

ST.ANDREW THE LESS COMMUNITY PROJECT

AUG 2025 BID PROPOSAL

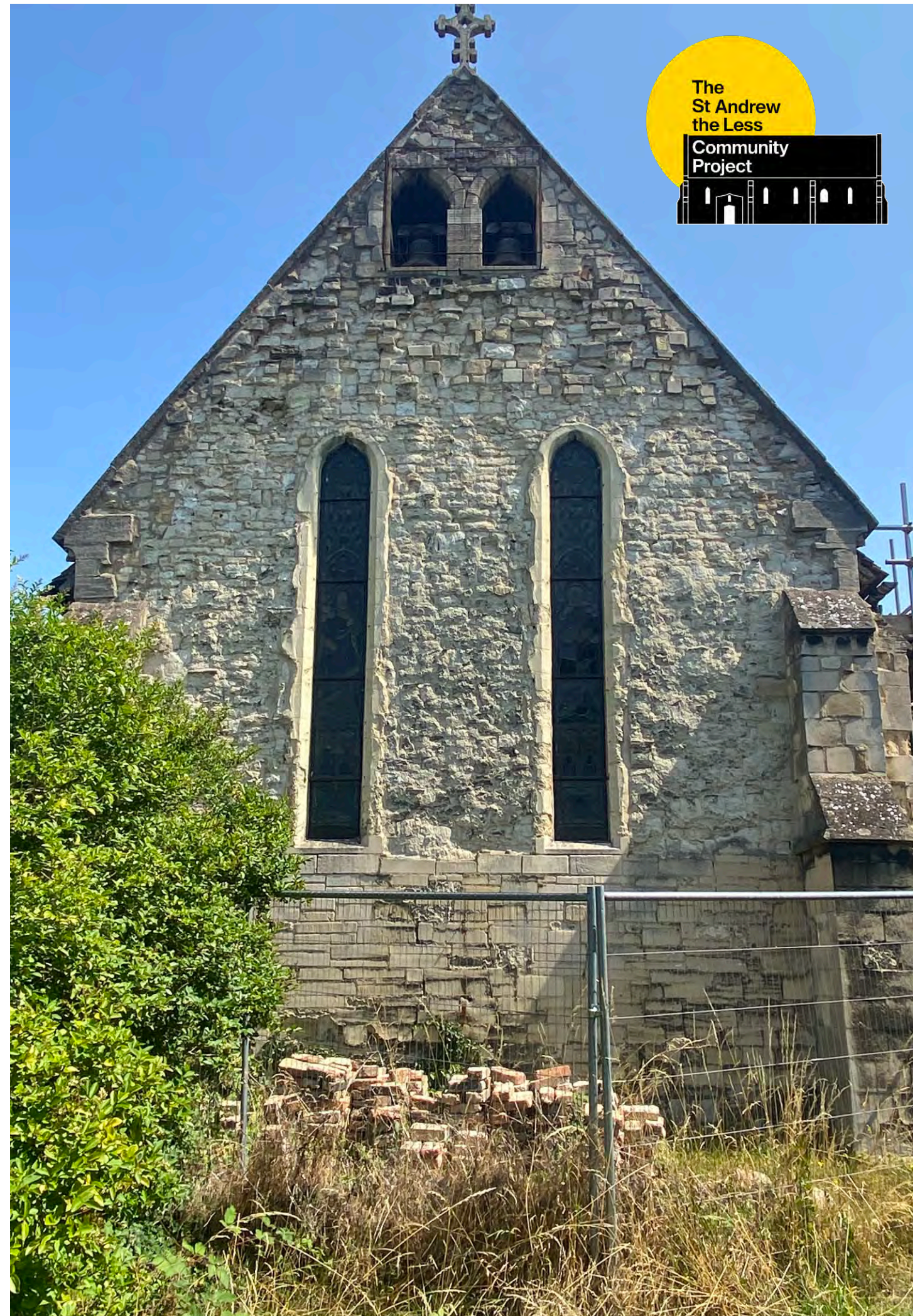


Table of Contents

Context	6	Outreach	64
Aerial Image	6	People Reached to Date	65
StAtL CP Governance	8	Statements of Support	66
Board of Trustees	8	Meetings & Stakeholder Engagement Timeline March - August 2025	68
StAtL CP Board of Trustees	10		
St Andrew The Less Community Project Proposed Committee Structure	14	Further Resources	75
Development Criteria	16		
Criteria and Factors expressed as integral by the Diocese of Ely	16		
3 Development Pillars	18		
Church Restoration+	20		
Scope of Building Works	20		
Capital Build: Restoration Works	22		
Capital Build: Insertion / Extension	24		
Phase 1 Options Appraisal Management & Funding	32	Appendix III Letters of Support	126
		Letter in Support by Daniel Zeichner, Member of Parliament for Cambridge	126
NLHF Application	38	Letter in Support by Vicky Neal, Cambridge United Football Club Federation	128
Table 1 alternative funding to NLHF	39	Letter in Support by Neighbours of St.Andrew the Less	130
		Letter in Support of Heritage by Jackie Harmon, Local Author PhD on the Barnwell Priory	131
Fundraising Beyond the NLHF	42	Letter in Support by Abbey People, Nicky Shephard	132
List of Alternative Grant Funders	44	Letter in Support by Local Councillor, Elliot Tong	133
Project Phasing	48	Letter in Support by Museum of Cambridge, Alex Smaridge	134
		Letter in Support by the Wildlife Trust, Laura Osborne	135
Social Impact	50	Letter in Support by Joanne Hamilton, Cambridge Museum of Technology	136
Community Engagement	52	Letter in Support by Pierre Bidaud, The Stonemasonry Company	138
Volunteering	54		
Social Programme	55	Appendix V Risk Analysis	172
History and Reading Programmes	57	Draft Risk Register, April 2025	174
Biodiversity Education and Protecting the Environment	58	Diocese of Ely, Standard covenants	176
Heritage Research and Education	60		
Partnering Opportunities, Short- and Long-Term	62	Appendix VI Additional Information	178
Participatory Heritage Experience & Co-Design	63	Awareness Raising, Publicity and Media Engagement	180
		Inclusion in Line with Heritage Funding Requirements	182
		Inclusive Design and EDI	183
		Digital Good Practice Guidance, GDPR & Heritage Fund Toolkits	184

Context

Aerial Image



StAtL CP Governance

Board of Trustees

The St Andrew the Less Community Project is currently composed of eight (8) members responsible for the strategic direction of our plans for the church.

It consists of active and highly committed trustees with a broad range of professional and practical skills in fields such as fundraising, management, architecture, business and academia.

The trustees have strong connections to local groups such as the Riverside Area Residents Association and Cambridge Past Present Future, through which they have gained community development experience.

It is anticipated that the Community Group will evolve further and we expect all committee members/trustees will have varying degrees of impact and involvement, depending on their interests and backgrounds, at various stages of the

church capital build and narrative development.

We are growing to incorporate additional necessary expertise and networking links. We are now members of the Reach Volunteering network and are in a position to recruit a trustee with a strong finance background as soon as we are given the go-ahead from the Diocese.



List of Committee Members in alphabetical order:

Carter, Alison
Cleminson, Maria (Masha)
Harmon, Jacqui
Lenz-Giarlis, Brgs
Mansfield, William
Marzo, Flavio
Sheedy, Anne
Tong, Elliott

Current engagement efforts going into outreach, consultation and required submittals are coordinated by Maria (Masha), Anne and Brgs.

This is to deliver the pre-bid phase requirements, prior to the church committee making a decision.

Maria Cleminson (Chair) has experience in fundraising, income generating project development, historical interpretation. She has been steering public engagement efforts on the project.

Anne Sheedy (Treasurer) is a retired chartered manager with experience in strategy, operations, programme and customer experience management.

Brgs Lenz (Secretary) is a chartered architect co-running a local practice and with 20+ years experience in planning and running large projects and coordinating consultant teams.

StAtL CP Board of Trustees

Maria (Masha) Cleminson MA MPhil Cantab - Chair

Maria is an institutional and project development consultant and fundraiser specialising in corporate partnerships, grant writing and income development. She has lived around the corner from St Andrew the Less for almost 12 years, where she is bringing up a young family and throwing herself into community action.

Qualifications:

Modern History MA (Oxon),
Development Studies MPhil
(Cantab); Professional Skills for
International Development -
University Foundation Certificate;
Citizens Advice Generalist
Advisor Certificate

Relevant experience:

Journalist at The Times;
Historical Interpreter at the Tower
of London and Hampton Court;
Public and Corporate Affairs and
Public Relations executive

Anne Sheedy CMgr FCMI - Treasurer

Anne is a recently retired chartered manager. A 35-year career in financial services included strategic and operational management roles in mortgage lending, claims management, customer contact centre operation, customer experience, compliance, project management and stakeholder management. For a 3-year period Anne worked for the police as a financial investigator. Anne also has experience in writing grant applications.

Qualifications:

Diploma in Management
Services (DMS), Change
Management, Prince Project
Management, Agile Project
Management, Customer
Experience Management. Fellow
of the Chartered Management
Institute.

Member of Riverside Area
Residents Association (RARA)
Steering Committee, member of
the RARA Riverside Vision Sub
Committee. Anne project
managed a private home
redevelopment and has 10 years
experience overseeing and
authorising private and
commercial mortgage lending,
which has given her some insight
into large building projects.

Relevant experience:

Director for Riverview
Management Company Ltd, a
residents Management
Company;

Brgs Lenz AADipl Arch ARB RIBA

Brgs is a UK chartered architect with 25 years global experience with architecture and urban design projects across a wide range of scales. She has lived in Cambridge with her family since 2014 and co-runs a practice working on small to multi-million project budgets, as well as grant-funded music, art & community initiatives. Prior to NEUBAU she was a senior architect at OMA (Hong Kong and NL) working with large consultant teams on public procurement building projects and masterplans, in Europe and Asia.

Qualifications:

BA(Hons) Arch, Architectural
Association Diploma in
Architecture, Chartered Architect
ARB. Member of the Royal
Institute of British Architects
(RIBA)

Relevant experience:

Member of Board of Education,
ARU School of Art, Cambridge.
Editor of 'Stairs', 'Elements of
Architecture' Marsilio Publication,
Venice Biennale. Committee
member of TRACS Charles
Square estate

Flavio Marzo

After 13 years at the British Library, Flavio is presently the Head of Conservation at the Cambridge Colleges Conservation Consortium (CCCC), an institution formed by 4 conservators, with over 35 years of history. The CCCC looks after the conservation and collection care of Library and Archive collections for 15 Cambridge colleges. His professional experience spans over various countries (UK, Italy, Greece, and Egypt) where he has worked and taught book conservation and collection care. Since 2019, Flavio has been part of the yearly historical reenactment of the Stourbridge Fair and as a volunteer for Cambridge Past Present and Future opens the Leper Chapel to the public twice a month.

Qualifications:

Degree in Conservation,
Accredited Conservator UK
(ICON) and European
Community.

Benedictine Community in
Novalesa (Italy, Torino), former
Outreach Manager for the British
Library Centre for Conservation
(BLCC) and Conservation
Manager for the British Library/
Qatar Foundation Partnership

Relevant experience:

Conservation Manager, Book
Conservation Studio of

Jac (Jacqueline) Harmon MSt (Cantab) PhD

Jac is a retired higher education administrator, formerly having worked at Trinity Hall, University of Cambridge. She is now a freelance writer and researcher, working on a historical novel. She is a trustee of the Foundation for Medieval Genealogy and volunteers for the National Trust at Anglesey Abbey, where she works alongside the Collections team.

Qualifications:

Local and Regional History MSt (Cantab), History PhD (UEA), Creative Writing MA (ARU) Priory using primarily the Liber Memorandum Ecclesie de Bernewelle (MS Harley 3601), and other extant documents.

Relevant experience:

Twenty years plus of research for my Master's and PhD covering the early history of Barnwell Writing articles concerning the Priory and giving talks to interested groups.

William Mansfield

Will is a degree-qualified mechanical engineer, business owner, and landlord with experience in property development. He lives next door to the Church of St Andrew the Less. He built a career through his consultancy and limited company, providing development, manufacturing, quality assurance, and supplier management services to the satellite communications industry.

Since 2001, Will's mother has lived at Casey's Yard, adjacent to St Andrew the Less. In 2016, Will became the owner of the property and personally redeveloped it into four apartments. He returned to the UK with his family in 2019 and has lived at Casey's Yard ever since.

Qualifications:

BEng Hons, Property development, Business Management a close physical link to the church, and a continuing interest in the area's development, Will is eager to contribute to the future of St Andrew the Less.

Relevant experience:

Deep-rooted family connections to the Abbey Ward community,

Alison Carter

Alison is an experienced editor and translator, and worked in university development, public relations and communications. She edited the alumni magazine for King's College Cambridge for many years and was until 2017 Head of Communications at Fitzwilliam College Cambridge. She is keen to see the history of St Andrew the Less and Barnwell Priory become better known and for the church building to find a new community purpose.

Qualifications:

BA Hons (European Studies, UEA); PGCE (Bristol) and support conservation and excavation of the archaeological site of Herculaneum, near Naples, Italy. Cultural tour manager, specialising in art and architectural history.

Relevant experience:

Trustee of The Herculaneum Society, whose purpose is to promote public education about,

Cllr Elliot Tong

Elliot Tong is both a city councillor and a county councillor representing Abbey in Cambridge, where St. Andrew the Less resides. His responsibilities include housing, safety, wellbeing & tackling homelessness. He is passionate about helping local people increase their learning opportunities, especially in the rich heritage of the area.

Qualifications:

BA in Film and Literature and MA in Renaissance Literature from the University of York He is very active on social media and regularly visits local schools and leads tours of Cambridge's Guildhall.

Relevant experience:

Background in SCN education, special educational needs, mostly specialising in autistic children and deaf children.

St Andrew The Less Community Project Proposed Committee Structure

Governance Development

We are currently an unincorporated organisation. We intend to engage a specialist solicitor to support us with the writing of an appropriate constitution and establish our legal relationship with the diocese in terms of use of the building.

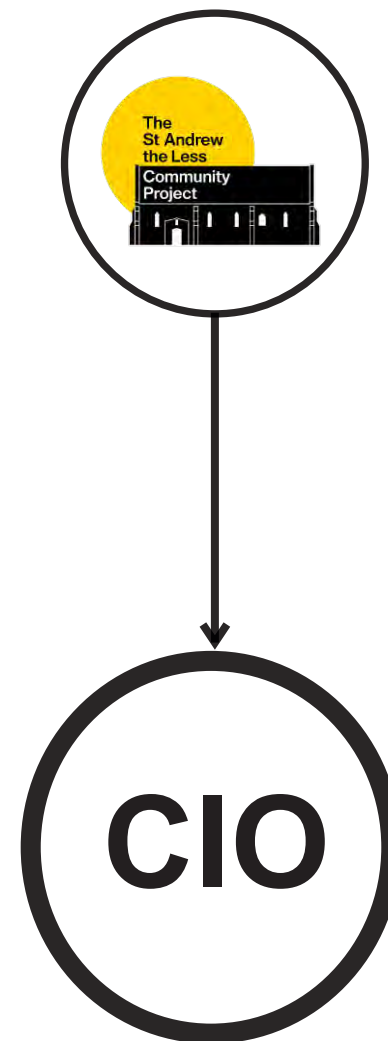
As soon as we get the go-ahead from the diocese we intend to become a CIO (Charitable Incorporated Organisation) an entity specifically designed for charities and is regulated solely by the Charity Commission.

The Charity as a legal person / entity has various advantages:

- It is able to employ paid staff, deliver charitable services under contractual agreements, and enter into commercial contracts in its own name
- It can own freehold or leasehold land or other property.
- It allows for wider membership and Gift Aid
- Committee members are appointed to run the charity on fixed term.

We will include legal consultation with the process.

Suggested Development



St Andrew The Less Community Group

Unincorporated, constituted Community Group

8 committee members constitution

- Sufficient status to apply for grant funding
- Max income £5,000
- You do not need to register an unincorporated association, and it does not cost anything to set one up.
- Individual members are personally responsible for any debts and contractual obligations

Charitable Incorporated Organisation

Ideal for heritage, community engagement, and public benefit projects

- Access to major grant funders (e.g. trusts/ foundations that only fund registered charities)
- Exemption from corporation tax and business rates relief (up to 80% mandatory + 20% discretionary)
- Strong public trust and credibility — seen as more altruistic and accountable
- Limited liability for trustees
- Eligible for Gift Aid on donations (worth an extra 25% on eligible donations)

Development Criteria

Criteria and Factors expressed as integral by the Diocese of Ely

Reduce Planning Risk

Learn from previous planning efforts
Strategically decide not to build on the consecrated grounds
Significant community support including immediate neighbours / public engagement
Early liaison with the council, funders and stakeholders



Long Term Viability of the Proposal

Long term use must be financially viable
Must be financially self-sustaining once operational
Placing the project within the larger historic and social context
Keeping an open mind as to the adaptation and use



Funding and Financeability

Early liaison with funders and team engagement
Expressed support and eligibility of the project



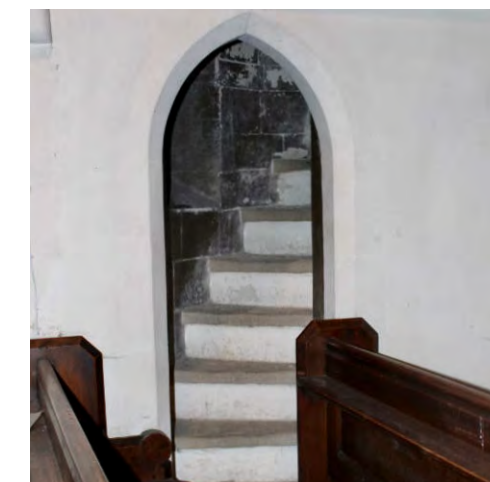
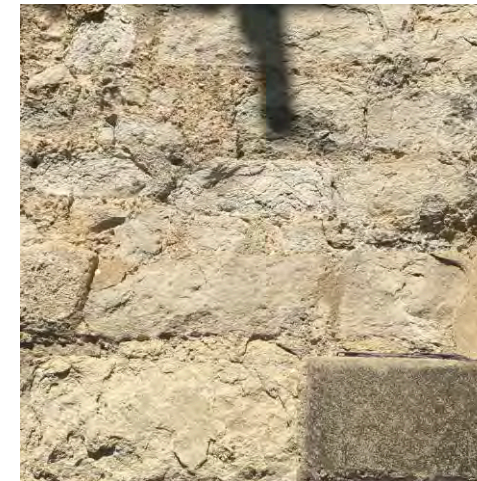
Social Impact

Must be able to demonstrate Social Impact



Additional Requirements:

- Description of proposed works/intervention
- Gaps in provision locally or regionally
- Strategic alignment (e.g. local plans, heritage policies, diocesan priorities)
- Evidence of demand and support (e.g. survey results, expressions of interest)
- Community engagement to date (who, how many, what feedback)
- Stakeholder mapping (who are the key players and what is their role)
- Letters of support / testimonials / partnerships
- Educational opportunities (schools, adult learning, skills training)
- Cultural outcomes (e.g. creative activities, interpretation)
- Environmental and biodiversity improvements
- Contribution to Net Zero and sustainability goals



3 Development Pillars

The restoration and revitalisation of St Andrew the Less, carefully mindful of the needs of our community, will redefine our area as a cultural and economic centre, positioning our neighbourhood as a key part of Cambridge's historical story. The de-consecrated church will be central to addressing the three core elements of our project:

Heritage,
Community and
Environment.

We will do this by creating projects around community and belonging and linking up local heritage and biodiversity sites, resulting in significant social impact, as will be described in the following pages.

Heritage

Restoring the physical building of the church is vital to saving and sharing the heritage. Through our engagement, we are aware that there is a near-total lack of awareness of the area's rich medieval history. We will address this by making St Andrew the Less an innovative and immersive heritage centre, which will be used by local people and visitors to Cambridge.

Community

We will create a vibrant community space, welcoming to the whole community. We have reached out to local organisations such as Abbey People, the Riverside Area Residents Association, local councillors and the Cambridge United Foundation to understand the needs of the local area. There is a significant lack of community space and provision for both old and young.

Biodiversity

Securing the building of St Andrew the Less will ensure that we can continue to create a haven for biodiversity in its grounds, a process which has begun in collaboration with Christ Church, and which will continue and be safeguarded. Eventually, we will open up the garden for mental well-being and environmental learning and connect St Andrew the Less with the neighbourhood's environmental nodes, as well as heritage ones, such as Logan's Meadow, the Abbey House Gardens and the commons.

Church Restoration+

Scope of Building Works

Our preliminary investigation into the scope for capital building works has identified the following options for St Andrew The Less, all of which will be developed through a detailed investigation during the Feasibility Study and Options Appraisal in the first stage of our grant funding.

Base Option 0:
Do nothing.

We do not consider this to be feasible in the long-term. The church is already on the Heritage at Risk Register and degrading rapidly. Previous conditions reports have identified in particular the end gables and the roof to be in dire need of structural reinforcement amongst other issues.

Option A:

Church Restoration & Biodiversity Garden.

This option emphasises the need for getting the church building into a state where it can be safely removed from the Heritage at Risk Register. Urgent repairs funds such as Historic England's repair grants could address this but the

programmatic re-use of the building and grounds would remain uncertain and how to fund long-term maintenance would remain under question.

Option B:

Restoration of the church + a new-build (insertion and/or extension) + a full investigation into suitable programme + a biodiversity garden

This would be an acceptable final outcome by way of future-proofing the development and creating long-term social impact. It would require substantial funding which NHLF has confirmed this project is eligible for.

Option C:

Includes all of the above + additional programme estimated 300m2 located within a separate building (Logic House), expanding on programme and functions.

We applied for an ACV (Asset of Community Value) for this building currently for sale, as per Council recommendation. This does not impact on any of the enclosed proposals or depend on a positive outcome of this consideration.



Capital Build: Restoration Works

Please refer to our previous submissions for background information on the significance of this church in relation to the wider Barnwell Priory.

Over the last few months we have consulted with 28 consultants to gauge a preliminary understanding of the scope and costs involved.

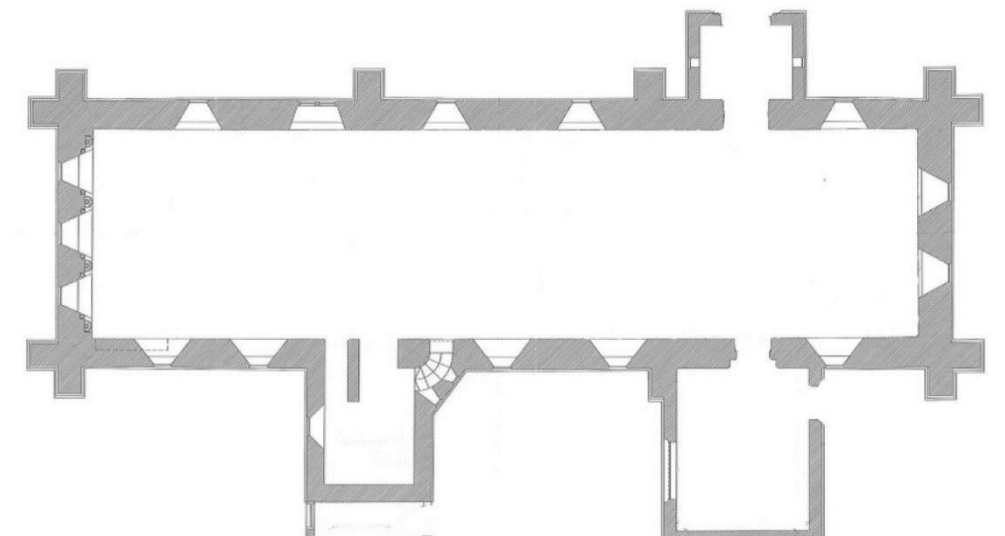
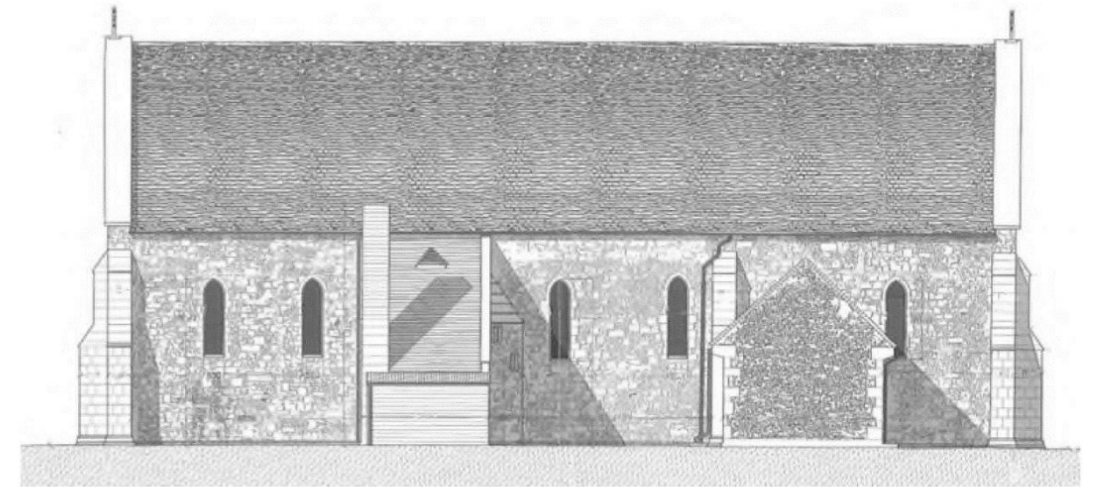
In the process, a huge amount of optimism and encouragement has been expressed by the building industry in light of our efforts to take this church off the Heritage at Risk Register again to ensure its legacy by way of re-introducing it to the public. We are confident that all 3 conservation architects that we have already consulted would be able to competently and sensitively take on the restoration works.

The capital cost to restore and renovate is currently estimated at £1.4M. This figure is in response to conversations we have had with experts and

appreciation of the recent deterioration of the building fabric.

This cost includes urgent repairs, building fabric upgrades including the improvement of the thermal envelope (insulation to the roof and floor).

We shall be applying to the National Lottery Heritage Fund for 100% of the funding for our Stage 1 Options appraisal. We have already been in discussions with the NLHF and they have confirmed that this is an appropriate way to go ahead and this is indeed a project they are interested in funding.



Illustrations extracted from 'Statement of Significance' by Caroe Architects, Nov 2016

Capital Build: Insertion / Extension

As advised by the Church Use Committee, any proposals for new-build should be sensitive to the impact on consecrated burial grounds and tread very lightly. This would include any plans for footpaths, benches or outhouses / pavilions.

We therefore propose to have minimal impact on the grounds and to only reconfigure the church interior, currently approximately 200m² gross internal, plus a minor extension to the rear.

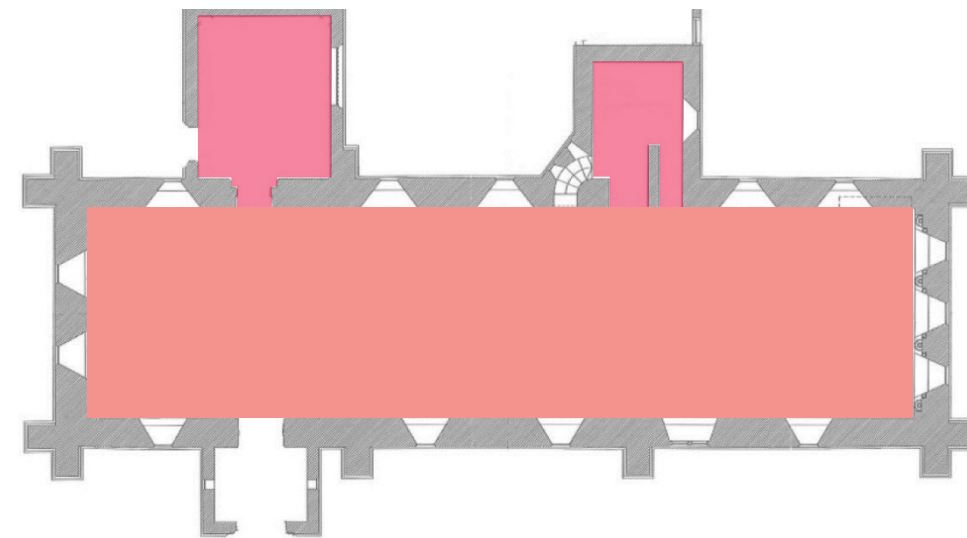
It is safe to assume that we can achieve approximately 250-450m² total area with an insertion / extension. Supporting and in part replacing a % of the existing 200m² approx GIA. This would sit firmly within the current church footprint, bar a minor extension which is estimated to have only minimal impact on the consecrated land surrounding the church.

Any proposals for commercial Class E or sui generis use will be tested in the Options Appraisal stage along with a full examination of the grounds.

Proposals will also be tested in detail with the council during pre-app stage as well as through engagement with the local and neighbouring community.

Construction cost is estimated at £850-900,000, for an approx 170m² new-build insertion / extension. Any new-build would be applying innovative and modern methods of construction, and using sustainable materials in line with Net Zero ambitions. This could include innovative stonemasonry construction, modular pre-fab timber using off site construction with minimal impact on the site.

Please refer to conservation architect submittals for suggested methodology (Appendix II).



Plan extracted from 'Statement of Significance' by Caroe Architects, Nov 2016

**Proposed area of impact by
way of an inserted mezzanine
and small extension to the rear**

Phase 1 Options Appraisal Management & Funding

2021 Q1, Abbey Church
Newmarket Road, Cambridge

Priory Heritage Historic Buildings Consultants
Lt Staughton, Bedfordshire. (01234) 376866

1.0 SUMMARY OF WORK SINCE LAST INSPECTION

- 1.01. Date of previous inspection - 2015
- 1.02. New secure front boundary fence and gate has been erected.
- 1.03. The interior has been extensively cleared of sundry flammable items.
- 1.04. Limited churchyard maintenance to include cutting of grass to front elevations

2.0 SUMMARY CONDITION OF THE FABRIC

- 2.01. The Church remains disused with the larger part of the Christian fellowship now relocated to nearby ChristChurch. Lack of use + attendant lack of management presents significant risk to the structure. The previous religious use by alternative faith groups who used the abbey Church by agreement with Christchurch PCC has now stopped.
- 2.02. The condition of the church continues to deteriorate. Much remains fair considering its lack of regular use but significant repair work is urgently needed to high level masonry of both gables, in particular the East end which is now at risk of collapse. This is reflected in cracking and loose plaster internally. The East gable wall appears in the worst condition and likely to be at greatest risk however the West gable masonry is also now in very poor condition.

Several windows are vandalised / boarded over and in need of reglazing. Despite some previous sundry tile repairs there are now numerous slipped and broken tiles. Water will be entering the fabric in several areas.

The interior requires holistic refurbishment
- 2.03. The former boiler room and stair + over roof structure is in very poor condition, not in itself of any significance it is more important that this space partially goes below the vestry / organ on the North side and presents significant fire risk. Removal of much of the flammable items within the church will have helped reduce but not eliminate the risk
- 2.04. In addition to the gable reconstruction noted above there various short term fabric repairs required. Some of these are urgent but the single most significant risk to this Historic Church remains its continued redundancy / disuse and the attendant risk of neglect or arson. Parochially it appears surplus to requirements of current worship but all efforts should be made to consider an informed and realistic future for this building.

The Parish previously presented several schemes / options to refurbish the building to new purpose but disappointingly with little support. Any proposal for reuse will require alterations but all proposals should strive to be reversible in the event the Church might perhaps return to beneficial religious use in the future.

- 4 -

Excerpt from Quinquennial Inspection Report 2021

NLHF Application

Phase 0 NLHF Project Enquiry and Stage 1 Grant Application

The National Lottery Heritage Fund have confirmed to us that match funding for the feasibility stage is not necessary. However, if we require additional funds in the first stage, we have identified further sources, see Table 1.

We are using the NLHF funding stages to analyse our funding strategy.

The detailed budget in Table 2 includes Stage 1, Options and Feasibility Assessment and does not include the project Development or Delivery phases. Those costs will become clearer as we complete the 1st Stage of the Options and Feasibility Assessment.

Table 1 alternative funding to NLHF

St Andrew the Less Community Project	All costs Exl VAT , reliefs or Gift Aid - grants outside the scope of VAT
Funding Strategy - Additional Funding Sources	
Funder / Source	Eligible Costs & Notes
Architectural Heritage Fund (AHF) – Feasibility / Options & Development	Supports reuse, feasibility studies for at risk heritage, governance, viability, and business model work, structural work, archaeology
Garfield Weston Foundation	This covers conservation plans, engagement, digital heritage, business planning, interpretation
Local/Regional Trusts (via Cambridgeshire Community Foundation, etc.)	Mick George, Cheffins, Fitton Trust. Supports community/digital/environment.
Corporate Partnerships / In-kind Support	Value 'in kind' for example AR co-design, creative consultancy, web/dev support, marketing in-kind or co-branded offers.
Public Donations / Crowdfunding	Launch events, social media campaigns, community buy-in. Boosts match funding strength.
Historic England – Heritage at Risk	Repair Grants for Heritage at Risk. Expected following conditions assessment for Gable Ends and Roof structure and scaffold, cost expected over and above £40,000

Fundraising Beyond the NLHF

During the feasibility stage and options appraisal we shall develop an Activity Plan, which is a key requirement for NLHF funding as well as core to our vision of an inclusive and community-based project.

The NLHF requires that this is partially funded through match-funding. Many of our target funders have already been identified through our research (please see List of Alternative Grant Funders), and we will explore further in tandem with heritage experts.

The Activity Plan will be drafted with key industry partners. We already have an exciting working partnership with two departments at the Anglia Ruskin University - StoryLab, which explores the effects of digital innovation and storytelling on social change, cultural participation and heritage sustainability, and the Global Sustainability Institute, which engages with communities to find practical solutions of challenges they face. Our activity plan will be shaped around developing a historical narrative for St

Andrew the Less and the surrounding area and exploring what it means for the community; around understanding how we can ensure the project adds social value to the area; and acquiring visual and digital assets that have meaningful impact for all those that engage with the project and the church in the long-term.

Objectives

- Secure funding & in-kind support: raise both cash contributions and secure technology/hardware, volunteer hours, and expertise.
- Brand partnerships: partner with local tech/gaming companies (Ninja Theory, Jagex and other Cambridge-based developers) to integrate innovative AR content and storytelling.
- Hospitality & marketing tie-ins: leverage nearby hotels (Travelodge, Premier Inn, Varsity) for co-branding, special rates, and packages that drive visitor numbers. Partner with Cambridge

Sightseeing's open-top bus tour to stop near the church to bring tourists.

- Corporate CSR Engagement: attract local corporations that wish to support community, cultural heritage, and digital innovation.

- Community Engagement & Outreach: create events, workshops, and volunteer opportunities that increase local buy-in and provide marketing collateral for corporate partners.

Income Stream	Description of Potential Funders
Grants	Apply to AHF, Heritage Revival Fund, Historic England urgent repairs, Microsoft Tech for Social Impact
Sponsorship Packages	Corporate funding ARU installations CU Federation Ninja theory outreach
Event-Based Revenue	Ticketed AR tours, Adult and pupil workshops, heritage-themed game nights Biodiversity and Plant Workshops General visitors, school trips

List of Alternative Grant Funders

Grants

- National Lottery Heritage Fund (various)
- Historic England (Heritage at Risk Repairs)
- Pilgrim Trust (inc. viability)
- Architectural Heritage Fund (inc. feasibility & development grants & loans) – new funding coming soon
- Garfield Weston Foundation (wide range of priorities)
- National Churches Trust (inc. Viability)
- Cambridge and Cambridgeshire Local authorities

NLHF is the most flexible and largest heritage funder for conservation projects across heritage sectors.

Historic England focuses on urgent, high-risk repairs for listed buildings and monuments.

AHF supports feasibility/development stages, particularly for community-led reuse of heritage buildings.

Garfield Weston is a generalist philanthropic funder that supports core or capital needs of charities, including heritage.

Major Grants

Fund	Who Can Apply	What the Grant Covers	Grant Size	When & How to Apply
National Lottery Heritage Fund	Constituted not-for-profit organisations (charities, CICs, community groups, schools)	Heritage projects: conservation, community engagement, learning, interpretation, capital works, reuse	£10,000–£250,000 (projects up to 5 yrs); £250,000–£10M (development + delivery). No fixed minimum; typically requires match funding	Under £250K: open year-round, decision within 8 weeks; Over £250K: submit Expression of Interest then development and delivery applications on quarterly deadlines

Historic England – Repair Grants for Heritage at Risk	Owners or custodians of listed buildings,	Urgent repair/conservation work needed to remove building from Heritage at Risk. Includes project development like surveys and plans	No fixed limits; grants discretionary, aimed at high-priority risk cases. Typically lower share of total costs and match funding or contributions.	Rolling application—no deadlines—decisions within ~6 months after full application submitted to local Historic England office
Architectural Heritage Fund	Not-for-profit organisations across England (charities, CICs, community councils, parish councils etc.)	Project Viability grants (early-stage feasibility); Project Development grants (RIBA stage 1-3); match funding and grant-to-loan support	Viability grants: up to £10,000 (normally 12 months); Development grants: up to £100,000 (average £70-80K), usually require ~50% match funding.	Viability grants can be applied any time via Expression of Interest; decisions in 6-12 weeks. Development grants are also rolling for ≤£30K; >£30K via quarterly panel deadlines.
Garfield Weston Foundation	UK-registered charities; CICs or community groups may apply via lead charity arrangement	Broad charitable purposes: heritage, community, social welfare, arts, education. Includes capital and core costs.	Grants typically £1,000s to tens of £10,000s; large grants £100K+, but rare. Many small/medium awards.	Applications accepted any time; initial eligibility quiz; turnaround ~12 weeks. Major grants two-stage (summary then full).

Smaller Funds

Fund / Scheme	Who Can Apply	Purpose / What It Covers	Typical Grant Amount & Frequency	Application Window & Deadlines
D & J Lloyd Community First Fund	Cambridgeshire non-profit organisations	Community support: relief, arts, local environment, heritage	Average ~£2,500 per grant; no stated maximum	Two rounds per year: 1 May & 1 November

Cambridge City Council Sustainable City Grants	Local community groups, schools, charities	Sustainable urban/environmental projects around Cambridge	Varies by tier; typical small grants £1–£5K	Rolling / seasonal rounds (as per council cycle) next open 4/8/25 deadline 22/9/25
Microsoft Research Cambridgeshire Fund	Community	Innovation, STEM engagement, tech education, environmental projects	Typical awards £1,000–£10,000	Open with rolling decisions based on proposals
Grow Wild Community Programme	Community groups, schools in county	Interactive native plant / biodiversity projects	Up to several thousand pounds per project	Seasonal application windows
idverde Community Fund + Investment Fund + Crowdfunding	Local voluntary/community groups	Green space enhancement, biodiversity, public realm improvements	Match funding via crowdfunding; typically small grants	Rolling; campaigns launched periodically
Stobart Sustainability Fund	Local projects in Cambridgeshire	Environment sustainability and community-focused infrastructure	Grants typically £1K to £10K	Open in periodic rounds
Aurelius Charitable Trust	Registered charities/non-profits	Broad charitable purpose including heritage, arts, youth work	Usually small or medium grants (several thousand pounds)	Rolling; summary application then full stage
Historic England Regional Capacity Building Programme	Local heritage organisations	Skills development, training, heritage capacity building	Grant size unspecified publicly (development support)	Rolling / by invitation

Pilgrim Trust Preservation & Conservation Grants	Small museums, heritage bodies	Conservation of collections & buildings connected to museum use	Up to £10,000; larger grants via quarterly deadlines	Rolling for <£5K; >£5K decisions Jan/Apr/Aug/Oct
The Glaziers Trust Conservation Grant	Places of worship with historic glazing	Repair/restoration of windows, stained glass	Typically £1,000–£10,000+ depending on need	Rolling; committee meets quarterly
Mick George Community Fund	Local voluntary/community projects	Community projects including environmental or heritage-related works	Up to a few thousand pounds	Regular funding rounds; specific dates published
Cambridgeshire County Council Community Reach Fund	Local community groups primarily	Community-led initiatives, local area benefit schemes	Grants usually £1,000–£5,000	Rolling / occasional rounds per council schedule
Leche Trust (Heritage Conservation Grants)	UK-registered charities or public authorities (no CICs)	Conservation of historic items pre-1837 in public/charitable ownership (non-structural)	Typically under £5,000	Annual rounds—next opens August 2025
Swire Charitable Trust	UK charities (especially grassroots)	Heritage restoration/regeneration with strong community benefit	Varies; small to medium (£1K–tens of £K)	Rolling; decisions in ~2–3 months

Social Impact

The aim is to build community wealth — through inclusive access to heritage and green space, social infrastructure, and opportunities for local stewardship — and to strengthen community capital, including social ties, local knowledge, and collective agency. Insights from this pilot phase will directly inform the design and delivery of the full project, ensuring it remains rooted in local priorities and genuinely participatory in nature, as well as financially viable in the long term.



Community Engagement

Many of Riverside’s community facilities closed down during lockdown and have yet to be built back.

There are currently no viable venues for community activities in the Riverside area. For example, the Engineer’s House used to be a space for various community groups who currently have nowhere to go or have ceased to exist.

In addition, traditional opportunities for creating social cohesion - for example through work at Pye or Marshall, no longer exist in the area.

Even before the church is restored, we intend to further understand what our community needs through in-depth surveys and neighbourhood outreach activities, as well as close liaison with the local councillors.

This will be followed up by the co-creation of our space and community outreach programme, as well as our heritage experience.

One of the key challenges facing Cambridge — and particularly the Abbey ward — is community isolation and disengagement.

This is largely driven by the physical and social fragmentation of the neighbourhood, exacerbated by outdated road infrastructure such as the Newmarket Road and new developments lacking integrated spaces or mechanisms to foster community cohesion, heritage revitalisation and nature and biodiversity.

New hotels, residential complexes, as well as the proposed Beehive Centre redevelopment developments provide only minimal support for existing neighbourhoods.

As a result, already marginalised or "hard-to-reach" communities risk becoming further disconnected.



Heritage Trail / App



History and Youth Education through a tailored KS1 and KS2 Heritage Experience



A diverse social outreach programme reaching fragmented local communities, combating loneliness and social isolation



Traditional Crafts application programmes, further education



Biodiversity workshops and traditional herbal studies

Volunteering

Volunteering opportunities will be central to our project, both in the work to fulfill the project brief and the cafe and the heritage experience.

In collaboration with experts we will invite locals to participate in and learn about heritage skills such as stonemasonry, lime mortar work and stained glass conservation as part of the activities plan of our delivery phase.

The St Andrew the Less Community Project intends to become part of Cambridge County and City Councils' Digital Badge skills and achievements schemes run by the Region of Learning. This provides local people with a recognised, verifiable way to showcase their skills to local employers and open new career pathways. A particular benefit to people without qualifications or employment experience.



Conservation in Action and Traditional Crafts Workshops

Social Programme

The programme to explore through a viability study include:

- A much-needed community space + cafe
- Social Gatherings and regular events with a clear purpose to bring people together and tackle isolation in the area (an issue our councillors have been highlighting), eg card game nights, dog cafes, quiz nights
- Councillor surgeries can take place at the renovated church enabling greater community empowerment and active citizenship, as well as community police and fire officer drop-ins making for a safer community
- Earth&Mind's Wild Well-Being cafes will offer accessible, nature-connected activities in a relaxed and welcoming environment



CU Federation programmes YES and Afternoon Tea



Nature & Well-being



Inter-generational Exchange

- Weatherproof 'talking benches' placed in suitable places in the grounds to improve wellbeing and reduce isolation
- Regular 'Forget-me-not' cafes will provide refreshments, peer support and entertaining activities for people living with memory loss
- Inter-generational integration opportunities for example, younger people teaching older people how to use technology
- Placements and residencies for local groups and artists
- In line with the heritage theme of the space, workshops in traditional crafts could be provided, such as bookbinding, natural dyeing, candle making, pilgrim badge casting, etc.



Inter-generational Exchange



Medieval Music programme



Stourbridge medieval Fair events

History and Reading Programmes

Finally, we hope to create an experience that also fosters a love of reading in young people and an appreciation of the study of history.

Young people that develop a love of reading experience many benefits when they reach adolescence, including increased cognitive ability and better mental health. St Andrew the Less will also become a site for a small library.

In addition, through our historical offering, young people will have the opportunity to understand how to use primary sources, interpret different voices and contextualise events from the past. All these practices are important to the development of analytical skills so vital, especially considering the pitfalls of today's social media landscape.

All programme suggestions will be tested by expert consultants in the feasibility and options appraisal stage.



A love for reading



Applied Medieval History / History off the Page

Biodiversity Education and Protecting the Environment

St Andrew the Less has a large urban churchyard - in place for 800 years. This project will enhance this haven for biodiversity, protect it as a vital habitat for wildlife and open to the public for mental well-being and environmental learning. An exploration of how to enhance the biodiversity of the churchyard, future-proofing it against climate change with an emphasis on water-harvesting, plant selection, habitat creation and community inclusion.

The medieval history of the church can also be reflected in the grounds by selective planting and nurturing of garden methods, with involvement of experts in re-wilding, medicinal plants and other specialist fields relevant to the time of the Barnwell Priory.

A Biodiversity Enhancement and Nature Engagement plan will form part of phase 1 to ensure that an ecological strategy is formed and incorporated from the start.

Collaborations with local experts and the ecological survey will determine how to enhance the biodiversity of the churchyard and suggest engagement activities.



Planting for pollinators



Insect and wildlife habitats



Raingardens and water workshops Watersensitive Cambridge



Plant and Biodiversity workshops

Heritage Research and Education

Historic England's research indicates that proximity to heritage sites correlates with increased life satisfaction and fosters a sense of belonging.

Our heritage programme will align with the national curriculum's key stages and outreach to schools and families will be core to our activities.

There is also opportunity for adult learning for example, 'Conservation in Action', a series of workshops where members of the public are invited to watch conservators and craftspeople or even participate in conservation activities.

In addition, apprenticeships, internships and volunteering opportunities will be made available in the delivery phase.

As part of our bid to the NLHF we shall also be commissioning academic research focusing on the medieval period (from the foundation of the priory), the early modern period and modern period of what was traditionally Barnwell.

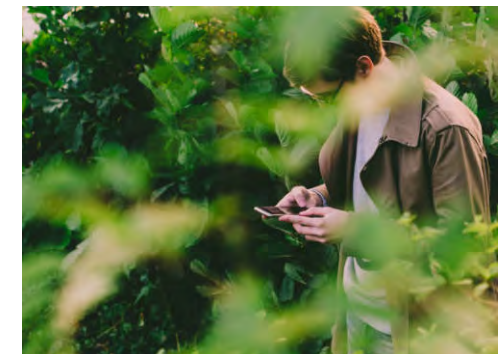
This will involve a literature review of all the historical research already done and the development of a narrative to be shared with the public via a dedicated website and community workshops.

We see this as a vital part of the development of our heritage offering in order to be accurate and comprehensive, as well as developing opportunities for further academic research, and has been encouraged in our discussions with the NLHF.

In the development of our offer, we shall be engaging education consultants to ensure we can develop literacy and analytic skills, as well as historical and local knowledge.



ARU Participatory digital workshop



ARU Field Work



Medieval studies

Partnering Opportunities, Short- and Long-Term

The project will drive economic regeneration by attracting visitors and creating jobs, boosting local businesses, providing employment and training, and stimulating further investment in the neighbourhood.

We have had early engagement and intend to partner with a selective group of local academic and public institutions.

Through a collaboration with ARU 'StoryLab', we aim to address these issues by engaging the full spectrum of the local community — including underrepresented groups — and initiate discussions about how the project can support rediscovery of underrepresented and at-risk heritage while meeting community needs.

The ARU StoryLab and Global Sustainability Institute have proposed adopting an interdisciplinary framework. The pilot during phase 1 will use 3D interactive visualisation of the urban heritage in the

Riverside area as a tool to foster dialogue among community groups that don't typically participate in heritage revitalisation and preservation.

In the early phase of the pilot, we will create a 3D replica of the selected area using photogrammetry, and launch a community survey designed to:

- Raise awareness of the project and its heritage and ecological restoration goals
- Identify local needs around shared spaces, activities, and services
- Gather community knowledge, ideas, and support to inform the project's development



Participatory Heritage Experience & Co-Design

In the second phase of the pilot, we will organise a participatory workshop with community groups across different areas and use the 3D replica as an interactive tool to facilitate discussions about community needs and key heritage narrative that will shape the medium- and long-term development of the project. When groups are unable to visit selected sites in person, we will bring the sites to them in digital form.

This participatory workshop will explore how the longer-term project can enrich people's lives by enabling broader representation and participation in heritage revitalisation and preservation.

Co-design of an immersive heritage experience using cutting-edge technologies.

This process will actively involve communities and relevant stakeholders to ensure inclusivity at every stage of development and provide immediate as well as long-term access to information.

A digital medieval heritage trail will offer visitors and community members access to a range of digital and/or immersive experiences across multiple sites.

This will be a longer-term development, initiated by this project and further expanded as future funding and resources become available.



ARU Kite Launch



Heritage Trail App

Outreach

In the outreach work that we have done so far, we have generated a huge amount of interest from key Cambridge stakeholders and change makers who enhance and support the core team.

We have been successful in being awarded our first grant. This is from Cambridge City Council in their Community Grants under £5,000 category. We were awarded £1,200 to support early community engagement activities, including workshops and marketing and publicity to raise awareness of the workshops.

People Reached to Date

3	Core Team Members
8	Nominated Trustees
2	Councillors
13	Potential Collaborators *
18	Representatives from Local Organisations
28	Consultants **
32	Residents
5	City & County Council Departments
var	Volunteer confirmations

ARU StoryLab
ARU Global Sustainability Institute
Earth & Mind
Dinky Doors
Abbey People
Together Culture
Cambridge United Foundation
Transition Cambridge
Cambridge Natural History Society
Cambridge Museum of Technology
Museum of Cambridge
East of England Buildings Preservation Trust
Wildlife Trust for Beds, Cambs and Northants

Includes
Conservation Architects
Registered Project Managers
Finance consultants
Other

Statements of Support

“Their proposal demonstrates genuine local backing, a thoughtful vision, and a deep respect for the building’s historical and social significance. I hope the Diocese will recognise the potential of this project to bring lasting benefit to the area and will give due consideration to supporting this first step towards securing the future of a valued part of Cambridge’s heritage.”

Daniel Zeichner, Member of Parliament for Cambridge

“We would be excited to explore a number of areas of which we could partner on, with the desired outcome to further enrich the support we offer to the local residents... Good luck with your mission, and we hope the Football Club and Foundation can be part of this project.”

Vicky Neal, Head of Foundation, Cambridge United Football Club Foundation

“I have met with the St Andrew the Less Community Project and heard the passion, vision and dedication with which the potential for the building is shared. They mean to transform this asset into a local focal point for the community and for the environment.”

Alex Smaridge, Director, Museum of Cambridge

“The East of England Building Preservation Trust would be very interested in exploring a future partnership with the St Andrew the Less Community Project to assist in properly restoring and bringing back into active use the Grade II listed Church of St Andrew the Less.

The EEBPT’s trustees include a range of professionals with considerable expertise in the practicalities of restoring and reusing historic buildings. Our planning and built heritage practitioners can help navigate the choppy waters of the planning system and we have a strong working relationship with both the local authority and Historic England. We would also be interested in helping raise understanding of the history of the local area and the part which buildings such as the Church played in its development.

We feel that our practical expertise would be a good fit with the enthusiasm and local knowledge which St Andrew the Less Community Project can clearly bring to bear and may help unlock funding streams as the project progresses.”

Jon Burgess, Chair, East of England Buildings Preservation Trust

“Community projects such as this one are vital for the wellbeing and sustainability of the area, providing ways in which people can gain access to a support group, educational activities, and leisure activities at a low cost. It is important to nurture our local community, and at present, there are only a handful of places across the entire area that aid this.”

Joanne Hamilton, Communities and Visitor Engagement Officer, Cambridge Museum of Technology

“The proposal that St Andrew the Less Community Project have put together shows insight, depth of understanding of the area and bold ideas to turn the existing heritage at risk into a vibrant community space and tourist destination. Abbey People are supportive of the project and look forward to partnering with the team as they take it forward.”

Nicky Shepard, CEO, Abbey People

“We are encouraged by and grateful for the efforts already made by the St Andrew the Less Community Project to engage with the local community. This gives us confidence that any future plans will be rooted in a genuine dialogue with those who care most about the building—those who live nearby and walk past it daily.”

Neighbours of St. Andrew the Less

“I have pleasure in supporting the proposal and I look forward to presenting their first Churchyard Award.”

Laura Osborne, Living Landscapes Officer, The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire

Please Refer to Appendix III for more letters in support of the project.

Meetings & Stakeholder Engagement Timeline March - August 2025



CAMBRIDGE CITY COUNCIL

11/04/2025
Councillor Elliot Tong,
Abbey Ward



Wildlife Trust for Beds, Cambs & Northants

14/04/2025
Diana Cook, Volunteer Co-ordinator, Cambridgeshire Churchyard Conservation Award, The Wildlife Trust for Bedfordshire, Cambridgeshire & Northamptonshire



22/04/2025
Nicky Shepherd, CEO
Abbey People



23/04/2025
Riverside Area Residents Association Steering



EARTH & MIND
24/04/2025
Emma Lacey, Director,
Earth & Mind



29/04/2025
Dawn Bainbridge, Senior Engagement Manager,
National Lottery Heritage Fund, Midlands and East



02/05/2025
Vincent Mak, Chair of the Trustees,
Cambridge Museum of Technology
Joanne Hamilton, Communities and Visitor Engagement Officer



CAMBRIDGE CITY COUNCIL

08/05/2025
Julie Cornwell, Strategic Community Investment Lead, Communities Group, Cambridge City Council and Vicky Haywood, Strategic enabling communities lead at Cambridge City Council



08/05/2025
Nick Vose, Communications Director,
Railpen at Cambridge Retail Park Community Engagement event



11/05/2025
Clara Todd, CEO, Water Sensitive Cambridge



Museum of Cambridge
13/05/2025
Alexandra Smaridge,
Interim Director,
Museum of Cambridge



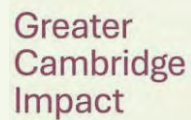
20/05/2025
Dinky Doors



10/06/2025
Heather Thomas,
CEO, Together Culture



ROBERT IRVING BURNS
11/06/2025
Tino Antoniou, Robert Irving Burns representing Receivers for Logic House



23/06/2025
Faye McDonagh,
Finance Director,
Greater Cambridge Impact



a.r.u. | StoryLab



04/07/2025
Dr Fabrizio Galeazzi,
Associate Professor in Heritage and Creative Technologies & Deputy Director, StoryLab Research Institute, Anglia Ruskin University



17/07/2025
Heather Thomas, CEO,
Together Culture



CAMBRIDGE CITY COUNCIL

17/07/2025
Naomi Bennett and Elliot Tong, Abbey Ward Councillors



17/07/2025
Vicky Neal, Head of Foundation and Simon Wall, Community Engagement Manager



CAMBRIDGE CITY COUNCIL

05/08/2025
Naomi Bennett and Elliot Tong, Abbey Ward Councillors



31/07/2025
Jon Burgess, Chair, East of England Preservation Trust

**Resources Accessed to Date for Learning, Training and Team Development
Timeline March - August 2025**



Allia Impact 'Start Strong' - 6-week business support programme to help aspiring changemakers register their social enterprise – expert-led training, dedicated mentor, and supportive peer community.



Heritage Network - membership of a network that empowers people to rescue and reuse historic buildings and spaces for their communities



CCVS - membership of the Cambridgeshire network that provides a range of services to groups including support and advice sessions tailored to their needs



Charity Excellence Framework - We are registered for support with charity funding, policies, help and resources



National Lottery Funding. We have met with: Heidi Hazeltine and Tia Halliday, National Lottery Regional Funding Officer (21/05/2025) Alisha Saleh, Engagement Manager for Midlands & East (7/8/2025)



We have met with Laura Williams, England Manager, The Architectural Heritage Fund (16/06/2025)



Heritage Network Introduction Online (02/07/2025)



Support Cambridgeshire Fundraisers' Network - various people (17/07/2025)



<https://commonpurpose.org/american-express-leadership-academy>

Further Resources

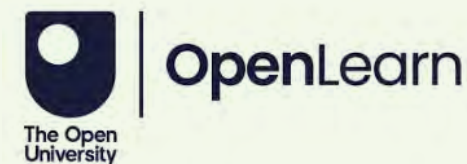
To be engaged with in the future as the project develops



<https://www.icaew.com/technical/charity-community/trustee-training-modules>



<https://academy.hubspot.com/>



<https://www.open.edu/openlearn/education-development/free-leadership-courses-the-voluntary-sector>



<https://www.santanderopenacademy.com/en/courses-quick-access.html>

Appendices

Appendix III Letters of Support

Appendix V Risk Analysis

Appendix VI Additional Information

Appendix III

Letters of Support

Letter in Support by
Daniel Zeichner,
Member of Parliament for Cambridge



HOUSE OF COMMONS
LONDON SW1A 0AA

The Diocese of Ely
Etheldreda House
Diocesan Office and Training Centre
206 Wellington Road
Lancaster Way Business Park
Ely
CB6 3NX

Sent via email

Our Ref: ZA165291

19 May 2025

To Whom It May Concern,

Re: The St Andrew the Less Community Project

I am writing to express my support for the St Andrew the Less Community Project, a community-led initiative seeking to secure the future of the deconsecrated church on Newmarket Road in Cambridge, near the Elizabeth Way roundabout. I have been encouraged to see such a positive and imaginative proposal emerge in response to the long-neglected condition of this historic building.

The group behind the project is asking the Diocese to consider transferring ownership of the church to the community so that it can be sensitively restored and repurposed. This would be a significant first step, enabling the group to begin the process of securing funding and taking forward their ambitious plans to bring the site back into public use.

The vision for the church is rooted in three interlinked missions:

Community – to create a safe, welcoming and inclusive space that supports learning, creativity, and connection. Proposals include a café, gallery, art and event space, and opportunities for young people and residents across Abbey Ward to engage in meaningful cultural and educational activities.

Biodiversity – to enhance the churchyard as a space for nature and well-being, offering environmental learning opportunities and creating a place of reflection and respite in an increasingly urban setting.

Heritage – to reconnect local people with the remarkable medieval history of the area, with plans to showcase the story of Barnwell Priory—of which only St Andrew the Less, the Cellarer's Chequer and Abbey House survive. By incorporating interactive learning, trails and cultural events, the project has the potential to revitalise awareness of this part of Cambridge's past and bring greater coherence to its historical attractions.

The group has already engaged widely with Cambridge City Council, local residents, and community organisations such as Abbey People and the Riverside Area Residents Association. Several trustees live adjacent to the site, and there is a clear commitment to ensuring that the project remains rooted in the needs and aspirations of the community.

DANIEL ZEICHNER
Member of Parliament for Cambridge

*Phone: 01223 423252 Email: daniel@danielzeichner.co.uk
Website: www.danielzeichner.co.uk
[facebook/danielzeichnerlab](https://www.facebook.com/danielzeichnerlab) Twitter: [@DanielZeichner](https://twitter.com/DanielZeichner)*

**Letter in Support by
Vicky Neal,
Cambridge United Football Club Federation**



Received 1st Aug 2025

Dear Maria,

Thank you for considering us as a key partner in your project to re-build The Church of St Andrew the Less. Cambridge United Foundation is a registered charity (1137275) that was established in 2010. Serving as the charitable arm of the football club, the foundation is deeply rooted within the fabric of the organisation, and works across the city to enhance the lives of the local community across a wide range of programmes.

Our programmes are targeted at individuals, groups that live in areas with high deprivation, and with the football club being based in the Abbey Ward, we have an inherent responsibility to tackle inequalities that are present within Cambridge.

Our work takes myriad forms, from mentoring in schools to open-access football for vulnerable groups and seniors' lunches, alongside a host of other genuinely impactful programmes. We are determined to improve community wellbeing through this work.

Having generated almost **£3,000,000 of social value** over the past three seasons and engaging with 10,000+ Cambridgeshire residents on an annual basis, Cambridge United Foundation is in a unique position to serve our local community, especially those most vulnerable. We are committed to fulfilling this potential.

We would be excited to explore a number of areas of which we could partner on, with the desired outcome to further enrich the support we offer to the local residents.

1. Community Engagement – exploring a new programme, or introducing a session that compliments a current programme, we could utilise the church to provide a safe space for people to connect with others, take part in new activities, or be supported with personal challenges. We host many sessions from the stadium currently, and find that being a place of trust and comfort does attract many individuals that perhaps do not access support in other ways. The church could provide this too.
2. History – The football club has recently rebranded, however is highlighting the history of not only the club but the city too, with the last two seasons having the playing shirts inspired by historic features in the city. The church of St Andrew the Less, is also known as Abbey church, and features as one of the football clubs sub identities.



Please visit our website to read both our impact reports and hear some participant impact stories: www.cufcfoundation.com. If you require any further information from us, please let me know.

Good luck with your mission, and we hope the Football Club and Foundation can be part of this project.

Best wishes

Vicky Neal
Head of Foundation



Cambridge United Foundation Outreach statistics, 2023/24

Letter in Support by Neighbours of St. Andrew the Less

To: Chair, Church Uses Committee, Diocese of Ely

Re: Community proposal for the future use of St Andrew the Less, Newmarket Road, Cambridge

We, the undersigned residents, are writing to express our strong support for the proposal to secure funding to bring St Andrew the Less back into active use for the benefit of the local community.

For many years, we have watched with regret as this beautiful and historically significant building has remained disused and steadily deteriorating, rather than serving the people who live around it.

We are encouraged by and grateful for the efforts already made by the St Andrew the Less Community Project to engage with the local community. This gives us confidence that any future plans will be rooted in a genuine dialogue with those who care most about the building—those who live nearby and walk past it daily.

It is particularly important to us that St Andrew the Less be brought into the stewardship of a community organisation we know and trust—one that is committed to working direct with us. We believe that this approach will ensure the project is responsive to local needs and priorities.

This proposal to develop a project that respects both the heritage of the church and the biodiversity of the ancient graveyard is of particular importance to the community. These are irreplaceable assets, and their conservation will be a source of pride and help strengthen the identity of the area moving into the future.

Furthermore, a project that actively involves all parts of the community will ensure the continuity of use and the long-term sustainability of the building. It will bring people together, create new opportunities for participation, and strengthen the social fabric of the Abbey neighbourhood.

We wholeheartedly support this proposal and hope it will receive the funding it needs to move forward. St Andrew the Less has been dormant for too long—it's time to bring it back to life, for everyone.

Yours faithfully,

Neighbours of St Andrew the Less

16 May 2025

Letter in Support of Heritage by Jackie Harmon, Local Author PhD on the Barnwell Priory

As one of the earliest Augustinian foundations in England, Barnwell Priory, and its *cappella ante porta*, the church of St Andrew the Less, is integral to the arrival of the order in this country after the Conquest. Possibly unique is its double foundation, first by Picot de Grenteburgh at St Giles below the castle in 1092, and secondly on land at Barnwell by Henry I's standard bearer, Pain Peverel, in 1112. Past research has revealed it to have been among the richest and most well-documented houses in the country.

Unlike the larger Benedictine houses of Ely and Peterborough, which survived the Dissolution as cathedrals, Barnwell did not. Despite its local and national importance, serving the local community and visiting royalty and aristocracy, the Priory was dismantled and its assets, including the fabric of its building, were sold off. Within forty years, the site had become a quarry.

The church of St Andrew the Less survives as one of only two standing links — the other being the Cellarer's Chequer — and is a vital part of the city's medieval religious heritage. Every effort must be made to preserve it for the current and future community.

My own personal view:

As a medieval historian, and especially one who has studied the history of Barnwell Priory and its links to local, national, and international communities, I am very keen to support the St Andrew the Less Project. There is a wealth of stories associated with the Priory and its surrounding area waiting to be shared.

From a purely personal point of view, I have long felt that since the work of John Willis Clark on *The Liber Memorandum Ecclesie de Bernewelle* and the many contributions he made to the proceedings of the Cambridge Antiquarian Society in the early part of the twentieth century, research on the priory has slowed. My Dissertation and Thesis found no sustained work into the house itself, and this is a project I would wish to undertake.

As one of the first houses of Augustinian Canons established in England after the Conquest, Barnwell has a rich history, and much still awaits discovery.

Best wishes,
Jac

Aug 9th 2025

Letter in Support by Abbey People, Nicky Shephard



6 May 2025

To whom it may concern,

Abbey People were pleased to meet the team from St Andrew the Less Community Project and hear their exciting ideas to bring the historic church building and its heritage back into community use.

Abbey Ward is an area with minimal community space, especially in the west end of the ward where St Andrew the Less is located. Residents regularly tell us about the need for additional space, places to gather and things to do close to home. In addition, many residents feel strongly about the heritage of our ward and support the idea of this being protected through conservation.

The proposal that St Andrew the Less Community Project have put together shows insight, depth of understanding of the area and bold ideas to turn the existing heritage at risk into a vibrant community space and tourist destination.

Abbey People are supportive of the project and look forward to partnering with the team as they take it forward.

Yours sincerely,

Nicky Shepard
CEO, Abbey People

Letter in Support by Local Councillor, Elliot Tong

Abbey is the most unequal ward in Cambridge, a city widely considered to already be the most unequal in the United Kingdom. Here, the healthy life expectancy is twelve years shorter than the south of Cambridge, only a few miles away. Lacking basic amenities due to decades of underinvestment, most residents that I speak to feel that they have been abandoned by the rest of Cambridge. Prejudiced beliefs about the area that derive from Barnwell's working-class roots are pervasive, making them ashamed of the place that they were born and raised, which harms both their mental and physical health.

Abbey is currently experiencing a significant shift. With Cambridge City Council pumping £100 million into the area for improvements and pensions company Railpen planning to redevelop two of its shopping centres, the Beehive and Cambridge Retail Park, into a hub for science and technology research, Abbey is going to receive an unprecedented boost in tourism. This is a perfect opportunity to raise awareness of Abbey's ecclesiastical history, demonstrating its importance to the history of Cambridge and renewing local residents' pride in their own heritage.

These plans for St. Andrew the Less could spearhead this project, empowering the community by demonstrating what they have previously achieved and enabling them to run events and workshops that will greatly improve their lives.

Elliot Tong, Abbey Ward city and county councillor

Letter in Support by Museum of Cambridge, Alex Smaridge



Museum of Cambridge

Date: 13/05/2025

To Whom it May concern,

The Museum of Cambridge supports this worthwhile project, to renew the historic Church building and grounds of St Andrews the Less as a self-funded community space. The Museum of Cambridge is the social history museum of the city and people of Cambridge, championing local people and their extraordinary stories. The history of St Andrews is documented on our online social history map, CapturingCambridge and is one of the very few remaining buildings from the medieval Barnwell Priory. It is a significant building in need of significant investment and care.

I have met with the St Andrew the Less Community Project and heard the passion, vision and dedication with which the potential for the building is shared. They mean to transform this asset into a local focal point for the community and for the environment.

The Museum supports plans to care for historic buildings, particularly as the church has been added to the Heritage at Risk Register. We also support their exploration of a suitable community business plan, that would engage with local history and heritage.

I hope that you will consider this project for the impact that it can have on the local area and consider the significance of breathing new life into the historic building of St Andrews the Less.

Sincerely,

Alex Smaridge
Interim Director

01223 355159

www.museumofcambridge.org.uk

enquiries@museumofcambridge.org.uk

2-3 Castle Street, Cambridge CB3 0AQ

Letter in Support by the Wildlife Trust, Laura Osborne



The Wildlife Trust
The Manor House
Broad Street
Great Cambourne
Cambridge CB23 6DH

Re: The Church of St Andrew the Less, Newmarket Road, Cambridge, CB5 8HA

To whom it may concern,

The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire is a registered charity (and a company limited by guarantee), whose mission is to:

- conserve local wildlife, by caring for land ourselves and with others;
- inspire others to take action for wildlife; and
- inform people, by offering advice and sharing knowledge.

We are among the largest and most effective of 46 Wildlife Trusts across Britain. We currently manage over 100 nature reserves, covering almost 3,945 hectares, and two education centres. We work to engage and educate local people about nature on their doorsteps and how we can all take action for nature.

Churchyards can be important havens for the flora and fauna and never more so than in cities, where green spaces are at a premium. Such is the case with St Andrew the Less which is situated at the heart of Cambridge city.

The proposal for the acquisition of the site emphasises the importance of the 13th century churchyard and the aim to return it to a flower-rich grassland. Sixty-nine species of plant have already been identified on the site and existing habitats will be enhanced further through the proposed plans. The value of the churchyard for invertebrates, small mammals and birds will also increase.

The churchyard would become a hub for local residents to discover and learn about their local wildlife and be inspired to take positive action for biodiversity elsewhere too.

The project will use the Wildlife Trust's Churchyard Conservation Award as a framework to guide habitat creation and management and to secure acknowledgement for their achievements.

I have pleasure in supporting the proposal and I look forward to presenting their first Churchyard Award.

Yours sincerely,

Laura Osborne
Living Landscapes Officer
Laura.osborne@wildlifebcn.org

Letter in Support by Joanne Hamilton, Cambridge Museum of Technology



Registered Charity 1156685



Letter in Support of the St Andrew the Less Community Project

To whom it may concern,

I would like to express my support, as well as the support of Cambridge Museum of Technology as a whole, for the St Andrew the Less Community Project. As an independent museum created and then subsequently run mainly by volunteers, we are the product of projects such as this one, therefore we know firsthand of the impact they have on the local community.

Cambridge Museum of Technology is situated in the old pumping station on Cheddars Lane – a scheduled monument, and a building on the heritage at risk register. Built in 1894, the pumping station was created to help tackle Cambridge's growing public health issues, helping to pump sewage away from the city towards Milton where it was processed. When the pumping station stopped operation in 1968, the building deteriorated into a state of disrepair. It was thanks to generous volunteers that the pumping station was saved from demolition and underwent crucial repairs to reopen it for the public, allowing part of Cambridge's industrial history, a rarity in such an academic city, to be preserved.

It is crucial to preserve buildings of historical importance (especially those that represent the areas of the history of Cambridge that are not typically known), and better so to allow these buildings to continue to be used and enjoyed by the area, thus keeping the heritage alive. The St Andrew the Less Community Project will ensure the church's continued use, allowing it to continue opening its doors to the local area, and help to maintain the building for future generations.

The local Abbey area is the most deprived area in Cambridge in terms of employment, income and education, and given the current economic climate, this is unlikely to change as radically as it should. Thus, community projects such as this one are vital for the wellbeing and sustainability of the area, providing ways in which people can gain access to a support group, educational activities, and leisure activities at a low cost. It is important to nurture our local community, and at present, there are only a handful of places across the entire area that aid this.



Registered Charity 1156685



The benefits to the area span beyond just the church building. Increased tourism to Abbey would benefit local businesses and visitor attractions, and thereby would help the economic growth of the area. Likewise, considering the major changes happening to the local area with development projects like with the Beehive Centre, it is crucial to protect our heritage assets, ensuring that our local history is not lost in future planning. Keeping history alive and accessible is a benefit to wellbeing and education, and helps shape our identity as Abbey residents.

Ensuring that St Andrew the Less continues to serve its local community and keep celebrating its heritage is essential, and this community project certainly aims to do that.

Yours faithfully,

Joanne Hamilton
Communities and Visitor Engagement Officer
Cambridge Museum of Technology

**Letter in Support by
Pierre Bidaud,
The Stonemasonry Company**



T: 01476 247049
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W: thestonemasonrycompany.co.uk

THE STONEMASONRY
COMPANY LIMITED

Stamford.
08/08/2025

Dear Brgs / to whom it may concern,

The St.Andrew the Less grade II listed church originally formed the out-church to Barnwell Priory an Augustinian priory pre-Reformation C13 which the community group is aiming to bring back into public conscience. It is currently on the Heritage risk register and it would be a shame to lose this significant building asset to further deterioration.

We would be delighted to support the St.Andrew the Less community Project as an consultant with our expertise in Stonemasonry, traditional craftsmanship and as a local critical friend with a wide network of contractors.

We hope this letter will be helpful in the safeguarding of this amazing piece of architecture.

Looking forward to supporting any action.

Pierre Bidaud

Creative director.

WORKSHOP / CORRESPONDENCE:

The Stonemasonry Company Limited
The Stone Yard, Pit Lane, Ketton, Rutland. PE9 3SZ

REGISTRATION NUMBER: 7019807

REGISTERED: Blake Tower, LG 12, Barbican, London. EC2Y 8BR

Appendix V

Risk Analysis

Draft Risk Register, April 2025

Risk Area	Challenge	Likelihood	Impact	Mitigation Strategy
Governance & Legal Status	Current unincorporated status may hinder funding applications, legal agreements, and public	Medium	High	Fast-track decision on organisational structure (e.g. CIC or charity). Incorporate before major funding bids. Use CCVS and legal advisors to ensure robust governance frameworks.
Financial Sustainability	Revenue projections (e.g., escape room, heritage centre) may fall short, especially early on.	Medium	High	Early Research and Benchmarking. Seek advice from business professionals eg Allia and Visitor Attraction consultants. Use conservative financial models. Phase development to match secured funding.
Over-Reliance on Grants	Cashflow and timing of Grants. Delays or refusals in major grants (e.g., NHLF) could stall project or limit ambition.	High	High	Early liaison with funders and develop personal relationships. Broaden funding mix: include corporate sponsors, donors, local fundraising, and social investment options.
Planning Approval	Delays or restrictions due to the Grade II listing and consecrated graveyard.	High	Medium	Early liaison with Cambridge City Council, Pre App consultation process, obtain Historic England liaison, carry out due diligence on local experienced conservation architect and design team and follow the RIBA and Council process and guidelines. Use Heritage Network and RIBA Toolkits for reporting on milestones, regular design team meetings, maintain a Golden Thread of communication. Prepare submissions for Building consents in line with statutory response times. Integrate project management tools and software (PROJECT or similar)
Community Support & Opposition	Local residents may raise concerns around over-development, over-bearing, over-looking, concerns with ASB, noise, littering, specific types of programme and fallout	Low-Medium	Medium	Good Neighbour Policy which has already been provided to all immediate neighbours. Continue to maintain transparent communication with neighbours and stakeholders. Continue regular consultation and record and review feedback. Conform to GDPR. Generally understand and mitigate concerns. Invite residents to volunteer and become actively engaged.

Project Scope Creep	Broad and ambitious range of activities may dilute focus and overstretch capacity.	Medium	Medium	Prioritise core functions in the first phase. Use feasibility study to test viability. Align programming with available funding and capacity.
Volunteer & Staff Capacity	Dependence on voluntary effort could limit progress or continuity. Loss of key individuals	Medium	Medium	Build resilience within the core team by ensuring that communication is transparent and information platforms are shared. Secure funding for key staff roles early. Build a strong volunteer pipeline and provide training. Establish partnerships with local institutions for ongoing support.
Digital engagement and Technical failure	Issues with maintaining transparent and secure communication, GDPR, confidential material and documentation, sharing files corrupt files, server issues	Medium	Medium	Ensure that a project sharing platform is established to suit each phase, IT integration, back up systems, GDPR training
Construction Risks	Unforeseen issues during construction, cost overruns during restoration.	High	Medium	Commission detailed surveys during feasibility phase. Include contingency in capital cost estimates (Heritage Fund requires 15%). Follow guidelines for competitive tender, seek out experts in heritage restoration and construction, benchmarking and backgrounds checks and insurance / contract administration and project management. Use project management to observe and regularly review Critical Path using Gantt charts or similar
Stakeholder Alignment	Misaligned expectations or conflicting priorities between partners, funders, and community.	Medium	Medium	Develop clear MoUs and regular communications with stakeholders. Ensure transparent governance and regular debriefs and meetings.
Reputational Risk	If the project underperforms or faces setbacks, public and funder confidence may erode.	Low-Medium	High	Commit to transparency, regular reporting, and setting realistic public expectations.
Regulatory & Policy Change	Shifts in heritage, planning, or funding policy at local/national level.	Low	Medium	Maintain strong relationships with council and funders. Build flexibility into project timelines and funding mix.

Appendix VI

Additional Information

Awareness Raising, Publicity and Media Engagement

Messaging:

The Diocese of Ely is generously enabling this plan to save vital heritage for the community.

Led by the community and for the community.

We are a responsible organisation working with experts and mindful of our stakeholders' needs.

Media and Digital Engagement Plan

Target Media

- Local: Cambridge Independent, Cambridge News, Cambridge 105 Radio
- Heritage press: Historic England blog: Heritage Calling, SPAB Magazine (The Society for the Protection of Ancient Buildings)
- National features: The Guardian Culture, BBC East, Church Times
- Website (simple to start): Project intro, background, donation info, newsletter sign-up

Instagram / Facebook: Photos of site, community events, historic artefacts, sneak peeks

Twitter/X: Engage with academics, local journalists, heritage pros

LinkedIn: Corporate engagement, CSR, fundraising partners

YouTube / TikTok: walkthroughs, digital storytelling, "behind the scenes"

Community Engagement Events

Pop-up history stalls at local markets or libraries

AR "teaser" demo booth (partner with Ninja Theory or AR devs)

Public co-design workshops (physical & digital input)

Open Days at the site with "vision wall" for community ideas

Schools, colleges, libraries

Volunteer Opportunities

Youth history ambassadors

Social media and event support

AR/digital development input from students

Partnerships

Local groups, Cambridge Past Present & Future, Cambridgeshire Association for Local History, Abbey People, Cambridge United Foundation

Tech/creative partners: Cambridge GameDev groups, Microsoft Research, Raspberry Pi Foundation

Inclusion in Line with Heritage Funding Requirements

This project will adopt innovative digital and immersive technologies to bring at-risk heritage back to life by:

Promoting an inclusive co-design environment where community members can contribute to the creation of project outputs, explore and share their heritage, and learn new skills;

- Making digital heritage resources more accessible and enjoyable through both online and on-site experiences developed by the project, thereby increasing impact and reach;
- Enriching people's lives by enabling representation and participation in heritage revitalisation and preservation processes
- Community development and participation ensuring sustainability in the longterm project

A range of opportunities were discussed in terms of academic collaboration such as the engagement of Digital Media and Animation students via 'live briefs' and potentially involvement of MSc Sustainability students via their professional placement. These would require longer conversations with module leaders and making sure that the timelines match.

In the first phase of funding, heritage innovation, we have included 1 participatory workshop in the proposal to meet budget and time limitations.

The aim of this pilot is to include diverse groups to gather feedback on ideas from the survey, then a final presentation and feedback session where all participants can find out more about plans for the site and to feedback into stakeholder liaison.

Inclusive Design and EDI

Following RIBA code on Inclusive Design we are sensitive to the need for spatial inclusion and achieving access for All.

Inclusion means ensuring that everyone has an opportunity to learn and develop new skills and explore heritage, regardless of background or personal circumstance. Inclusion is very much at the heart of the RIBA Inclusion charter encouraging members to commit to delivering buildings and places that generate stronger communities, by embedding design within an inclusive environment.

Inclusive design seeks to create buildings and environments that welcome everyone, regardless of their characteristics or identity, such as: age, disability, gender, neurodiversity, sex, health conditions, race, ethnicity, religion or belief, pregnancy, maternity or paternity or carer status, and more.

Inclusive design also aims to remove any barriers that create effort and separation, and enables everyone to participate equally, confidently, and independently in everyday activities. Inclusive access aims at removing any barriers that prevent people from participating fully in life and accessing essential resources.

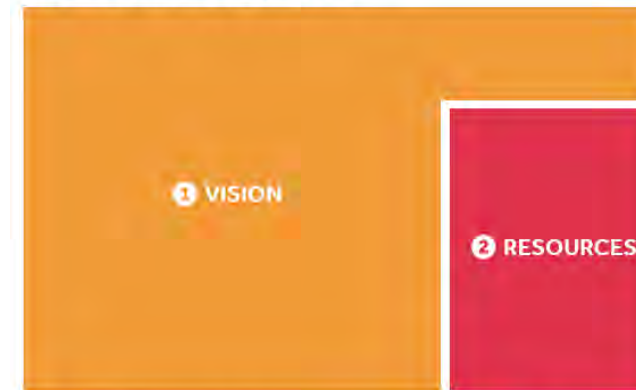
This is achieved by integrating codes and thoughtful design from the onset, for example by integrating disabled access and ensuring level access for all, or by using clear wayfinding methods.

Digital Good Practice Guidance, GDPR & Heritage Fund Toolkits

For successful digital exchange and delivery of the project it is essential to train the Team on digital policy. There are various sources for guidance including the Heritage Fund Digital Digital good practice guidance which includes Toolkits, GDPR, Guides to open Licencing, and working safely when engaging with communities online.

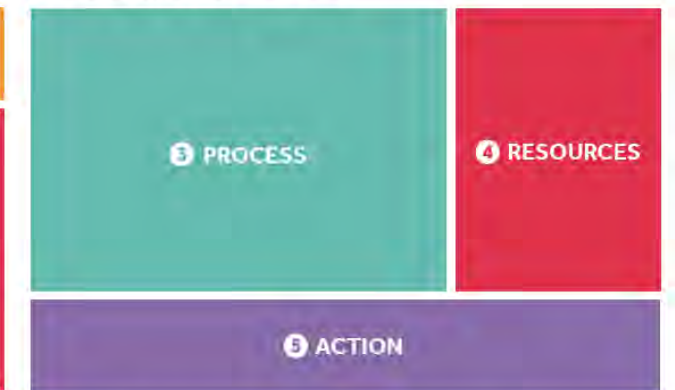
We intend to implement these useful guides and tools for planning in the first phase applying for NHLF funding.

Sheet 1. Where are we now?



This sheet helps you set out your **project vision** and review the **resources** you already have. Once complete, you will be ready to plan out the project in more detail and identify what you will need.

Sheet 2. What do we need?

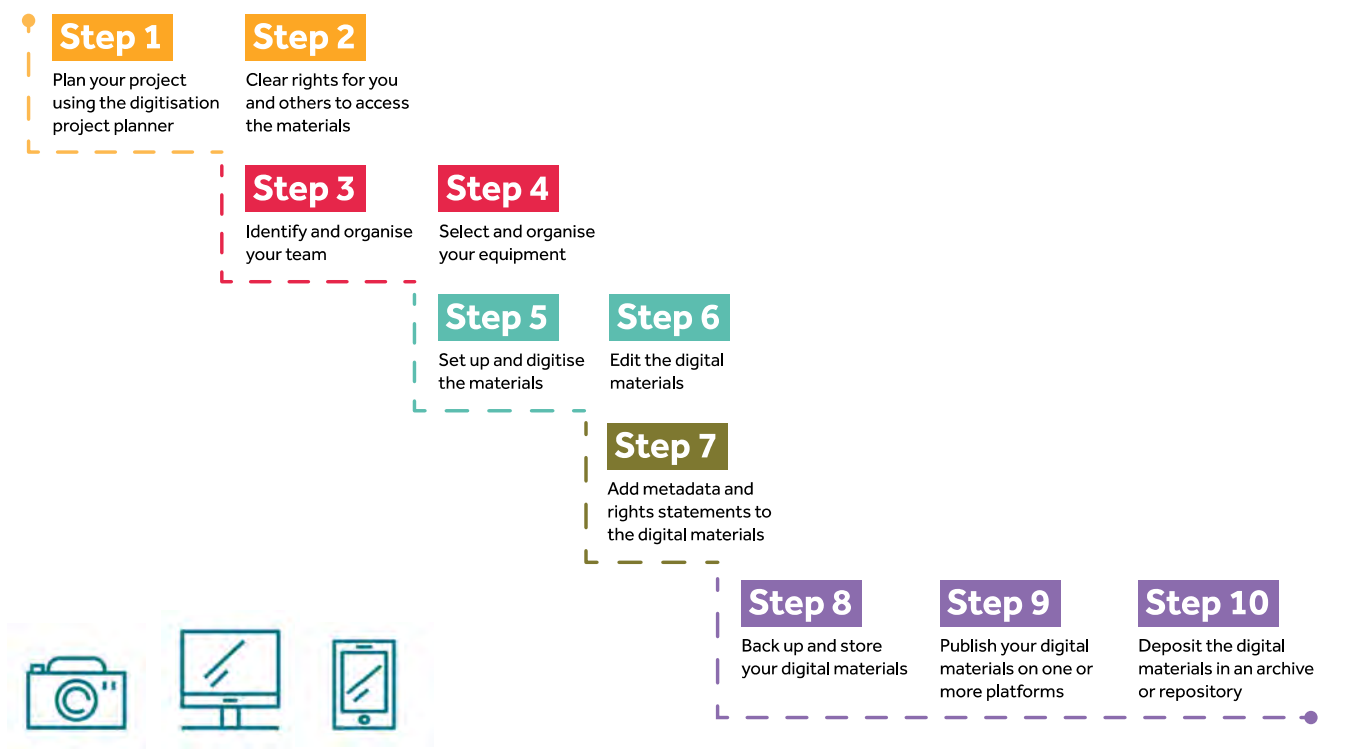


This sheet helps you map out the **digitisation process** and determine the **resources** you will need to proceed. Review your answers from both sheets to make a list of **action points** and next steps.

Fig. Heritage Fund Handbook for the digitisation project planner - 'How to use the digitisation project planner'

Key steps to digitisation

A bird's eye view of the digitisation process organised into ten steps.



DIGITISATION GUIDE | 2

Fig page 3 of Heritage Fund 'Digital Good Practice Guide'

<https://www.heritagefund.org.uk/funding/good-practice-guidance/digital>



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