



BRADFIELD COLLEGE

April 2024

Dear Neighbour,

As you may have heard the College will be carrying out extensive essential repairs to the grade II listed boarding accommodation, Army House. This is the substantial building that abuts both Buscot Hill and Ashampstead Road. The repairs will include replacing the roof and rainwater goods, repairing and re-decorating the windows and repairing the external masonry.

The proximity of the building to the crossroads at, Buscot Hill and Ashampstead Road, coupled with the substantial height of the building and chimneys, poses some considerable challenges in the design of the scaffolding and temporary roof required whilst the works are completed, along with access for removing and loading materials.

Following discussions with the West Berkshire Highways department, we have been advised that the carriageway is too narrow for vehicular traffic, whilst maintaining the safety of the scaffolding and workforce and that road closures will be required. It is not practical (or desirable) to do all the work in one go and it will therefore be completed over two years and in sub-phases.

We had hoped to start the works this month, but due to the complexities of the project, we have not been able to commence as early as we would have hoped, given that the final consent was only secured at the end of March. As a result, it has been necessary to revise the order of the phasing and the provisional plan¹ for the 2024 works and the associated traffic management as follows:

Late May 2024 to late October 2024 – Buscot Hill road closure (between the crossroads and Budgeon's yard) and 3-way lights on the cross-roads.

The diversion route will be via Common Hill, Union Road and the war memorial at Southend Bradfield. A map showing the extent of the closure and the diversion route is enclosed.

As with any construction project, whilst we have done some sample surveys (and have the benefit of experience of other similar recent roof replacements) we will only know the full extent of any repairs required when the existing roof is removed. There are also some factors over which we have limited control (ecology and the weather for example). Whilst the above dates reflect the careful consideration of both our professional advisors and contractor, this is a challenging project that comes with many risks which could impact upon the planned programmed. We will keep you informed of any significant changes.

¹ Refer to West Berkshire website for exact dates <https://www.westberks.gov.uk/article/29939/View-Roadworks-in-West-Berkshire>

We are acutely aware that this will have a significant impact on our local community (and the day-to-day operation of the College) and if the work progresses more quickly than anticipated, we will of course remove the temporary lights and/or open the road as soon as it is safe to do so. However, we feel that it is important to set expectations that this is likely to be a considerable closure.

Whilst we have a plan for the 2025 works and have submitted an application for the closure of Ashampstead Road, as we progress with the 2024 works, we will explore with the contractor if there are any ways in which the programme and/or the duration for the road closure can be reduced. With this in mind, we plan on holding a public information event early in the autumn to discuss the 2025 plans and associated road closure in more detail.

We have included some frequently asked questions overleaf, including contact details should you have any queries, or wish to be kept up to date with any changes to the road closure.

I do sincerely apologise for the considerable inconvenience this will cause, but it really is non-discretionary and needs to be dealt with as soon as possible.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Owen Adams', with a stylized flourish at the end.

Owen Adams
Chief Operating Officer

Frequently Asked Questions

Why is the road being closed?

The roof to the buildings along the main road is in a poor state of repair and in urgent need of replacement. West Berkshire Highways have advised that the road needs to be closed to accommodate the extensive scaffolding required to repair the roof, and to allow the contractors to work safely during the works.

Why are temporary lights required in addition to the road closure?

Part of the building wraps around the corner of Buscot Hill and Ashampstead Road. We have been advised that rather than two road closures, this should be done with a road closure and 3-way lights. The lights will be manned during the day (7am to 7pm).

How long will the road closure and lights be in place?

From late May 2024 to late October 2024 – Buscot Hill road closed (between the crossroads and Budgeon's yard) and 3-way lights on the cross-roads.

Why is the road closure lasting so long?

Due to the presence of bats roosting in the roof, the College is obliged by law to obtain a licence from Natural England and to follow specific procedures and methods for removing the existing roof and installing the new one, in order to make sure no bats are harmed during the works. As such, the works will take longer than they otherwise would if no bats were present.

We are also installing a temporary roof which will allow the work to progress in the majority of weather conditions. As a result there is a lower risk of delays due to weather and less likelihood of water ingress in the building causing further damage and extending the programme. It does, however, take longer to install a temporary roof, but on balance we believe this provides greater certainty (indeed none of the contractors we interviewed would do the project without one).

Will the road closure be permanent or can the road open during evenings /weekends?

The road closure will be permanent whilst the works are on-going and remain closed during evenings and weekends.

Will there be pedestrian access through the road closure?

Yes, the footpath opposite the scaffolding will be open for residents, staff and pupils throughout the works.

What route will vehicles have to follow as a local diversion?

All local traffic will need to use the loop along Common Hill and Union Road (past the war memorial). Signage will be put in place to direct traffic.

Why are there not any works planned between November 2024 and February 2025?

Bats are known to be using the roofs. As a result, there are limitations on when certain works can take place, with no disturbance to bat roosts allowed over the winter.

How will any delays to the 2024 works affect the 2025 works?

There is currently a gap between the 2024 works completing and the 2025 works commencing, which provides some contingency in the event of any unforeseen delays, although we hope that this will not be needed. Should there be extensive delays that impact on the 2025 works then we

will need to review and revise the programme as it is not practical (or desirable) to be working on both areas at the same time.

When will you provide details of the implications for the works planned in 2025?

Whilst we have a plan for the 2025 works and have submitted an application for the closure of Ashampstead Road, as we progress with the 2024 works, we will explore with the contractor if there are any ways in which the programme and/or the duration for the road closure can be reduced. With this in mind, we plan on holding a public information event early in the autumn to discuss the 2025 plans and associated road closure in more detail.

If I have questions regarding the road closure, who should I contact?

A traffic management company will be appointed and will display signs with contact details should you have any queries about the traffic management in place.

If I want to be kept up to date about any changes to the road closure during the project, who should I contact?

Please send your name and email address to cdf@bradfieldcollege.org.uk using **Road Closure Update Request** in the subject heading. All data will be processed in line with GDPR requirements.

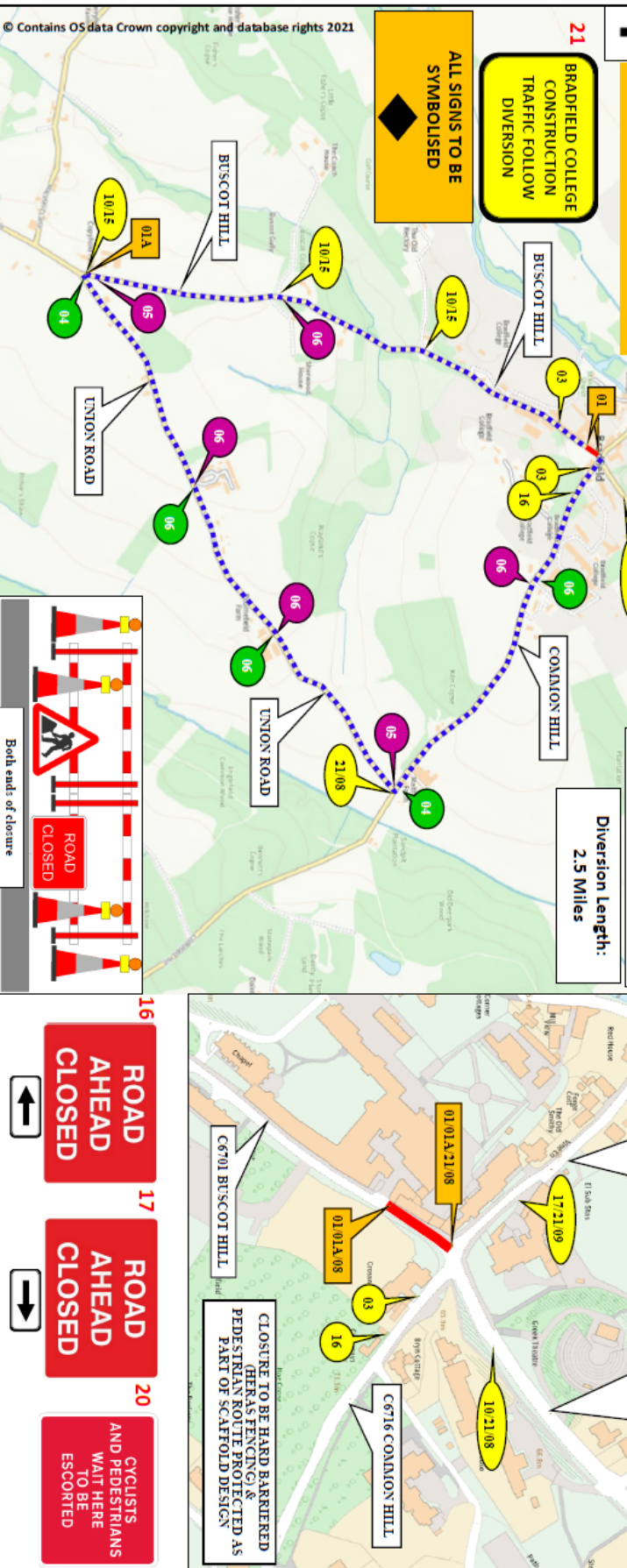
Map of Road Closure and Diversion Route

Key	
	01A
	01
	02
	03
	04
	05
	06
	07
	08
	09
	10
	11
	12
	13
	14
	15

Barriers, cones and flashing lamps required each end of road closure

What 3 Words:
compounds, platter, joked

Diversion Length:
2.5 Miles



SUNBELT RENTALS

Sunbelt Rentals UK (Traffic Management)
Kemble Airfield Enterprise Park
Cirencester Road
Kemble
GL17 6BQ
03700 500 792
0845 004 7105

Note:

- All equipment must be approved and shall comply with the Department of Transport specification M26/11. This drawing does not show the normal road works signs that will be required as per Chapter 8.2. All signs to be in accordance with TM650 data and to minimum class reflective.
- Minimum height of lettering to be 50mm and sign boards to be 300mm (750mm where appropriate).
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CLIENT DETAILS	REP/DEPOT	DRAWN BY	ADDRESS
Bradfield College	DFP/213	DFP/213	Bradfield College Phase 1 and Phase 1a Works
DATE	SHEET NO	VERSION NUMBER	ADDRESS
11/09/2023	1 OF 2	003	Buscot Hill
AMENDED DATE	AMENDED BY	SCALE	Address
06/10/2023	DFP/213	NOTTO SCALE	Bradfield
			West Berkshire
			RG7 6AU
			BUS ROUTE AFFECTED

ROAD CLOSURE

ROAD CLOSURE LENGTH (APPROX)

ROAD CLOSURE WIDTH (APPROX)

43 M

5 M

CLOCKWISE DIVERSION

ANTI-CLOCKWISE DIVERSION

ROAD CLOSURE SIGN

Contract Number 213-S013852

