



Stantonbury Ecumenical Partnership

Bradwell St Lawrence Bradwell, Cross and Stable Downs Barn, St Andrews' Great Linford, St James' New Bradwell, Christ Church Stantonbury, St Mary Magdalene Willen.

**St. Mary Magdalene Church,
Milton Road
Willen Village
Buckinghamshire
MK15 9AB**



We seek to appoint
architects to implement a proposed
Hooke Heritage Centre
at St Mary Magdalene Church
Willen Village, Milton Keynes

Submission deadlines
Concept: 5.30pm Friday 12th May
Tender: Tuesday 23rd May



Congregation Leadership Team: David Preston, Margaret Moakes, Rev. Dr. Sam Muthuveloe, Derek Armstrong, Susan Armstrong, Stephen Fletcher, Rosemary LeCount, Sioux Redwood, Hilda Kirkwood

Background

1. Introduction

St Mary Magdalene Church Willen and its curtilage is Grade 1 listed and detailed in Buckinghamshire Pevsner (p.516). It is located in an area designated as "contemplative" by city masterplanners, the Milton Keynes Development Corporation. It was built in 1680 shortly after the Great Plague and the Great Fire of London by architect, mathematician, scientist, inventor and astronomer Robert Hooke. His client was Dr Richard Busby, who purchased the village of Willen in 1672, having newly retired as head of Westminster School, where both Robert Hooke and Christopher Wren had been amongst his pupils.

Almost 400 years later this nationally significant building remains England's only unmodified Robert Hooke building still in continuous community use and is considered by some to be the most important building in Milton Keynes. It is the primary community focus of the village in which it sits, and is currently used for worship, concerts, presentations, rehearsals and meetings.

Now in need of maintenance and with no toilet or water supply, the building's lack of modification has made it resistant to recent efforts to increase community use and ensure its sustainability.

2. The vision

A building project is envisaged to address the church's future sustainability without impacting its original architecture, and to enable the telling of the story of the building.

For example (but not exclusively) a new small scale, freestanding, outbuilding adjacent to, but not impacting, the main church might provide toilet, kitchenette and a small meeting space which, with the nearby church, would form a heritage centre for interaction, interpretation and sharing of the building's story.

Before building can begin however, a preliminary appraisal is needed to identify options and determine the feasibility and implications of this vision.

3. The client

The client for this project is St Mary Magdalene Congregation Council (SMMCC), a partner in the Stantonbury Ecumenical Partnership, a Charitable Incorporated Organisation Charity No. 1200563.

Because of its listed status the project is also taking advice from Historic England.

The feasibility stage brief

4. Feasibility Funding

This preliminary feasibility stage is small and its delivery is funded with small grants from the National Lottery Heritage Fund thanks to National Lottery players, the Diocese of Oxford, the Society of the Sacred Mission, and Milton Keynes Council Members' fund.

Submission of concepts and tenders will be at the bidders own expense.

5. Qualifications and experience

Historic England and the Diocese of Oxford require the project to include in its multidisciplinary team an architect experienced in the care and conservation of listed churches and accredited under the AABC and RIBA schemes.

6. Required outputs

This feasibility stage will identify options for delivery of the vision by:

- Consulting with stakeholders and landowners including, but not exclusively, Historic England, Oxford Diocese, Milton Keynes City Council conservation and planning officers (through a Pre-Application Enquiry) and the Parish Council, to research viable options for a small, new, fully carbon neutral, Equality Act 2010 compliant building.
- Researching the planning context to identify the architectural limitations, constraints and opportunities of this Grade 1 heritage building, its cemetery and curtilage.
- Identifying and ranking potential locations for the new build, taking into account: current relationships between buildings and outside spaces; proximity/location of existing graves; access points for water, electricity and foul drainage (no water supply or foul drainage is currently available to the church).
- Reviewing the schedule of works identified by the 2021 quinquennial condition appraisal of the church (copies available on request) to identify potential synchronicity and/or risks in this project.
- Delivering an options appraisal in digital and hard copy format, with indicative cost and phasing plans, which will position the SMMCC for the next stage of restoration and development.

Selection process

The architectural selection process is in two steps. The initial step will review and assess the proposers' concepts i.e. responses to the vision, and the proposed methodologies for meeting the brief. From these a shortlist will be compiled for invitation to tender and final selection.

Initial concepts should outline:

- The concept for delivering the vision
- The methodology for delivery of this preliminary feasibility stage, including the local authority pre-application enquiry
- The name, qualifications and experience of the lead consultant and of those delivering the project
- Examples of the proposed team's previous work relevant to this project
- An indicative pathway from this feasibility stage to a full planning application
- Ways to link this feasibility process to the national Heritage Open Days festival (8 – 17 September 2023) during which the church will be open
- Any additional anticipated outputs of this first feasibility stage

Final tenders will be required to give:

- The total cost of delivery of this feasibility stage, including all expenses and VAT
- The likely timescale, anticipated significant milestones, proposed reporting process and anticipated start date
- Any potential reasonable foreseeable risks, limitations and restrictions that might affect the above
- The proposed invoice and payment schedule
- The standard terms and conditions
- Acceptance of the following funders' conditions:
 - Completion within the terms agreed during the tender process.
 - Evaluation of the project process.
 - Feasibility completion target date 6th September 2023

Further information

Requests for informal clarification and/or site visits prior to submission should be directed to:

David Preston, Chair St Mary Magdalene Congregation Council
07538 498 061 davidgwpreston@gmail.com

Sharron Marland, Chair Stantonbury Ecumenical Partnership
07846 346 809 smarland8@gmail.com

Submissions

The final date for submissions is

Concept: no later than **5.30pm Friday 12th May 2023**

Tender (if requested): no later than **5.30 Tuesday 23rd May 2023**

Submissions are requested in digital and hard copy as follows:

Digital copies to:

Sharron Marland smarland8@gmail.com

David Preston davidgwpreston@gmail.com

Jacky Scott jacky@thescotts.uk.com

Hard copy to:

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Chair St Mary Magdalene Congregation Council
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Secretary of CLT

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Treasurer of CLT

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