

Feasibility Study for Llanspyddid

**written & compiled by Mundo architecture
September 2019**



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Contents

Introduction	p3
Series of Talks & Meetings	p4
Community Consultation	p8
Case Studies	p16
Resources & Contacts	p18
Mundo architecture's options incl. Costings & Space allocation for facilities	p19
Consultation with Brecon Beacons National Park Authority	p36
Conclusion and Way Forward	p38
[Hard copy to include:] RIBA Plan of Work 2013	
Options 1-3 A3 sheets, to scale	



September 2019

Introduction

The Friends of Llanspyddid have commissioned Mundo architecture to carry out a Feasibility study looking at a way forward to provide the community with a meeting space. Aside from the church building there is no common space for the community to meet in, and there is the need and want to have that.

Llanspyddid is situated 2.7 miles from Brecon, in the Brecon Beacons National Park. The local residents wish to have an autonomy from Brecon, their own place.

Primarily we are examining the possibility of using the St Cattwgs Church building, which the Church of Wales has allowed the community to do until July 2019. Then although the future of this arrangement is still uncharted, after initial discussions show hope of some form of partnership.

In 2017 Simon Heffer, in his weekly column in the Telegraph, describes the increasing number of church buildings which are becoming redundant during an era where many traditional services and congregations are dwindling. The result is churches are being 'decommissioned' and left vacant. It is a growing cause of concern of what to do with these historical properties in terms of conserving the vernacular architecture, and who and how to maintain them. A greater dialogue between successful regeneration projects and those attempting to start on this journey is key.

(Reference: Article written by Simon Heffer, Daily Telegraph Saturday 3 June 2017 'Why I'll be champing, not glamping')

Equally county councils in Wales have less resources now to provide new infrastructure for communities, and are less inclined to commission new community village halls, so a growing number of communities face missing out on having basic facilities that would meet their vital needs and consolidate them as a community.

The community of Llanspyddid and the church of St Cattwgs have many supporters, which are listed and referred to later in this study under the heading of Resources. They are at hand to provide support, advice and encouragement to pursue the path of securing a community space and if possible also the future of the church building.

Our main contribution to the study is looking at the situation through architects eyes, with options of breathing new life into the existing structure of the church, proposing a new build sustainable and self sustaining structure or a hybrid of the two using the church and church field. Other threads of study will also be brought in to the report to add depth and help develop a greater understanding of the complexities involved and to inform future decision making. These are a collecting and recording of the community consultations, a look at the series of talks held at St Cattwgs in Spring 2019, which include a brief overview of the history study carried out and presented by Jonathan Williams, and the introduction of the Village Plan by BBNP. As well as

referring to UK case studies of similar community developments plus finally the results of an initial meeting with BBNP where Mundo architecture presented outline proposals. The study's overarching aim is to identify the main requirements and to propose practical solutions.

Series of Talks & Meetings held at St Cattwgs Church, Spring 2019:

Organised by Friends of Llanspyddid.

1.

History of St Cattwgs Church, Grade II listed, and burial grounds. Excerpts from Jonathan Williams talk, 30th March:

"There has been a church at Llanspyddid since before the Normans arrived in Wales and long before the town of Brecon existed. It may even date back as many as 1,500 years, to the earliest days of Christianity in Wales – known as the 'Age of the Saints' – which followed the departure of the Romans from Britain.

Within the churchyard is an ancient stone traditionally said to mark the grave of Anlach, who was the father of Brychan, the first prince of the Welsh kingdom of Brycheiniog, from which Brecon and the county of Breconshire take their name.

A few years after the Normal conquest of Breconshire, a small Priory was founded at Llanspyddid,

After Henry VIII closed down the monasteries, Malvern's property in Llanspyddid was acquired by John Price.

*Maps drawn for the Penpont in 1744 to show how the **churchyard was once much larger** than it is today, interestingly, the maps also hint that the village of 1744 may be the remnants of a once larger medieval village, and that the land holding system was once based on an 'open field' system common in England but unusual in Wales.*

*In the 1700s and 1800s travellers passing Llanspyddid commented on the fine collection of **yew trees**, many of which survive today.*

The present church probably dates from the 1300s, although some parts such as the font may be earlier. It was restored around 1880 to plans by architect Charles Buckeridge, who worked on about a dozen churches in Breconshire. While some churches were almost completely rebuilt in the Victorian period, at Llanspyddid the restoration used a light hand and retained the very simple, but locally typical style of the church."

We think it important to have these key facts to hand as referring to the past enriches any design decisions and adds continuum to the story of the church and village. It is good to acknowledge the extensive time line of the development on this site when making future proposals. Significant features should be the focus of conservation and recognition in terms of promoting the assets of the church and grounds. A stone dated 7th-9th century is in the graveyard. What also needs to be highlighted are the parts of the church which are **Listed**:

- The timber barge-boards on the porch entrance to the church, with Celtic patterns dating from the 1500's.
- The font, possibly dating from the 1200's.
- Timber internal screen between nave and chancel, 1926, in memory of Rev T Griffiths.



2.

Brecon Beacons National Park, 3rd April

Helen Lucocq, chief policy maker at BBNPA, made a presentation to the community about the advantages of composing a village plan and how to go about it. She was supported by Helen Roderick, a colleague from BBNP who leads Place Plans from a community development point of view. She explained that from her perspective if there is a plan in place which lists the needs and wants of the community BBNP are obliged to refer to it when considering any development in the locale. Conversely if there is no village plan in place, although the planning authority would, with their best intentions, put their own decision making into devising a local plan, this might not represent the community as well.

The Village Plan gives the community a voice and in turn **a greater power to ensure their vision is adhered to.**

Helen went on to say that **a Village Plan is the key for accessing funds or grants** for community project development as it is then recognised that the community is a cohesive body with a common agenda.

She explained the steps needed to carry out the plan, starting with extensive community consultations. The aim of which is to get as many of the community to engage with a consultation and provide their hopes for their preferred amenities.

At this meeting members informally named potential developments that are on the community's wish list:

- Path for bike & pedestrians, linking Llanspyddid to Brecon
- Increase in parking in the village
- Community meeting space
- Biodiversity in the village
- Community growing space

The Village Plan is not only a crucial future proofing mechanism for the village it will also influence the creation of the architectural Project Brief for the development of the community space that any proposed new build or conversion of the church will provide.

3.

Visit to St Cattwgs by Brecknock Society, 18th May

chaired by Mervyn Bramley

Historian Jonathan Williams presented the history of the church to Brecknock Society, it was their third and final local church visit of the day. He highlighted that the church site was of some importance because of its size.

Agnieszka Pearson of Mundo Architecture introduced the work the practice were preparing for the Feasibility Study, highlighting their survey for the community consultation which had happened the previous week.

The floor was then open for general discussion and suggestions between the speakers and audience, with contributions from Pauline Hill of Friends of Llanspyddid. Names of organisations were put forward as possible leads.

Key points and suggestions from the members of Brecknock Society:

- Imperative to listen to community,
- Need for community space, facilities and outdoor space, plus source of income to make this feasible.
- Friends of Llanspyddid/ Leading group must be a properly structured voluntary association PAVO
- 'Festival churches' events, organised by Church Care.
A Festival Church is typically a rural church building which is not needed for weekly worship, but is still much loved. It is valued and required for the Festivals of the Church, most obviously Christmas, Easter & Harvest Festival.
- Open Churches, where churches are open all day.
- Ecclesiastic Insurances; keep open during the day?
- Could be a neutral building/ for non-Christians
- enquire of the Royal Commission on the Ancient and Historical Monuments of Wales.

Consultations with the community: 11th May

In order to gauge the need and wants of the community a day was given to invite them to the church to interact with & contribute to two studies set up respectively by **Mundo architecture** and **Friends of Llanspyddid**.

Mundo architecture presented a series of 4 A3 sheets, (see copies attached), each with 3 different options as suggestions to be housed in the church. Coloured stickers were provided for the participants to stick onto their choice for use of church, with no limit to the amount of choices they wanted to make. A gold star was for the option they wanted the most. The list has been ranked in order of preference:

Multi use space:	23 stickers	of which 19 gold stars
Celebrations:	15 stickers	of which 5 were gold stars.
Sports hall	12 stickers	of which 2 were gold stars
Community Shop:	12 stickers	
Meetings:	12 stickers	
Venue:	12 stickers	
Cinema:	9 stickers	
Community cafe:	6 stickers	
Clubs:	4 stickers	
Services:	3 stickers	
Dance:	1 sticker	

Other ideas: 6 stickers 1 of which was a gold star
(This was a blank section for the community to write down their ideas & suggestions).

(Friends of Llanspyddid carried out their research using a questionnaire and suggestion map, and have shared the responses that they gathered with Mundo, so both sets of answers are incorporated into this study.)

The list of uses has been ordered in preference:

1. Multi use space:

This is clearly the most requested need for the community. It encompasses all the other activities and facilities that have been listed. In terms of using the church, basic facilities of kitchen, toilets and heating would need to be installed, either in the church or in an annexe building.

2. Celebrations:

Up until now the community have had the use of the Church and Church Field for their group celebrations. In summer the field has been used for the village fête and the occasional party employing the community marquee. In the other seasons the Church has been the gathering space for Christmas Carol concerts and the like. It is a very important part of community life, marking significant annual dates with gatherings.

3. Sports hall:

Sports for all ages could be housed in the village hall. Ranking third on the list, it is a priority, and the benefits for the community are physical & mental well being, and the making and consolidation of social groups. Provision for protecting the stain glass windows would be necessary, as well as a timber sprung floor.

4. Community Shop:

A very practical need is for a community shop. Some residents are without their own transport, so it is very difficult to reach Brecon for shopping. There is the need and desire to have a local shop that could provide the basics. This could be run by volunteers, (please refer to case study in St Leonard's, Yarpole, Herefordshire), helping get the residents by creating a hub, for those behind and in front of the counter. Logistics to do with stock, staffing, opening hours, cash would of course need to be worked out.

5. Meetings:

Streams of income would need to be generated if the church building was to be refurbished, to contribute to the capital costs, the maintenance, insurances and other inevitable day to day running costs that would arise. This would be one way of fulfilling this need- the provision of a meeting space that could be rented out. The setting of the church with it's historical features & high ceiling, location in terms of off the A40 is likely to attract customers. A meeting space for the community is also important. Furniture would need to be stored on site. Someone to set up before and put away after events and provision of refreshments are all considerations. Very good example of a church rented for meetings and conferences at Cornerstone Church in Cardiff city centre.

6. Venue:

Similar to a hired meeting space, the church could be used for wedding receptions. It has a very special and atmospheric interior, that would lend itself to being a wedding venue- however this comes with other responsibilities of parking, adequate toilet and kitchen facilities, so due consideration would need to be given to taking this on as a form of income generation.

7. Cinema:

A cinema for the community could be easy way to gather people. Projection facilities, and black out blinds if necessary.

8. Community cafe:

There are many successful church developments involving the introduction of cafes: St Mary's, Brecon, Cafe at All Saints, Hereford and St Leonard's, Yarpole to name but a few. This provides locals with a living meeting place, and would potentially bring people in from the A40.

9. Clubs:

For children & adults, provision of a venue to facilitate different clubs and activities.

10. Services:

Having a church as a venue, and a small but active congregation until very recently, there is the opportunity and potentially the wish, to keep part of the building open for Christian services that would serve the community. Although the church has been closed by the Church of Wales, it is understood that the following services could still be held there: funerals, christenings, Christmas and Easter services. (Weddings cannot be held there, but civil marriages can). So a section of the church is proposed to be set aside for ceremonies, which will at the same time protect and preserve key features of the church; the font, the screen and the pulpit.

11. Dance:

With the proposed removal of the pews and introduction of a sprung timber floor, the church building could lend itself well to dance lessons and performances.

Other ideas, (expressed by community):

Public House

Brew House, (craft ciders)

Community drop in centre: coffee mornings, knit & natter, craft teachings, demonstrations.

Book exchange

Plant sale

Community allotment

Recording studio for youngsters

Lending library

Safe dog free run/ play area with dog bins for toilet disposal

Car boot sale

Restaurant

Community orchard

Concerts

Table tennis/ ping pong/ darts/ pool table

Computer hub/ home working studies

History society

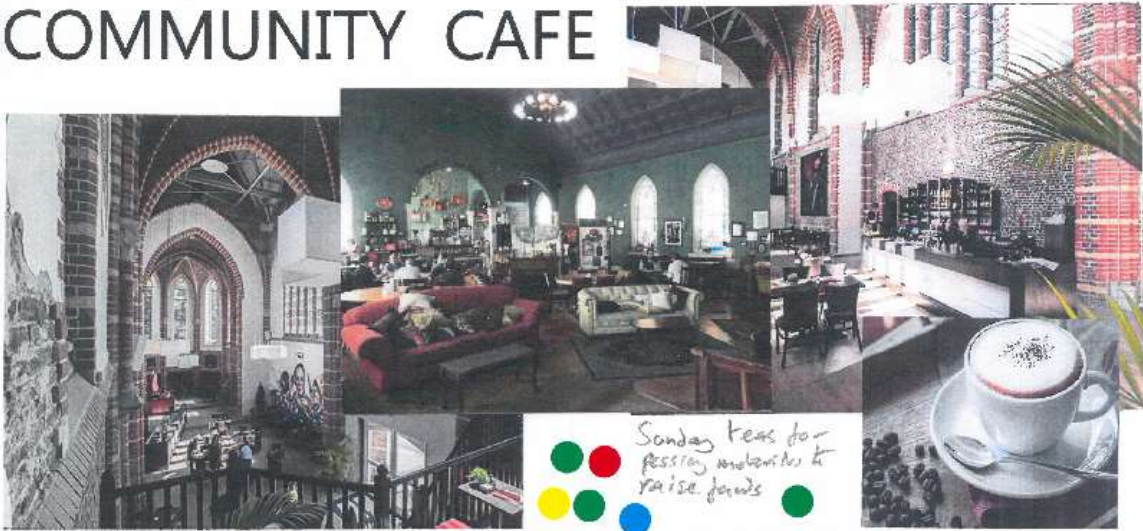
Bowls (indoor)

Badminton court

Pub nights

So a very wide range of facilities, interests and activities were listed on the 'other ideas' section, reflecting the needs of a fertile and diverse community. Incidentally, St Leonard's Church in Yarpole sell alcohol in their community shop, so that could answer one of the requests if a shop were to be set up.

COMMUNITY CAFE



Sunday teas for festive occasions to raise funds

SERVICES

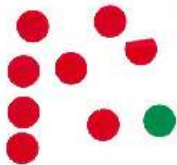
- Weddings
- Christenings
- Funerals
- Church services
- Christmas
- Carol Services
- Easter



Could it still be available for weddings even if not a church?
Love this idea ↗



CINEMA



CELEBRATIONS



SHOP



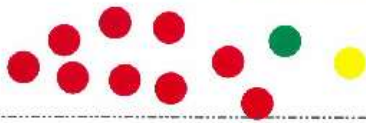
VENUE



Friends of Llanspyddid Feasibility Study

MUNDO Architecture 2019

MEETINGS



CLUBS



SPORTS HALL



Friends of Llanspyddid Feasibility Study

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DANCE



MULTI USE SPACE ★



OTHER IDEAS / USES

Public House



• Brew house
• Craft ciders

Community drop-in centre
(coffee morning, knit & natter, craft teaching, demonstrations)

Book exchange

plant sale

Community allotment

Recording studio for youngsters!

Lending library

Safe dog free run/play area. Dog bins for toilet disposal

Car boot sale

Restaurant

Allotments

Community orchard

Concerts

Table tennis / ping pong / darts / pool

Computer hub / homework studio

History society

Access to river / walks / fishing

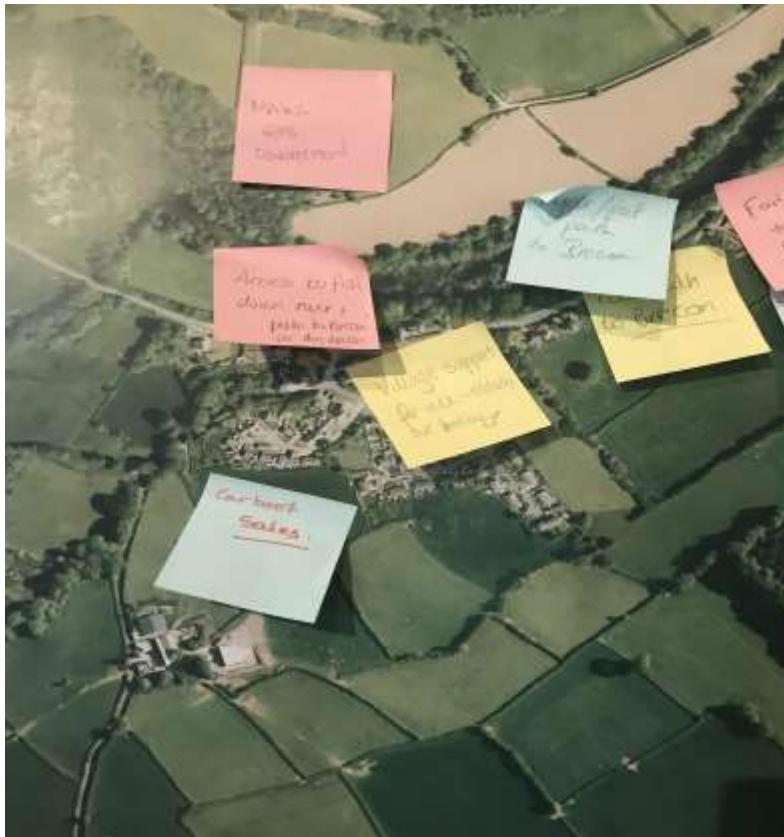
Bowls (indoor)

Badminton court pub nights

As well as a written survey, the presentation by **Friends of Llanspyddid** at the public consultation included a large scale photograph of the site. Members of the community were invited to write down their wishes on sticky notes which were then stuck to the photograph. Some of the suggestions were:

- Cycle/pedestrian path to Brecon
- Connection to mains gas
- Car boot sales
- Safe dog play
- Community allotments
- Community orchard
- Support for elderly
- Access to river for fishing
- Fitness trail
- Community woodland
- Link to Abercamlois Trallong
- Speed restriction of 50mph

So not only are the community hoping for a meeting space, there are hopes on a wide range of issues on how to shape their area to best meet their needs. This type of consultation is beneficial as these suggestions would enrich any building setting, by improving pedestrian links to and from the village, and outlining the services, amenities and recreational spaces required. These suggestions could be incorporated into a design and access statement further along the line, funding could be sought not just for renovation or build costs for a building, but village planning could be combined into the scheme.



Case Studies:

There are many positive examples of church development across Wales and England in recent years. The need to up cycle these often beautiful and historic buildings benefit the community as well as preserve local heritage. Included in this study are several examples which are relatively local to Llanspyddid: St Elvan's in Aberdare, St Leonard's in Yarpole and New Life Church in Llandrindod Wells. What differs from St. Cattwgs and these 3 examples is that they continue to be Churches with services, but what they have in common is the reworking of traditional ecclesiastic buildings into modern buildings serving communities. Harder to find are new build community village halls which have been commissioned and procured by the community itself rather than local councils.

St Elvan's, Aberdare

01685 884769

We spoke with the vicar's wife Christina Davies from St Elvan's. She said we would be welcome to visit, but the renovation work has yet to start, so currently all there is to see is a church with it's pews removed.

The church, which is sited in the centre of Aberdare, has pursued plans for development for many years to make the building a community Heritage Project fit for a new generation and to become a new community resource and hub. The designs include facilities of cafe, a tourist information centre, arts and craft area, exhibition space all to be housed on ground and new mezzanine floor. The renovations include

making the church more welcoming and accessible at the entrance, plus the removal of pews.

They sought funding from several organisations to finance these major refurbishments and were successful with awards from:

the Heritage Lottery Fund:	£786,700
Vision Fund grant:	£491,869
CADW:	£47,000
National Churches Trust:	£40,000
James Pantyfedwen Foundation:	£12,000

Totalling in excess of £1.37m, Christina said they have had to find funding independently of the Church of Wales who did not contribute to the development. Although the scale of project is larger than at Llanspyddid, it provides a template and inspiration for the early stages of a community centre project. (Community funding for this development was also supported by Pen Y Cymoedd Wind Farm, who invite other community projects to apply for funding: www.penycymoeddcic.cymru 01685 878785.)

St Leonard's Yarpole, Herefordshire

www.yarpole.com/index.php/st-leonard-s-church – please view website for inspiration.

Situated half way between Leominster and Ludlow the church, which was regenerated in 2009, offers conferences and meetings, parties, drama groups, rehearsals, exhibitions, concerts, as well a highly successful community shop and housed above it, a gallery cafe. The work to the church cost £250,000, £37,000 of which was raised by the parish.

In terms of the renovation to the church building, it is very similar to what would be needed at St Cattwgs to make it into a warm building: insulating the roof, addition of underfloor heating- they added a renewable heating system of wood pellet boiler. These interventions have meant that the church now qualifies for the Government's Green Deal reimbursement scheme. 2 toilets have been installed, one of which is for wheelchair users, as well as a stair lift to reach the mezzanine. The church is now managed by a Building Management Group comprised of local residents.

What is so exceptional about the church is the community shop, which is the first in Britain to be a full time shop in a church, open 7 days a week, and completely run by volunteers. Their mission statement is to provide a sustainable and attractive shop which will deliver valued products and services to the whole community. In addition the shop will enable social engagement across the whole parish and will use its

surplus funds to develop the business and to support a range of community projects and needs.

New Life Church, Llandrindod Wells

A church remodelled with new mezzanine floor to double its floor area, and now a warm building. It accommodates offices, kitchen, food bank and a child care facility for preschoolers on the ground floor, with church services held on the first floor. The church offers venue hire meeting rooms, fully kitted out with projector & LED screens, PA system and refreshment facilities. So they have created income streams as well as engaging in the needs of the community.

We would propose organising a tour of these key successful church regeneration projects at the outset of any development of St. Cattwgs, if that is the chosen route of provision of community space.

Resources & Contacts:

Wales Council for Voluntary Action

0300 111 0124 help@wcva.org.uk

WCVA are a valuable resource for third sector voluntary groups in Wales, who can help with funding, grants, and advice for community projects.

Brecknock Society

Dr Mervyn Bramley

The Society study and promote the history and culture of the historic county of Brecknock. As a group they would be interested in supporting and advising the preservation of the Church and grounds at St Cattwgs, as well as reinforcing the integrity and autonomy of the community of Llanspyddid.

Churches Conservation Trust

Catherine Kemp, Regeneration Officer 0845 303 2760

Charity in England who have a portfolio of 350 English churches. We made contact with Catherine, who knows Brecon well, so although CCT's work is in England, she would be happy to signpost this project in the right direction. Their website have very relevant posts for St Cattwg's, such as 'the epidemic of heritage crime'.

Hereford Diocese

Tim Bridges, Church Buildings Support Officer. (& Wendy Coombe).

Resource: Crossing Thresholds Guide:
www.hereford.anglican.org/crossingthethresholdtoolkit

Plunkett Foundation:

Pub programme across England, helping communities take control of challenges and overcome them together.

Royal Commission on the Ancient and Historical Monuments of Wales
01970 621200

Friends of Friendless Churches, 0207236 3934

set up to save disused but beautiful old places of worship of architectural and historical interest from demolition, decay and unsympathetic conversion. England & Wales.

Caring for God's Acre, 01588 673041

Protecting and Rejuvenating these, {burial grounds}, beautiful havens of heritage and wildlife.

Environmental interest, could advise on best practice maintenance of Church grounds.

Eryl Jones, Director of Communications and Community Engagement,
Diocese of Swansea and Brecon.

eryljones@churchinwales.org.uk

Contact from Mervyn Bramley, who could be useful to broadcast the growing initiative at Llanspyddid.

Mundo architecture's Options

We would like to be clear that this study for the community looks at options of both using the church and a new site for a new build. The community are open to both, and will examine the pros and cons of the two, and although it would be a very satisfactory outcome if St Cattwgs could be re-cycled, it is not the only solution on the table.

Mundo proposes some essential refurbishment when converting the church building into a community hall:

The first study, **Options 1 and 2**, in purely physical and spatial capacity, will look at the requirements of a community meeting space and whether that could be accommodated **within the existing building**.

Then in **Option 3**, we look at re-cycling the **church building** as the main meeting space, **plus constructing an annexe** building in the adjoining Church field, plus some form of linking pathway, most likely to be covered.

The final **option no.4**, looks at the **feasibility of land being adopted into the LDP and allocated to the community**, working with BBNP to design and procure a **new build community building** that would serve the community's needs.

Of course the first two options are dependent on some form of agreement between the community and the Church of Wales for the community's continued use of the Church.

4 Proposals

Developing a multi use space within the existing confines of the Interior of St Cattwg whilst adopting a minimum intervention approach.

As a listed building there are constraints on what we can expect to achieve inside the building, however with careful planning and a sensitive redesign of the space we feel we can provide a wholly useable space whilst still respecting and protecting the listed elements within the church's interior.

The church historically has been adapted and has enjoyed many minor interventions over the years; we understand that the Font wasn't always located in its current location within the interior, and that it currently stands on a contemporary cut stone plinth.

The carved full width screen and the wooden pulpit we are informed are later editions to the church interior.

The Church interior we are confident could provide a multi use space that could be adapted to host a number of community activities and these could happen if we could zone the existing interior; the first zone would be the public space and consist of 75 – 80% of the floor area.

We would seek listed building consent together with permission from the conservation and heritage office to move the screen closer to the altar at the east end.

Options 1 & 2: Working within the Church

Description of Option 1

'Minimal intervention'

Move font into designated sacred part of building.

Create bare minimum of facilities to the right of the entrance, with new hallway leading from the main door with 4 toilets, (including 1 disabled), kitchen and multi use hall. Plant room to be situated in the external current storeroom left of the main entrance.

Points of Note:

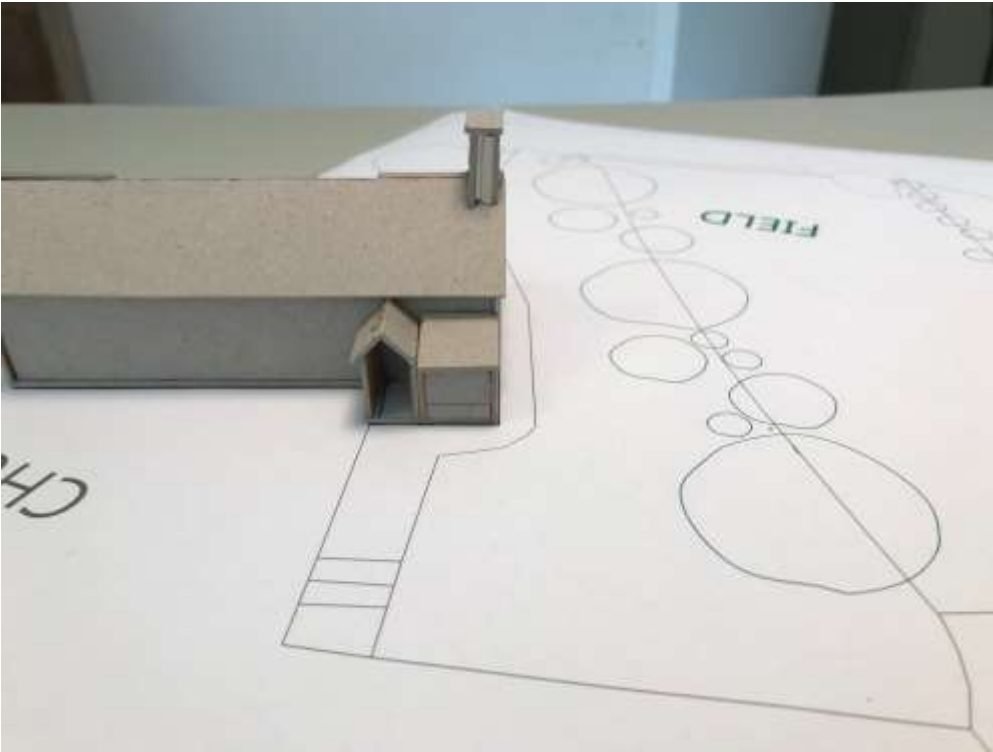
Scheme dependant on the re positioning of the font.

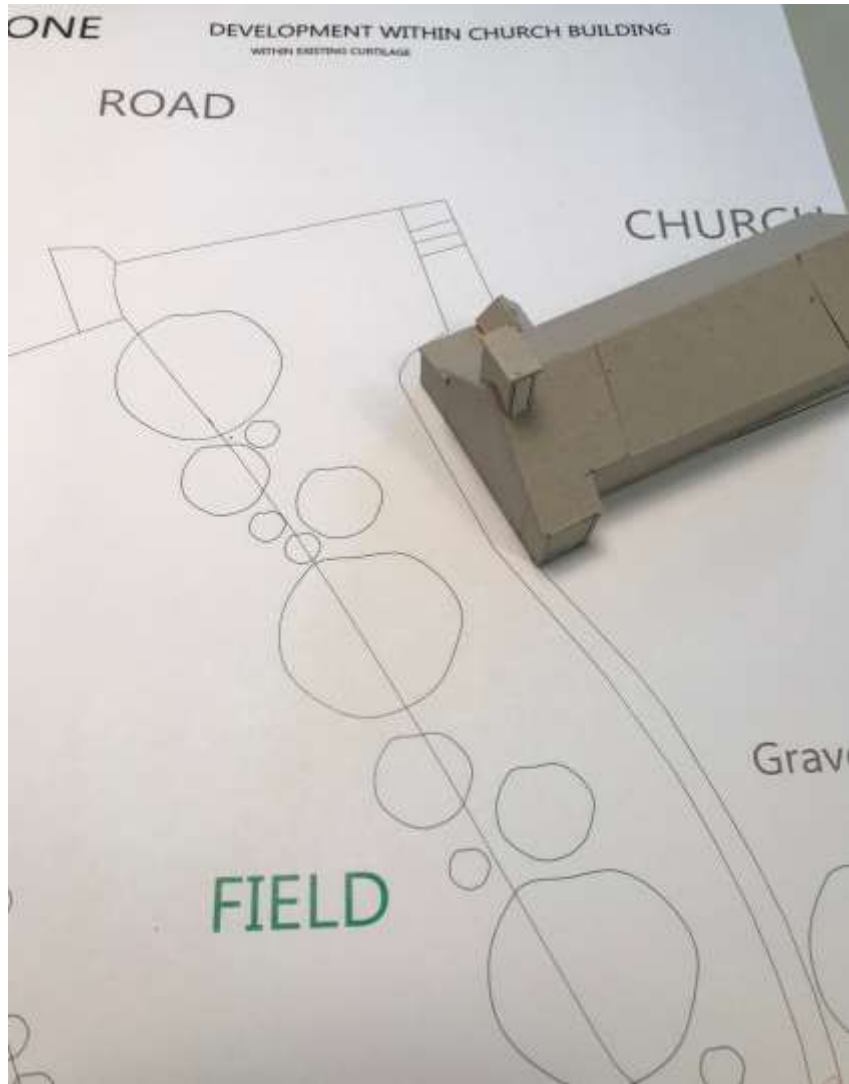
Spatial requirements very limited.

Principle expenditure would be to install a heating system, and insulation. Also sprung floor in main hall.

Estimate cost of Option 1

Based on a cost of £1,500 per m² to renovate the church @ 168m²,
Total= £252,000





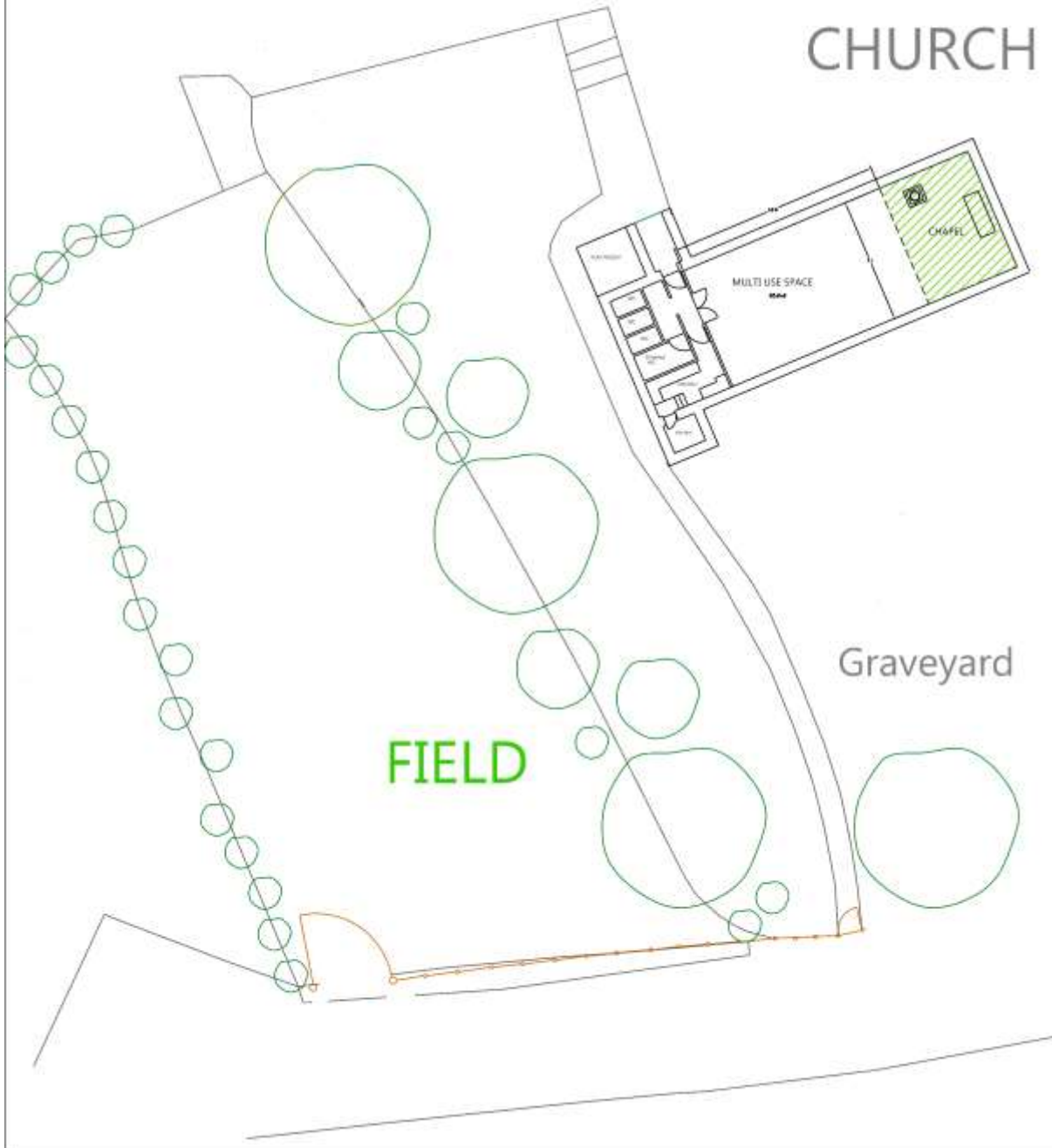
ONE

DEVELOPMENT WITHIN CHURCH BUILDING

WITHIN EXISTING CURTILAGE

ROAD

CHURCH



Description of Option 2:

'Introduction of a Mezzanine'

Building another floor within the Church, to double the floor area of a large section of the church space, gaining 100m². The new first floor could either house the multi use space, or conversely the toilet and kitchen facilities. Again the external store room would be used for plant.

Points of Note:

The structural implication for adding this floor would have to be investigated at the early stages, to ensure that the building could be adapted to take the extra load without adverse effects. Please note that a local successful example of this type of development is at New Life Church, Llandrindod Wells.

The scheme does not extend the full width of the building, but rather stops short of the walls so that light from the windows can benefit the ground floor. A glass balustrade is proposed to surround the mezzanine level.

Access for all: the staircase access to the new floor wraps itself around a hydraulic lift for disabled and pushchair access.

Estimate cost of Option 2

Based on a cost of £1,500 per to renovate the church

@ 168m² = £252,000 +

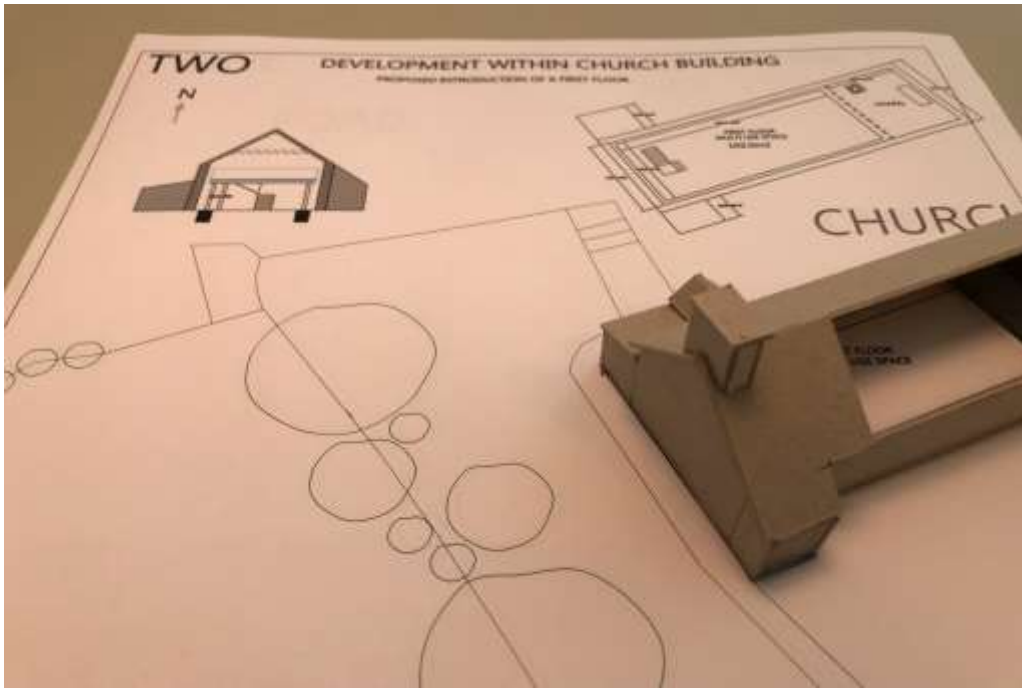
and £2,500 per m² for new build for mezzanine @ 102m² = £255,000

Total= £507,000

Extension to the Church:

Although we considered this as an option, with the historical value of the church in terms of Planning and conservation terms, and next to no available ground due to the surrounding graveyard, it was felt that this option should be dismissed.

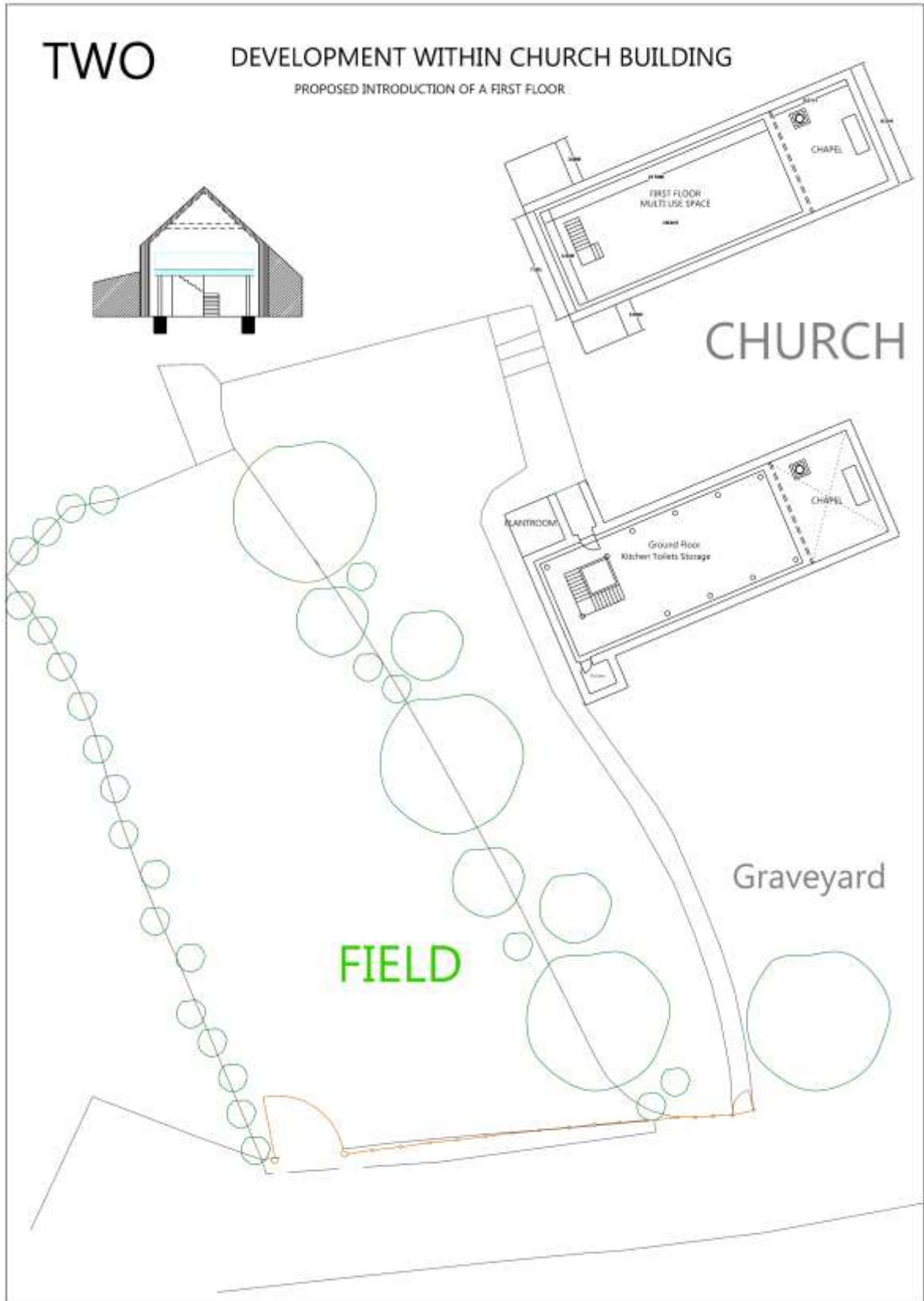




TWO

DEVELOPMENT WITHIN CHURCH BUILDING

PROPOSED INTRODUCTION OF A FIRST FLOOR



Option 3: Annexe to Church in Church Field

Description of Option 3

Annexe with connecting walkway.

New build structure in Church Field to house all ancillary facilities linked to the Church with a covered walkway. Kitchen with small place to gather, toilets and plant all housed beyond the church, freeing up the church building for sole use of 'multi use space. The connecting covered walkway would be designed sensitively to visually sit well with the church, perhaps cloistered, and closed on one side plus roof, to provide a sheltered but open link between the church and new building. Also useful to have this building as a mother-ship for marquees erected in the field that could connect easily into the facilities provided. Discussion about provision of additional parking on site (or nearby). One option would be to allow for occasional parking at the south end of the site.

This scheme shows the proposal situated close to the edge of the field for several reasons;

1. to tuck it in close to the tree line, and in fact reclaiming ground by building over the stream, in order to retain as much of the field as possible for outdoor events,
2. to situate the building close to the Church for ease of access between the two
3. for a short distance between for the plant room and heating system to the Church, (which should be based on sustainable & renewable energy source).
4. The sighting of the building is discreet and doesn't obstruct the main views from the site towards the river and woods on the Northerly end of the site.

Points of Note:

When discussing this proposal with BBNP, the design of the walkway from near the entrance of the church to the annexe building would be key and to get planning the proposal would need to comply with the National Parks heritage and conservation policy, and satisfy them that the Church and the ancient yew trees were not compromised in any way.

Building a new build structure would be a great way to ensure that a sustainable agenda could be met with a well insulated building and therefore with low heating requirements using renewables. It could be **low cost** in terms of environment, financial for it's maintenance & the community's time and energy.

Estimate cost of Option 3

Based on a cost of £1,500 to renovate the church

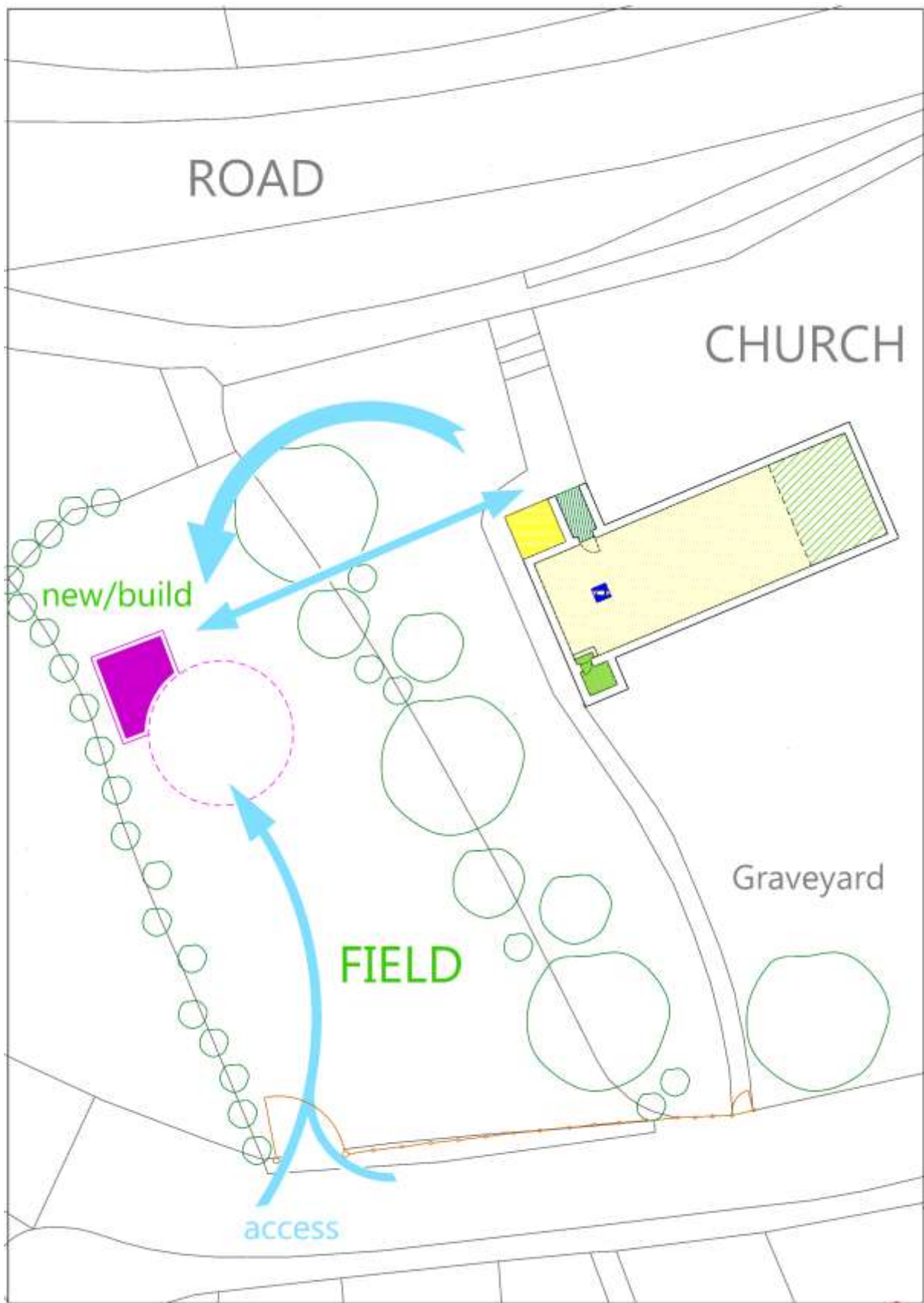
@ 168m² = £252,000

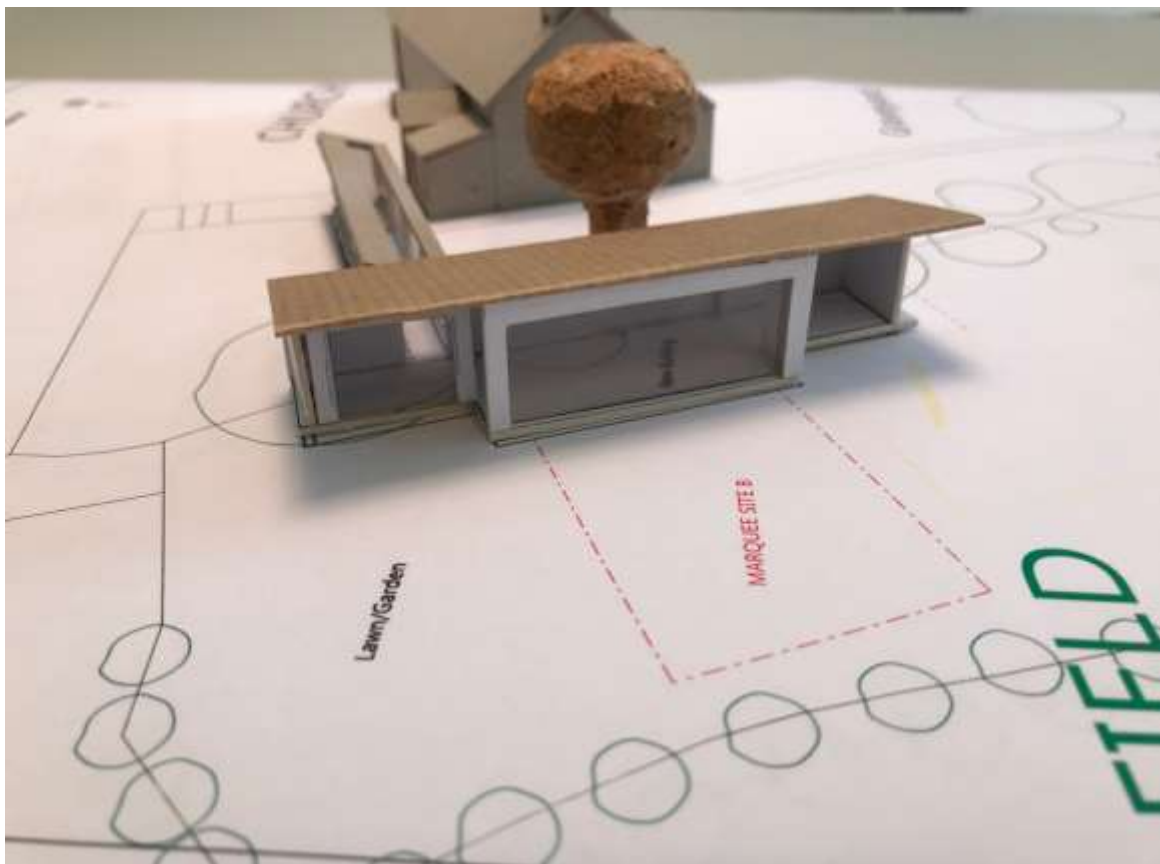
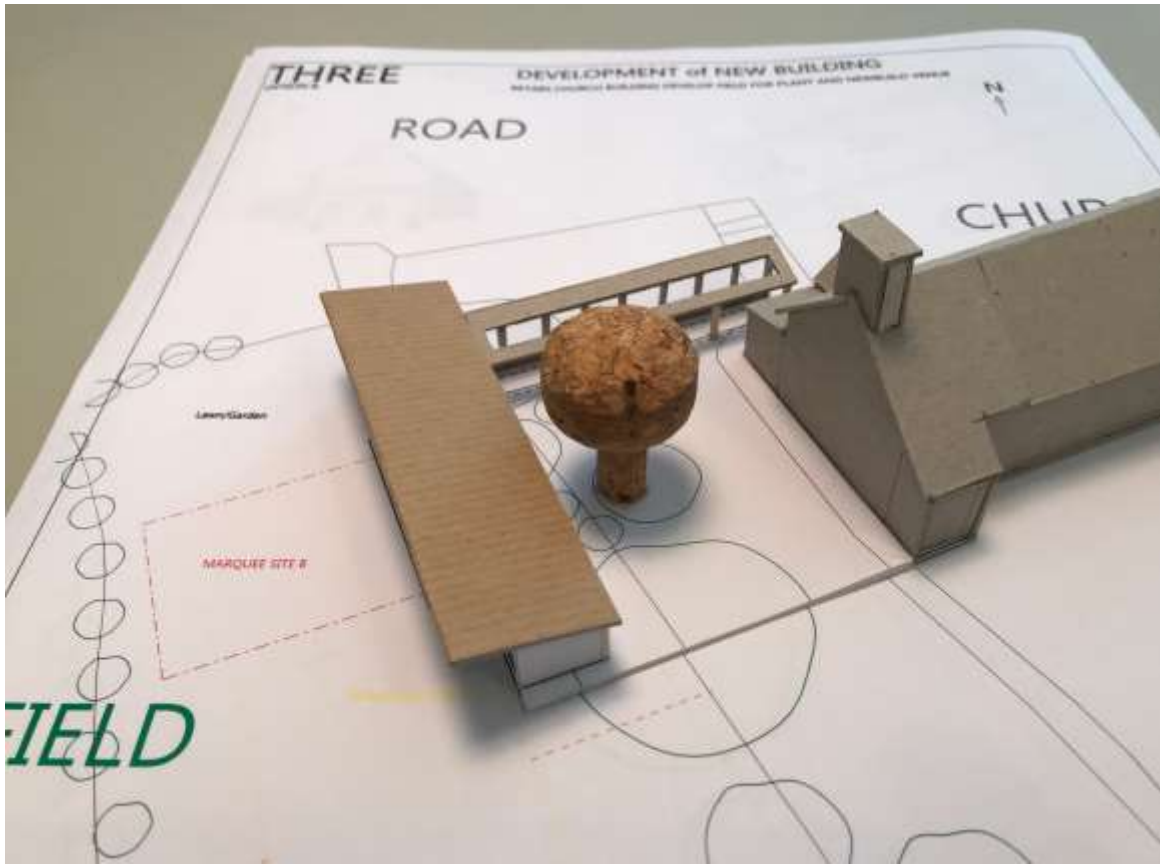
and £2,500 per for new build annexe @ 75m² = £187,500

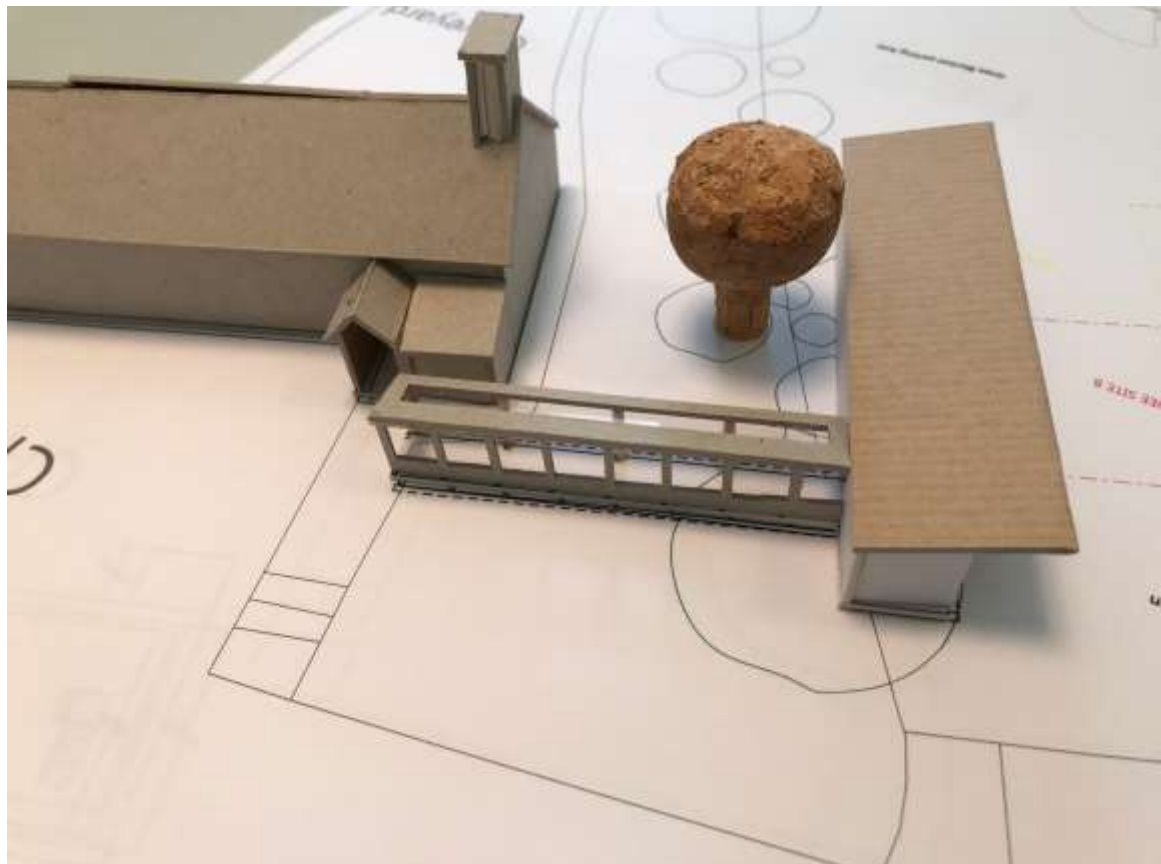
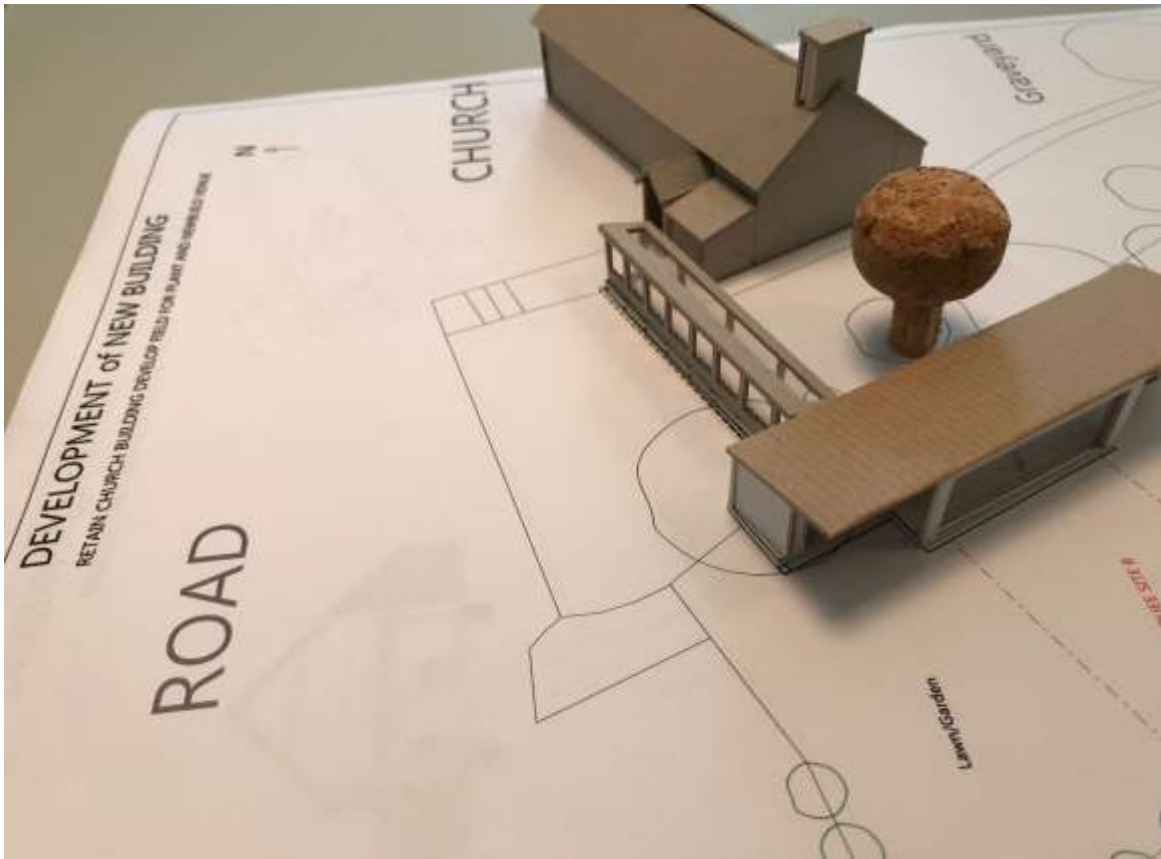
+ £1000 m² for covered timber walkway @ 75m²

and £500 per 30m² for the walkway = £15,000

Total: £454,500







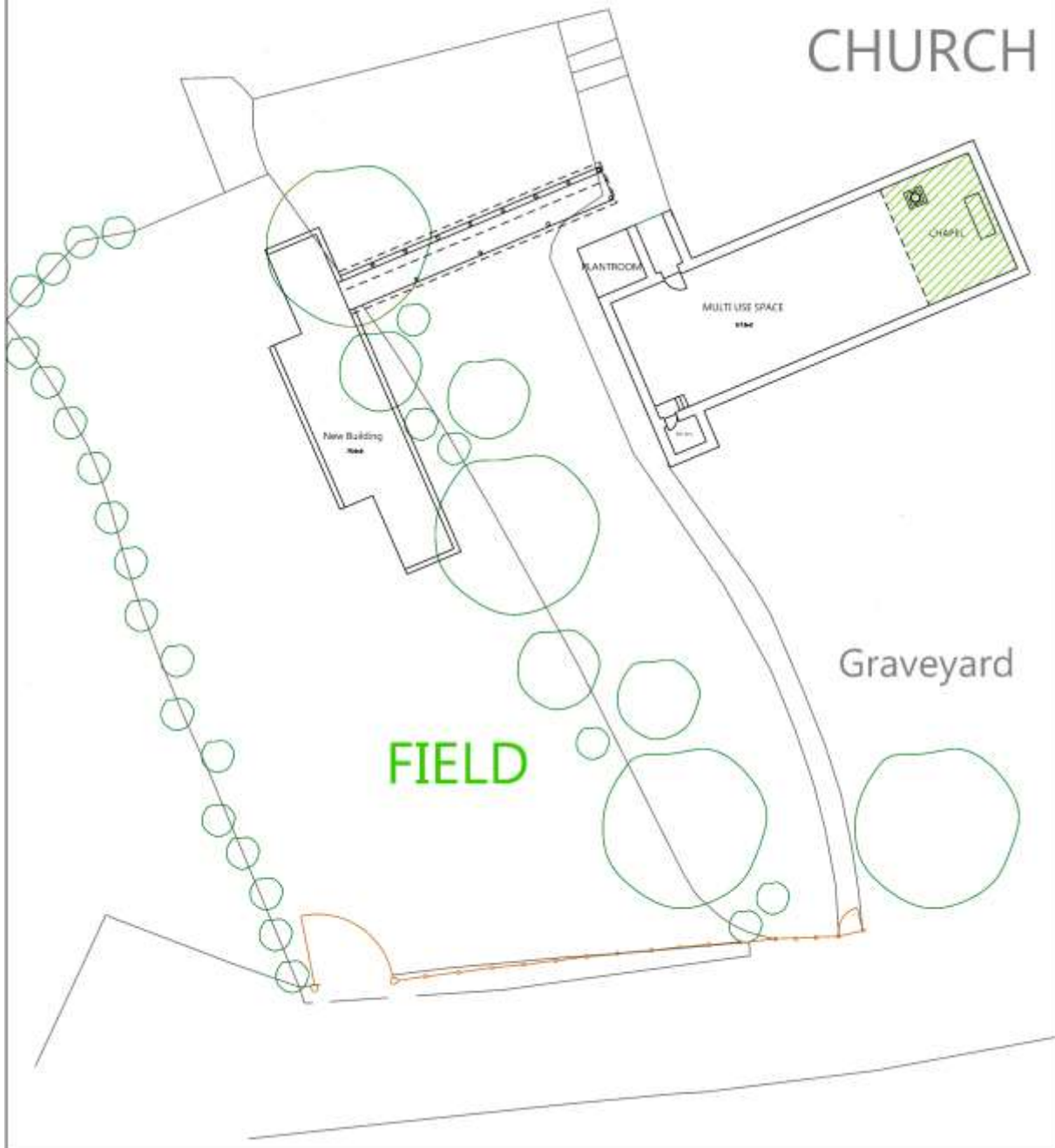
THREE

DEVELOPMENT of NEW BUILDING

RETAIN CHURCH BUILDING DEVELOP FIELD FOR PLANT AND NEWBUILD VENUE

ROAD

CHURCH



Option 4: New build community space in new village site

Description of Option 4:

A site along the A40 west of Penishapentra which wraps round behind two end houses on the Eastern edge of Llanspyddid, up to the field that has outline planning, has been identified as a possible site for a new build structure to serve the community. It is currently being proposed as a site to be included in the LDP.

Points of Note:

Purpose designed & built, rather than a refit. However size might be constrained by budget.

As in no.3, the same benefits would be gained with a new build: building a new build structure would be a great way to ensure that a sustainable agenda could be met with a well insulated building and therefore with low heating requirements using renewables. It could be **low cost** in terms of environment, financial for it's maintenance & the community's time and energy. Equally important, designing from scratch allows the community to prepare an accurate Brief, and for the new building to meet that.

Concern has been noted about whether permission would be granted by Highways for a new access off & onto a trunk road.

The elimination of the costs for upgrading the church would need to be balanced against the costs of a new build and of land purchase.

Estimate cost of construction:

cost based on current new build costings of £2,500 per m²,
@100m², **Total build= £ 250,000**

Land purchase cost: currently unknown.

This is based on 50 m² for hall, 20 m² for kitchen, 20m² for toilets and hall and 10m² for plant, (building size could be adjusted depending on size of hall).

Summary of the four options and their cost appraisals:

Option 1	Church renovation	£252,000
Option 2	Church renovation + mezzanine	£507,000
Option 3	Church renovation + new build annexe	£454,500
Option 4	New build on new site	£250,000 + land purchase cost

In addition to the above estimates, allowances should be made for the following:

- 10% of Contract sum for contingency sum
- 11-14% of Contract sum for professional fees: Quantity Surveyor, Structural Engineer, Architects.

Income & Costings

As well as aiming to create a meeting space that is self sustaining in energy terms, it would be wise to aim to be self sustaining financially.

Streams of income would need to be generated if the church building was to be refurbished, to contribute to the capital costs, the maintenance once up and running, insurances, utilities and other inevitable day to day running costs that would arise.

Other means of generating an income similar to that of Yarpole, (where they were able to benefit from the Government's Green Deal scheme, which has since stopped), should be investigated. If green energy was to be incorporated into the project, or a new green community or district heating system, it could be profitable.

Costings:

From current 2019 local church renovation costs: £1,500 per m²

Current 2019 new build small projects costs: £2,500 per m²

These costings have been based on estimates kindly provided by Rigby Thorpe Quantity Surveyors.

Spacial Requirements

WCs:

Basic requirements for “Entertainment Buildings” for people evenly divided between the sexes. (Taken from The new metric handbook.):

The new metric handbook provides architects and designers with benchmark legal requirements for amenities that are necessary in any public building.

These are very important for any building scheme as they allocate or recommend a suggested spatial requirement which in turn informs a minimum metric measured footprint of any given building/project.

- Male: 1 x WC cubicle, 2 x urinals, 2 x wash hand basins.
- Female: 3 x WC cubicles, 3 x wash hand basins.

These basic requirements provide for **100** users assuming 50 female and 50 male, as well as this and in line with legislation we would also have to provide a disabled toilet. **We are proposing unisex toilets- so the required amount reduces to 4 cubicles, one of which is for wheelchair users.**

As a guideline the following considerations and sizes for provision of sanitary conveniences should be considered.

- Disabled cubicle should be no less than 1.5m x 2.0m.
- WC cubicle, with inward opening door and a sanitary bin zone, should be a minimum of 800 mm x 1.55m.
- Wash Hand Basins (WHB) require a minimum space of 600 mm x 1.2m.
- WC cubicles which include a WHB require a minimum of 1.7m x 1.3m.
- Facilities for Baby Changing should be provided in male and female toilets.
- Space for drying facilities, electric hand dryers and or roller towels.
- A cleaners cupboard and sink space, a minimum of 800 mm x 1.2m.

Circulation within the sanitary facilities needs consideration and whilst an overall general percentage of the building size in terms of floorspace is allocated to circulation a further allowance of a passing width of 1.2m -1.4m between walls and toilet facilities should be considered when setting these out.

Plant Room

The physical spatial requirements for plant are considered generic as a percentage proportion of the complete build namely 10 -15%.

And so requirements for plant will differ in size dependant on the Floorspace of the building.

The requirement and size of the plant room necessary to provide heating for both the new build annexe and the existing church would be approximately 25m² substantially larger than the plant room to heat just the annexe 10m², and so conversely the plant room required to heat just the church would be 17.5m²

**refers to the annexe building shown as 100m²*

Kitchenette

A domestic sized and equipped kitchen should be sufficient for such a proposed community centre use.

Store

A storage space based on varied proposals would need to allow for stacking chairs and folding tables, plus any potential sports or entertainment equipment.

A spatial allocation for storage should be based on the proposed uses and the subsequent furniture requirements.

New Planning Policy Wales promotes 'well-being' and place-making

5 December 2018 by Michael Donnelly

Measures to embed place-making, 'active travel', and the well-being of future generations in the planning system alongside restrictions on the extraction and use of fossil fuels are included in the new version of Wales' national planning policy document.

Consultation with BBNP 4th July 2019

Helen Lucocq, BBNP Bradley Welch, Rob Griffiths, Friends of Llanspyddid
Agnieszka Pearson & Jonathan Pearson, Mundo architecture

Meeting held to present 4 proposals to accommodate community space for Llanspyddid to Helen Lucocq of BBNP planning authority, to get her response and feedback.

Helen confirmed that the maintenance of Community Space is contained within the LDP policy, so in very broad terms BBNP would look favourably at means of achieving this.

Mundo presented 4 options, the first 3 included use of St Cattwgs Church, the final one, a new build on a different village site.

Helen commented:

Regarding renovation of the church, or adding a new build annexe in Church Field, there would be interest from both the archaeology and heritage departments in any proposed developments.

The status of the church is that it has been decommissioned, but ceremonies such as funerals, christenings and civil weddings could be held there.

Funding:

In terms of funding, Heritage Lottery funding consider projects with a focus on community.

Helen recommended consulting with Highways about parking and access etc. once a scheme has been finalised, rather than approach them before design begins.

Option 3, which would renovate the church and erect a new structure in Church Field with a connecting walkway, in outline planning terms would probably be acceptable, but there could be issues and considerations with listed buildings, and a question mark over the walkway.

A full tree survey, Tree Preservation Order, (TPO), of the Yew trees on the site of St Cattwgs Church would be required, as well as a methodology for construction of the structure.

A brook survey would be required for Ecology, especially as the scheme proposes that the new build structure is built over the brook.

'Place Plan' or village plan, compiled by the community, to include thoughts on parking. Also to ensure scheme is fit for purpose.

There was a general discussion between those present about the next steps for the project:

The community need to decide on income streams to generate funding for the project and also for the maintenance of the eventual community facility.

It was agreed that the end result needs to be a functioning community space.

Brad happy to undertake initial searches for external sources of funding.

The group will meet again in September.

Conclusion, recommendations & Way Forward:

This study has been a journey of taking in the facts of the site, gaining an understanding of the needs of the community and preparing a set of options which have been weighed up in terms of financial outlay & BBNP planning policy and shortly the reaction of the community to these proposals.

Simultaneously the community of Llanspyddid have formed a group which will be compiling the Village Plan, (aka Place Plan), chaired by local resident Rob Griffiths, and overseen by Helen Lucocq from BBNP.

Having worked on the 4 different proposals/ options for Llanspyddid Community space our comments would be, that assuming the Church of Wales are amenable to St. Cattwgs Church being used by the community within some leased agreement, it seems beneficial to both parties for the church to be used, (options 1,2 & 3).

Options 1 & 2: Developing the existing church.

Option 3: Developing the existing church plus annexe to house facilities.

Option 4: A New build on Penishapentra Site.

The overall findings are that all options are possible, but have different pros and cons. **If Mundo had to select a single scheme that best serves the needs of the community in terms of ideal space provision, preserving the church at it's best, (not disrupting the interior with a mezzanine), and also allowing outside space to be well utilised with a building that marquees can be attached to, it would have to be Option 3.**

We are very happy to have a meeting with the community spokespeople to discuss, and help come to a decision about which option to pursue.

Next steps:

- Group to compile and submit a Village Plan to BBNP to inform them of the vision held by the community to secure it's future.
- Propose and prepare more community consultations to present options for discussion, with an aim to reach a decision on which option to pursue.
- Explore legal ownership, guardianship or lease of the church property / field.
- Visit other like community centres, to meet with the communities there and learn from their examples of development.
- Explore any streams of income that the finished project could generate to make itself a viable and self sustaining operation. This should fund the maintenance of the buildings and contribute to the operation of the activities within the facility.
- Establish any funding or revenue streams that can be looked into or applied for for the funding of the project.
- Raise publicity for the project by contacting Aryl Jones, Director of Communications and Community Engagement, Diocese of Swansea and Brecon, (and/ others), to write an article about the aspirations of Friends of Llanspyddid and the project.
- Appoint an architect. As soon as funding is secured.

If the friends of Llanspyddid and the local community would like to go ahead, Mundo Architecture would be happy to undertake the next stage or stages of the project. The stages referred to as, Brief & Preparation, and Concept design.

