



St Mary Redcliffe

Design Competition
Expression of Interest

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Malcolm Reading Consultants is an expert consultancy which specialises in managing design competitions to international standards and providing independent, strategic advice to clients with capital projects. With nearly twenty years' experience of projects, we are enthusiastic advocates of the power of design to create new perceptions and act as an inspiration.

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MAGNIFICAT ANIM





PART ONE



Image: The church from the South Churchyard

Foreword

Four hundred and fifty years ago Queen Elizabeth I visited Bristol and remarked that St Mary Redcliffe is ‘the fairest, goodliest and most famous parish church in all England’. Her compliment still rings in our ears and reminds us of St Mary Redcliffe’s exceptional history. With its strong links to America, the church is internationally as well as nationally significant, and one of the city of Bristol’s architectural gems.

However, valuing our heritage is only part of our present mission. As guardians of St Mary Redcliffe, we have a passion not just for this place but for its people and community. We love Redcliffe. We know it to have potential, and we’re determined to be part of the new story that is unfolding around us now.

Change is coming in the form of a radical reshaping of our immediate neighbourhood – set out in the Redcliffe Neighbourhood Development Plan – and this will affect our outreach and activities. There will be new social, environmental and economic needs and challenges. But this has always been the case in Redcliffe, ever since the 1700s the pattern has been a new development every seventy years.

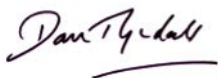
So, whatever changes we bring about now have to last until the end of this century!

That’s why we’re having a competition. To position St Mary Redcliffe as the centrepiece of the wider regeneration, we need a complete update of our social, exhibition and support spaces. This will enable us to tell the stories witnessed by the church, as well as those woven into the building.

We’re looking for an outstanding architectural team with creative imagination, technical expertise and the foresight to imagine what might lie ahead. We’re looking for a team who can help us both tell our story and shape it; one who will enable us to realise our desire to be:

- *a thriving Christian community;*
- *a welcoming heritage destination; and*
- *an effective parish church.*

Thank you for your interest in this project – we warmly invite you to submit an Expression of Interest.



*Rev Dan Tyndall
Vicar of St Mary Redcliffe*



Image: St Mary Redcliffe spire as seen within the city of Bristol

Introduction

St Mary Redcliffe Design Competition

New spaces, new welcomes, new connections

The architectural equivalent of many European cathedrals and Grade I listed, St Mary Redcliffe is both an ecclesiastical jewel and a dynamic, living church – a beacon of positivity, helping the least-advantaged and marginalised within the city of Bristol.

The church is ambitious to expand its outreach and mission activities. It is also determined to increase people's enjoyment of the building by creating an outstanding visitor experience. The church's development project, the focus of this design competition, will run concurrently with a wider regeneration project, *The Redcliffe Neighbourhood Development Plan*, which seeks to place the church at the heart of a new urban village within the city centre.

St Mary Redcliffe attracts tens of thousands of visitors and tourists annually. Built and then re-built over a 300-year period from the early 13th century to the 15th century, the church embodies magnificence, but has always lacked sufficient support spaces for its important work in one of the most deprived wards in the country.

This is a two-stage design competition; at the first stage, Expressions of Interest are sought; at the second, designers will be asked to respond to the church's vision for an integrated scheme, incorporating a range of facilities within a building or buildings: administrative and support spaces, exhibition spaces, a café, a shop, a meeting hall, an expanded/new community centre – all aimed at enabling the church to engage more fully with the local population and visitors, offering hospitality to all, sharing its history and treasures, as well as its grace and inspirations.

The competition seeks an outstanding architectural team that is creative, imaginative and visionary, who thoroughly understands the needs of the church and respects its exceptional heritage.

The Project Background

St Mary Redcliffe is unquestionably grand in both style and scale, but as the uses of the main body of the church are limited to worship, visitor welcome and display of heritage, there is currently very little space in which to carry out the full range of supporting activities that allow the church to function effectively.

For example, there are no auxiliary spaces which might be used for meetings, conferences and other events. Clergy and staff are, therefore, overly reliant on areas outside the body of the church, such as the Parish Office and the Undercroft, which, in most cases, have practical limitations. More pressingly, there are serious problems with some of the church's essential facilities: the toilet block is only accessible via steep steps, making the toilets inaccessible to those who use wheelchairs or have limited mobility. More generally, level access to the church is only partial, since the main northern entrance is reached via flights of steps.

This situation conflicts with St Mary Redcliffe's desire to provide support, facilities and activities to the wider community, with the expectations of visitors to a modern heritage destination, and with the church's status as one of the great parish churches of England.

Over the past 12 years, the management team has started to address these issues by commissioning a number of detailed studies into various aspects of the church, with the aim of providing information to support potential future developments of its facilities. The findings of these studies, which are relevant to the competition, have been incorporated into the competition documents, and will be provided to shortlisted competitors as appendices to the Invitation to Tender document at the second stage of the competition.

Recent years have seen the emergence of the Redcliffe Neighbourhood Development Forum: a group of local residents and stakeholders which plans to use newly endowed community powers to develop the area around Redcliffe Way, and who have created a once-in-a-lifetime opportunity for St Mary Redcliffe. The aim of the Forum is to create a new urban village in the heart of Redcliffe, providing social infrastructure, accommodation, shops and community facilities for local people – using St Mary Redcliffe as the focal point for the overall redevelopment. Through the Forum, the local community has created a momentum for change which will result in a radical reshaping of the local area. St Mary Redcliffe is keen to seize the initiative presented by these wider developments by creating a fitting centrepiece, containing facilities appropriate for twenty-first century use.

In line with its stated aim to be an effective parish church, St Mary Redcliffe feels that it has a responsibility to help address some of the social issues which exist in Redcliffe and, accordingly, wishes to incorporate practical community facilities into its development project.

Through the competition the church seeks an architect to help resolve these issues, and to find the best solution for the space available.

The church has secured funding to run the competition and take the project to a first-round Heritage Lottery Fund (HLF) application, which is anticipated to be submitted in November 2016. Therefore, the anticipation is that the first task for the appointed team will be to assist St Mary Redcliffe and its advisors in submitting an HLF application. For this reason, the competition process is being run to OJEU procurement standards.

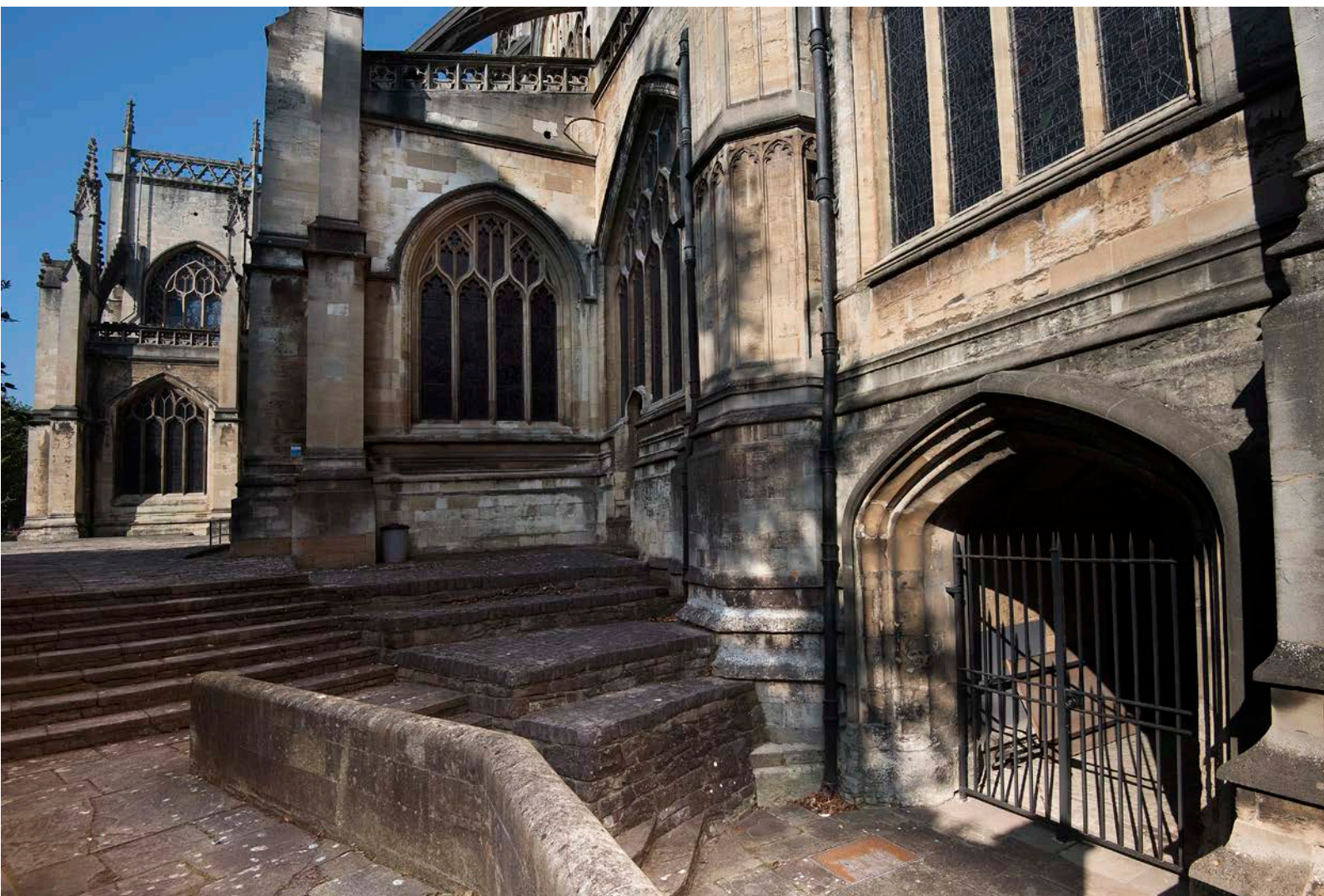


Image: The Processional Way, from the South Churchyard





Image: View of the church from the west with Redcliffe Wharf in the foreground

About St Mary Redcliffe

St Mary Redcliffe in Bristol is a magnificent and historically significant church, located at the centre of the Redcliffe neighbourhood. This area forms the south-east quadrant of the city centre, bounded by the River Avon to the north and the river's artificial waterway, the New Cut, to the south. The church was built on open land just outside the city's medieval Port Wall but, over time, became surrounded by buildings as the city expanded closely around the church and south towards Bedminster. The church sits in a raised position on a spur of red cliff, above and to the east of Bristol's Floating Harbour, alongside an important city centre route which connects Temple Meads Railway Station to Queen Square and Harbourside. This positioning has, historically, underlined the church's connection with the maritime traditions of one of England's great port cities and emphasised its status as a site of major importance within the community of Redcliffe and, more widely, Bristol.

There may have been a church on the site since Saxon times, but the oldest surviving parts date from 1185. The magnificent Outer North Porch dates from the mid-14th century with the nave, chancel, aisles and transepts all rebuilt over the next 100-year period. The building is considered a treasure of international importance and a masterpiece of English Gothic architecture. Its soaring walls are crowned with a ceiling of glittering, gilded roof bosses of exquisite beauty; the interior is flooded with light from the vast clerestory and stained glass windows.

The church also has strong associations with important figures from the past, including Elizabeth I, Richard Amerike, John Cabot, William Canynges, William Hogarth, George Frederick Handel, Robert Southey, Samuel Taylor Coleridge and Thomas Chatterton, and has links with America through John Cabot's voyage of 1497 and Admiral Sir William Penn, whose name was given to Pennsylvania and is buried within the church.

Through the centuries, the church and its surroundings have undergone major change. In 1446, the spire was struck by lightning and fell, causing damage to the interior. Four hundred years later, the spire was rebuilt and raised to the impressive height of 292 ft. making it Bristol's tallest building and the second tallest Church of England parish church in the country. Some of the more traumatic changes came in the 20th century, when, during the Second World War and the ensuing post war period, much of Redcliffe was destroyed and rebuilt. Fortunately, St Mary Redcliffe survived the war – the bomb-displaced tramline in the South Churchyard is testament to the narrowness of its escape. In recent years, the church has been suffering from a severe dislocation from both its human community and the physical fabric of its surroundings. Nonetheless, St Mary Redcliffe provides a wonderful setting for Christian worship and, as an embodiment of local, national and international heritage, attracts tens of thousands of visitors each year from all over the world.



Image: View from the River Avon

About Redcliffe

Redcliffe is an area of great contrasts. North Redcliffe, industrialised in the 18th century, is dominated by dramatic warehouses which spring from the water's edge. Conversely, South Redcliffe is residential in nature. Nestled in the middle of the two areas, the elegant nature of St Mary Redcliffe and the fine Georgian Terraces of Redcliffe Parade give evidence of the area's past wealth as a vibrant port and home to industry.

In the 19th century, the coming of the railway to Temple Meads and the driving of Victoria Street across the medieval streets to Bristol Bridge brought Redcliffe into the city centre. Much later, just before the Second World War, the Inner Circuit dual carriageway – part of which is now called Redcliffe Way – was built tightly around the city centre. The Inner Circuit connected Redcliffe to the city centre, but had the undesirable effect of bisecting the neighbourhood.

Today, the Redcliffe area is home to the modern business district of the city. Offices and private residential flats are now replacing poor quality post-war commercial development to the north, while glass-fronted twentieth and twenty-first century blocks mark the area's eastern boundary.

During post-war rationalisation, much of Redcliffe was destroyed. Entire streets were demolished in South Redcliffe, resulting in the area becoming a traffic-dominated thoroughfare. In the process, St Mary Redcliffe became isolated from the harbour and the city centre by two dual carriageways which still carry traffic to the north and west of the building and maroon the church in an island of tarmac and concrete.

The historical built structure of the Redcliffe area was further altered by unsympathetic planning decisions made during the 1950s and 1960s. South Redcliffe became home to what was, at the time, a showcase public housing estate, but which now forms the centrepiece of an area in need of improvement.

Much of Redcliffe's recent development differs from the historic grain of the area due to its horizontal emphasis and grey modernist aesthetic. The area's historic pattern still survives with clusters of similar buildings located in close proximity to each other. The variety of these clusters contributes to Redcliffe's unique sense of vitality and interest. However, whilst Redcliffe today is still a single definable area, large sections of its historic past have been removed or reconfigured to the extent that it does not present a coherent whole to the visitor.

Most of Redcliffe now forms a part of Lawrence Hill Ward, among the 10% most deprived quarters in the country, according to the government-published Indices of Multiple Deprivation. There is statistical evidence pertaining to Redcliffe itself which shows that, especially in its southern parts, social decline has matched the more obvious physical debilitation of the streetscape and built infrastructure of the area.

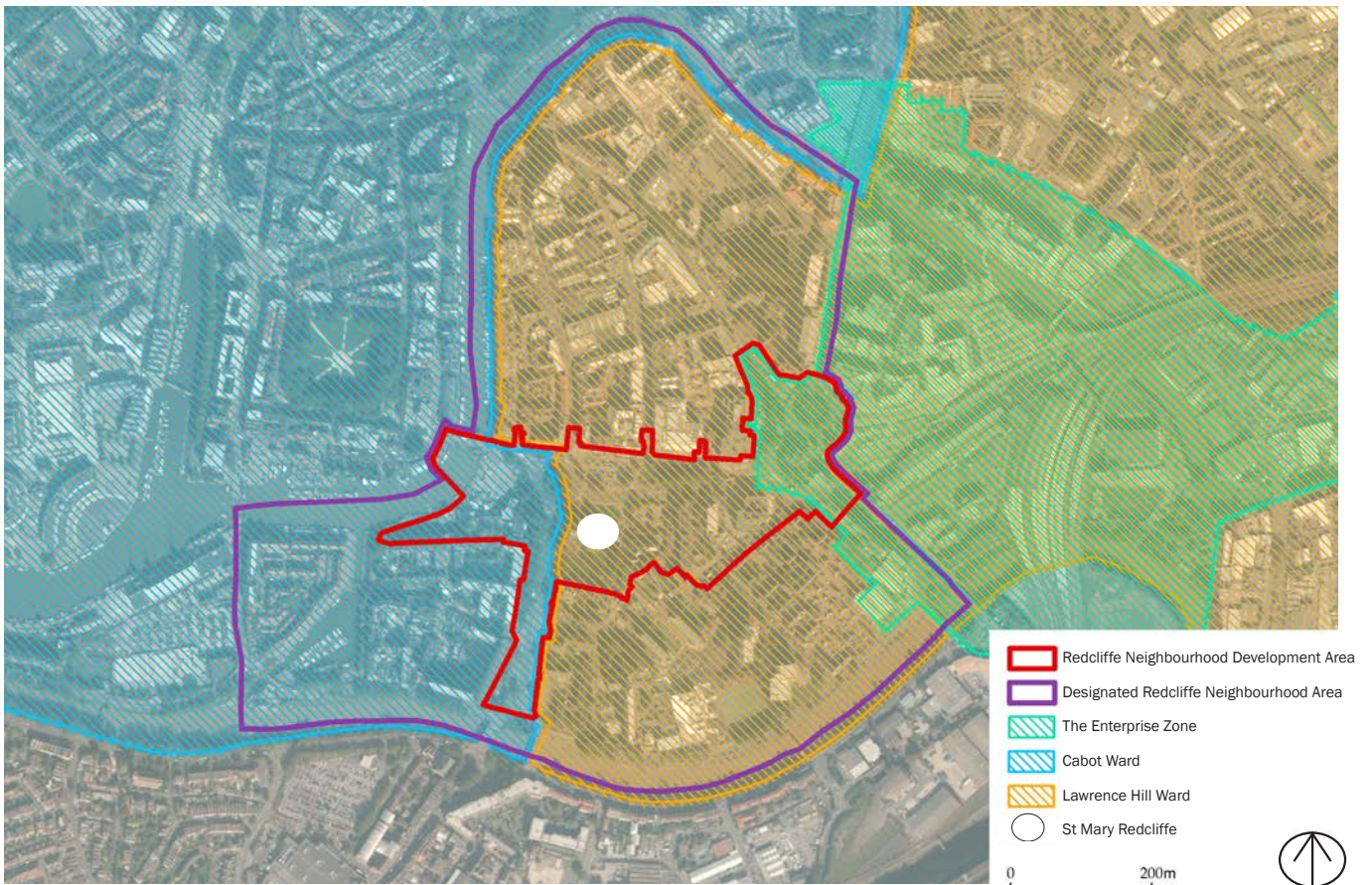
St Mary Redcliffe sits on the main east-west axis for public transport, cycling and walking from the Temple Meads area to the city centre and Harbourside, and is, therefore, very well placed for its future redevelopment.

Redcliffe has been the subject of redevelopment plans since the 1960s. After a prolonged process of planning and negotiation, and the catalytic effect of the regeneration of neighbouring areas such as Harbourside, Queen Square and the Temple Quarter, and the new Enterprise Zone including Temple Meads Station, the people of Redcliffe can look forward, with expectation rather than hope, to a significant and perhaps transformational redevelopment.



Image: Redcliffe Way roundabout, the River Avon

Development Plan - relevant boundaries



Map showing boundaries relevant to the plan

Source: Esri, digital Globe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

The Site Context

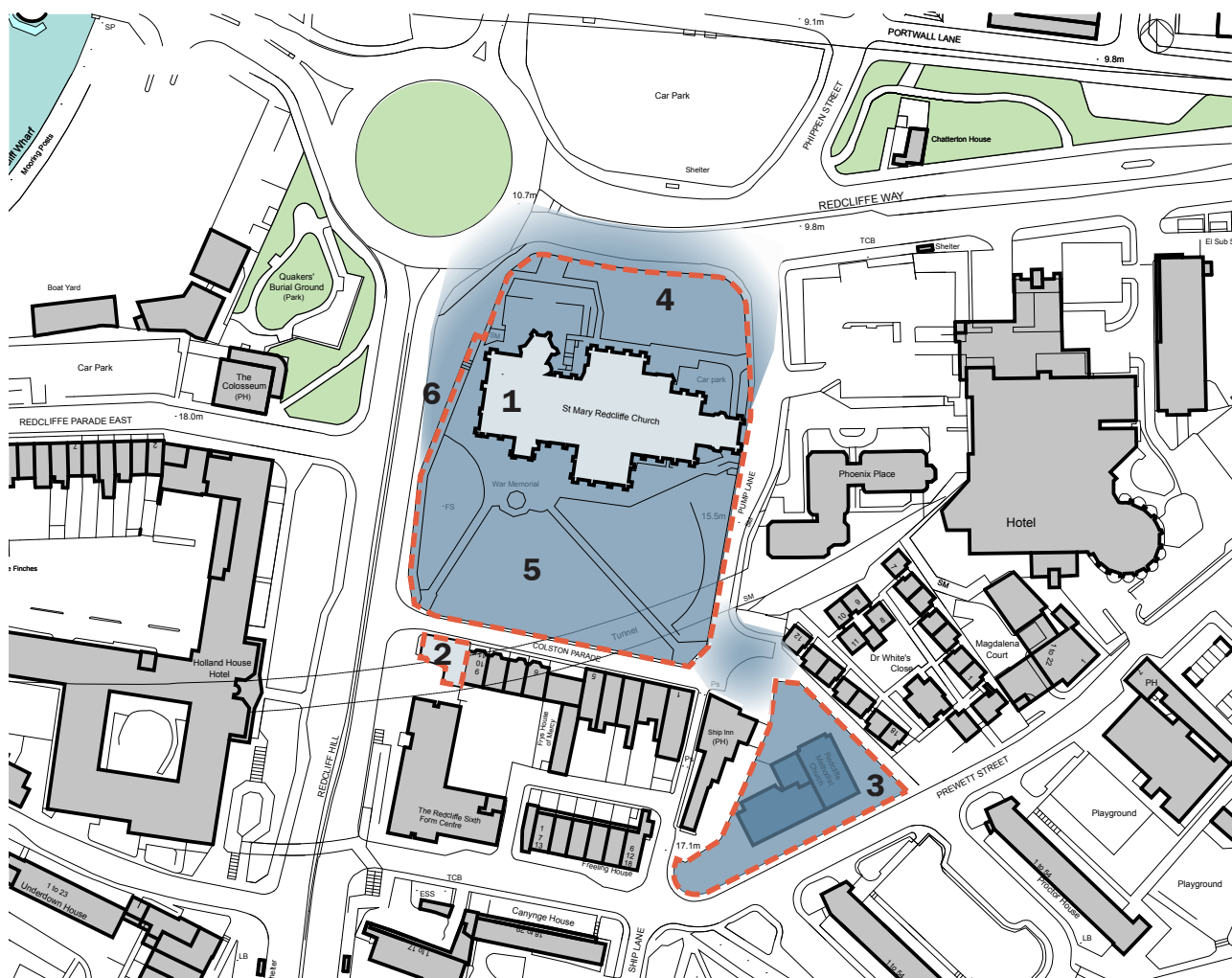
The wider area plan opposite shows the context for the church and the project.

The church lies on the western boundary of the inner Bristol Ward of Lawrence Hill, where it borders Cabot Ward, which covers the city centre. The boundary between these two wards runs north-south up Redcliff (sic) Hill, which forms the western edge to the church. St Mary Redcliffe is separated from the city centre by the River Avon, less than two hundred metres to the west.

The church lies at the heart of the designated Redcliffe Neighbourhood Area and the more focused Redcliffe Neighbourhood Development Area, which centres on a largely linear east-west site along the multi-lane Redcliffe Way. To the east of St Mary Redcliffe is the Temple Quarter Enterprise Zone, concentrated on Temple Meads Railway Station and its immediate environs.

St Mary Redcliffe is fortuitously located in, and within close proximity to, all these areas that are due for regeneration over the next decade or so. The church lies at the very epicentre of this transformation and could once again act as an eastern gateway to the city centre.

Location Plan



- Ownership Boundary
 - Buildings owned by St. Mary Redcliffe
 - Buildings shared by the Church of England and Methodist Church
 - Green areas
 - Possible development sites for competition
1. St Mary Redcliffe
 2. Parish Offices
 3. Methodist Church and Church Centre
 4. The North Area
 5. The South Churchyard
 6. The West End

NOT TO SCALE



The Immediate Site

The plan opposite provides the focus for the competition.

The church is located on the south-east corner of two major multi-lane vehicular thoroughfares: the east-west Redcliffe Way and the north-south Redcliff Hill. At their intersection is a large traffic gyratory: the diameter of its central island is wider than the church itself. This traffic infrastructure, imposed on Bristol in the post-war period, creates an urban morphology for the church that is alien and devoid of consideration for the pedestrian and street activity. This is exemplified by the historically-relevant Chatterton House that sits forlornly in adjacency to Redcliffe Way and within an ill-maintained and leftover pocket park. The area north of Redcliffe Way is characterised by a commercial area of largely new build offices or repurposed former industrial buildings.

The urban grain to the immediate south and south-west of the church is more historical, with rows of nineteenth-century – interspersed with twentieth-century – developments, but largely following the traditional street pattern (for example Redcliffe Parade East and Colston Parade). To the west of the church is the former Quaker burial ground (now another under-used pocket park), and beyond this, and at lower level is Redcliffe Wharf, a disused yard on the eastern bank of the River, which is due to be developed.

To the south-east and east, the urban grain reverts to a mid-twentieth century form of post-war renewal, characterised by mid-rise residential slab blocks sitting within the centre of their sites, supported by their own dedicated amenities such as parking, sports courts and playgrounds. Here, the traditional urban form is truncated by these developments, including the severance of Colston Parade which is turned into a realigned pedestrian route adjacent to the Ship Inn public house. Redcliffe Methodist Church and Church Centre, located along this route and bounded to the south by Prewett Street, is contingent with the surrounding post-war developments. Finally, two large hotels bookend the church to the south-west and east.

St Mary Redcliffe sits within its own park-like setting to the north and south. To the north, facing Redcliffe Way, is a landscaped lawn created for the church when the road was developed in the mid-twentieth century. To the south is the historic Churchyard – formerly the burial ground. This sits – at least one storey in height – up from the north landscape to the church, and remains largely untouched in form and layout. It is bound by the church to the north, Redcliff Hill to the west, Colston Parade to the south, and Pump Lane to the east. This area has, in the past, contained buildings: the Chapel of the Holy Spirit once sat to the west of the site in an area now occupied by a memorial garden, located in the shadow of an imposing tree. To the east, clergy housing once stood in an area now covered by trees and foliage, which conceal significant areas of unused land.

By the south-west gate to the Churchyard is the present-day outfall of the historic pipe gifted to St Mary Redcliffe by Sir Robert de Berkley, Lord of the Manor of Bedminster in the twelfth century. This provided the parish with the first supply of fresh, clean water. The water pipe originally emerged underneath the balustrades to the east of the church tower.

The setting to the immediate east of the church remains largely untouched, with the church abutting the historical line of Pump Lane. To the west, the church's setting has been subject to radical change, largely through the creation of Redcliff Hill. Although now spatially more generous, the busy road, raised ground level, and multi-levelled pedestrian routes create a confused and illegible streetscape.



Image: View of the South Churchyard from the church roof

Emerging Brief

St Mary Redcliffe is often described as *'the most beautiful building ever built on a roundabout'*. Although a somewhat flippant comment, it raises an interesting observation of the church's physical environment. The upheaval created by post-war property clearances, and the insensitive imposition of the 'vision' of traffic engineers of the time, has meant that the church is seen and experienced from the street in a very different way than in the past.

As recently as the turn of the last century, St Mary Redcliffe, nestled in the centre of a densely urban fabric, was very much the focal point of its surrounding parish. Today, this is all but gone, with St Mary Redcliffe detached from large swathes of its parish through the severance caused by surrounding traffic routes. This physical debilitation of streetscape and infrastructure has been paralleled by social decline.

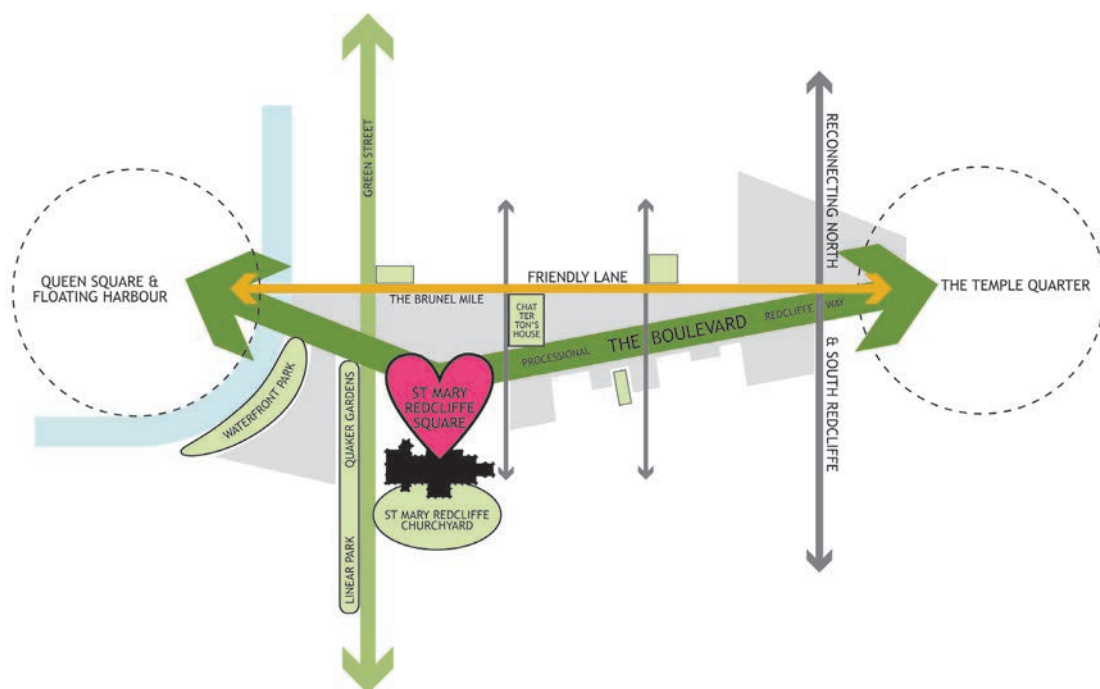


Image: The north side of the church, from Redcliffe Way



Images:
clockwise: Redcliff Hill in 1938, the church from Redcliffe Way during the Queen's visit in the 1950s

In recent years the Redcliffe Neighbourhood Development Forum (RNDF) has sounded a clarion call for the area, setting out a vision for Redcliffe in its *Neighbourhood Development Plan*. The church, both physically and metaphorically, is at the centre of this planned renaissance. From these community-led initiatives it is planned that Redcliffe will emerge as a thriving and sustainable 'urban village', with a scale and mix of streetscape and urban form to match.



Design Concept for the Redcliffe Neighbourhood Development Plan

‘One of the recurring aims of the community is to encourage a future for Redcliffe in which it becomes an environment in which people want to live and spend time, rather than just travel through. The community want to create a new neighbourhood heart for Redcliffe and build a welcoming gateway to the city centre. The aim is to create a balanced and vibrant community and make Redcliffe a better place for people to live and work and also benefit the wider city. To secure a plan that encourages and stimulates diversity, innovation and activity and importantly one that can be delivered on the ground.’

*Redcliffe Neighbourhood Development Plan (RNDP);
Consultation Draft April 2015; page 11.*

St Mary Redcliffe sees the unique opportunity that the emerging RNDP offers the church and how this can act as a catalyst for its own transformation. The two organisations are working closely to ensure that the two schemes are complementary and eventually combine to form one harmonious development.

Listed Grade I for its architectural significance, St Mary Redcliffe provides a wonderful setting for Christian worship and, as an embodiment of local, national and international heritage, attracts tens of thousands of visitors each year from all over the world. However, the role and mission of the church has evolved over many years, and the time is now right to create the appropriate physical environment to match. The parish, and the church’s parishioners, are drawn from a diverse social, economic and spatial demographic and, as such, the church’s facilities and amenities should reflect this diversity.

The current church building is ill-equipped to support many of the activities associated with a major parish church, heritage destination, community centre and event space for the 21st century. Similarly, a piecemeal appropriation of buildings, including the Parish offices at 12 Colston Parade and the Redcliffe Methodist Church and Church Centre on Prewett Street (shared with the Methodists), has led to a dispersed estate that is not fit-for-purpose as the church refines its mission for the future. Community outreach activities are currently being developed, but the social and civic facilities to support and deliver them are currently missing; this provides an important focus for the project.

St Mary Redcliffe's vision can be summarised by these three aspirations:

- To be a thriving Christian community;
- To be a welcoming heritage destination; and
- To be an effective parish church.

This project aims to support the fulfilment of these aspirations so that St Mary Redcliffe remains as relevant in the future as it has in the preceding centuries.

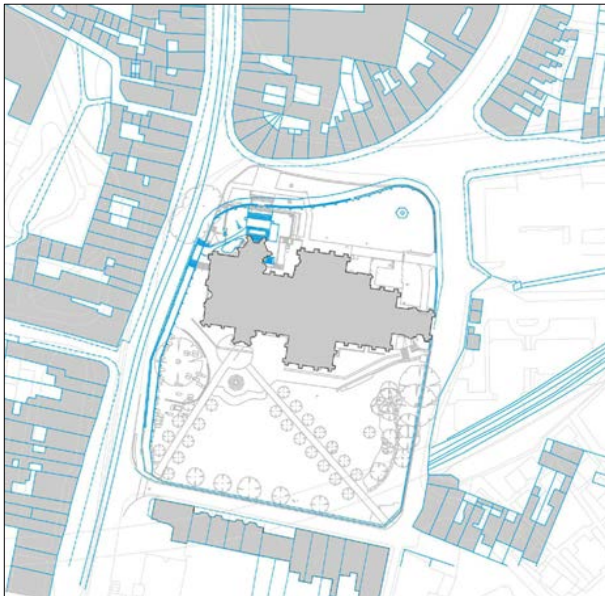
The project will focus on three areas: sites surrounding the church building, the Church Centre site, and the church building itself. The outline accommodation requirements have been established and constitute in the region of 2,800 sqm, of which approximately 2,500 sqm is anticipated to be new build.



Early 18th Century



Early 19th Century



1880 Ordnance Survey



1949 Map of Bristol

Diagrams illustrating the evolving urban morphology around the church

To this end, the following needs have been identified and form the outline Brief for the project:

Community

Create facilities which will provide amenities and create opportunities for local people, helping to alleviate some of the local issues relating to social and economic deprivation. Ideas include, but are not limited to, facilities such as a community hub, night shelter, social enterprise centre and a credit union. The church recognises that, over time, usage may change, so flexibility is key.

Church life

Ensure a variety of appropriate spaces to support the full range of church activities, occasions and events. These spaces, both front and back-of-house, should be well-equipped, highly functional and flexible, whilst respecting the significance of the heritage of the church.

Heritage

Provide an engaging and complete heritage experience, including a dedicated exhibition space, for visitors to St Mary Redcliffe so that they leave with an enhanced understanding of the history of the building and those that are associated with it, delighting existing patrons and attracting new visitors alike.

Hospitality

Improve the church's hospitality offer and amenities, with contemporary food and beverage and retail facilities that can cater not only for church visitors – including small and large groups – but also special events in the church and, more generally, the local community. These facilities need to improve commercial potential, promote income generation and contribute significantly to the financial sustainability of the church.

Accessibility

Ensure an equitable experience to all visitors and users of the church, regardless of ability, by providing, where appropriate and possible, access for all. This ambition covers buildings, spaces, facilities and information. The five-metre difference in height between the church floor and street level is a significant barrier that will need to be overcome.

Transport

Encourage travel by all staff and visitors to the church to be undertaken in the most sustainable way whilst also providing appropriate and proximate facilities for those most in need, thereby ensuring a pleasant and safe arrival experience.

Staff

Fully support the administrative, operational and support functions of the church with an appropriate range of spaces, amenities and facilities, thereby fostering and promoting an engaged and healthy staff team, including the volunteers who are integral to the smooth running of the church.

Financial sustainability

Identify and develop new modes of income generation, supplementing the traditional model based on congregational giving, so that the church can plan for future financial sustainability. The positioning of income-generating modules of the development – for example hospitality and retail units – will be vital in ensuring their effectiveness.

Technical Requirements

Ensure that the project is environmentally sustainable, maximising energy efficiency and minimising running costs.

Flexibility

St Mary Redcliffe recognises that its development project is taking place in a rapidly changing and, to a large extent, unpredictable urban and social context. The church does not yet know what form the wider Redcliffe development will take or, for example, how many new people will live in the environs of the church. It also recognises that unforeseen issues will arise, to which the church will need to respond. Flexibility will, therefore, be a key attribute in proposals for the development of the church's facilities.

A full Brief is provided in the Invitation to Tender (ITT) document.

Teams

St Mary Redcliffe is seeking a team:

- which is excited by what the church is trying to achieve from this once-in-a-lifetime opportunity;
- which will work in partnership with the church, its stakeholders and the local community helping to guide all through the Heritage Lottery Fund (HLF) application requirements and the process of design, statutory and ecclesiastical permissions and construction;
- strong in exemplary, sensitively balanced design attuned to an exceptional heritage setting and civic realm;
- which will understand and acknowledge the historical and cultural importance of the site;
- with a keen, inventive and resourceful eye for detail; and
- appropriate in size and skills for the project.

The church encourages Expressions of Interest from multidisciplinary teams, which should include, but are not limited to, an architect (who will act as the lead consultant and principal designer under the Construction and Design Management Regulations 2015), structural engineer, services engineer (M&E), and a cost consultant. Additional skills may be proposed in your submission if you feel they are necessary, e.g. a dedicated sustainability expert, access consultant, landscape designer or a conservation architect specialising in ecclesiastical architecture.

Sub-consultant companies may enter with more than one team if they wish to do so. However, the same individual within a company should not participate in more than one entry. Please ensure companies who intend to sub-consult on a number of teams propose the inclusion of different individuals from their organisation for each separate team. This is to prevent a conflict of interest at the shortlisting stage in the event of a sub-consultant being shortlisted with more than one team.

Please note: St Mary Redcliffe reserves the right to determine the final composition of the design team appointed as the winner, and this may include the appointment of sub-consultants that are not suggested within the competitor's bid. For the avoidance of doubt, this is to ensure the correct mix of skills and expertise and will not be imposed unreasonably.

Anticipated Competition and Project Dates

The competition will conclude in mid-2016.

The project is planned for completion in 2024.

Budget

The total project costs are estimated to be £12-15m (including fees, VAT and associated costs).

Jury

The Jury – who will review the Tender submissions and interview finalists – will be formed of representatives of St Mary Redcliffe, external advisors, and independent members.

Whilst the final composition of the Jury is yet to be determined, confirmed members include journalist, broadcaster and author Simon Jenkins, and Bristol-based contemporary artist Luke Jerram. St Mary Redcliffe will be represented by The Reverend Dan Tyndall and the church architect Marcus Chantrey, amongst others. The Jury will be advised by Malcolm Reading.

Malcolm Reading Consultants will act as the competition secretariat.

It is hoped that the full Jury will be announced during the first stage of the competition.





PART TWO

Competition Details

Competition Management

Malcolm Reading Consultants (MRC), an independent expert organiser of design competitions with nearly twenty years' experience, will lead and administer a two-stage competition on behalf of St Mary Redcliffe. This will result in the selection of a winning team, who will be appointed to develop their design and to deliver the project.

The two-stage design competition is comprised of:

Stage One:

An international call for participation – an Expression of Interest (EOI) – that is aimed at attracting technically competent and professional teams to register their interest in the project, as described in this document. A shortlist of at least five teams will be selected to move to Stage Two. Successful and unsuccessful teams will be contacted by MRC prior to the commencement of Stage Two.

Stage Two:

Beginning with a symposium on 'The Future of Church Architecture', (which the shortlisted teams will be expected to attend), during this stage the teams will also be invited to a separate site visit and asked to produce a concept design.

The church will host a public exhibition of the submissions, which will be reviewed by a Peer Review panel and a final Jury will conduct interviews prior to a winner being announced. An honorarium of £4,000 will be awarded to each of the unsuccessful shortlisted teams following the selection of the winner. The winner's honorarium will be included as part of their fee.

Competition Process

This procedure is being run in accordance with EU procurement guidelines and the Public Contracts Regulations 2015. In line with these guidelines, the Invitation to Tender document has been provided for information only at this stage. Competitors are not asked to respond in any way to the Invitation to Tender document at this stage of the competition.

This competition has been advertised in the Official Journal of the European Union (OJEU). This contract is not suitable for division into lots due to the type of works specified.

Deadline for Expressions of Interest

Expressions of Interest will be received digitally up to **14.00 GMT on Friday 15th January 2016**.

Please ensure that your submission is made no later than the appointed time. St Mary Redcliffe cannot consider your submission if it is received after the deadline.

Submission Details

Submissions for the first stage of this competition will be received via the Delta eSourcing portal. Further details regarding how to submit can be found on page 44.

Please ensure you familiarise yourself with the Delta portal in advance of the submission deadline.

Questions

All enquiries relating to the competition should be addressed to Malcolm Reading Consultants, the independent competition organisers appointed to manage the process. During the pre-qualification stage, no contact should be made with St Mary Redcliffe employees or contractors as this may lead to disqualification from the competition.

Questions should be emailed to: stmaryredcliffe@malcolmreading.co.uk

A question and answer log will be compiled and uploaded to Delta each Friday. All questions received by 14.00 GMT each Wednesday will be included in that Friday's log.

Please note that telephone enquires will not be accepted, and the latest date for submitting enquiries is **10.30 GMT on Tuesday 5th January 2016**.

Permissions

St Mary Redcliffe and Malcolm Reading Consultants reserve the right to make use of all presentation materials submitted in any future publication about the competition, including in an exhibition or website. Any use will be properly credited to the competitor and the competitor warrants that the material submitted comprises solely their own work or that of any member of a team submitting an EOI response. This non-exclusive licence is irrevocable, shall survive the competitor's exit from the tendering process, and is royalty-free.

Conflict of Interest

Competitors should declare any actual or potential conflict of interest concerning the commercial, financial or other interests of St Mary Redcliffe, which may, or may be perceived by the public to, compromise the conduct of this procurement exercise and/ or the performance of the contract.

If competitors are satisfied that there are no such conflicts of interest, they must contain a statement to this effect in their response to the PQQ.

St Mary Redcliffe reserves the right to reject responses from applicants where a conflict of interest is viewed as affecting either or both the conduct of this procurement competition or the performance of the contract. Applicants and other consortium members are under a continuing obligation to notify St Mary Redcliffe if circumstances change during this procurement exercise and any statements given to St Mary Redcliffe during this procurement exercise become untrue.

No employee or family member of an employee of St Mary Redcliffe is permitted to enter the competition.

Language

The official language of the competition is English. All entries must be in English, including all additional information.

Financial data

Any financial data provided must be submitted in, or converted into, pounds sterling. Where official documents include financial data in a foreign currency, a sterling equivalent must be provided.

Insurance

St Mary Redcliffe and Malcolm Reading Consultants will take reasonable steps to protect and care for entries but neither organisation will insure the proposals at any time. Competitors are urged to maintain a complete record of their full entries and be able to make this available at any time should adverse circumstances require this.

Deviations

Only submissions that meet the basic criteria of entry will be considered. Information or supplementary material, unless specifically called for in subsequent communication, will not be considered by the assessors.

Amendments to the Expression of Interest

St Mary Redcliffe may, at any time prior to the submission date, amend the Expression of Interest (EOI), and Malcolm Reading Consultants (MRC) shall notify all competitors of any such amendments. If MRC issues any circular letters to competitors during the EOI period to clarify the interpretation to be placed on part of the documents or to make any changes to them, such circular letters will form part of the EOI. The Q&A responses will also form amendments to the EOI, and should be considered by all competitors. Accordingly, all competitors will have been deemed to take account of these in preparing their submission.

Site visits and photos

Competitors are welcome to visit the site, but at this stage of the competition there will be no formal site visits. Photos of the site can be found in Appendix A.

Details of the church opening hours and events can be found on the church website <http://stmaryredcliffe.co.uk>

Return of competition materials

All material which is submitted as part of your response to the EOI will be retained by St Mary Redcliffe and will not be returned to participants.

Competition Publicity

Competitors should note that any or all of the submission materials may be used for publicity purposes. This includes, but is not limited to, a public exhibition of the shortlisted competitors' designs, an online gallery of the shortlisted designs, and media releases relating to the competition or project in a more general sense.

Anticipated Competition Programme

All dates 2015-2016

Competition launched	Thursday 26 th November 2015
Deadline for EOLs	Friday 15 th January 2016
Shortlist and issue of competition information	Thursday 18 th February
Symposium	Tuesday 23 rd February
Site visit	Tuesday 1 st March
Final submissions by shortlisted teams	Friday 15 th April
Jury interviews	Tuesday 10 th May
Winner announced	Tuesday 24 th May

Submission Requirements

Responses should be in electronic format only via the Delta e-sourcing portal.

All responses must be in the order shown below, entered directly into the online form or uploaded as separate files depending on the format specified below.

Your response should be both well written and highly visual.

Please refer to the Evaluation Criteria section on page 45 for the scoring approach.

1-7. Pre-Qualification Questionnaire

Please see the Pre-Qualification Questionnaire on Delta. **Your responses should be entered directly into the online form.** You will be asked to provide financial information, such as audited accounts and proof of turnover of over £500,000.

8. Relevant Experience

Please use up to three previous projects from the last 5 years to demonstrate, both analytically and visually, and in no more than **12 sides of A4**, how you have worked closely with the client and project stakeholders to deliver a project that is truly transformational. Your response should focus on the following:

- A.** How and why the project was truly transformational and what effect did this transformation have on the local community;
- B.** How did the design make a positive contribution to setting, place-making and context;
- C.** How did you reconcile the needs and requirements of the client and end user with the quality and significance of the heritage setting;
- D.** Your approach to HLF funding applications and/or other fundraising initiatives. Outline your approach in assisting your client through this process and set out the successes you had in securing the necessary funding for the project. What have you learnt from any failed bids;
- E.** What was your team's approach to statutory consultees and the applications process. This includes the Diocesan Advisory Committee (DAC), Historic England, the Amenity Societies and planning departments. Outline your approach to planning, and consultation with the planners and others, during design development and the applications process;

- F.** What was your team's approach to engagement with project stakeholders, and in particular the voluntary sector and how was this translated into the development of the design; and
- G.** How the project was an exemplar of sustainability in both its design and performance (if applicable).

Throughout your responses to the questions above, you should cover how and why the project was a success. What challenges were overcome throughout the course of the design or construction? What lessons were learnt and how have you applied these to subsequent projects?

Illustrations and sketches should be used to articulate your answer where appropriate. Your referees noted in section 6 of the PQQ should be those for the projects used above to describe your relevant experience.

Your response should be uploaded as a **PDF**.

9. Team Composition

Please tell us, in **no more than 10 sides of A4**, why you have brought together the team members you have and why you think this team will deliver a successful project.

Please provide a summary of the details for each of the principal consultant practices who will form part of your team. Please also provide details of any other sub-consultants who are vital to your design approach. This may include, but is not limited to a conservation architect, funding consultant, planning consultant and accessibility consultant.

An integrated, collaborative approach to team composition, including more established designers collaborating with emerging ones is encouraged.

You should be aware that a project manager is being procured separately by the church.

Please note: St Mary Redcliffe reserves the right to determine the final composition of the design team appointed as the winner, and this may include the appointment of consultants that are not suggested within the competitor's bid. For the avoidance of doubt, this is to ensure the correct mix of skills and expertise and will not be imposed unreasonably.

Your response should be uploaded as a **PDF**.

10. Press Statement

Each competitor should also provide a 300-word snapshot of the practice or collaboration that can be used for press in the event of being shortlisted. This statement should include the lead consultant's website (if you have one).

This statement should include the following: practice history/background, overview of built projects, awards, publications, exhibitions, and design philosophy.

You should also include two images of past projects, indicating your first and second choice. Your statement should be **entered directly on the web form**, and the images uploaded as **jpeg** or **png** files.

11. Declaration Form

Please complete your submission by **filling out the online declaration form** on the Delta portal.

How to submit

Please read the instructions below for guidance on how to enter the competition.

Competitors should familiarise themselves with Delta prior to the submission deadline. The portal will close automatically after the deadline: **14.00 GMT Friday 15th January 2016**.

Registering on Delta

In order to enter this competition, you must be registered as a Supplier on Delta. If you are not already registered, please visit: <https://www.delta-esourcing.com/delta/signup.html?userType=supplier>.

Registering and using Delta to respond to opportunities is free and open to all. You will simply need to enter some basic details about your company.

Submitting your response

To enter the competition, please follow the steps below:

- 1. Log into Delta** <https://www.delta-esourcing.com/respond/737R5K934Z>
When logging in to the Delta homepage, the competition can be accessed from the Activity Centre. From this page, please select Response Manager and select **St Mary Redcliffe: Design Competition**.
- 2. Prepare your response.**
Competitors can log in at any time prior to the deadline to work on their responses. Please note that some questions are answered directly through an online form. Please save regularly when completing the online form. You must allow adequate time for the completion of this form. It is **strongly advised** that you complete this before the submission day.
- 3. Upload your response.**
- 4. Submit your response.**

Help and Assistance

If you have any queries or encounter any problems when using the Delta eSourcing system, please contact stmaryredcliffe@malcolmreading.co.uk

Delta also operates a helpdesk for technical queries (e.g. forgotten user details). Please visit: <https://www.delta-esourcing.com/delta/contact.html>

Evaluation Criteria

EOI responses will be scored in accordance with the selection criteria set out below.

Summary

Criteria	Total Score available for this section	Weighting (of total submission)
1 – 7. PQQ	Pass/Fail	0
8. Relevant Experience	A. 10* B. 10* C. 10* D. 10* E. 10* F. 10* G. 10*	5% 10% 10% 10% 10% 10% 5%
9. Team Composition	10*	40%
10. Press Statement	Not scored – for information only	0
11. Declaration Form	Not scored – for information only	0

***Scored in accordance with the Scoring Approach on Page 46.**

Scoring approach

Score	Classification of response	Reason for classification
0	Failure to reply with a mandatory pass/fail question. Response will not be considered further.	
1	Unacceptable in whole or part	No answer has been provided or the response fails to answer the question provided; all elements of the response are not justified or unsupported by evidence where required; fails to demonstrate any understanding of the question or the context.
2	Poor and significantly below requirements	Very significant gaps or lack of justification/evidence in response where required; responses given are very generic and not relevant in whole or part; fails to demonstrate considerable understanding of the question or context.
3	Poor and below requirements	A lack of content or explanation in one or more aspects of the question; significant gaps or lack of justification/evidence in response where required; responses given are generic and not relevant in whole or part; a degree of a failure to demonstrate understanding of the question or context.
4	Satisfactory response but does not meet all requirements	The question is answered satisfactorily overall but some key aspects lack sufficient detail or explanation.
5	Satisfactory response that meets most requirements	The question is answered satisfactorily for the most part and some aspects lack sufficient detail.
6	Satisfactory response that meets most requirements and is a good response in some areas	The question is answered well for the most part and in areas is particularly clear and justified.
7	A strong response that is very satisfactory in all areas and exceeds expectations in some areas	The question is answered very well for the most part and in areas is particularly clear and justified.
8	A very strong response	The question is answered very well throughout and in all areas is clear and justified.
9	Outstanding quality response	The question is answered in an outstanding way throughout, meets all requirements and in all areas is extremely clear and justified.
10	Exceptional response that exceeds the Authority's requirements	The answer demonstrates an exceptional responses that meets all requirements and exceeds the level of quality required in some key areas.

Appendices

- A. Photos of the site

<https://competitions.malcolmreading.co.uk/stmaryredcliffe>

stmaryredcliffe.co.uk