop which would provide a more informal study area for pupils and staff. The coffee shop would comprise a fitted counter, disabled WC and loose furniture. Additional WCs would be located in the vestry.

## RAISED FLOOR

A timber raised floor would be introduced throughout the nave, south and north aisles to maximise access within the building. The original floor would be retained beneath and the new floor would be a reversible feature. The existing floor would be retained around the font and in the chancel and sanctuary.

KEY

□ NEW RAISED FLOOR



Rev Description Drawn Scale Date

RIBA Chartered Practice

**squires and brown**  
architects and building surveyors

MALLORY HOUSE | GOOSTREY WAY | MORRERLEY  
CHESHIRE | WA9 7JY | 09545 821 288  
info@squiresandbrown.co.uk  
www.squiresandbrown.co.uk

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Bradfield College  
St Andrew's

17 October 2019  
1225  
Information

Drawn by LF

PROJECT No.  
1722

Indicative Bookshelves A-A  
SK-1722-19-11-04-02

Rev  
WIP

# PROPOSED FIXTURES & FITTINGS

## SOUTH TRANSEPT ENTRANCE

To facilitate access from the south transept, an opening would be created within the southern façade with a timber staircase providing access from the new link building onto the ground floor of the south transept. Disabled access into the Church would be achieved through the provision of a platform lift in the south transept and a ramp from the south transept into the south aisle to avoid any impact on the stone steps between the south transept and south aisle.

## TIERED SEATING AREA

In the north aisle, an area of tiered seating is proposed to provide an informal space for pupils to study.

## WALL PANELLING

Timber wall panelling would be used within the south transept, chancel and south aisle. The panelling would provide wainscoting of the walls (reducing damp), provide acoustic benefits and hide the services required for lighting, heating, and electrical supplies.

## BOOKCASES

The proposals would accommodate up to 13,000 books in bespoke timber bookcases which would be designed to fit around the architectural features and fixed memorials in the Church.



# PROPOSED FIXTURES & FITTINGS

## GLAZED ARCHWAYS

To subdivide the ground floor space without losing the sense of openness, glazed screens are proposed within the archways between the aisles and nave and between the bell tower and nave.

## LIGHTING, HEATING AND VENTILATION

Underfloor heating beneath the new raised floor would be complemented by radiators. Fresh air would be pumped up from beneath the new raised floor. Additional ventilation within the coffee shop and WCs would extract through discrete vents in the roof.

## LOOSE FURNITURE

A range of seating and desks would be arranged throughout the building. A reception counter would be installed within the south transept. All furniture and the reception counter would be capable of removal.

## ACOUSTICS

An acoustic assessment has been undertaken and the design includes sound absorptive materials to deliver suitable reverberation times for use as a study centre and library. There would be no amplified music and the resulting internal sound levels from general conversation and meetings would be similar to those in a library and therefore substantially lower than those generated by the historic use of organ-led worship.





# EXTERNAL WORKS

The extent of change to the public face of the building and the graveyard would be kept to a minimum.

- New **drainage** would be sensitively located within the graveyard to avoid existing marked graves and future grave plots. The existing gulley around the south side of the church would be improved;
- The **yew hedge** to the south of the graveyard would be removed in part, to enhance the building's setting and restore the original physical relationship between the Church and the College campus. A new hedgerow of native species would be planted within the graveyard;
- Existing **external lighting** around the Church would be replaced and upgraded;
- A **new opening** would be created through the south transept.



WISHAMPSTEAD ROAD

CHURCH ROAD

NEW ROAD

COMMON HILL

ST ANDREW'S CHURCH

GRAY SCHOOL

NEW LINK BUILDING

QUAD

BIG SCHOOL

CHAPEL

FACTORY LANE



# CONTRACTOR ACCESS

Contractor access would be developed in conjunction with the appointed contractor. The contractor's understanding of carrying out the conversion works in a highly sensitive and private area would be an important consideration during the selection process. Contractor access would be based on the following principles:

- Contractor parking and designated compounds would be within the College grounds. Contractors would not be allowed to park along Church Road;
- Where possible deliveries would be from the College grounds, however, whilst the new link building is being constructed, deliveries would need to be via Church Road. Some works to the south side of the building and some deliveries of larger items are likely to require access via Church Road;
- It may be necessary for vehicles to drop off and pick up tools at the start and end of the day via Church Road;
- Contractor pedestrian access would be via Church Road;
- Contractors would be expected to abide by the Considerate Constructors Scheme and respect our neighbours and churchyard visitors. No radios would be allowed on site.



WISHAMPSTEAD ROAD

CHURCH ROAD

NEW ROAD

COMMON HILL

ST ANDREW'S CHURCH

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CHAPEL

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# PUBLIC ACCESS

Following conversion, the study centre and library would form part of Bradfield College's private grounds. The churchyard (with the exception of the small section of land previously referred to and included in the sale) would remain open to the public.

The College recognises the significance of the building to the local community as a place which the public may wish to continue to visit on occasion. The College would therefore make arrangements for members of the public to attend pre-organised visits from time to time outside normal College operations. The College already provides access to its facilities for specific community groups, on occasion, and the new study centre and library would increase the facilities we share with these groups.

## IMPACT ON THE GRAVEYARD

The proposed link building would be built over a small area of the graveyard. It is believed there are two marked graves with no more than four burials within this area.

The College is in discussion with the Church Commissioners, the Diocese and West Berkshire Council's archaeologist to make sure the proposed works would not disturb these graves. It is proposed to sensitively relocate the headstone and capping stone to a nearby area within the graveyard which is free of marked graves.

The Church Commissioners will be consulting publicly on the proposals for the affected graves in the near future to identify any known relatives.

The entrance into the building would be via the new link building. The graveyard is, and would remain, out of bounds to pupils (except in the event of an emergency when all exits would need to be used and they would proceed quickly and quietly to the fire assembly point).



# COMMUNICATION

The College recognises that the conversion works will inevitably impact on visitors to the churchyard. The College will seek to provide regular communication through posters, leaflets, email and the PCC to keep visitors and residents informed of unavoidable disruption.

We understand that there will be important occasions during the works when family and friends will want to visit memorials that will be within areas that are temporarily closed off for health and safety reasons. We would encourage families to contact the College so that we can discuss your specific concerns and seek practical, safe solutions.

Key information and contact details

## WEB

[www.bradfieldcollege.org.uk/about/vision-aims-strategy/cdf](http://www.bradfieldcollege.org.uk/about/vision-aims-strategy/cdf)

## EMAIL

[cdf@bradfieldcollege.org.uk](mailto:cdf@bradfieldcollege.org.uk)





BRADFIELD COLLEGE

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ST ANDREW'S CHURCH PROPOSALS

[www.bradfieldcollege.org.uk/about/vision-aims-strategy/cdf](http://www.bradfieldcollege.org.uk/about/vision-aims-strategy/cdf)