



# BRADFIELD COLLEGE

**Bradfield College**

**Campus Development Framework**

**(June 2019)**



## **INTRODUCTION FROM THE HEADMASTER**

*As members of the Bradfield community will know, the Bradfield Campus Development Framework (BCDF) is the result of several years of planning and consultation throughout all levels of the College. I am very grateful to the numerous people who have enabled us to reach this point.*

*The BCDF is conceived as an overarching consideration of the College campus and its potential future development, not as a formal or timetabled programme of specific works. Its scope includes consideration of projects that would enable the College to flourish in the years leading up to and beyond our two hundredth anniversary in 2050.*

*The central purpose of the BCDF is to act as a backdrop to ongoing strategic planning and as a material consideration to potential formal planning applications in the years ahead. It is designed to enable rational development of the campus in sympathy with existing buildings, with the local environment and with our neighbours. We formally consulted on the CDF and a copy of the statement of community involvement can be found **here**.*

*It is intended to help the College respond to the changing demands and opportunities for an independent school committed to offering the very best in all round education. It should simultaneously enable interested parties to understand College developments in a broader perspective.*

*Dr Christopher Stevens, Headmaster*

## EXECUTIVE SUMMARY

The Bradfield Campus Development Framework (BCDF) is the outcome of extensive surveys and studies into how Bradfield College functions as a campus and how it could use its existing land and buildings most effectively to meet its long-term needs, and where opportunities may exist to acquire additional land and buildings to serve this purpose.

The BCDF establishes a framework for future rationalisation, enhancement and growth within and beyond the existing campus, including internal reconfiguration of buildings, conversion and extension of existing buildings, redevelopment and infill opportunities and development beyond the defined development boundary, as defined by West Berkshire Council's local Development Plan. The BCDF will be subject to periodic review to respond to changes in policy and College plans and priorities. A review of the BCDF may incorporate proposals for new staff housing within the campus.

The BCDF is informed by a series of studies undertaken by specialist consultants in respect of planning, architecture, landscape, archaeology, heritage, and transport. It has enabled the College to develop an appropriate long-term strategy which balances its operational needs with the historic and environmental sensitivities of the campus.

The main elements of the BCDF comprise:

- **Conservation Area Appraisal and Management Principles:** providing a detailed history of the College, chronology of its growth since the mid-19<sup>th</sup> century and an assessment of the significance of listed and non-designated assets to the character and appearance of the Conservation Area to inform future development proposals.
- **Landscape Context** of the College campus, taking account of its position within nationally important landscape of the North Wessex Downs Area of Outstanding Natural Beauty. The study identifies the varying characteristics of the townscape and landscape across the campus and the capacity of the campus to accommodate additional development without significant harm to the landscape.
- A **Parking and Movement strategy** is informed by Pedestrian Movement and Parking Surveys. The strategy outlines improvements to existing formal and informal parking areas to provide adequate controlled parking to meet the College's long-term needs. Where possible, improved pedestrian routes and crossing points, together with new segregated pedestrian routes are planned to enhance pedestrian safety.
- **Development opportunities** within the campus are outlined.

## CONTENTS

	Section	Page
	EXECUTIVE SUMMARY	3
1	INTRODUCTION	5
2	THE CAMPUS – LOCATION AND FUNCTIONAL ANALYSIS	20
3	CURRENT AND EMERGING PLANNING POLICY	25
4	LANDSCAPE CHARACTER	33
5	HERITAGE ASSESSMENT	38
6	TRANSPORT	49
7	DEVELOPMENT PRINCIPLES, ISSUES AND PREFERRED OPTIONS	52

### Figures

1. Existing Campus Plan
2. Potential Development Sites
3. Location Plan
4. Settlement boundary
5. Landscape Character Zones and Potential Development Sites
6. Conservation Area Boundary
7. Listed Buildings within Conservation Area
8. Map of Listed Buildings and Buildings that make a Positive Contribution to the Conservation Area
9. Conservation Area Character Zones
10. Key Projects
11. Campus Character Zones

## 1 INTRODUCTION

- 1.1 The Bradfield College Development Framework (BCDF) establishes the College's aspirations for future development informed by the prevailing local planning policies, together with Conservation Area, Transport and Landscape Appraisals set out alongside this document. The BCDF provides analysis for how the existing built form of the College functions and provides the context for any future development proposals. It sets out details of how the College wishes to develop and adapt in the future, outlining various potential development projects to realise these aspirations.
- 1.2 The BCDF is intended by the College to act as a material consideration in the planning process by providing the long-term context behind any planning proposals relating to the College. As such it will inform both pre-application and planning application discussions with West Berkshire Council in assessing the merits of future planning applications.
- 1.3 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, relevant policies of the West Berkshire Statutory Development Plan represent the starting point for consideration of all development proposals at Bradfield College, unless material considerations indicate otherwise. The principle of development within the settlement boundary of Bradfield, as defined by the Development Plan, is accepted, subject to other policy considerations. Beyond the settlement boundary there is a presumption against development (Policy C1); exceptions to this are listed within the policy. However, saved Policy ENV27 of the Development Plan permits educational and related development on existing school or institutional sites located in the countryside which meet the policy requirements, including where it is demonstrated to be necessary to meet the reasonable needs and operational requirements of the College.
- 1.4 In order to afford weight to the BCDF as a material consideration, it has been subject to consultation with Officers at West Berkshire Council, local stakeholders and the local community. Draft versions of the BCDF were subject to review and consultation with Development Management, Planning Policy, Conservation, Archaeology, Transport and Highways Officers at West Berkshire Council during 2018. The final draft BCDF was published for public consultation on 19<sup>th</sup> February 2019 for a period of 4 weeks. The Statement of Community Involvement, which can be found **here**, provides full details of the consultation exercise and the amendments made to the final version of the BCDF in light of consultation responses.
- 1.5 The BCDF will be subject to periodic review to ensure it continues to reflect national and local planning policies and any significant changes in the College's aspirations for the future growth of the campus.

## ***Aims of the Bradfield Campus Development Framework***

1.6 The College has experienced rapid growth since 1971 when the boys' boarding school housed around 435 pupils. Following a twenty-year phase of development predicated upon growth, the College has entered a new phase which aspires to develop and rationalise the campus, to improve the education offered by responding to the opportunities and challenges of developments within education and the world of work, whilst continuing to prosper in a highly competitive market.

1.7 The College's Strategic Plan<sup>1</sup> contains several objectives which are relevant to the development of the campus, including to have:

### **Estates**

- Established a clear and deliverable framework for further campus development to support delivery of the College's strategic aims;

### **Academic**

- An enhanced culture of academic ambition, with inspirational teaching and high expectations for all pupils;
- Reviewed and developed its flexible and innovative curriculum rooted in a love of learning;

### **Pastoral**

- Built on our reputation for excellence in pastoral care which ensures that our pupils are happy and safe at school;
- Enriched the coeducational experience of pupils, ensuring this permeates all areas of school activity;
- Sector-leading medical, counselling and wellbeing services integrated within the overarching pastoral care of pupils;

### **Co-curricular**

- A culture and practice where all members of the College community are actively involved in an appropriate and balanced range of activity;

<sup>1</sup> <https://www.bradfieldcollege.org.uk/about/vision-aims-strategy/>

- An outstanding reputation for the performing arts, with increased participation and performance opportunities;
- Developed our outstanding sports provision, ensuring equal standards for boys and girls.

1.8 To underpin delivery of the College's Strategic Plan, the College aims:

- To ensure appropriate high-quality academic facilities are available to meet the needs of the curriculum for a leading co-educational independent boarding school of circa 800 pupils (+/- 5%);
- To consolidate teaching facilities within the north-western and south-western quarters of the campus wherever possible;
- To ensure listed buildings are conserved and continue to be used efficiently in their optimum viable use;
- To promote the character of the special townscape and/or landscape of Bradfield;
- To achieve high standards of architectural design for new development within the campus;
- To enhance pedestrian connectivity through the campus and introduce further pedestrian safety measures, to minimise any risk of conflict with other road users;
- To manage the College's transport and car parking requirements sustainably;
- To provide a range of inspiring study spaces and resources for pupils to encourage learning at the heart of the campus during the school day and encourage working patterns in keeping with the 21<sup>st</sup> century workplace.
- To continue to improve the quality of pastoral care facilities for all pupils and ensure boarding accommodation can respond to changes in pupils' and parents' needs.

1.9 In order to meet these aims, this document seeks to address the following:

- Several of the College's projects are sequentially linked and therefore dependent upon the successful completion of other projects within the campus. The BCDF is designed to set out the College's development aspirations and provide the context behind the various interdependent projects.
- In order to accommodate a new learning centre including a central library with appropriate study spaces and resources, the College has submitted a bid to purchase St Andrew's Church. If

successful, the College will seek to undertake internal and external works to convert the building and integrate it into the College campus. Pre-application discussions have already taken place with West Berkshire Council, Conservation Officers and Historic England to inform the proposals. An alternative location for a new learning centre within refurbished/redeveloped buildings in the Quadrangle Character Zone would need to be advanced, in the event the College's bid to acquire the church is unsuccessful.

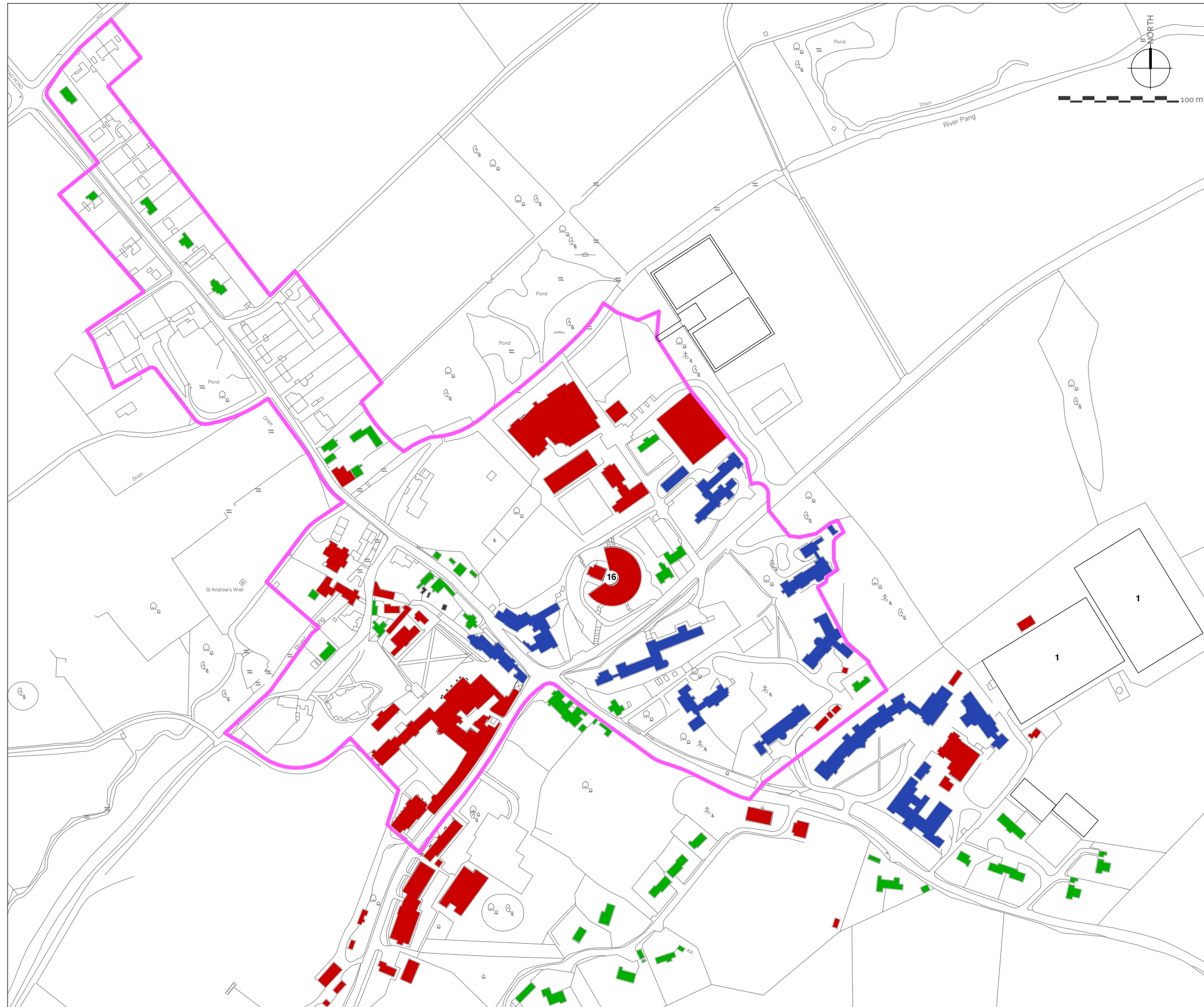
- Current plans and aspirations set out within this BCDF (Section 7) are defined by the College's current needs. These will inevitably be subject to review and change in light of external and internal factors; the BCDF therefore needs to be sufficiently flexible to adapt to future needs and allow enough capacity to accommodate modest growth in pupil numbers.

### ***History of Bradfield College***

- 1.10 Bradfield College was originally founded in 1850 by Thomas Stevens who inherited the parish from his father in 1842 and was the rector of the Parish Church of St Andrew's. Following reconstruction of the church (completed in 1848), Stevens sought to establish a college, known as St Andrew's College, for boys aged 8-12. Several of the original College buildings were constructed in the mid to late 19th century, centred around the original Manor House. Many of these buildings are constructed in a neo-Gothic style and are attributed to Sir George Gilbert Scott.
- 1.11 By the early 21st century the College was a leading independent school for boys aged 13-18. In 2003 the College became fully co-educational with girls introduced into each year group. Growth in pupil numbers continued, reaching around 800 pupils by 2018 (+/- 5%), of which around 90% board full-time at the College. In addition, around 108 members of staff live on the campus in staff accommodation, ranging from small flats within the boarding houses to large family houses.
- 1.12 **Figure 1** provides a campus site plan.



**Figure 1: Campus Site Plan**



## LEGEND

- College
- Boarding
- Self Contained Staff Accommodation
- Existing Settlement Boundary

Rev	Description	Drawn	Checked	Date

	<b>squires and brown</b> architects and building surveyors	MALLORY HOUSE   GOOSTREY WAY   MOBBERLEY CHESHIRE   WA16 7GY   01565 872 288 info@squiresandbrown.co.uk www.squiresandbrown.co.uk
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**Bradfield College**  
 Campus Development Framework

01 AUG 2018  
 1: 3250 @ A3  
 Drawn by JCS

PROJECT No.	<b>Existing Plan</b>	Rev	A
1582	<b>SK001</b>		

## **Bradfield College Today**

- 1.13 Today, Bradfield College enjoys a well-established reputation for being one of the country's leading co-educational, independent schools through its provision of academic excellence and a well-rounded education, offering an unrivalled co-curricular programme for all pupils which ensures that every girl and boy has the opportunity to develop valuable skills outside the classroom, wherever their interests lie.
- 1.14 The College's purpose is to provide an outstanding education for the young people in its care, equipping them to lead happy and successful adult lives. To achieve this, the College aims:
- For young people to enjoy school and to have the confidence both to take responsibility for themselves and to try things that they can't quite do yet;
  - To develop intellectual curiosity and ambition in the pursuit of academic excellence;
  - To provide a breadth and depth of experience beyond the classroom that inspires all pupils to identify and develop their own interests and talents;
  - To offer outstanding pastoral care for each individual that develops positive character and attitude alongside physical, emotional and spiritual wellbeing;
  - To promote an open-minded and outward looking mentality, encouraging all pupils to play a positive role in serving their wider community.
- 1.15 Bradfield College's role as a major employer and provider of sports, leisure and community facilities, plays a significant and positive role in the local community in many ways, as outlined below:

### **Local Impact and Engagement<sup>2</sup>:**

- The College directly employs in excess of 500 people, working not only in the teaching body, but also IT, HR, Maintenance, Grounds, Domestic Services and the Sports Centre;
  - supports 980 UK jobs – the significant majority are from the locality;
  - engages with 200 local suppliers of goods and services;
  - has 1,550 local members of the Sports Centre;
  - has 360 members of the Tennis Centre;
  - has 370 members of the Golf club.

<sup>2</sup> Calculations produced using the economic impact toolkit provided by the Independent Schools Council and are based on the 2018 consolidated audited accounts.

## **Economic Value**

- The College contributes £38.6m to the UK GDP each year;
- The total contribution to the GDP of the local community is £18.7m;
- Over the last five years (2013-2018) the College has spent £18.6m on capital expenditure.

### ***Benefits to the UK taxpayer***

- Total tax supported by the College's activities is £12.9m;
- The provision of school places at the College delivers £4.3m in savings by removing the need to provide these places in state schools.

## **Local Partnership Activities include**

- The College acted as Sponsor to Theale Green School and leads the re-development of teaching, learning, staffing and facilities before enabling the transfer of the school into ALET Multi-Academy Trust with which the College maintains close links;
- Pupil involvement in "ABC to Read" – weekly sessions in local Primary Schools to help support with literacy skills;
- Over 1,400 pupils from local schools attending events at the College including lectures, science fairs, workshops, musical and drama performances, sport;
- Over 200 pupils involved each week in service activities ranging from maintenance of local churchyards, visiting residents in elderly care homes, volunteering at Ufton Court and with the John Simmonds Trust at Rushall Farm;
- Pupil activities alongside Berkshire Youth;
- Hosting events for local residents including Community Lectures, Cafe Scientific sessions, Book Clubs, Cancer Kicker events and lunchtime concert series;
- Supporting local charities including Air Ambulance, Daisy's Dream, West Berkshire Food Bank, Helen & Douglas House and a local women's refuge.
- The College seeks to provide access to its education through the provision of means-tested bursaries for pupils who would otherwise not be able to attend Bradfield – the provision includes bursaries specifically reserved for pupils from state-maintained schools. Overall the bursary and scholarship fund provide support for one in every 6.4 pupils across the College. In the year ended 31 August 2018 the College provided financial support to pupils of £2.3m. There is an increasing focus upon provision to low income families with 15 pupils in receipt of 100% assistance.

## **Development at Bradfield**

- 1.16 To accommodate recent growth several developments have been approved and delivered at the College, including:
- Extensions to existing boarding houses to increase capacity, upgrade facilities and establish a consistently high standard of pastoral care (Planning applications 07/01430/FULD; 08/00641/FULD; 14/03423/FULD; 15/02554/FULD);
  - Redevelopment of the former biology classroom block to provide the Blackburn Science Centre, delivering all science teaching under one roof (Planning application 08/01823/COMIND);
  - New sports facilities including additional all-weather pitches, tennis and netball courts, enhanced golf club facilities and indoor training facility and new gymnasium (Planning applications 06/01667/FUL; 12/01863/FUL; 14/01558/FUL; 15/01609/FUL; 16/02073/FUL);
  - Expansion of the main dining hall to provide additional seating capacity for pupils (18/01041/LBC2).
- 1.17 In order to enable the College to continue to deliver its aims and underpin its teaching and learning pedagogy, the College has identified several opportunities in the BCDF to further enhance and raise the standard of the College facilities, whilst recognising its responsibility for maintaining and conserving the historic assets and protected landscape.

### **The College's Current and Possible Future Requirements**

The College has a number of aspirations for development on land that it currently owns. This document explores these ideas and where possible offers potential development projects. A summary of these is provided below, with more detail set out in Section 7.

### **Conversion, Adaptation and Reuse of Existing Building Stock**

- 1.18 As part of the BCDF, the College has given careful consideration to the opportunities to utilise existing building stock more efficiently to serve its needs whilst maintaining the integrity of historic buildings and continuing their use for educational purposes.
- 1.19 This includes potential works to achieve internal reconfiguration work to Big School, the Beaumont library, Bloods Passage, Army House, and the Garrett library.

### ***Redevelopment and Infill***

1.20 The BCDF identifies some opportunities for redevelopment of existing buildings or expansion and refurbishment, to make more effective use of land within the policy settlement boundary, defined by the West Berkshire Development Plan, without compromising the historic or landscape character of the campus.

1.21 Opportunities include:

- Potential redevelopment of the Old Gym and adjoining netball courts;
- Potential redevelopment of Crundells, the former annex to Loyd House which is surplus to requirements following its expansion and refurbishment;
- Potential redevelopment of the existing CCF stores and rifle range;
- Potential extension, refurbishment or redevelopment of the existing Maths Block with the opportunity to incorporate the existing Armoury building;
- Potential redevelopment of the existing Design and Technology teaching building;
- Potential redevelopment of Wilderness Cottage to provide a new medical and wellness centre for pupils;
- Potential redevelopment of the existing basketball court near Stevens House for a new building.

### ***Acquisition of Buildings***

1.22 The College is seeking to acquire St Andrew's Church to provide the opportunity to utilise this Grade II\* listed building as a central learning centre for the College. Pre-application dialogue with West Berkshire Council's planning and conservation officers and Historic England's Inspector of Historic Buildings and Areas has resulted in positive discussions regarding the potential general arrangement of the proposed conversion and a contemporary extension to connect the church to the neighbouring Gray School, subject to more detailed planning submissions.

### ***Development Beyond the Settlement Boundary***

1.23 The College is committed to meeting its development needs within the settlement boundary where possible. However, the College campus straddles the settlement boundary, as identified within the West Berkshire Development Plan, and therefore situations may arise where the College identifies a

need to propose development beyond the settlement boundary to meet its reasonable needs and/or operational requirements.

1.24 Any development beyond the settlement boundary should be justified and will need to comply with the policies of the Development Plan, including saved Local Plan policy ENV.27, and any subsequent policy updates, unless material considerations indicate otherwise.

1.25 The College consider there to be opportunities for development beyond the settlement boundary, but within the existing College campus including:

- New maintenance and CCF stores near Faulkner's boarding house;
- New rifle range and sports pavilion by the all-weather pitches and tennis/netball courts;
- New teaching block on the site of the Moat.

1.26 Given the aspirations of the College, and the opportunities identified above, the College will seek to work with West Berkshire Council through the Local Plan process with regards to the settlement boundary review, and through representations to the Local Plan Review.

### ***Infrastructure Enhancements***

1.27 The College campus straddles a crossroads junction which is the primary route to Theale to the south east, Pangbourne to the north-east, Ashampstead to the north-west and Aldermaston to the south. The crossroads and public highways dissect the campus in all directions, placing an obligation on all pupils and staff to cross the roads on numerous occasions during the school day.

1.28 A Pedestrian Improvement Strategy was commissioned by the College in 2017. As part of the BCDF further work has been undertaken to identify opportunities to enhance pedestrian safety through the introduction of additional traffic calming measures and alternative pedestrian routes segregated from the public highway.

1.29 The provision of parking areas to serve the campus is considered by the College to be another area for improvement. Campus-wide car parking provision is adequate to meet the needs of the College with capacity to accommodate growth of up to around 880 pupils<sup>3</sup>. However, there is limited capacity at the main visitor car park and ad hoc parking in other areas of the campus requires management with appropriate parking locations formalised. The BCDF recognises the limited opportunities for pupils, staff and visitors to use public transport, walk or cycle to the College and the peak demand placed on car parking at certain times. In response, the BCDF is informed by a comprehensive survey

<sup>3</sup> Bradfield College Transport Appraisal, RPS (2018)

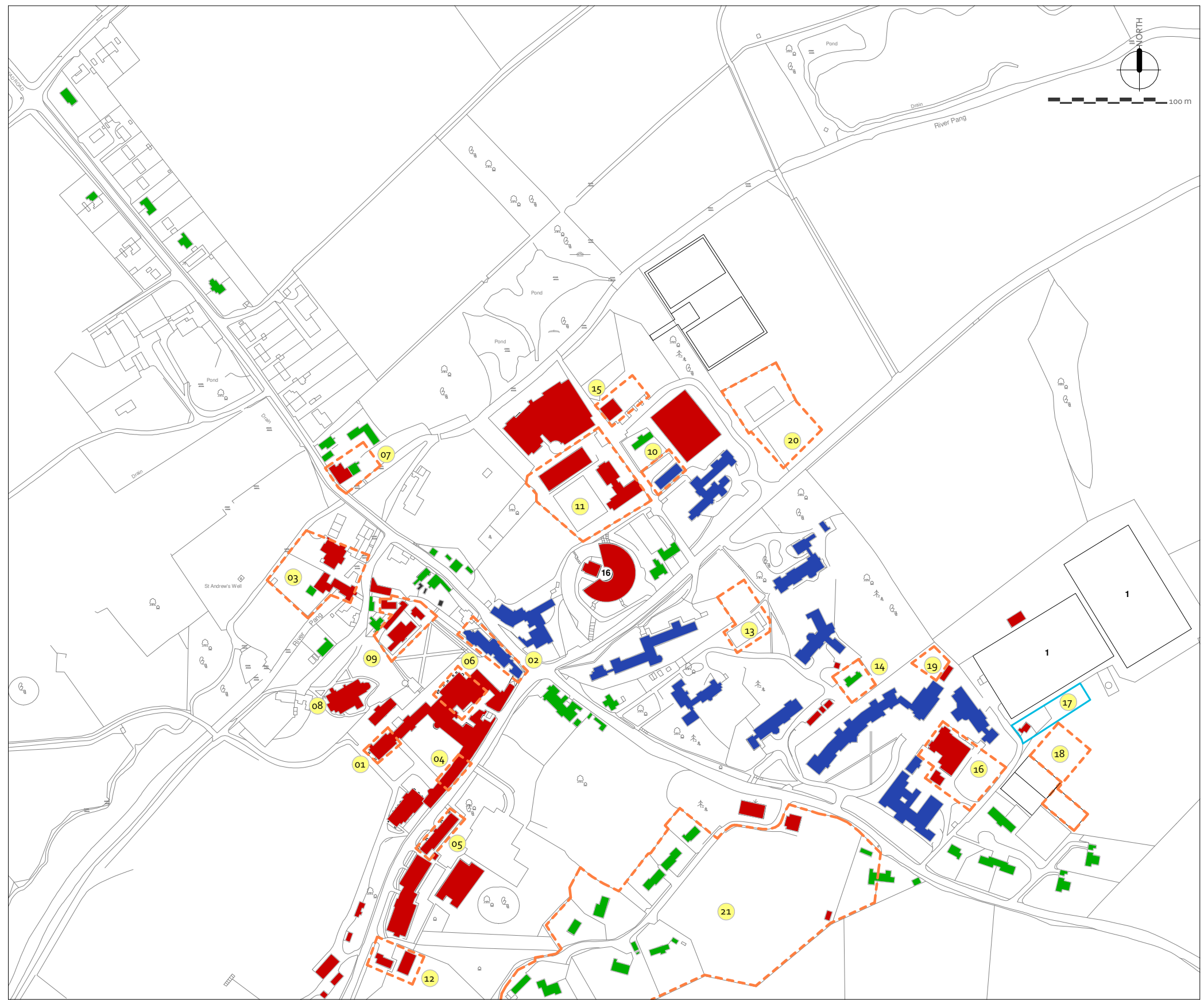
of movement and parking to develop a parking strategy which is capable of meeting the long-term needs of the College and enhancing highway safety and pedestrian movement around the campus<sup>3</sup>. The College will continue to work with the Council on any future proposals.

### **Methodology**

- 1.30 Work commenced on the Bradfield Campus Development Framework (BCDF) in 2015. Squires and Brown Architects were commissioned by the College to undertake a comprehensive review of existing facilities and the College's current and likely future operational needs to meet the needs of circa 800 pupils (+- 5%).
- 1.31 Squires and Brown undertook an extensive consultation process with the College's Governors, Headmaster, Senior Management Team and staff to understand the College's needs and deficiencies with the existing campus arrangement. This work identified several shortcomings in the current building stock and a need for consolidation, rationalisation and expansion of the College's built assets.
- 1.32 Squires and Brown prepared a Campus Map which identified opportunities for development and improvement across the campus. This initial work forms the basis of the BCDF. Due to the nature of the challenges associated with delivering a campus which meets the College's long-term needs, there are several projects which are dependent upon the delivery of other development projects within the campus.
- 1.33 A schedule and map of candidate sites are presented in **Figure 2**.



**Figure 2: Potential Development Sites**



# LEGEND

**Existing buildings: Alterations**

- 01 Big School & Beaumont Library
- 02 Army House
- 03 Art School and Mill
- 04 Bloods Passage
- 05 Garratt Library
- 06 Dining and Kitchen

**Change of Use**

- 07 Medical Centre

**Potential Acquisition of Buildings**

- 08 St. Andrew's Church

**Infill within existing Settlement Boundary**

- 09 Maths/Rifle Range/CCF
- 10 Crundells
- 11 Music School/Tennis Courts/Old Gym
- 12 Former Temporary Labs & The Moat
- 13 Basketball Court near Stanley House
- 14 Wilderness Cottage
- 15 Bodie Squash Courts

**Sites outside of existing Settlement Boundary**

- 16 Design Technology
- 17 Proximity Cottage
- 18 Netball/Tennis Courts
- 19 Faulkner's Compound
- 20 Loyd House Rux/top half of Tennis Field
- 21 Hill 2

- College
- Boarding
- Self Contained Staff Accommodation

Rev	Description	Drawn	Checked	Date

**RIBA** Chartered Practice

**squires and brown**  
architects and building surveyors

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**Bradfield College**  
Campus Development Framework

01/08/2018  
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Drawn by JCS

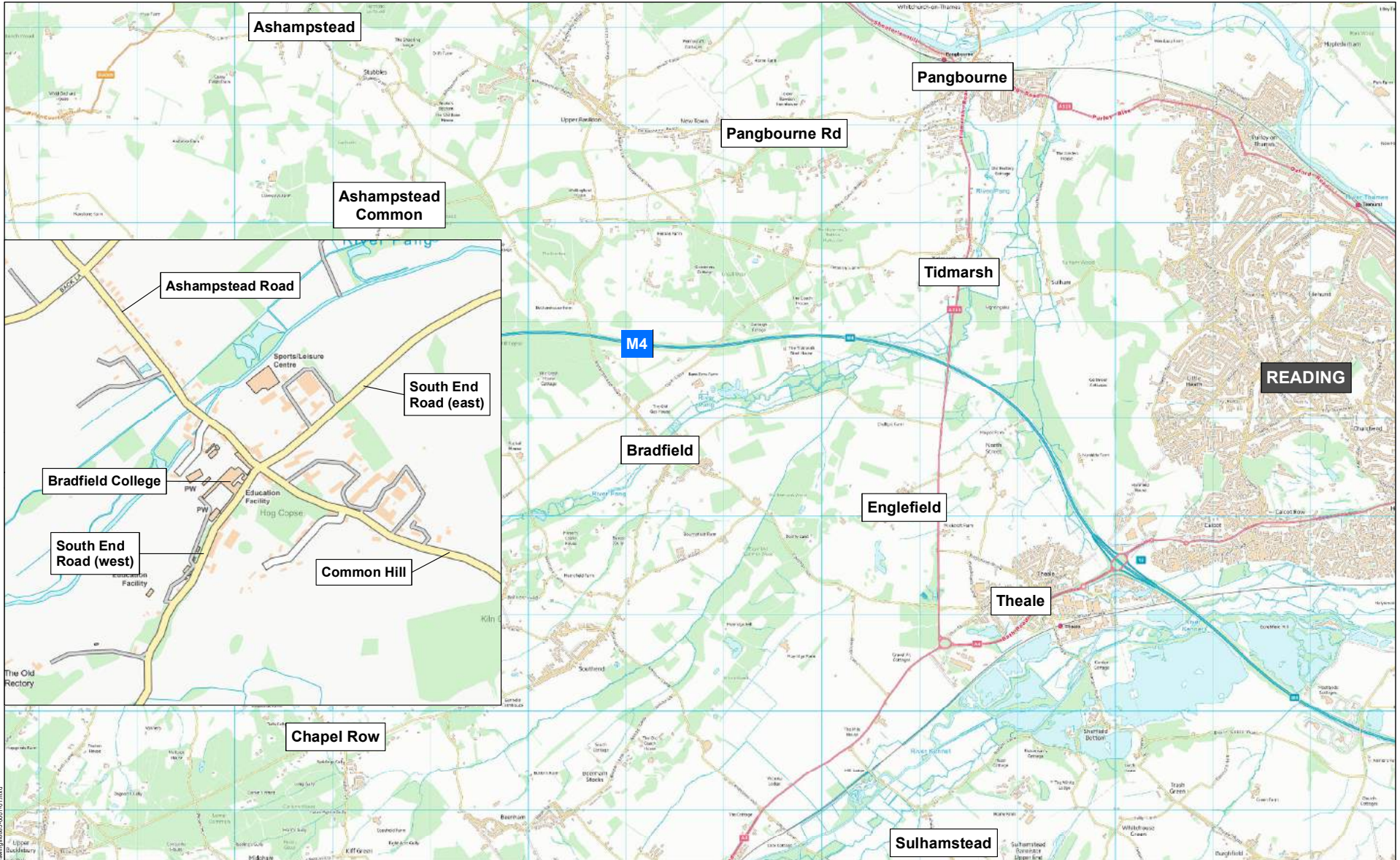
PROJECT No.	<b>Potential Sites</b>						
1582	<b>SK003</b>						Rev

- 1.34 To inform the potential development projects, the BCDF is informed by an assessment of the archaeology and heritage assets, a review of landscape and townscape characteristics and traffic and transportation issues. In preparing the BCDF, it was recognised that the Bradfield Conservation Area was not supported by an Appraisal. Accordingly, the College has commissioned an Appraisal of the Conservation Area and Management Guidelines to inform the BCDF's development proposals within the Conservation Area boundary. A comprehensive review of all buildings within the campus has also been undertaken to establish the historic and architectural importance of individual buildings, their contribution to the character of the area and their capacity to accommodate change.
- 1.35 Whilst it is recognised that areas of the College near the River Pang are liable to flooding, none of these areas are proposed for development within the BCDF. Accordingly, a flood risk assessment has not been carried out for the purposes of this BCDF, however, it is acknowledged that a flood risk assessment may be required in the future depending on future proposals.
- 1.36 In addition, the College recognises the presence of bats within several of its buildings and the protected status afforded to the species in the planning and development process. The College fully acknowledges its obligation to undertake ecology surveys, as appropriate, to inform any future planning applications, and to deliver any mitigation necessary to safeguard against harm to any protected species present on-site.
- 1.37 The following specialists have assisted in the production of the BCDF:
- Archaeology/Heritage                      Orion Heritage
  - Landscape                                      EDP
  - Traffic and Transport                      RPS
- 1.38 The specialist consultants have undertaken a comprehensive review of the whole College campus, with consideration given to the constraints and opportunities presented at the key development sites. The outcome of the baseline assessment work has informed the potential development projects across the campus as set out within Section 7. These studies are available as supporting information to the BCDF.

## 2 THE CAMPUS – LOCATION AND FUNCTIONAL ANALYSIS

- 2.1 Bradfield College campus lies at the heart of Bradfield village, a village to the east of West Berkshire District located approximately five kilometres to the west of Junction 12 of the M4 and approximately eleven kilometres west of Reading. At the centre of the village is a crossroads junction which is the primary route to Theale to the south east, Pangbourne to the north-east, Ashampstead to the north-west and Aldermaston to the south. The location of the College is shown on **Figure 3**.
- 2.2 The historic core of the College lies immediately to the north-west of Southend Road comprising a range of teaching and office accommodation including Army House, the Bursar's office, College reception, the Maths Block and the main dining hall. Arranged in a quadrangle, with open views across the Max and Major sports fields are Big School, the Warden's Room, Bloods Passage and the College Chapel. St Andrew's Church lies immediately north of the Quadrangle and in close proximity to Gray School, albeit it is physically separated from the College campus by a mature yew hedge and tree planting.
- 2.3 To the west of the Quadrangle the College grounds extend between Southend Road and the River Pang to provide extensive sports fields and a 9-hole golf course, which straddles Southend Road, extending southwards. Scattered buildings including the Stunt Pavilion, recently refurbished and restored to provide accommodation ancillary to the sports facilities. The Golf Clubhouse and indoor training facility, some residential staff accommodation, including the Old Rectory and storage and maintenance buildings to the far west of the campus.
- 2.4 To the south of Southend Road, close to the crossroads lies Crossways which serves as the Headmaster's House. To the south of Crossways and its gardens lies Hog Copse, a densely treed area which is largely unused and inaccessible by the College staff and pupils. To the west of the Copse lies the main College car park. Fronting Southend Road, beyond the car park entrance is a terrace of single storey classroom blocks built in red brick and flint. The older buildings to the east of this terrace display more ornate architectural features, including flint and stone window surrounds and pillars. Further west, later classroom blocks reflect the original design, whilst employing simpler facades. To the south (rear) of these classrooms lies the Blackburn Science Centre, completed in 2010. The built development of the College terminates on this side of Southend Road at The Moat, a single storey timber building of modern construction. The building serves as the maintenance store for the College.
- 2.5 The southern extent of the College campus is defined by staff accommodation comprising a range of bungalows and large detached houses served by a private road in an area known as Hill 2. Fronting onto the main road to Theale are squash courts, fives courts and a cricket ground.

**Figure 3: Campus Location Plan**



RPS-CO1\_TRANSPORT\_UK18885-01\_Drawing-8885-001-01.rvt

		Project:	BRADFIELD
		Title:	SITE LOCATION PLAN
Date: Jul 2017	Scale: NTS	Rev: 1	Figure No:
Drwg. No: JNY8885-01	Drawn: CR	Checked: AN	1

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- 2.6 To the north-west of the crossroads lie the boys' boarding houses of Hillside and Loyd House and some individual staff houses. This quarter of the College comprises a range of sports and performing arts facilities, including the indoor Sports Centre with swimming pool and gymnasium, squash courts, indoor and outdoor tennis courts, Music School, Old Gym and outdoor Greek Theatre, an amphitheatre constructed within a former chalk quarry.
- 2.7 To the south-west of the crossroads lies most of the College's boarding houses, comprising Stone House, Stevens House, Stanley House, Armstrong House, Palmer House, Faulkner's, House-on-the-Hill and The Close. Most of the accommodation has been extended in recent years to provide around 60 bed spaces per boarding house, with self-contained flats for tutors, matrons and housemasters/mistresses in each house. In addition to boarding houses, a second dining hall lies adjacent to Faulkner's boarding house, an outdoor basketball court lies west of Stevens House and Design and Technology classrooms lie to the west of The Close. Outdoor sports facilities extend to the east and south of the boarding facilities, providing two all-weather pitches and five netball/tennis courts. These are served by a small, basic pavilion to the north of the all-weather pitches. Individual staff houses front onto the main road and define the southern extent of this part of the campus.

### **Functional Analysis of the College**

- 2.8 The campus is subdivided by public highways which intersect at the heart of the College campus. In addition, there are a network of segregated footpaths through the College grounds providing access to all College facilities.
- 2.9 Most of the academic buildings are located to the west of the College campus, north or south of Southend Road. Many pastoral and sports facilities are located to the east of the crossroads. However, the topography of the campus and the steep incline up to the sports facilities around Faulkner's, creates a sense of disaggregation between the sports centre/tennis centre to the north and the all-weather pitches and courts to the south. The all-weather pitches are frequently used to host inter-school tournaments, however, the only changing facilities are located at the Sports Centre to the south, creating a less than convenient arrangement for visiting teams, competing pupils and spectators.
- 2.10 Similarly, the zoning of boarding houses works well, however, the existing Medical Centre is located along Ashampstead Road, north of the main College campus and detached from the boarding facilities and is too small to accommodate counsellors and office space for matrons, who are currently based in various locations across the campus.
- 2.11 The existing central library occupies a former classroom building to the south of Southend Road and was created when the College was considerably smaller. Higher pupil numbers have led to an

increased demand for study spaces outside of formal lessons. In addition, changes in curriculum along with teaching and learning patterns have led to demand for a greater range of supported study spaces.

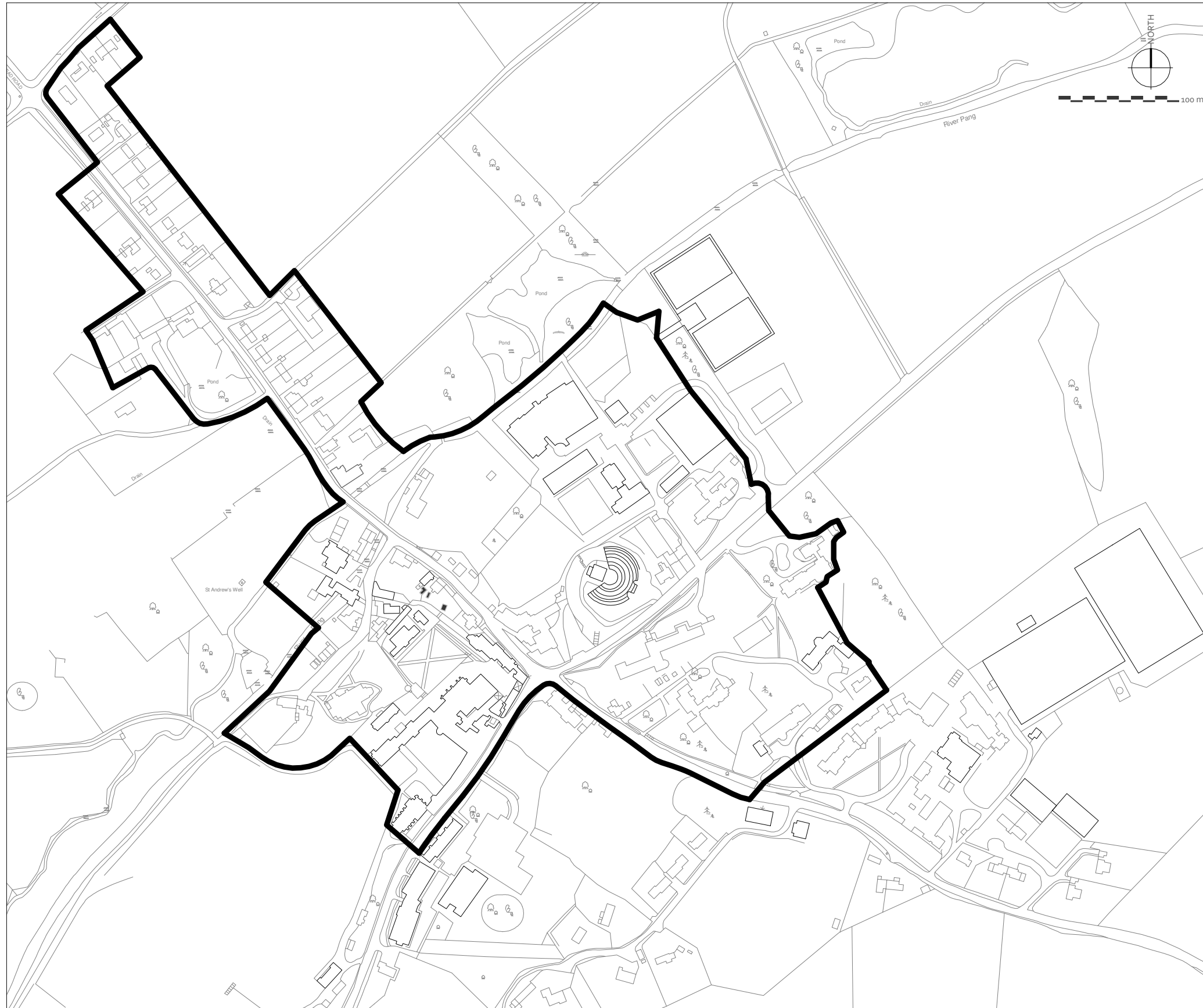
- 2.12 The College therefore has a need for a larger learning centre which offers different types of study spaces, including individual silent study desks, group study areas and spaces where pupils can be encouraged to learn in more creative ways with support available to pupils when they need it, rather than in their bedrooms. There is a particular need for such spaces for use by sixth form pupils whose courses expect a higher level of self-study.



### 3 CURRENT AND EMERGING PLANNING POLICY

- 3.1 The statutory Development Plan for West Berkshire is the primary consideration for all planning decisions within the District, unless material considerations indicate otherwise. At the time of writing, the statutory Development Plan of relevance to proposals at Bradfield College comprises:
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) as amended in July 2012 and May 2017;
  - Core Strategy Development Plan Document (2006-2026) adopted July 2012; and
  - Housing Site Allocations Development Plan Document adopted May 2017.
- 3.2 The BCDF serves as a material consideration in the determination of all relevant planning applications. The BCDF has been prepared in accordance with the adopted Development Plan and where relevant, outlines the rationale and need for new College development, in accordance with Policy ENV27 (see below).
- 3.3 The West Berkshire Local Plan (Policy C1) defines the settlement boundary for Bradfield, within which development, including residential and educational development, is permissible in principle. The settlement boundary of Bradfield extends to include large areas of the built campus. However, some areas, including Faulkner's Green and the surrounding sports facilities and boarding houses lie outside the settlement boundary. Similarly, Crossways, the main College car park and the Blackburn Science Centre lie beyond the defined settlement boundary. The settlement boundary is defined on **Figure 4** below.

**Figure 4: Bradfield Settlement Boundary**




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# LEGEND

 Existing Settlement Boundary

Rev	Description	Drawn	Checked	Date
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**Bradfield College**  
 Campus Development Framework

07/02/19  
 1:3250 @ A3  
 Drawn by PL

PROJECT No.	Existing Settlement Boundary	Rev
1582	<b>SK011</b>	

3.4 The following policies of the Development Plan are of relevance to development at Bradfield College:

**West Berkshire District Local Plan**

3.5 Policy ENV27 relates to the development of educational and related development on existing school sites located entirely or partially within the open countryside, as defined by the Local Plan.

3.6 As outlined above, part of Bradfield College's campus lies outside the settlement boundary. Accordingly, the provisions of Policy ENV27 apply to any development proposals relating to these areas of the campus.

3.7 The policy permits new development subject to the following criteria:

- It can be demonstrated to the satisfaction of the Council that such development is necessary to meet the reasonable needs and operational requirements of existing educational and institutional establishments; and
- There are no existing buildings or accommodation within the site or in proximity that might reasonably be used; and
- It is reasonable in proportion to the size and nature of the existing establishment; and
- It is well designed and constructed of appropriate materials, is located close to or within an existing group of buildings and is not inappropriate or intrusive in its setting; and
- It is not harmful to or would not result in any significant loss of open space areas, landscape or habitat features found within the site or impact unduly on the amenities of adjoining residential or other properties; and
- It makes provision for landscape enhancement within or adjoining the site where this would help to screen and integrate the new development into its rural surroundings; and
- It would not generate traffic of a type or amount prejudicial to highway safety or the amenity of the area.
- In general terms the scale and balance of development (existing and proposed) should be in keeping with the existing nature and character of the site and not harm its rural location and setting.

## West Berkshire Core Strategy

- 3.8 The following policies of the Core Strategy are relevant to Bradfield College:
- 3.9 **Area Delivery Policy 1 (Spatial Strategy):** sets out the spatial strategy for the district, outlining that development will follow the existing settlement pattern, with the majority of development taking place on previously developed land. It outlines that the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings. The policy sets out a settlement hierarchy and highlights that in smaller settlements with settlement boundaries (not within the settlement hierarchy) only limited infill development will be permitted subject to the character and form of the settlement, whilst in the open countryside only appropriate limited development will be allowed, focussing on addressing identified needs and maintaining a strong rural economy.
- 3.10 **Area Delivery Policy 5 (North Wessex Downs AONB):** serves to ensure development conserves and enhances the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland. Development proposals should respond positively to the local context, and respect identified landscape features and components of natural beauty. The policy states the conservation and enhancement of the natural beauty of the landscape will be the paramount consideration in assessing sites for development.
- 3.11 The Core Strategy focuses on conservation of the AONB with low impact leisure and green tourism activities to help sustain vibrant and balanced rural communities (paragraph 4.37). Appropriate sustainable growth is planned for the AONB throughout the plan period to support local communities and the rural economy. The Core Strategy recognises that small-scale development will be required to meet local needs, support the rural economy and sustain local facilities.
- 3.12 **Policy CS13 (Transport):** requires new development which generates a transport impact to reduce the need to travel, improve and promote opportunities for healthy and safe travel, improve travel choice, demonstrate good access to key services and facilities, minimise the impact of all forms of travel on the environment and the local transport network and prepare Transport Assessments/Statements and Travel Plans to support planning proposals.
- 3.13 **Policy CS14 (Design Principles):** requires new development to demonstrate a high quality and sustainable design that respects and enhances the character and appearance of the area. Good design applies not only to the appearance of a development but the way it functions. The design and layout should be informed by the wider context having regard to the immediate area and wider locality.

- 3.14 **Policy CS15 (Sustainable Construction and Energy Efficiency):** requires new development to meet minimum standards of sustainable construction. Major development is expected to achieve minimum reductions in total CO<sub>2</sub> emissions from renewable energy or low/zero carbon energy generation. Policy provisions relating to the Code for Sustainable Homes are superseded by the Ministerial Statement by the Secretary of State for Communities and Local Government, dated 25 March 2015.
- 3.15 **Policy CS16 (Flooding):** applies the sequential approach within areas of flood risk from any source of flooding, in accordance with the NPPF. The policy explains where proposed development will need to be accompanied by a Flood Risk Assessment, including sites of 1 hectare or more in Flood Zone 1 and any sites in Flood Zones 2 and 3. Development will only be permitted where it is demonstrated through the sequential test and exception test (where required), that the benefit to the community outweighs the risk of flooding and it would not have an adverse impact upon the storage of floodwater or flows of flood water and appropriate measures to manage flood risk can be implemented. On all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods, providing attenuation to greenfield run-off rates and volumes and provide other benefits where possible, such as biodiversity, water quality and amenity.
- 3.16 **Policy CS17 (Biodiversity and Geodiversity):** seeks to conserve and enhance biodiversity and geodiversity assets across West Berkshire. Habitat designated or proposed for designation at an international or national level or which support protected, rare or endangered species, will be protected or enhanced. The degree of protection will be appropriate to the status of the site or species in terms of its international or national importance. Development which may harm such habitat or species will only be permitted where there are no reasonable alternatives and the social or economic benefits demonstrably outweigh the need to safeguard the site or species and adequate compensation and mitigation are provided. All new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and Berkshire Local Geodiversity Action Plan.
- 3.17 **Policy CS18 (Green Infrastructure):** protects and enhances the District's green infrastructure. New developments will make provision for high quality and multifunctional open spaces. Developments resulting in the loss of green infrastructure or harm to its use or enjoyment will not be permitted.
- 3.18 **Policy CS19 (Historic Environment and Landscape Character)** protects the historic environment and landscape character. It requires consideration to be given to the natural, cultural and functional components of the landscape character as a whole. Particular regard should be given to the sensitivity of the area to change, ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

## Housing Site Allocations DPD

- 3.19 **Policy C1** provides a presumption in favour of residential development and redevelopment within the settlement boundaries, including that of Bradfield. The policy also clarifies that there is a presumption against new residential development outside the settlement boundaries, except for rural exception housing schemes, conversion of redundant buildings, rural workers' housing, extension to or replacement of existing residential units. All proposals need to satisfy the other policies in this section of the DPD.
- 3.20 **Policy C3** prescribes the design of new housing must have regard to the impact individually and collectively on the landscape character of the area and its sensitivity to change. Development should be designed having regard to the character of the area in which it is located taking account of the local settlement and building character. It should also have regard to 'Quality Design' – West Berkshire Supplementary Planning Document, Conservation Area Appraisals and community planning documents such as Parish Plans and Village Design Statements, the design principles set out in the North Wessex Downs AONB Management Plan and on the rural environment.
- 3.21 **Policy C6** permits extensions to existing dwellings within the countryside, subject to:
- The scale of the enlargement being subservient to the original dwelling and designed to be in character with the existing dwelling; and
  - It having no adverse impact on the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
  - The use of materials is appropriate within the local architectural context; and
  - There is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.
- 3.22 **Policy C7** permits the replacement of existing dwellings providing that:
- The existing dwelling is not subject to a condition limiting its use;
  - The replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and does not have an adverse impact on the rural area, heritage assets or wider landscape;
  - There is no extension of the existing curtilage, unless required for parking or amenity purposes;

- Where the existing dwelling forms part of an agricultural, equestrian or other commercial rural enterprise and is an essential part of that enterprise, the replacement dwelling must continue to perform the same function; and
- The impact on any protected species is assessed and measures proposed to mitigate such impacts.

3.23 The Adopted Development Plan will be superseded in due course by the West Berkshire Local Plan Review to 2036. The BCDF may be reviewed in light of the adoption of the Local Plan Review, in due course.



## 4 LANDSCAPE CHARACTER

- 4.1 The following is a summary of a landscape study undertaken by EDP on behalf of the College, prepared to inform this BCDF. It is a supporting document that should be read alongside this BCDF. The document can be found **here**.

### Landscape Planning Policy Context

- 4.2 When considering change in any environment, it is essential to understand how any potential landscape and visual changes arising from development fits into to the planning context against which the development is to be tested for its acceptability.
- 4.3 This is both at a national and local level, meaning that for Bradfield College the National Planning Policy Framework (the NPPF) and the West Berkshire Council Core Strategy Development Plan Document (Adopted July 2012) (the Local Plan) are relevant to this BCDF, along with the North Wessex Downs AONB Management Plan<sup>4</sup>.
- 4.4 The NPPF includes planning policies and guidance requiring developments to respond to the natural environment and landscape character, integrating the development into its local surroundings. For a historic settlement such as Bradfield, which contains a large conservation area (in relation to the village), and which is washed over by the AONB, this consideration has added emphasis.
- 4.5 National level designations, such as the AONB (within which the site and village lies), are covered in paragraph 172 of the NPPF (February 2019), where it states that:

***“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas and should be given great weight in National Parks and the Broads”.***

- 4.6 Policy ADPP5 (North Wessex Downs AONB) of the Core Strategy echoes this approach by stating
- “the conservation and enhancement of the natural beauty of the landscape will be the paramount consideration in assessing these sites.”***
- 4.7 The policy also highlights that development proposals should conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies.

<sup>4</sup> <http://www.northwessexdowns.org.uk/publications-resources/aonb-management-plan.html>

## Landscape Character Context

4.8 The village of Bradfield is covered by a range of Landscape Character Assessments (LCAs). At a national level Bradfield is within the Thames Basin Heaths NCA (NCA 129), and the description ***“Further from London, in the west, the settlement pattern is a mix of dispersed hamlets, farmsteads and houses interspersed with villages, many of medieval Origin”*** accords well with the context of the village.

4.9 At a finer grain, the village lies within the North Wessex Downs AONB: Integrated Landscape Character Assessment (March, 2002), and is identified as falling right on the boundary between LCAs ‘7D Pang Valley’ (sub area of ‘Landscape Type 7 River Valleys’) and ‘8A Hermitage Wooded Commons (sub area of ‘Landscape Type 8 Lowland Mosaic’), with the boundary formed by the road which runs broadly north-south through the village. These are described as follows:

***“14.63. The River Pang flows within an open shallow valley, a landform that is less distinctive than the more incised valleys of the Bourne and Lambourn. It has a very varied character along its course with diverse vegetation cover, varying from open arable to enclosed and wooded. In its upper course the valley contains large arable fields descending from the surrounding downland, with a narrow arable-dominated valley floor.”***

***“15.21. The Hermitage Wooded Commons character area is distinctive for its varied geological pattern of clays, silts, sands and gravels, which result in the nutrient poor soils that dominate the area. The landform forms a broad lowland plateau dissected by the River Pang.***

***15.22. The landcover, reflecting the diverse geology, is highly variable with an intricate mosaic of woodland, pasture and small areas of remnant heathland. More open areas of arable land can be found locally across the area, notably, on the slopes dropping towards the Pang Valley and to the south-east near Beenham.”***

4.10 Whilst these descriptions are broadly characteristic of the village and surrounding area, it is the even finer grain of the village that is more pertinent to this BCDF. On this basis, the Bradfield College campus can be split into several ‘landscape character zones’ (LCZs), each with defining characteristics which set them apart from other areas, namely:

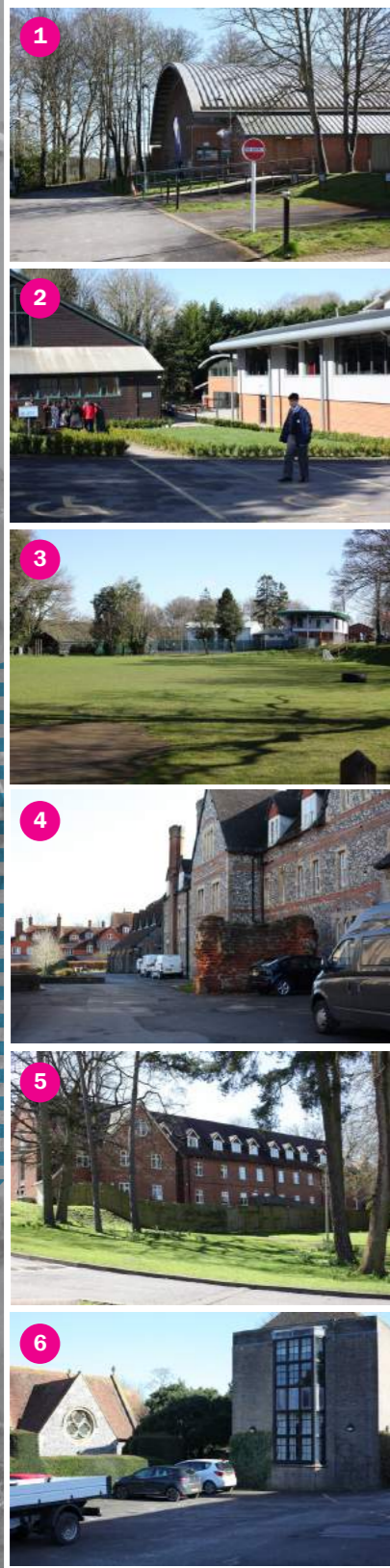
- LCZ1 – Formal Sports Valley
- LCZ2 – Central Historic Core

- LCZ3 – Built Core Countryside Interface
- LCZ4 – High Ground Sports Interface
- LCZ5 – Elevated Built Core
- LCZ6 – Sports Interface – Valley
- LCZ7 – Sports and Arts Core
- LCZ8 – Central Wooded Built Core
- LCZ9 - Woodland

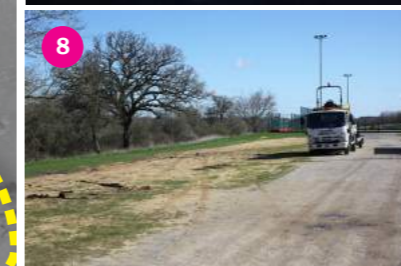
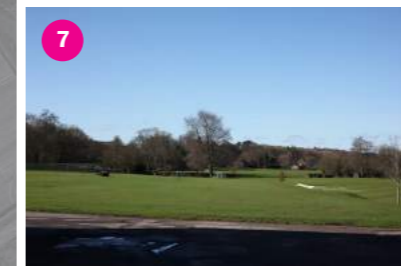
These are set out in more detail within the accompanying Landscape Planning Context. For each LCZ (illustrated on **Figure 5**), the landscape and built form are considered, and key points noted, and where these LCZs contain 'potential development sites' this is also noted.

**Figure 5: Landscape Character Zones and Potential Development Sites**

Key buildings within Bradfield College Campus as noted on plan



Key buildings within Bradfield College Campus as noted on plan, and wider College Masterplan



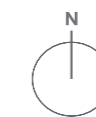
Landscape Character Zone Boundaries

**Landscape Character Zones**

- LCZ1: Formal Sports - Valley
- LCZ2: Central Historic Core
- LCZ3: Built Core Countryside Interface
- LCZ4: High Ground Sports Interface
- LCZ5: Elevated Built Core
- LCZ6: Sports Interface - Valley
- LCZ7: Sports and Arts Core
- LCZ8: Central Wooded Built Core
- LCZ9: Woodland

**Potential Development Sites**

- A: St Andrew's Church and Big School
- B: Existing maths building
- C: Performing Arts hub
- D: All Weather Pitch area - New Pavilion and rifle range
- E: Wellness (medical) centre on Wilderness Cottage site
- F: New boarding house at existing Design and Technology building
- G: New classroom block at The Moat



client  
**Bradfield College**

project title  
**Bradfield College Development Framework**

drawing title  
**Landscape Character Zones and Potential Development Sites**

date 06 FEBRUARY 2019 drawn by LB  
drawing number edp4717\_d002a checked CJM  
scale Not to scale QA JTF



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## 5 HERITAGE ASSESSMENT

- 5.1 Bradfield College contains several listed and non-designated heritage assets. These features are recognised by the designation of the Bradfield Conservation Area which covers most of the built development within the campus. Despite its designation in 1971, the Conservation Area does not benefit from a Conservation Area Appraisal to define the buildings, structures and features which contribute positively to the Conservation Area.
- 5.2 To inform this BCDF and future planning decisions within and immediately adjacent to the Conservation Area, Bradfield College has commissioned Orion Heritage to produce a Bradfield Conservation Area Baseline Appraisal and Management Guidelines<sup>5</sup>.
- 5.3 The Conservation Area Appraisal provides a detailed history of the College and other development within the Conservation Area, detailing growth from the mid-19<sup>th</sup> century through to the present day. The Appraisal identifies distinct character zones within the Conservation Areas and identifies the specific characteristics and notable features of each zone. These character zones have been used to help inform the specific potential development projects outlined in Section 7 of this BCDF. A detailed record of all listed buildings and non-designated heritage assets is provided alongside a Statement of Significance, which identifies those buildings which make a positive contribution towards the Conservation Area. A summary of these findings is outlined within this chapter for ease of reference. The full document can be found **here**.

### ***Summary***

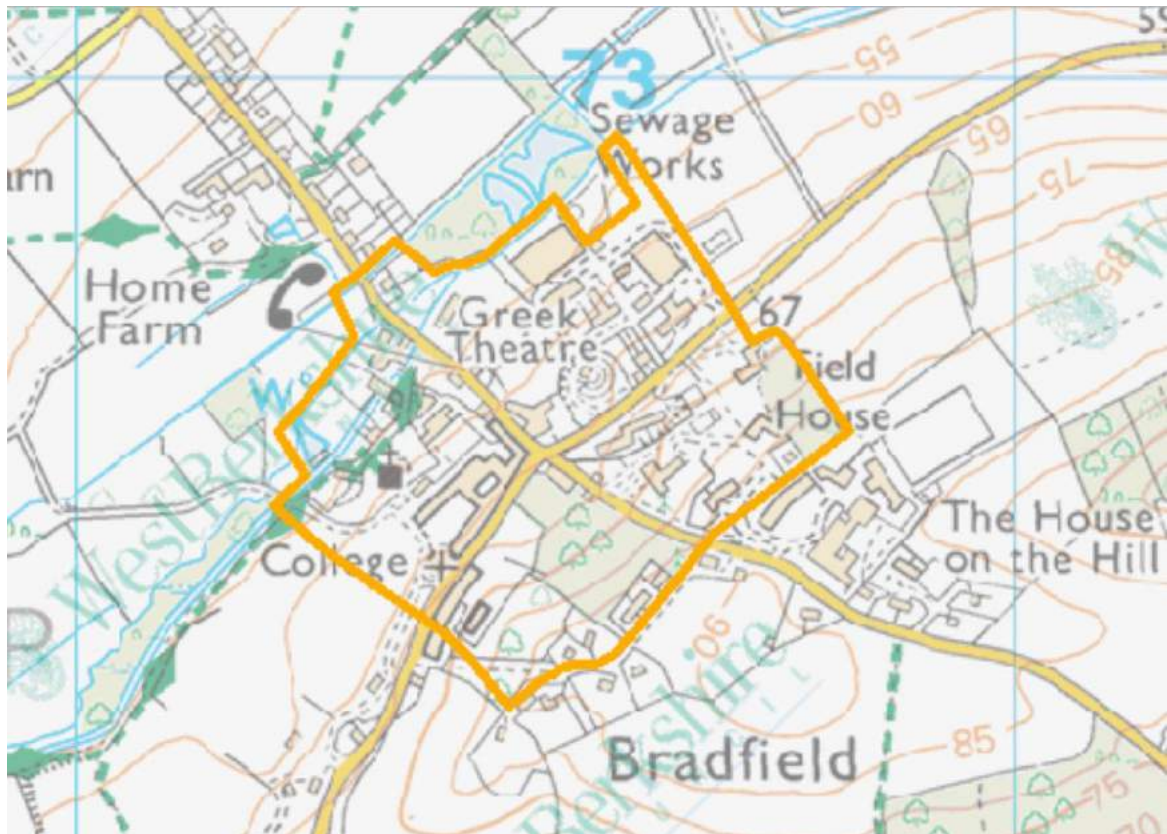
- 5.4 The Bradfield Conservation Area Baseline Appraisal summarises the history of Bradfield College and the wider historic village and outlines the physical changes that have occurred over time. It also assesses the character and significance of the existing Conservation Area designation and includes an audit of heritage assets within the existing boundary. It concludes with an assessment of the management implications that arise and relevant policy recommendations regarding future works.
- 5.5 The Conservation Area Appraisal broadly follows the format of the Historic England guidelines for the designation, appraisal and management of conservation areas, which are set out in Conservation Area Designation, Appraisal and Management – Historic England Advice Note 1 (February 2016).

<sup>5</sup> St Andrew's College, Bradfield: Bradfield Conservation Area Baseline Appraisal and Management Guidelines, Orion Heritage (June 2019) V5.2

### ***The Significance of Bradfield Conservation Area***

- 5.6 The Bradfield Conservation Area has important historical significance. The oldest buildings include prominent landmark buildings dating from the mid-late 19th century, such as Dining Hall (1856), Big School (1872) and the College Chapel (1892-93). To the north-west of the Conservation Area the buildings take on a more residential character, with the focal point being St Andrew's Church which is an important landmark building.

**Figure 6 – Bradfield Conservation Area**



**Source: West Berkshire Core Strategy (Adopted 2012)** (Crown Copyright 2017: West Berkshire District Council 0100024151)

- 5.7 The Bradfield Conservation Area has architectural significance as an area with a wide range of important building types dating mainly from the 19th century to the early 20th century. These include prominent educational buildings, more intimately scaled current and former residential buildings and a few former industrial buildings such as the historic Corn Mill. It comprises several character zones each having distinctive attributes and qualities that contribute to the general character of each and the wider Conservation Area.

- 5.8 The predominant building type dates from the mid-late 19th and early 20th centuries. Other architectural periods, such as the Interwar and Post-war periods, are also represented.
- 5.9 The landmark educational buildings were built to the designs of notable architects of their day. These include George Gilbert Scott who was responsible for some of the College's early buildings including the Dining Hall. He is widely recognised as the leading architect of the Gothic Revival during the 19th century and is responsible for the Albert Memorial (1863-72) and the Midland Grand Hotel (circa 1872 and later the St. Pancras Hotel). The Rev. Thomas Stevens was founder of Bradfield College and chief designer of the College's early buildings. Other architects included John Oldrid Scott who was responsible for the College's Big School and Library and the College Chapel. Bertram Clough Williams-Ellis designed several houses at Bradfield College in the mid-1920s, such as the Headmaster's House (1926). He is better known for designing the Italianate village of Portmeirion, Wales.
- 5.10 The Bradfield Conservation Area has cultural landscape significance as an important area of rural landscape quality interspersed with development. The Quadrangle green is one of the more notable areas of open space, unimpeded by development, that contributes to the historic buildings that surround it on three sides. Notable views of this space include those from the playing fields to the southwest. Similarly, the Fountain Landscaped Garden contributes to the setting of those buildings located on the north-west side of the Quadrangle including the Dining Hall and E Building<sup>6</sup>.

### ***Listed Buildings***

- 5.11 Statutory listing protects a building in its entirety (both externally and internally) by law. It also includes any object or structure fixed to the building, as well as any freestanding objects or structures, which lie within the curtilage of the building and were constructed before 1 July 1948.
- 5.12 Detailed list descriptions for each of the buildings listed are available via the National Heritage List England (NHLE), which is managed by Historic England. The listed buildings located within the Conservation Area are identified in Table 2 of the Conservation Area Appraisal (reproduced at **Figure 7** below). Within the Conservation Area there are a number of notable unlisted buildings and structures, which make a positive contribution to its character and appearance, these are also set out within the Conservation Area Appraisal. **Figure 8** identifies the location of listed buildings and buildings which make a positive contribution to the Conservation Area.

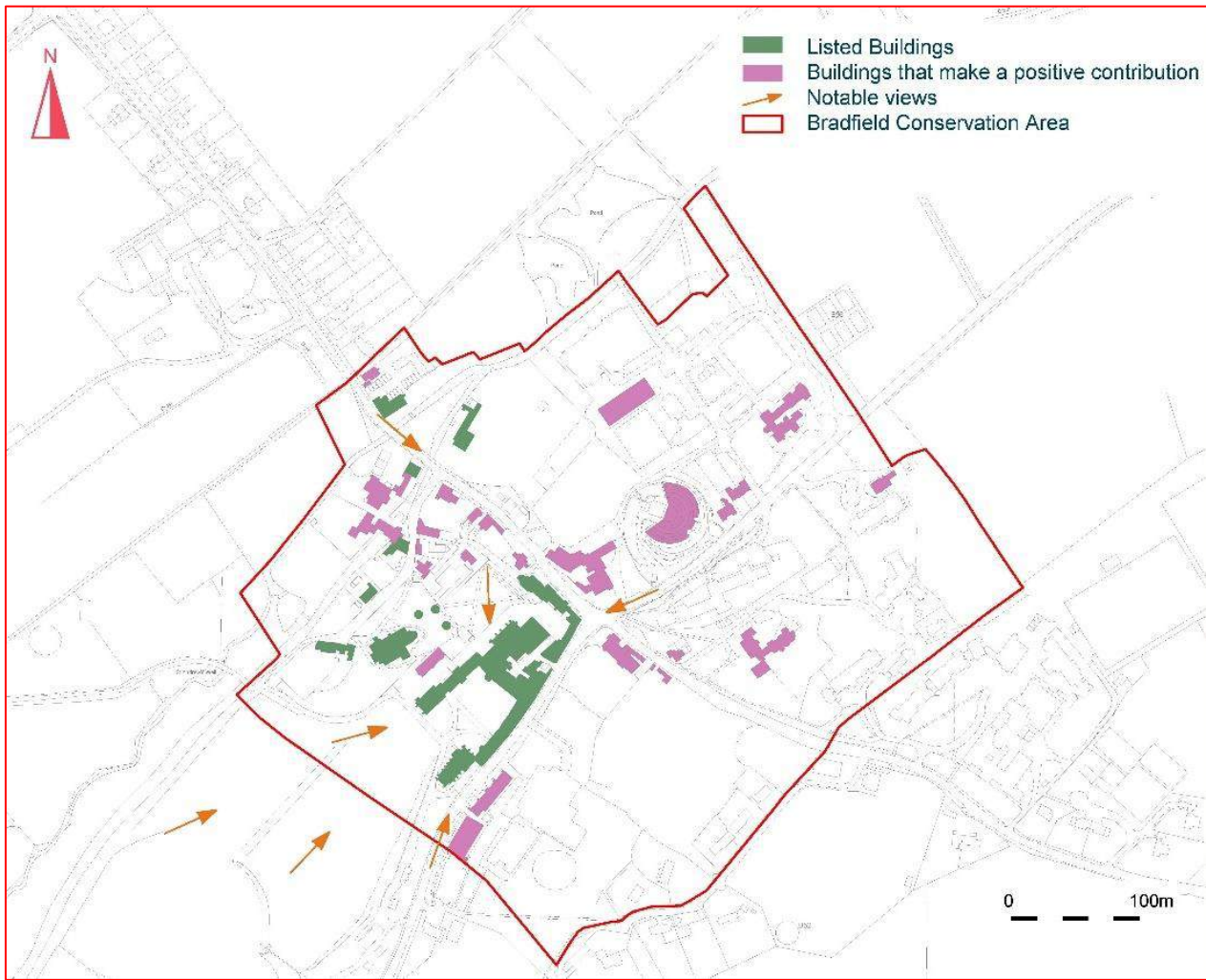
<sup>6</sup> E Building comprises the building between Snake Door and Big School



**Figure 7 – Listed Buildings**

<b>Name</b>	<b>List Entry Number</b>	<b>Grade</b>
Gatehouse and Bursar's office	1212415	II
Army House	1289643	II
Dining Hall	1212323	II
Linking Corridor and Dormitories adjoining Dining Hall to SW	1289547	II
B & C Houses	1289482	II
E House adjoining Big School to southwest	1212411	II
Wall approximately 1 metre to south of E House	1289582	II
Churchyard Wall and Tower approximately 12 metres to south and 25 metres to east of St Andrew's Church	1212322	II
Stevens Obelisk approximately 30 metres to east of north aisle Chapel of St Andrew's Church	1212321	II
Wilson Tomb approximately 16 metres to east of North Aisle Chapel of St Andrew's Church	1289581	II
St Andrew's Church	1289580	II*
Church Cottage (not in Bradfield College ownership)	1212315	II
Cray Cottage (not in Bradfield College ownership)	1289577	II
Church View (Nos. 54, 55 and 56)	1212316	II
The Mill House	1212319	II
The Village House (not in Bradfield College ownership)	1212217	II
Bridge House	1289609	II
Riverside Cottages (not in Bradfield College ownership)	1212216	II

**Figure 8: Listed Buildings and Buildings which make a Positive Contribution to the Conservation Area**



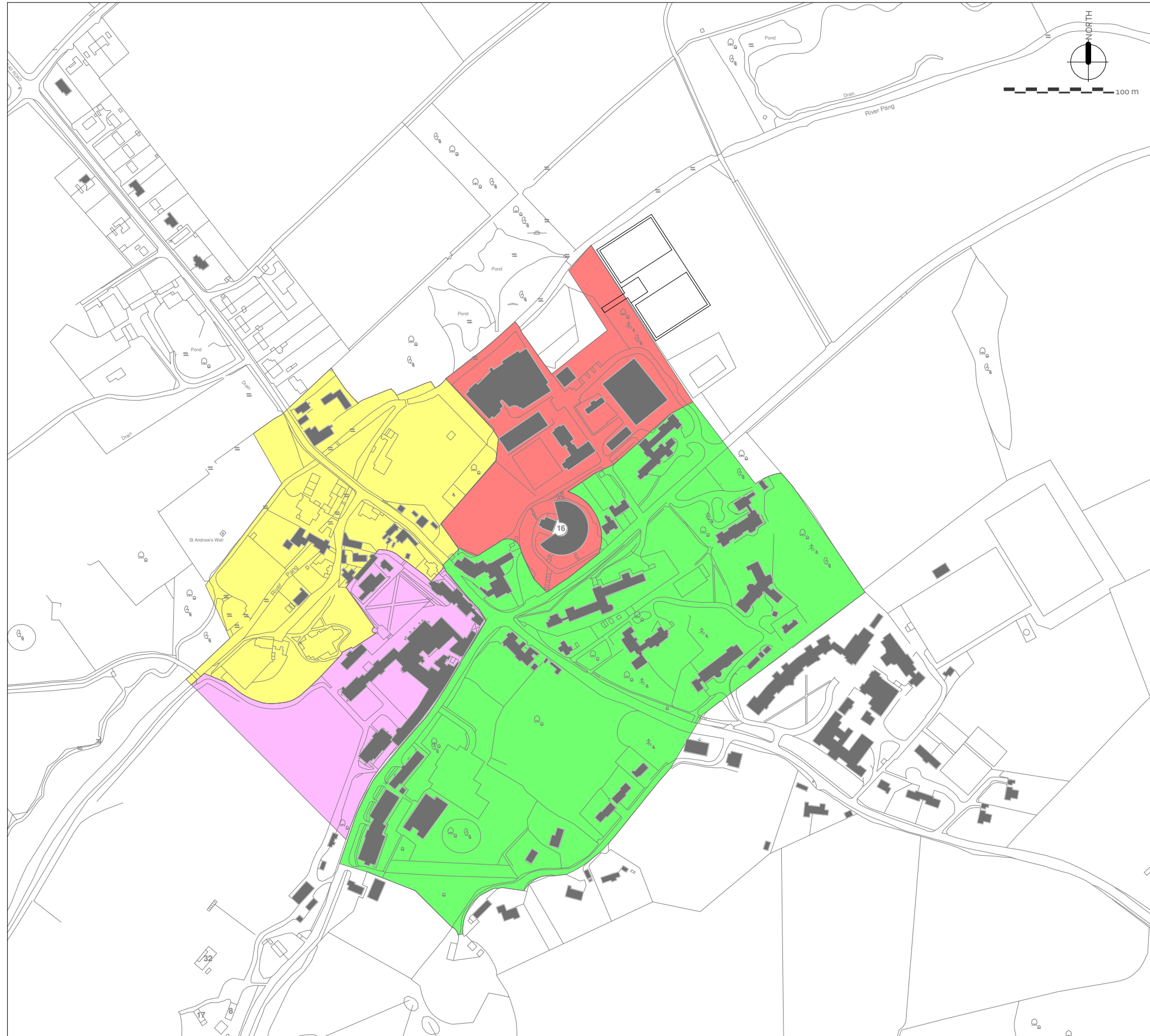
### ***Character Zones of Conservation Area***

5.13 The Bradfield Conservation Area comprises four character zones (See **Figure 9**), which have distinctive attributes that contribute to the general character of the wider Conservation Area.

- The Village Core Character Zone
- The Greek Theatre Character Zone
- The Hill Character Zone
- The Quadrangle Character Zone

5.14 A brief overview of each character zone is outlined below.

**Figure 9: Conservation Area Character Zones**



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## LEGEND

- The Greek Theatre
- The Hill
- The Quadrangle
- The Village Core

Rev	Description	Drawn	Checked	Date
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<h3>Bradfield College</h3> <h4>Campus Development Framework</h4>	02/07/19 1:3250 @ A3	Drawn by PL	PROJECT No. <b>1582</b>	Conservation Area Character Zones <b>SK012</b>	Rev
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### ***The Village Core***

- 5.15 The Village Core Character Zone comprises an area in the north-west part of the Conservation Area. The Character Zone captures mainly the early village buildings including the Grade II\* listed St Andrew's Church and the Grade II listed Riverside Cottages, The Mill House, Church View Cottages, Church Cottage and Cray Cottage. The predominant building type within the Character Zone are those dating from the 18th and 19th centuries, with the numerous cottage style buildings along Church View and its approach adding a distinctly residential character to this part of the Conservation Area. The former Corn Mill (part of existing Art Department) differs in that it is of a larger scale and, with the adjoining waterway, makes a positive contribution to this part of the Conservation Area. St Andrew's Church is an important landmark building providing a focal point within this Character Zone. To the east side of Ashampstead Road, the Grade II listed Village House is a substantial building set in extensive grounds. Bridge House (Grade II listed) sits to the north-west and its distinctive quality (including those two buildings to its immediate north) provides a gateway to the northern edge of the Conservation Area.
- 5.16 Other notable buildings include the Glasshouse 1 Building and Mill House Cottage, both of which make a positive contribution to this part of the Conservation Area. The former School Building (now part of the Art Department), while unlisted is also notable with its distinctive gable a notable feature.
- 5.17 The Character Zone includes several areas of open space, namely St Andrew's Churchyard, the waterway associated with the former Corn Mill (now part of Art School) and the extensive garden to the Village House.

### ***The Greek Theatre***

- 5.18 The Greek Theatre Character Zone comprises the circa 1890 Greek Theatre amphitheatre and a number of mainly sports-related buildings located to the north and east. Within the Character Zone, the predominant building phase is post-war, with only three buildings and structures predating this architectural period. The Greek Theatre sunken amphitheatre (1890), while not overly prominent visually is a distinctive feature and contributes positively to this part of the Conservation Area. Similarly, the circa 1933 Gymnasium provides an important historic reference to the early development of this part of the Conservation Area and, while not currently in use as a sporting facility, its utilitarian nature contributes positively. The third historic building, the Pinewood Cottages likely dates from the Interwar period but, while the roof form is distinctive, it lacks any discernible architectural quality.
- 5.19 The post-war buildings within this Character Zone are more recent and include the Sports Complex (1994), the Tennis Centre (2000) and the Music School (remodelled and added to circa 2004). The

areas of open space include the communal outdoor space to the north-west of the Greek Theatre and tennis and netball courts adjoining the Music School and 1933 Gymnasium. The Sports Complex car park and clay tennis courts are located outside the existing Conservation Area designation.

### **The Hill**

- 5.20 The Hill Character Zone comprises the southern part of the Conservation Area. The Character Zone includes large areas of open space and densely vegetated areas such as Hog Copse, with the predominant building type being that from the post-war architectural period. There are no listed buildings within this Character Zone but there are a number of notable buildings that make a positive contribution including Bryn Cottage (circa 1900s), Crossways (mid-19th century with some earlier fabric and later additions), the Garrett Library (1900), Hillside (1878 with late 19th century additions), Former Science Schools<sup>7</sup> (1911-12 with additions), Loyd House (1889 with post-war additions), Stanley House (formerly The Close – late 19th century with Interwar and post-war additions) and Stevens House (circa 1900s with post-war additions). These buildings are largely associated the early expansion of the College in the later part of the 19th century and into the early 20th century. Notable features include prominent gables with steeply pitched roof forms, ornate chimney stacks with buildings in a predominantly red brick.
- 5.21 Post-war buildings include Armstrong House (early 1990s), Stone House (circa 1980s), Palmer House (late 1980s/early 1990s), a substantial addition to Stevens House and the Blackburn Science Centre (2010).
- 5.22 The Hill Character Zone has a higher degree of tree coverage than the other character zones, with the approach to the eastern part of the Conservation Area screened by trees, thereby impeding views of the landmark buildings located within the Quadrangle Character Zone to the south-west.
- 5.23 To the south-east of the existing Conservation Area designation a number of notable historic buildings survive. These include the House-on-the-Hill (early part dating from 1899) and the 'G' Housemasters house adjoining it (1927).

<sup>7</sup> Now used as Modern Languages, History and History of Art classrooms

### ***The Quadrangle***

- 5.24 The Quadrangle Character Zone comprises an area in the south-west of the Conservation Area. The Character Zone includes the historic landmark educational buildings around the Quadrangle, the Fountain Landscaped Garden, and the northern part of the playing fields to the south-west. The predominant building type within the Character Zone are those dating from the 19th century. These include the listed buildings around the Quadrangle, Army House (circa 1866) the Dining Hall (circa 1856) and the Gatehouse and Bursar's office. Other buildings of note include the unlisted Armoury Building (1888) and the circa 1930 Gray Memorial Classrooms (existing Business Studies, Economics and Politics building), which both make a positive contribution to this part of the Conservation Area and are associated with the early expansion of the College beyond the Quadrangle.
- 5.25 In terms of open space, the lawn within the Quadrangle is undeveloped and important to the setting of the Quadrangle buildings. The playing fields to the south also provide largely unimpeded views of the Quadrangle and St Andrew's Church and their open nature contributes to the landscape setting of both. While only the northern part of the playing fields is located within the existing Conservation Area designation, those to the south also contribute positively to the setting of the listed buildings mentioned and the wider Conservation Area. This area includes the existing Stunt Pavilion (former circa 1896 Cricket Pavilion), which while not located within the existing Conservation Area designation is a building of merit as identified in this appraisal.
- 5.26 More recent later 20th century development includes the Maths School (circa 1975) and some single-storey additions to the north face of Army House which have limited or no heritage value.



## 6 TRANSPORT

6.1 The following is a summary of the study undertaken by RPS Group to assess the current patterns of movement and availability of parking within the campus. This initial Transport Appraisal has been prepared to inform this BCDF. It is a supporting document and should be read alongside this BCDF. The document can be found **here**. All projects will be subject to updated studies, as appropriate.

6.2 The study identifies the potential to improve the safety of pupils, staff and visitors to the College campus, through the introduction of new and/or improved pedestrian routes, traffic calming measures, improved vehicular access and well-located car parking. The finer details, if requiring planning permission either on its own or in connection with one of the identified projects, will need approval by the Council's Highways Authority.

### **College Travel Patterns.**

6.3 Bradfield College has a current capacity of approximately 800 pupils, of which 90% are full-time boarders and 10% are day pupils.

6.4 The College employs around 200 academic staff and 325 support staff. Approximately 50% of the academic staff live on-site, whilst only 16 support staff currently live on-site, mainly house matrons. Car parking for Bradfield College is dispersed around the site in designated car parks and on an ad hoc basis.

6.5 Overall the campus has 366 formal parking bays inclusive of 22 disabled spaces, which increases to 438 if 72 spaces around the all-weather pitch are included. In addition, a further 513 informal bays are used around the campus, delivering a total of 951 parking bays.

### **Transport Policy Context**

6.6 When considering transport and pedestrian movements across the College site it is important to understand the planning policy context against which the development is to be tested for its acceptability. The Transport Appraisal sets out the national and local policy context.

6.7 The National Planning Policy Framework (NPPF) (Chapter 9) seeks to promote sustainable transport. The Planning Practice Guidance (PPG) provides advice on when Travel Plans, Transport Assessments and Statements are required, and what they should contain. West Berkshire Council's Core Strategy, Local Plan, Local Transport Plan (2011-2026), and Housing Site Allocations Development Plan Document are relevant to Bradfield College.

## **Key Principles of Development: Parking and Access**

- 6.8 The parking survey has highlighted issues with the capacity of the Science Centre (visitor) car park, the use of parking areas and the unsafe use of some undesignated parking areas. The BCDF offers the ability to review parking arrangements to resolve these issues and ensure parking provision can meet the College's long-term requirements.
- 6.9 The parking on the campus consists of 366 formal car parking spaces (plus 72 informal parking spaces alongside the all-weather pitches). In addition, ad hoc parking occurs on the internal roads and small informal parking areas which provide a further 513 parking spaces. Use of some of these spaces can prohibit vehicle movements around the campus and pose a risk to drivers and pedestrians.
- 6.10 The current parking areas around Faulkner's Green character zone and the surrounding sports facilities are well used during regular inter-school tournaments and during pupil drop-off/pick-up times, although they are not always suitable for use during poor weather conditions. To improve the parking provision, enhancement of these spaces is proposed to achieve a surface suitable for all weather conditions. The College proposes to formalise existing parking areas around the all-weather pitches for 72 spaces and deliver an additional parking area south of the Design Centre for parents to park to access the boarding houses and to improve the internal roads and access arrangements, including barrier controls, where appropriate.
- 6.11 It would be advantageous to review the number of formal visitor parking bays at the Science Centre car park to ensure everyday visitors' vehicles can be adequately accommodated.
- 6.12 The demand for parking provision for future projects will be considered. However, the Transport Assessment considers that there is adequate car parking available, subject to the enhancement of parking at the all-weather pitches and the formal designation of some informal parking areas, to meet the needs of the College up to a pupil capacity of circa 880 pupils.
- 6.13 The development proposals outlined within the BCDF do not propose to facilitate a significant increase in pupil numbers. Accordingly, through the BCDF, no additional visitor or staff car parking has been identified to serve the development proposals, although provision will be made, where appropriate for disabled spaces and service/maintenance vehicles. This is dependent on changes to the development proposals, any material changes to staff and pupil numbers, and consideration of current planning policy and guidance.
- 6.14 Any future proposals which could be available for use by the wider community may increase parking demand. Such proposals would be considered on an individual basis in discussion with West Berkshire Council's Highways Authority.

### ***Vehicle Access and Movement Strategy***

- 6.15 The College considers, through the Transport Appraisal, that existing vehicular access into the College is generally safe and fit for purpose.
- 6.16 Alterations to the two southern accesses on Common Hill are proposed as part of the Faulkner's Green project to enable two-way traffic.
- 6.17 The vehicular access opposite Stone House is predominantly used as a pedestrian route. The College considers that the introduction of vehicle control to limit access to maintenance vehicles and resident staff, would improve pedestrian safety.
- 6.18 To improve the control of vehicular access to the campus, the College is exploring options for barrier systems, possibly controlled by ANPR through the delivery of new development projects.

### ***Pedestrian Access and Movement Strategy***

- 6.19 Where existing pedestrian routes are shared with vehicles, segregation of routes will be considered, where feasible as part of future projects.
- 6.20 Significant pedestrian movements occur on all four public highways that traverse through the campus.
- 6.21 The College is engaged with West Berkshire Council to identify appropriate works to the public highway to slow vehicle speeds and improve pedestrian crossing points.

## 7 DEVELOPMENT PRINCIPLES, ISSUES AND PREFERRED OPTIONS

7.1 This chapter identifies the principal issues affecting the College. The College has experienced rapid growth since 1971 when the boys' boarding school then housed around 435 pupils. Following a twenty-year phase of development predicated upon growth, the College has entered a new phase which aspires to develop and rationalise the campus, to improve the education offered by responding to the opportunities and challenges of developments within education and the world of work, whilst continuing to prosper in a highly competitive market.

### Preferred Development Options

7.2 Sites identified through the BCDF as having potential for conversion/adaptation, extension, redevelopment or development of undeveloped land are identified at **Figure 2**. The most significant projects which are central to the College's strategic plan, are defined as Key Projects. These are highlighted as the colour-coded projects in **Figure 10**.

7.3 As explained above, the BCDF serves to rationalise and improve College facilities, whilst limiting the extent of new development required beyond the existing settlement boundary. As a result, several of the projects proposed within the BCDF rely upon other identified projects to facilitate relocation of existing facilities and/or accommodation. For example, redevelopment of the Moat (Site 12 on **Figure 2**) is dependent on relocation of the College's maintenance facility. The Faulkner's Compound (site 19 on **Figure 2**) is identified through the BCDF as the College's preferred location to accommodate this facility. **Table 1** below identifies potential sites which are dependent upon other projects to establish the context for potential future planning applications. Site references correspond with **Figure 2**.

**Table 1: Dependent Projects**

<b>Potential Site</b>	<b>Dependent Project</b>	<b>Potential Site for Dependent Project</b>
Big School and the Beaumont Library (1)	Performing Arts Centre	Music School/Tennis Courts/Old Gym (11)
Garrett Library (5)	New Learning Centre	St Andrew's Church (8) or Maths Block (9)
Maths Block (9)	New Rifle Range	Proximity Cottage (17)
The Moat and Temporary Labs Site (12)	New Maintenance Department	Faulkner's Compound (19)
Medical Centre (7)	New Wellness Centre	Wilderness Cottage (14)

**Figure 10: Key Projects**



# LEGEND

- **Blue Project**  
Study Centre, Library, Sixth Form Centre, Big Space
- **Red Project**  
Performing Arts Hub, Exam Venue, Conferences
- **Green Project**  
Teaching Block Redevelopment
- **Orange Project**  
Dining, Snake Door and Kitchens
- **Pink Project**  
CCF Pavilion
- **Purple Project**  
Medical Centre

- College Building
- Non Priority Development / Refurbishment Project
- New Car Parking

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<b>Bradfield College</b> Campus Development Framework	08 January 2019 1:2250 @ A3 Pre Application	DRAWN BY: JCS PROJECT 1582	<b>Campus Masterplan</b> <b>Mo10</b>	Rev <b>A</b>
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- 7.4 The development parameters for potential development sites are considered within the context of the character zones established by the Bradfield Conservation Area Management Guidelines, namely: The Greek Theatre, The Hill, The Quadrangle and the Village Core. These zones cover most of the built campus. However, to incorporate the built campus beyond the Conservation Area, the Greek Theatre character zone is extended to include an area of car parking and the clay tennis courts, the area south of the Conservation Area boundary is identified as “Faulkner’s Green” and the site of the Moat and the existing staff housing is identified as “Hill 2”. See **Figure 11** below.
- 7.5 For each character zone, broad development parameters are provided for all potential development sites, including landscape, heritage and transport considerations. Where buildings or open spaces contribute positively to the character of the area, these are recognised and where possible, retained and enhanced. Where the loss of a significant building<sup>8</sup> is necessary to meet the College’s needs, justification for its loss will be provided based on the proposals within the BCDF. Where key views are identified, these would be protected and mitigating planting proposed to screen development, where appropriate.
- 7.6 For each of the development projects any planning application should be accompanied by appropriate studies e.g. tree surveys. The validation checklists should be used as a basis for determining such studies. Where necessary, and particularly where it is proposed for buildings to be demolished, a Phase 1 ecology survey will be required, and will be submitted with a planning application. It is recognised that the CDF development sites are, in some instances, in areas which have the potential to preserve buried archaeological remains of interest which may be disturbed by development. Therefore prior to each planning application the archaeological potential of the development site will be considered and where relevant an archaeological desk-based assessment will be undertaken. Where necessary a field evaluation will also be carried out in accordance with paragraph 189 of the NPPF. Detailed development proposals will respond appropriately to any identified archaeological constraints either by securing mitigation by means of archaeological excavation works, or by preservation of key remains if required.
- 7.7 Where relevant, consideration should be given to the mechanisms for securing demolition of buildings, to avoid buildings being surplus to requirements.

### **General Development Principles**

- 7.8 The following general development principles should be taken into account for all projects, where relevant.

<sup>8</sup> A building which makes a positive contribution to the Bradfield Conservation Area



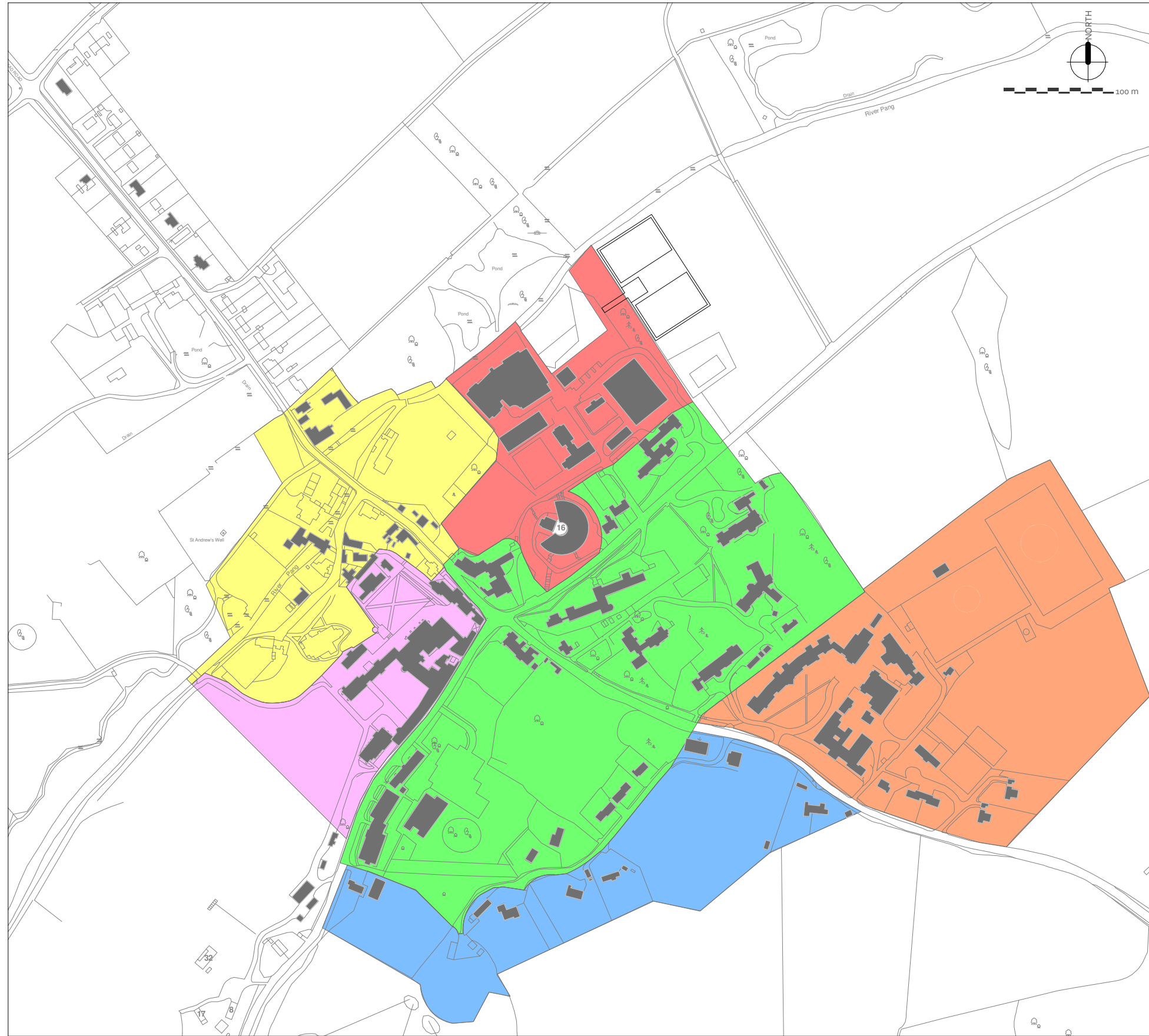
- Development Plan policies outlined in Section 3, other material considerations and on-site factors;
- Proposed structures should be respectful of surrounding development in terms of character, materials, height and massing;
- Efforts should be made to enhance the character of the area, in consideration of the Conservation Area and location within the AONB;
- Ensure adequate car parking provision.
- Explore opportunities for the provision of secure cycle bays, where appropriate.
- Where proposals would result in a material change in vehicular movements, a Transport Statement should accompany the planning application, to assess the impact of the proposed development on the local highway network and identify any mitigation works as appropriate.

### **Campus Character Zones**

7.9 The College campus consists of the following character zones:

- The Greek Theatre (within the Conservation Area)
- The Hill (within the Conservation Area)
- The Quadrangle (within the Conservation Area)
- The Village Core (within the Conservation Area)
- Faulkner's Green (outside the Conservation Area)
- Hill 2 (outside the Conservation Area)

**Figure 11: Campus Character Zones**



### LEGEND

<span style="color: red;">■</span>	The Greek Theatre
<span style="color: green;">■</span>	The Hill
<span style="color: magenta;">■</span>	The Quadrangle
<span style="color: yellow;">■</span>	The Village Core
<span style="color: orange;">■</span>	Faulkner's Green
<span style="color: blue;">■</span>	Hill 2

Rev	Description	Drawn	Checked	Date
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<b>Bradfield College</b> Campus Development Framework	01/08/18 1:3250 @ A3	Drawn by JCS PROJECT No. 1582	<b>Character Zones</b> <b>SK005</b>	Rev
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## Character Zones and Potential Development

### Campus Character Zone

The Greek Theatre

### Key Project

#### Red Project - Performing Arts Centre

#### **Outline Development Concept**

- 7.10 The zone includes the existing Greek Theatre area, Sports Centre, Music School, the Old Gym and the tennis courts, and is used for indoor and outdoor sports and performing arts.
- 7.11 The College wish to consolidate this area into a Performing Arts Centre, relocating the drama and theatre space from Big School (Site 1, **Figure 10**) into a new purpose-built facility.
- 7.12 The Old Gym is now used as a space for assemblies, performances, rehearsals and exams, offering a large flat-floor space. The College wish to redevelop the Old Gym, through demolition, incorporating the adjoining tennis court, along with remodelling the existing Music School to create a new Performing Arts Centre. This would sit adjacent to the Greek Theatre to be used by the drama and music departments, as well as providing an exam venue.
- 7.13 The new facility could include a:
- Large (circa 400-500) seat main auditorium;
  - Large flexible space for exams and drama rehearsals;
  - Circa 200 seat music recital hall;
  - Supporting facilities, classrooms, stores, offices and workshops
  - Café and College shop.

## **Broad Development Parameters**

7.14 In addition to the general development principles outlined at paragraph 7.8 above, the following considerations should be taken into account in preparing development proposals for the Performing Arts Centre:

- Architectural elements of the Music School may be incorporated into the new design;
- Enhance pedestrian linkages to the surrounding areas;
- Proposal to be built in phases, where appropriate, subject to planning consent;
- Consideration should be given to Sport England's Planning Policy Statement – A Sporting Future for the Playing Fields of England (or any update) in relation to the demolition of the tennis/netball courts.

## **Heritage and Landscape considerations**

7.15 The development would result in the demolition of the Old Gym. As this has historic importance, as a reference to the expansion of the College during the 20<sup>th</sup> century, details of the building would need to be recorded prior to any demolition.

7.16 The College explored other potential locations for a new Performing Arts Centre across the campus, but this location is the most suitable for the College. The College consider that removal of the Old Gym offers the opportunity to enhance the legibility and connectivity of this part of the campus.

7.17 The character zone differs from other character zones in terms of architectural style. Therefore, opportunities for landscape treatments to assist in providing consistency across the campus would be explored, taking into account the findings of the landscape study.

## **Other Projects**

7.18 Within this character zone, the College also wish to propose the following projects:

- Extension to existing squash courts to provide a third squash court and potential club house, tennis shop and offices.
- Redevelopment of Crundells, to provide additional teaching or sports facilities

The College seeks to provide additional netball courts within the Faulkner's Green character zone, in consideration of the loss of the netball/tennis courts in the Greek Theatre character zone.

## **Campus Character Zone**

### The Hill

#### **Key Projects**

##### Purple Project - Wellness Centre

- 7.19 The Hill character zone contains much of the boarding house accommodation, and some existing teaching facilities. The existing medical centre would be relocated from Bridge House located on Ashampstead Road. The new Wellness Centre would lie to the south of Armstrong House and north of Faulkner's.

#### **Broad Development Parameters**

- 7.20 In addition to the general development principles outlined at paragraph 7.8 above, the following considerations should be taken into account in preparing development proposals for the Wellness Centre and Boarding House:

- Provide landscaping and improve green open space around the site;
- Enhance pedestrian linkages to the surrounding area;
- Take all reasonable steps to minimise harm or loss of any trees of value. Appropriate tree surveys, arboricultural method statements and mitigation should be undertaken, where necessary.

- 7.21 The College propose to increase formal car parking provision at the all-weather pitches. Medical staff would be able to make use of these spaces. Provision would be made for emergency vehicles adjacent to the proposed Wellness Centre.

#### **Other Projects**

##### Boarding House

- 7.22 A new boarding house could be placed on the existing tarmac basketball court which is located near Stevens House, Armstrong House and Stanley House. The proposal could either replace some older style boarding houses or reduce capacity in some boarding houses to enhance the internal space.

The broad development parameters for the Wellness Centre are generally applicable to proposals for a new boarding house in this location.

7.23 The College has expanded the outdoor sports facilities at Faulkner's Green, and this will assist in compensating for the loss of the basketball court.



## **Campus Character Zone**

### The Quadrangle

#### **Key Project**

#### **Blue Project - Sixth form and learning centre**

Redevelopment or enlargement of existing teaching facilities

#### **Outline Development Concept**

- 7.24 The Quadrangle character zone comprises the oldest College buildings and a large number of Grade II listed buildings, as well as being located within the Bradfield Conservation Area. The College wish to ensure the optimal and efficient use of the listed buildings for College purposes.
- 7.25 The Blue Project straddles the Quadrangle and Village Core character zones. The potential conversion of St Andrew's Church is considered under the Village Core character zone.
- 7.26 The College has identified a need for a central learning centre and a sixth form centre, both of which should be located at the heart of the College campus. Delivery of these projects is dependent on the College's acquisition of St Andrew's Church. If the College acquires the Church, it would serve as the central learning centre. The sixth form centre would be located within Gray School. However, in the event the College is unable to acquire the Church, it would need to accommodate the central learning centre on the site of the existing Maths Block, or within Big School and the Beaumont Library. If the Maths Block was replaced with a library, alternative locations would need to be identified for replacement classrooms.
- 7.27 In respect of works to Gray School, these would be largely internal alterations to an unlisted building. Any additions to the building would seek to respect and enhance the site's location within the Bradfield Conservation Area and taking account of its close proximity to several Listed Buildings.

## Green Project - Replacement or Enlarged Teaching Block

### **Outline Development Concept**

7.28 The Maths Block, a 1960s building, is located to the east of St Andrew's Church, adjacent to the existing Rifle Range and Armoury. The College wishes to either replace or enlarge the building, and this may involve the demolition of the existing Rifle Range building. The Armoury building is a non-designated heritage asset.

### **Broad Development Parameters**

7.29 In addition to the general development principles outlined at paragraph 7.8 above, the following considerations should be taken into account for the enlargement or replacement of the Maths Block:

- The proposal should not encroach into the Fountain Landscaped Garden to the south;
- Where possible the Armoury Building shall be retained;
- Enhance pedestrian links to the surrounding area;
- Development should be respectful of the western stone boundary wall to St Andrew's churchyard;
- Respectful of the residential amenities of nearby properties;
- The wall along the southern boundary of the rifle range is intended to be retained. Where any loss of the wall is proposed, justification will be set out in an accompanying planning statement.

### **Related Projects**

7.30 The College would seek to move the rifle range to the Faulkner's Green character zone, adjacent to the all-weather pitches (See Pink Project).

### **Other Projects**

#### Big School and the Beaumont Library

7.31 As outlined in Table 1, should the Performing Arts Centre be delivered alongside the Greek Theatre, Big School and the Beaumont Library would become available for reuse. The College may consider the installation of a mezzanine floor. This may also involve the installation of glass partitions to subdivide the space, and a replacement fire exit staircase.

### Dining Hall and Kitchens

- 7.32 The College has two dining halls: one at Faulkner's boarding house, and the other in the Main College building. The College would like to expand the main dining hall and improve the kitchens to accommodate its needs. Following the grant of listed building consent (18/01041/LBC2) for the conversion of existing office space and the use of an existing corridor to provide additional dining areas, the College wish to upgrade the existing kitchens, dishwash and servery. This will improve pupil flows through the servery and out of the main dining hall and support delivery and enhancement of the catering offering. Proposals may include a single storey extension into Budgeon's Yard, the service yard, to the south of the kitchens.

### Bloods Passage

- 7.33 Bloods Passage comprises a set of classrooms and office spaces built in the late 19<sup>th</sup> century, forming the southern wing of the College Quadrangle.
- 7.34 The College proposes to refurbish the accommodation to create enhanced teaching spaces which are suitable for modern teaching practices and IT requirements. The roof is in a poor state of repair and requires comprehensive replacement.

### **Broad Development Parameters and Heritage Considerations**

- 7.35 In addition to the general development principles outlined at paragraph 7.8 above, the following considerations should be taken into account for the conversion works to the Big School and the Beaumont Library, the Dining Hall and kitchens, and Bloods Passage:
- Seek to minimise loss of original building fabric;
  - Seek to restore original architectural features;
  - Any new/replacement additions shall seek to respect and enhance the site's location within the Bradfield Conservation Area and close proximity to several Listed Buildings.

## **Campus Character Zone**

### The Village Core

#### **Key Project**

#### **Blue Project - St Andrew's Church**

##### **Outline Development Concept**

- 7.36 The Village Core is predominantly residential. St Andrew's Church, a Grade II\* listed building is a prominent feature within the Bradfield Conservation Area. Subject to the College acquiring the church, it is proposed to convert it into a central learning space.
- 7.37 The College has entered pre-application discussions with West Berkshire Council and Historic England concerning the conversion of the building. The College envisage that mezzanine floors will be installed, a link provided between the south transept and Gray School; the organ removed; a ramped access provided to facilitate disabled access; retention of misericords; replacement of stalls with modern furniture; installation of a raised floor within the nave and the removal of a yew hedge to the south of the Church.

##### **Broad Development Parameters**

- 7.38 In addition to the general development principles outlined at paragraph 7.8 above, the following considerations should be taken into account for the conversion of St Andrew's Church:
- The works will need to be sensitive to the historic fabric of the Grade II\* listed building, internally and externally;
  - The materials used will be complementary to the materials used in the Church and in surrounding buildings;
  - Where possible, pedestrian connections will be improved to the College campus.

## **Campus Character Zone**

### Faulkner's Green

#### **Key Project**

#### Pink Project Sports Pavilion, Rifle Range, Additional Parking and Improved Internal Access

- 7.39 The all-weather pitches are in this character zone, accompanied by a small single storey wooden building (pavilion). Since the expansion of the sports facilities, the all-weather pitches frequently host inter-school tournaments and events with visiting schools and parents in attendance. There are no changing facilities in this area. Pupils and visitors are required to change in the Sports Centre within the Greek Theatre zone. There are also limited catering and covered spectator areas within the pavilion.
- 7.40 The parking areas (currently informal space) around the AWP's are well-used during the inter-school tournaments and during pupil drop-off/pick-up times. The formalisation of the spaces would create 72 spaces, with potential for further parking spaces south of the Design Centre. The College proposes to introduce improvements to the internal roads to enable the safe movement of pupils and vehicles.
- 7.41 The College wish to provide a new pavilion accommodating hospitality, changing rooms for visiting teams and umpires, WCs for spectators and a viewing gallery over the all-weather pitches and netball courts. Adjacent to the pavilion, the College wish to erect a new armoury and rifle range to replace existing facilities in the Quadrangle character zone.

#### **Broad Development Parameters**

- 7.42 In addition to the general development principles outlined at paragraph 7.8 above, the following considerations should be taken into account for the Sports Pavilion and Rifle Range:
- Any lighting provided should be considerate of the site's location in the AONB and the surrounding dark skies;
  - Consideration of additional landscaping, in response to the site's location within the AONB, on the edge of an existing open area;
  - Appropriate materials should be used for the new parking spaces, reflecting the site's location within the AONB, with landscaping;

- Enhance pedestrian linkages to the surrounding area;
- Highway works, including works to the entrance onto the public highway, will need to be approved by the Council's Highways Authority.

## **Campus Character Zone**

### Hill 2

#### **Other Project**

##### The Moat

- 7.43 Hill 2 is a predominantly residential area except for the Moat and the former temporary laboratories. The Moat is a post-war building and the former temporary laboratories benefited from a series of temporary planning consents. The temporary classrooms have been removed. The College has identified the site as a potential location for a permanent teaching facility. The principle of redevelopment would need to be justified and established through a formal planning application.

#### **Broad Development Parameters**

- 7.44 In addition to the general development principles outlined at paragraph 7.8 above, the following considerations should be taken into account for the redevelopment of the Moat and temporary laboratories site:
- Retain mature landscaping where possible and seek to enhance screening;
  - Make use of the topography to seek to minimise the visual impact of the building;
  - Enhance pedestrian linkages;
  - Access to be provided for disabled and service vehicles.

### Staff Housing

- 7.45 The College welcomes the opportunity to explore the potential for redevelopment of existing staff housing within Hill 2 to achieve more efficient accommodation to meet the needs of its staff.
- 7.46 The College will continue to make comments through the Local Plan Review in respect of Hill 2. Following adoption of the new Local Plan, the BCDF could be reviewed and amended to reflect any policy provisions in respect of the College campus, including Hill 2.