



ST TEILO'S CHURCH, LLANARTH, MONMOUTHSHIRE



PROJECT VIABILITY REPORT

April 2020

for Village Alive Trust

www.hollandheritage.co.uk



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1.0 Introduction

1.1 Background

This report is written by Edward Holland, Director of Holland Heritage, for the Village Alive Trust. It was commissioned in December 2019 by Stefan Horowskyj, conservation architect with whom there has been close discussion over potential options.

Funding for this report was secured from the Architectural Heritage Fund (Project Viability Grant) matched by the Village Alive Trust. The core of the report follows the template provided by the Architectural Heritage Fund.

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1.2 Location

St Teilo's is situated on the southern edge of Llanarth village, approximately seven miles east of Abergavenny. It is set in a raised churchyard bordered by the road to the north-west and by mature trees to the east and south.



Fig 1 Aerial view with location of St Teilo's marked © www.google.co.uk

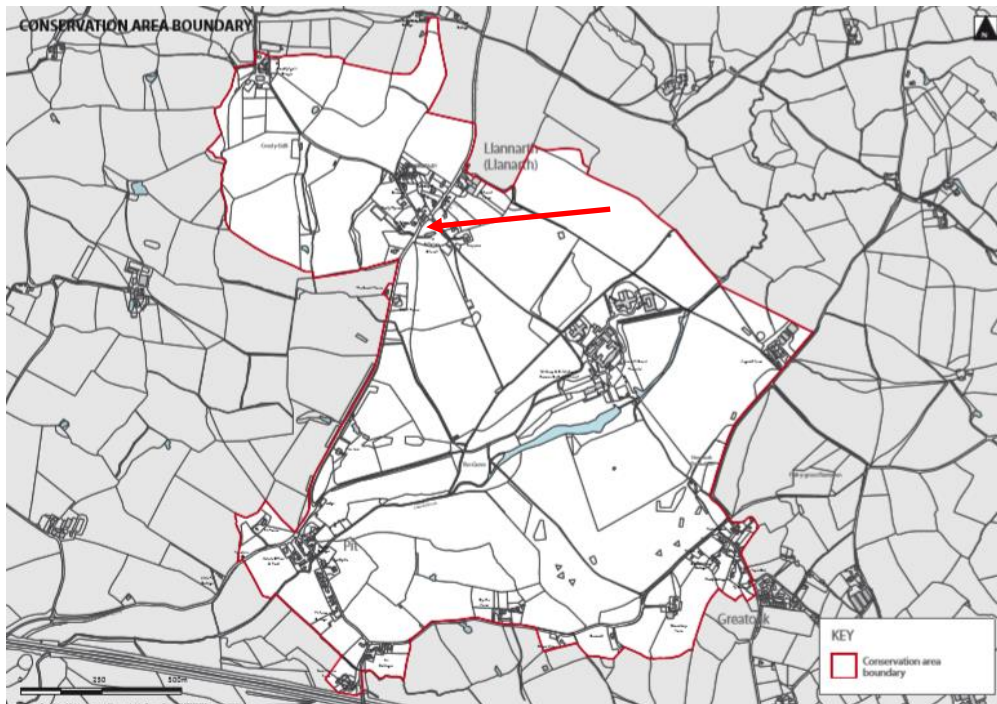


Fig 2 Llanarth Conservation Area (annotated to mark location of St Teilo's © Monmouthshire County Council)

Llanarth is a privately owned estate village. The 2011 census recorded a population of 892 for the Llanarth Community Council area which covers an area of 2,885 hectares.

1.3 Heritage Designations

St Teilo's Church is listed Grade II*. Within the churchyard the Elizabeth Jones tomb and railings are listed Grade II. The Churchyard Cross is both listed Grade II and is a Scheduled Ancient Monument. These together with other neighbouring listed buildings are identified on the map below from Cof Cymru and the listed building descriptions are attached at Appendix A.

St Teilo's lies within Llanarth Community which has 68 listed entries. The majority are Grade II listed. The Grade II* listed items are Chapel Farmhouse and attached outbuilding, the Church of St Mabli, the Church of St Peter, Coed y Gelli, Gateway and railings to Clytha Park, Great House Llanarth, Little Pitt Cottage, Llanarth Court, Pwllyrhwyad and the Roman Catholic Church of St Mary and St Michael. There are also the following Grade I items - Bettws Newydd church, Clytha Castle and Clytha Park.

Llanarth Community has 7 Scheduled Ancient Monuments.

The southern edge of the churchyard forms the boundary of the Llanarth Court Grade II registered historic park and garden.

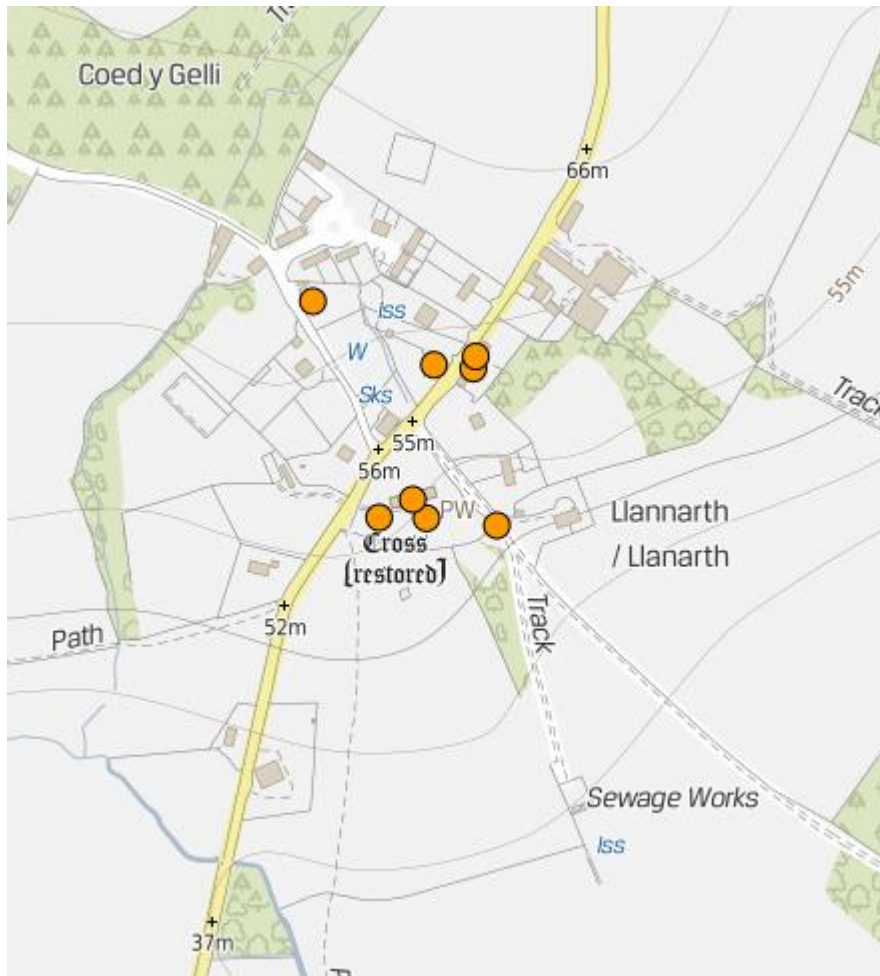


Fig 3 Location of St Teilo's and associated listed buildings © Cadw Cof Cymru

2.0 Understanding the Heritage and its Context

2.1 Outline History of St Teilo's Church

Llanarth is mentioned in the Book of Llandaff evidencing a monastery here since c.600. The site was later a prebend of Llandaff Cathedral. However, the fabric of the building that we see today is largely 15th and early 16th century contemporary with the addition of the rood screen.

The church consists of a wide nave with lower, narrower chancel, a west tower and south porch. It is constructed of local sandstone with sandstone dressings though the battlements are of a different, Ham Hill, stone. The interior character is more 19th century resulting from a reordering of 1847 by John Prichard, also including some new windows. The font may be of Restoration date but other fittings are Victorian. Indeed, the church was restored by Richard Creed in 1880s including new tower parapets and then in 1890 the insertion of the nave ceiling. There is a plaque referring to further repairs carried out in 1926 including the reslating of the roof and there was a further restoration 1989-91. The church was declared redundant and finally closed in July 2013.

2.2 Architectural Description of St Teilo's Church



Fig 4 W tower and W end of south side

St Teilo's is built of local old red sandstone under stone tile roofs and is dominated by the 3-stage west tower with its projecting stair turret and battlemented parapet. The church is entered by the south porch.



Fig 5 St Teilo's south side

There is a fine Perp 3-light window to the east end of the south side and beyond it a 2-light window under the eaves lighting the rood. The chancel is stepped down and there are crucifix finials to the gable parapets.

Internally, the chancel is plastered and retains its Victorian choir stalls and open roof. There is a priest's door and a piscina on the south wall and the stained-glass east window is by Celtic Studios (1969). The altar has been removed. By contrast the walls of the aisleless nave are unplastered. It retains most of its pews and has a collection of late 18th century and 19th century wall monuments including one by the well-known T.Brute and one especially fine white marble obelisk monument to Elizabeth Jones of Clytha. The late 19th century pulpit remains in situ and is reached by the former rood stairs. The nave has a late 19th century boarded ceiling. The floors retain reused ledger stones that need to be recorded. There is an octagonal font by the south door. At the west end there is a step up to the base of the tower and a winding stone vice stair to the north side to the former ringing chamber and the belfry above.



Fig 6 Interior looking east



Fig 7 Chancel north wall



Fig 8 Chancel south wall



Fig 9 East window



Fig 10 Nave north wall monuments



Fig 11 Nave looking west from pulpit



Fig 12 Tower stairs

2.3 Elizabeth Jones Monument (listed Grade II)



Fig 13 Elizabeth Jones Monument and Railings in churchyard to south of nave

Late 18th century railed enclosure around the double chest tomb of Elizabeth Jones, of Clytha House (d 1787) in whose memory her husband William built the Clytha Castle folly. The spearhead railings are intact but the tomb chest is now completely overgrown.

2.4 Churchyard Cross (Scheduled Ancient Monument)



Fig 14 Churchyard Cross to south of chancel

The churchyard cross has a modern shaft and wheel cross set on a medieval base and steps. The base is overgrown.

2.5 Churchyard / Burial Ground

There are recent burials to the north as well as headstones from 18th and 19th century burials to the south. The churchyard is overgrown to the east and to the south-east is the Roman Catholic burial ground containing the graves of Herbert family members. At the extreme south-east end is an area without burials and with views into the parkland of Llanarth Court.



Figs 15,16 & 17 Views of St Teilo's churchyard north, east and south-east

3.0 The Village Alive Trust project

3.1 Village Alive Trust is a Company Limited by Guarantee (No: 5148543) registered in Wales on 8th June 2004. It is also a Charity (No: 1107216) registered on 10th December 2004. It has four Trustees and the following charitable objects:

“To preserve for the benefit of the people of Monmouthshire and of the Nation, the historical, architectural and constructional heritage that may exist in and around Monmouthshire in buildings (including any structure or erection, and any part of a building as so defined) or particular beauty or historical architectural or constructional interest and to advance public education and interest in the history of the area.”

3.2 The Trust became aware in 2019 that the redundant church was advertised for sale by the Representative Body of the Church in Wales. Following a meeting with Alex Glanville (Property Director at the Church in Wales) in July 2019 the Trust was offered time to explore the potential for a project to rescue the church through the introduction of new uses for the benefit of local people as an alternative to a private residential conversion. The emerging project is one that considers the potential for arts events, studios, offices and other flexible community uses for the nave and tower while the chancel is converted to a Columbarium.



Figs 18 and 19 Village Alive Trust logo and the banner displayed in the churchyard



4.0 Project Viability Assessment

This section is the core of the report and uses the template provided by the Architectural Heritage Fund for assessing viability. This is in accordance with the guidance provided to recipients of a Project Viability Grant.

1 Background	
Name of Organisation	VILLAGE ALIVE TRUST
No./Name of Building	ST TEILO'S CHURCH, LLANARTH
Building address	St Teilo's Church Llanarth Monmouthshire
Postcode	NP15 2AU
Heritage significance	<p>St Teilo's is a well-preserved medieval parish church standing in a raised medieval churchyard containing a number of fine monuments as well as a churchyard cross. Internally, although the church is formally redundant it is largely unaltered with the key furnishings remaining in situ.</p> <p>Although the area is rich in medieval churches Llanarth is especially important as the church to this well-preserved estate village. The Conservation Area Appraisal published by Monmouthshire County Council states that "the area is strongly defined by its topography with the church, a focal point, elevated on a mound. The tower of St Teilo Church is a landmark in views north-east on the southern approach to the village. The tower also terminates views south down the lane from Heol-y-Ffynnon."</p> <p>In heritage terms the former parish church is closely linked to the special character of the village and the adjacent Llanarth Court. The Trust is determined to retain as much as possible of this special character through the development of a viable community project.</p>
How your organisation is involved	<p>Village Alive Trust is a Building Preservation Trust formed in 2004. Its initial purpose was to bid for grant-aid to regenerate rural areas adversely affected by the 2001 Foot and Mouth crisis. This was achieved by conserving endangered listed farm buildings, holding rural events and encouraging tourists to visit the area and support the local economy.</p> <p>The Trust has four Trustees and five active Members with a wide range of skills and experience gained in community engagement, project management and fundraising.</p>

	<p>Following the restoration of St Cadoc’s Church, Llangattock Lingoed by founder member, the Rev. Dr. Jean Prosser MBE, the Trust has completed the following heritage projects rescuing important rural buildings and gaining a reputation for successful delivery: Barn at Great Trerhew, Llanvetherine (listed Grade II*); Cwm Farm Cider House, Llangattock Lingoed (Grade II*); Two Well Houses at Cross Ash (listed Grade II); Pigscotts at Whitecastle Farm (listed Grade II); Croft Barn, Whitecastle Vineyard (listed Grade II*) Bradney’s Drinking Trough at Talycoed (Listed Grade II)</p> <p>The aim of the Trust is to make this project a model for sustainable use of other redundant listed churches.</p>
<p>Activities already carried out (if any)</p>	<div data-bbox="673 790 1256 1402" data-label="Image"> </div> <p data-bbox="719 1402 1209 1429"><i>Fig 20 St Teilo’s and the Village Alive Trust banner</i></p> <p data-bbox="587 1451 1326 1765">The Trust has canvassed local people on their views for the future of the building. Many have relatives buried in the churchyard and the project has aroused interest more widely. To date 35 detailed responses have been received as well as donations of £350 and more than 40 people have signed up to involvement in the project. From this it is clear that there is overwhelming support for restoration of the church as a community facility. Only one person thought the costs would be too great.</p> <p data-bbox="587 1787 1305 1816">The following potential uses were amongst those suggested:</p> <ul data-bbox="639 1823 1283 2040" style="list-style-type: none"> • Church Services - baptisms, weddings and funerals • Place of reflection, comfort and caring • Columbarium • Space for arts and youth groups • Multi-disciplinary arts venue • Organ school



	<ul style="list-style-type: none">• Community hub / flexible community space• Coffee mornings• Crafts and small retail• Bowling Alley• Location for filming / sound recordings• Location for a mobile phone mast <p>The Trust has commissioned a digital geographical survey of the site to identify used and vacant areas of ground and to be the basis of an ecological survey to record flora and fauna.</p> <p>Trust members are also investigating potential low-carbon sources of energy for the building.</p> <p>In addition, work is underway researching the history and heritage of the church, village and nearby Llanarth Court as a basis for interpreting the site. A local historian has donated his data, which covers the site from the bronze age, to the Trust to use.</p> <p>A nationally respected stone conservator has informally assessed the memorials in the church and outlined the work needed to secure and clean this important part of the area's heritage.</p> <p>Following the interest raised by the door-to-door consultations conducted by Trust members in February and March 2020, a public meeting to share progress and options was to be held on 18 March. This was postponed due to the Covid-19 crisis. In the meantime, a monthly newsletter giving updates on the project is being circulated by post and email.</p> <p>Once the Covid-19 crisis is past, local volunteers will be invited to join a working party to tackle overgrown areas of the churchyard. This is intended to maintain interest and to engage with local people already committed to the project.</p>
<p>Why the building is at risk, why now is the time to tackle it.</p>	<p>St Teilo's was declared redundant and closed in 2013. Considering the length of time that it has been closed the fabric of the church has not deteriorated dramatically apart from evidence of water ingress in the nave and further slipped tiles to the roof. However, the building is clearly at risk as, without maintenance, it will deteriorate and will damage the historic character of the listed building as well as that of the surrounding Llanarth Conservation Area. The church is also vulnerable to vandalism.</p> <p>Given its central location in the village an abandoned and derelict listed building would have a negative impact on the</p>



	<p>historic character of the whole village which is of high significance.</p> <p>Now is the time to tackle it as without seeking to put together a viable charitable project the church will once again be marketed for private residential conversion. This will unavoidably lead to unsympathetic change.</p> <p>For these reasons the Village Alive Trust is committed to respond to the feedback from the Community as to what they need and want to see at St Teilo's. It is nevertheless mindful that these expectations can only be achieved if they are financially realistic. The Trust is using this Project Viability assessment to determine next steps and to secure the necessary grant funding. Throughout the process it will be seeking to maintain the evident community commitment.</p>
Ownership	
Owner	St Teilo's is owned by the Representative Body of the Church in Wales who are willing to discuss a lease or sale to the Trust if a viable project emerges. It will return to the open market if the Trust is unable to put together a viable project.
Ownership background/future prospects	<p>The church was closed in 2013 and declared redundant. In 2019 it was placed on the open market. If the Village Alive Trust is unable to identify a viable project the Church in Wales will open the church up to bids and it is most likely to be sold for a residential conversion. This would be likely to have a permanent and significant adverse impact on the listed building as well as the conservation area and the visual amenity of Llanarth village.</p> <p>If the Trust proceeds with the project it will need to negotiate whether to acquire freehold or leasehold of the church.</p>

2 Condition of building	
Brief summary of condition	The Quinquennial Report carried out as part of this viability assessment comments on the condition of the fabric requiring considerable investment. This was indeed a major factor in the Church in Wales's decision to close the church. The report notes that the tower parapet is unstable and there has been structural movement behind the pulpit. It identifies the biggest problem as being the deterioration of the stone tile roof. The report comments on a range of problems relating to poor maintenance and repair and lists urgent works requiring immediate attention.



Any emergency repairs needed	Amongst the long list of emergency repairs the 2020 Quinquennial lists the following and notes that some of these have become more urgent during the quinquennium: <ul style="list-style-type: none">• Strip off the stone tile roof and renew;• Clear out blocked gutters;• Upgrade lead flashings and soakers;• Upgrade the rainwater goods;• Repair external stonework including cracks to the masonry (externally and internally);• Repair keystone to south porch;• Repointing;• Remove plant growth;• Renew the lathe and plaster ceiling;• Carry out reinforcement to pier to base of chancel arch;• New lightning conductor;• Repair and redecorate external joinery including doors;• Timber treatment;• Rebuild bowed wall in the churchyard
Costs of emergency repairs	c.£310,765 plus VAT.
3 Situation & Planning Context	
Describe the situation of the building	a) St Teilo’s Church sits in the heart of the historic village which is one of the most attractive in the County. As well as this important medieval church there is the late 19 th century Llanarth Court on the southern edge of the village together with its registered historic park and garden. To the northern edge is some early 20 th century Llanarth estate housing and in the middle, many of the houses facing the road through the village are historic and well preserved. b) whilst the church is in the heart of the village the Village Hall is more isolated, 500m to the south. c) Whilst Llanarth has a strongly rural character, with no street lighting or pavements etc, it is less than 15 minutes by car from Abergavenny and 20 minutes from Monmouth as well as being close to the Black Mountains and Usk Valley. Cardiff and Bristol are both less than an hour’s travel by car. d) Access to Llanarth is primarily by car. There is no formal car park and visitors tend to park along the roadside. Local people say this works satisfactorily but for the success of future events and activities in the church it is strongly recommended that better parking provision is secured.



	<p>e) There are bus services from Abergavenny and Monmouth but none going through the village. This means a long walk from the nearest stop by the Estate Yard.</p> <p>f) Properties in Llanarth are occupied. Most are let by the Llanarth Estate and the village is well presented.</p> <p>g) The 2011 Census recorded a demographic of an above-average number of professional, managerial and self-employed people as well as an above average number of people who have never worked or are long term unemployed. 98% are recorded as white ethnic and 65% of residents are recorded as being aged 15 -64. Approximately 60% of residents are recorded as being economically active which is lower than the national average.</p> <p>h) It is understood that local people are used to travelling out of the village for what they need.</p> <p>i) The Llanarth Fawr Community Council website lists local information and events for the communities of Llanarth, Llanvapley, Bryngwyn, Great Oak and Bettws Newydd.</p>
<p>What uses are permitted by planning regulation</p>	<p>A key constraint here is the listed status of the church and the setting being a designated conservation area. Given the redundant status of the church any new uses would require Planning consent and it is understood that conversion to residential use is the most likely to be approved.</p> <p>Since the existing building has been used for church services it is regarded as non-domestic accommodation. The proposed communal use is allied closely to its previous use as a place of worship and would therefore be supported. However, this would be subject to detailed building conservation constraints, the availability of parking facilities and the protection of the natural heritage.</p> <p>Future discussions with the Local Authority will need to cover issues including:</p> <p>i) necessary alterations to the listed building</p> <p>The proposed alterations are less intrusive than for other proposals such as residential accommodation or bunkhouse facilities. The design has taken into account the scale, form and character of the existing building. It maintains the open internal space leaving the roof structure fully visible and important features are easily recognisable. Also, the intervention will be fully reversible in accordance with good conservation principles.</p>



	<p>ii) parking and access An area of land will need to be set aside for car parking although it is assumed that the communal facilities will be mostly used by local residents who live within walking distance. As far as services are concerned the existing parking arrangements will be the same as was the situation when the church was last used.</p> <p>iii) parameters of any potential new uses The main parameter will be parking, access and installation of services/utilities. Also bat mitigation will need to be taken into account. The new facilities such as the kitchen and pop-up shop or store will need to be ancillary to the proposed communal use and not commercial ventures in their own right.</p> <p>iv) fire restrictions on numbers in the church These issues will need to be discussed with the building inspector, although the floor layout has been developed in accordance with the regulations. Therefore, the proposed spaces will have sufficient means of escape.</p>
<p>Opinion of appropriate heritage body or local authority on building re-use</p>	<p>Formal discussion with Local Planning Authority needs to be arranged through a pre-application meeting once the current restrictions of COVID-19 are lifted.</p> <p>It is important to note that the changes discussed in this report, as necessary to deliver the options set out, will require Listed Building Consent or Planning Consent or both. It is assumed that as the church is redundant it no longer benefits from Ecclesiastical Exemption. No works should be carried out before the relevant consents have been obtained and any relevant conditions discharged.</p> <p>The venue would also have to comply with all fire regulations and building regulations.</p> <p>Archaeology – advice will be needed on the potential impact on buried archaeology of the proposals especially those that involve ground works such as installation of underfloor heating and services for toilet and kitchen etc.</p>

4 Options for use

The following section of the report sets out three options. All involve the same level of repair of the church but they vary in terms of the diversity of the adaptive reuse proposed and consequently the amount of physical change needed. They also vary in the amount of revenue that they would be likely to generate.

In summary Option 1 would require relatively little change to create a specific primary use and a narrow range of secondary community uses. Option 2 involves substantial change for a different specific primary use and potentially no specific secondary uses while Option 3 involves substantial change to create a diverse range of complementary uses for community benefit.

OPTION 1

Use

Columbarium in the chancel and Worship, Multi-use Space and Flexible Community Hub in the nave as well as a mezzanine gallery to the west

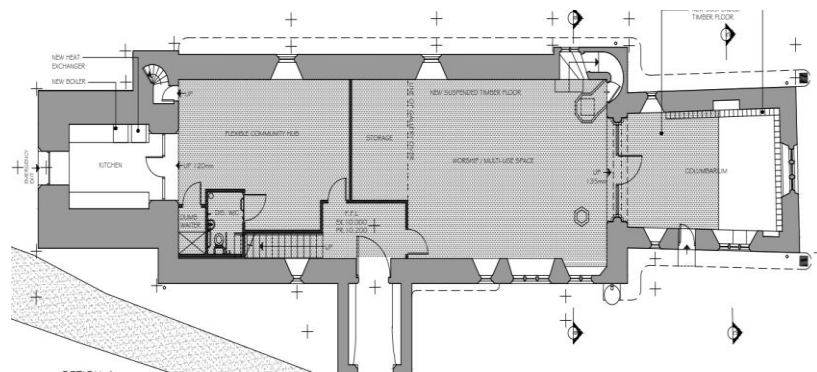


Fig 21 Outline ground plan for Option 1 © Morgan and Horowskyj Architects

Outline

This option primarily sets out to achieve the community benefit and revenue stream objectives of the Trust through the restoration and adaptive reuse of the church. It would enable use of the church for services and provision of flexible space for the community to use as for events, gatherings and activities. It would include a columbarium at the east end and at the west end there would be a kitchen and a mezzanine gallery.

Columbarium

In this option the chancel of St Teilo’s would provide a unique place for people to keep their loved-one’s cremated remains. A series of niches could be created against the north wall and those parts of the east wall flanking the east window. The south wall needs the windows to admit light and the former priest’s door to enable independent access to the columbarium. There could also be a central pod but it would be preferable for this to be low enough to maintain visibility through the chancel from west to east end. With this in mind the chancel might accommodate around 80 - 90 niches.

Columbaria – the emerging demand and statistical data

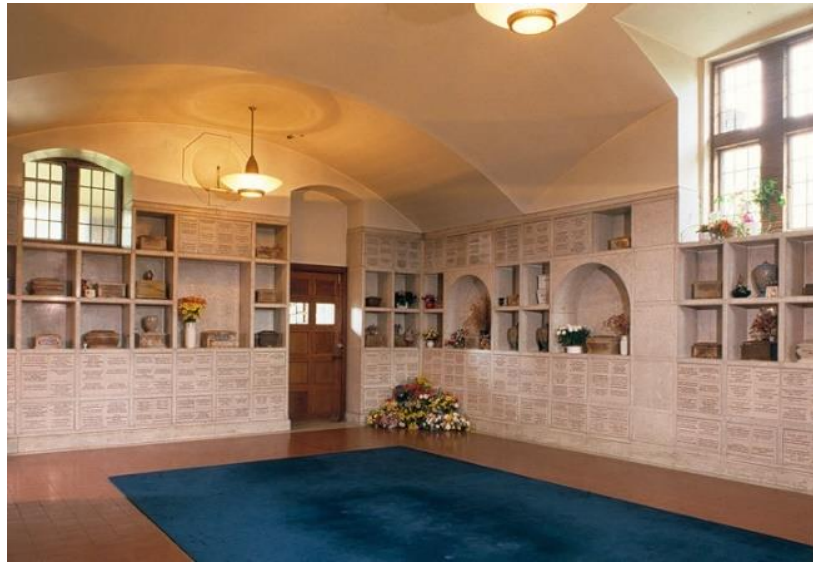
Research evidences that columbaria are gathering interest around the U.K. A recent national news story (The Telegraph, 2nd February 2020 - *The cost of dying - one in five cemeteries could close within a decade amid a crisis that 'can't be ignored'*) identified the looming crisis in lack of available space for burial and the number of cemeteries that are due to close. With regard to Wales this story was picked up by BBC News on 3rd February 2020 highlighting the availability of grave spaces in each local authority area. It reports the Church in Wales as saying the situation is at “crisis point”. It cites Monmouthshire as having 2,655 grave spaces remaining and neighbouring Newport as having space for up to 10 years. According to the Office of National Statistics just under 1,000 people died in Monmouthshire in 2019.

A survey in 2006 reported that only 17% of people opt for burial. 58% prefer cremation and of those 79% want their cremated remains scattered. Only 7% wanted their cremated remains kept. However, the views of relatives may result in retention of cremated remains for varying periods. Whilst Llanarth would actively seek to be the resting place for cremated remains from people from any part of the country, these statistics would suggest that from the local area the Trust might only have a potential demand from 40 people. Of those some will be of other faiths and not easily drawn to a columbarium in a former Anglican church and some will not be able to afford to pay, or not want to pay, for a columbarium. However, the impact of COVID-19 on disposal of the deceased has yet to be seen. Whilst this interpretation of the statistics leaves a lot of uncertainty in terms of actual demand it underlines that the number of receipts of cremated remains for deposit in the columbarium may take time to develop and may not be a major income stream.

Notwithstanding this uncertainty over viability, it is clear that long-term, the traditional practices are not sustainable and that there is a need for availability of alternatives after death. This means that the demand for columbaria will surely grow and that whilst consideration of one in rural Monmouthshire may seem surprising in 2020, it may be to its advantage to be pioneering in this area.

Columbaria – external or internal

Most columbaria are sited externally in the grounds of crematoria are external (e.g. the Golders Green Cloisters and Highfield Cemetery Stockport). However, there are also notable examples of internal columbaria including the substantial Hall of Memory at Golders Green. There is also one at St Mary Marylebone, London and a new one proposed for inside St Bartholomew the Great Church, London. The former has sealed niches with tablets with painted inscriptions as well as wooden frames containing inscribed leather panels (illustrated below).



Figs 22 and 23 Columbarium at St Mary Marylebone, London



Option 1 proposes an internal columbarium for St Teilo's and, subject to demand, there could also be an external one in the churchyard given that there is available space.

Examples of alternative Columbaria

An alternative kind of columbaria is offered by Sacred Stones www.sacredstones.co.uk in their creation of barrows in the prehistoric sense. The private company was formed in 2014 and they have one barrow in Cambridgeshire and one in Shropshire. The manager Toby Angel may be willing to meet. I have spoken to his office and emailed to learn more about their work but not heard anything further.

In Scotland the first vaulted columbarium has been constructed at Kinghorn (Fife) in the woodland on the banks of a loch. It is designed by well-known architects Simpson and Brown (illustrated below).

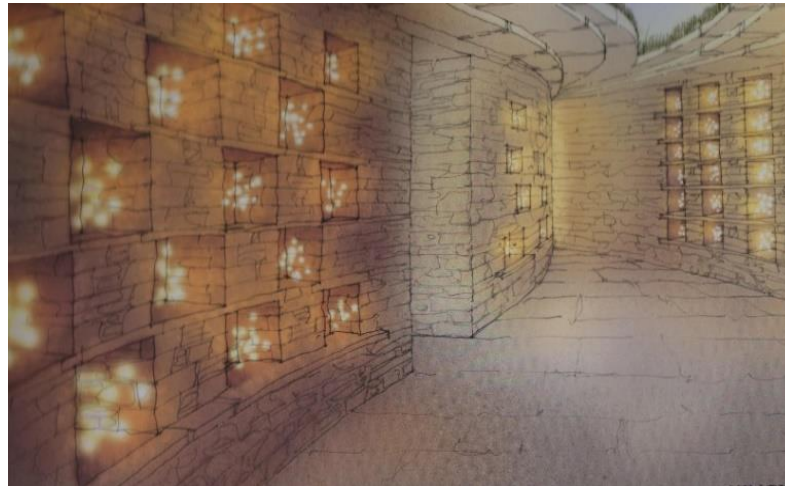


Fig 24 Design for Kinghorn Columbarium © Simpson and Brown Architects

Columbaria in Wales

Initial investigation as to demand for a new columbarium in Wales identified that the Glyntaff Crematorium has so little demand for use of their columbarium that they did not know what their charges are. Telephone and email enquiries were also made with Coychurch Crematorium but they have not responded with any information.

By contrast discussion with Jason Ward at the Pet Cemetery in Holywell (www.petfuneralservices.co.uk) identified that they have 12 columbaria of which 7 are full and there is considerable demand. Their experience is that the initial investment was high but that long term it is proving viable. Each niche is large enough to receive three caskets for people who have more than one pet and this policy would appear to be sensible to adopt for human remains so that family members could share the same niche. At Holywell the niche including the Deed of Assignment costs £250 for 25 years. In addition, the plaque costs £70 and the lettering to be applied to it is £2.50 per letter. All prices are exclusive of VAT.

Columbarium case-study - Golders Green, London

In London there is the well-known Columbaria at Golders Green Crematorium (www.thelondoncremation.co.uk). The fees for a niche in the main Columbarium are priced on a 10 or 20-year term and a single open niche is £602 and £1,055 respectively. A double niche is £910 for 10 years and £1,590 for 20 years. In addition, there is the cost of the urn which can be stone, alabaster or marble priced at £150 to £250 and the lettering is charged at £8 per letter. An alternative is to have a closed niche requiring no special urn – these cost £755 for 10 years or £1,315 for 20 years. This cemetery also has an Ernest

	<p>George Columbarium which offers a black granite wall tablet rather than a niche and these are priced at £855 for 10 years and £1,480 for 20 years.</p> <p>In using the example to inform the potential viability of a columbarium at Llanarth we need to take into account that the latest population estimate for London is 9.3million (www.worldpopulationreview.com) and rising. The latest population estimate for Monmouthshire is 94,000 and 3.1 million for Wales as a whole (www.ukpopulation.org). Just on the basis of population numbers the Golders Green columbarium has a vastly greater potential market than would one in Llanarth. It is likely that the greater diversity of the population of London also means there are more people attracted by a columbarium than there would be in a more traditional rural area of the country such as Monmouthshire.</p> <p><i>Columbarium at St Teilo’s – factors that will influence viability</i></p> <p>In taking this option forward the Trust would have to decide if the columbarium would be created internally or externally (or both) and it would need to develop a strategy covering decisions such as whether:</p> <ul style="list-style-type: none"> • to give priority to local people; • to maximise income by ‘marketing’ the columbarium nationally; • to accept cremated remains from people of all faiths; • to also provide space for pet’s ashes to increase demand and therefore income; <p>Despite the growing interest in this form of storage of cremated remains, given the location of Llanarth any Business Plan would have to work on the worst-case scenario basis of a relatively low level of demand that would accordingly take many years to generate much income. The estimated 80 - 90 niches might ultimately generate up to £40K but it might take at least a decade to fill all these niches. Once these are full there would be no further scope for income until the leases were due for renewal. At least in the early years essential running costs would need to be covered by income from other uses unless these could be kept to an absolute minimum. It would be anticipated that there would be periodic demand for the columbaria and that longer leases would be more likely than short ones but it would be a slow-burn project. During this time ancillary use of the rest of the church could slowly be developed as the community becomes more aware of the opportunities the church might have. For these reasons, Option 1 envisages other spaces with revenue potential, including the churchyard which has large areas free of headstones and memorials capable of providing for future burials.</p>
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Worship / Multi-use space

In this option the eastern half of the nave would be converted to a comfortable space suitable for worship and for multiple uses. It would be accessed from a door off a new lobby inside the south door.

In terms of worship, it could hold up to six liturgical services as well as funeral, weddings and christenings. The pulpit would remain in situ and the font would be moved from west of the south door to the south-east end of the nave.

The rest of the time the space could be used for a multitude of activities such as concerts and exhibitions and films. There is a linked storage area to enable chairs etc. to be set out or stacked away as necessary.

One example of a low-key and occasional use for the multi-use space that would be sympathetic to the building and could be popular with local people is a programme of *Talks and Teas*. These events would be self-financing and would retain community interest and support. Such events would be organised and managed by the community at a rental covering light, heat and cleaning.

Flexible Community Hub

This would occupy the west end of the nave and would be accessed from a door off the proposed lobby inside the south door. This area would benefit from an accessible W.C. to the south and a kitchen in the base of the tower. There would be stairs from here up to the Gallery and a dumb waiter to carry materials up to the upper level. This would make the upper areas suitable for office space or parcel storage. It would be anticipated that the community hub would be run by a local group as a shop / café / meeting space. The Trust would support local people in developing this facility and in securing start up grants. The Hub could also be used for interpretation and to host school groups on a range of activities. The Hub and the Gallery are both envisaged as revenue producing elements of the adaptive reuse of the church.

Gallery

The gallery could be let as office space or storage space and could be subdivided in the future as community needs evolve.

Churchyard

The churchyard has a lot of space for burials and cremated remains. Consideration could be given to creating a pet columbarium similar to that at Holywell, described above.

	<p>The churchyard could be a peaceful community asset of heritage and ecological value. The churchyard includes an important yew tree which is recorded as being ancient and of exceptional interest.</p> <p>A database of the memorials and grave records could be incorporated into an informative website. This would help to raise the profile of the church and it would create a further opportunity to link to other historically associated sites such as St Mary and St Michael’s Church.</p> <p><i>Genealogy research</i></p> <p>Another non-intrusive use would result from the Village Alive Trust’s suggestion for a project to research family history drawing on the diverse collection of headstones and graves in the churchyard. It could offer its services to people to research their family history for them but this would be likely to be an occasional rather than a regular use and therefore whilst it might generate some ‘consultancy’ income it could not be relied upon for the core income needed to maintain the church.</p> <p>Overall, the range of options outlined above provide opportunity to deliver the following uses (in part or in whole) as suggested by the local community and as set out in section 1 (page 14) above:</p> <ul style="list-style-type: none"> ● Church Services - baptisms, weddings and funerals ● Place of reflection, comfort and caring ● Columbarium ● Space for arts and youth groups ● Multi-disciplinary arts venue ● Community hub / flexible community space ● Coffee mornings ● Crafts and small retail ● Bowling Alley ● Location for filming / sound recordings <p>The suggested uses that this option cannot deliver are:</p> <ul style="list-style-type: none"> ● Organ school Demand is not considered sufficient to support the cost of installing an appropriate organ and securing the time of a suitably qualified musician ● Location for a mobile phone mast in the tower Whilst in the past this passive means of generating income from a mobile telephone company has been quite lucrative the current advice from the Church in Wales is that they are not providing a sufficient income to justify the works required and the restrictions imposed. The Electronic Communications Code 2018 means that rents are calculated on the basis of loss to the landlord rather than on any commercial rent that the landlord may wish to charge to provide the space. For
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	<p>Llanarth this would mean that a contract with a mobile phone company would be potentially worthless and at best not the lucrative income-generator that they once were.</p> <p>This option successfully preserves the fabric of the church and requires no new external openings. The necessary internal subdivision that would have a significant impact on the appearance of the interior of the church could be constructed in such a way as to be reversible.</p>
<p>Works necessary</p>	<p>In this option the adaption works required over and above the building repairs would be capable of being delivered without adverse impact on the significance of the listed church. As with any of the options under consideration it would be necessary to renew the electrics, lighting and heating. It would also be desirable to carefully remove the cement ribbon pointing and to limewash the interior.</p> <p>Underfloor heating would be needed as well as the creation of a level floor to enhance accessibility, levelling out the existing step down into the nave from the south porch and steps up into chancel to east and tower to west.</p> <p>The chancel would need to be enclosed with a screen (preferably glazed to enable some visibility through the length of the church). This could be installed to the chancel arch, on the eastern edge.</p> <p>The proposed re-use of the building also requires an accessible W.C. with baby changing facilities and this can be created on the south-west side of the nave.</p> <p>Likewise, to encourage greater footfall a tea-point / small kitchen would enhance the offer of St Teilo's. This requires connection to the mains water and it should be equipped to serve light refreshments and drinks and comply with food hygiene regulations. The kitchen is shown here in Option 1 as occupying the base of the tower.</p>
<p>Costs</p>	<p>NB Full costs (including fees and contingency) will be shown separately in the Conservation Architect's detailing of each option.</p> <p>However, it is important to remember that before any option can be delivered there are urgent conservation repairs to carry out, over and above any works necessary for adaptive reuse. Repairs are estimated to cost £284,636 plus fees @12.5% making a total of £320,315 plus VAT</p> <p>Operational costs of the adaptive reuse would be background heating, lighting, insurance and security as well as basic maintenance of gutters and access etc.</p>

	<p>Revenue could be supplemented by a Friends scheme or by Community Shares. For example, 100 Friends paying £10 each per year would generate another £1000.</p> <p>In terms of the capital cost of the <i>columbarium</i> this will be influenced by the choice of materials. Traditionally they use granite but in the chancel location shown in this option it may be more appropriate to use oak for creating the framework of the niches. The panels (of granite, slate, leather or glass) come later when someone leases a niche so the costs required at this stage of the viability of assessment do not need to consider that element. In response to future demand the Trust would consider commissioning a local company designing stained glass to provide options for the panels.</p> <p>The conversion costs to deliver Option 1, over and above those of the necessary repairs are estimated to be £237,399 plus fees @ 12.5% (£29,675) making a combined total of £267,074 plus VAT.</p> <p>The total costs for delivering Option 1 is therefore: Repair Cost: £320,215 plus VAT Conversion Cost: £267,074 plus VAT Total: £587,289 plus VAT</p>
<p>Pros and Cons</p>	<p>This option has the advantage that it involves a level of repair and adaptive reuse that could be reasonably fundable on a local basis and would be likely to receive listed building consent, subject to careful design and execution and the following of appropriate procedures. The listed building would be repaired and sustained and it would be looked after and open for community benefit. As long as the level of activity is sufficient to cover basic costs the short-term preservation of St Teilo's is secured. It is anticipated that demand would grow such that it would generate sufficient revenue to build a sinking fund to secure long-term sustainability.</p> <div data-bbox="580 1473 1259 1977" data-label="Image"> </div> <p style="text-align: center;"><i>Fig 25 Llanarth Village Hall</i></p>



	<p>Importantly, the scope of this option does not conflict with or intrude into the role of the existing Llanarth Village Hall (illustrated below) and therefore may gain greater community support.</p> <p>This option allows for enhancement of the churchyard, and therefore also by definition the conservation area. Management of the churchyard would not only create a pleasing external community space but it could be a good way of involving local volunteers.</p> <p>This option also allows for potential engagement with St Mary and St Michael church at Llanarth Court. Discussions with the church has identified that whilst they have worship space they have no meeting space and would welcome availability of a place that they could hire that would be heated and equipped with a screen for presentations and have toilet and refreshment making facilities. The proximity of St Teilo's as well as the potential for a relatively small function area would make it more appealing for their lunch groups and reading groups that meet once a month, than would the vast space of the Llanarth Village Hall.</p> <p>To help achieve an adequate level of baseline income the community could introduce a community share or Friends scheme. Management of the church could also be carried out by volunteers until such time as there is sufficient funding to pay a part-time member of staff. There is always a risk with such community activities that their continuing existence is too dependent upon the continued energy of one or two specific people and that without them the community cohesion and organisation would wither.</p> <p>Lack of parking will limit the appeal for users who need to arrive by car as existing parking provision is limited to finding a space on the street, potentially some distance away. However, this would only be a problem when having events in the nave, not for the columbarium or for routine day to day use when there are fewer people arriving by car. To address this there have been initial discussions about the potential to create a small area of additional parking on land in private ownership to the south-west or south-east of the church (locations are marked on the aerial view below). The advantage of that adjacent to the south-west corner of the churchyard is that it could be reached by a new vehicular access off the main road and use the existing pedestrian entrance. That to the south-east would be reached off the drive to Llanarth Court and would require a new footpath rising up to the churchyard. Both parking options would be subject to legal agreements with either the Llanarth Estate or Llanarth Court.</p>
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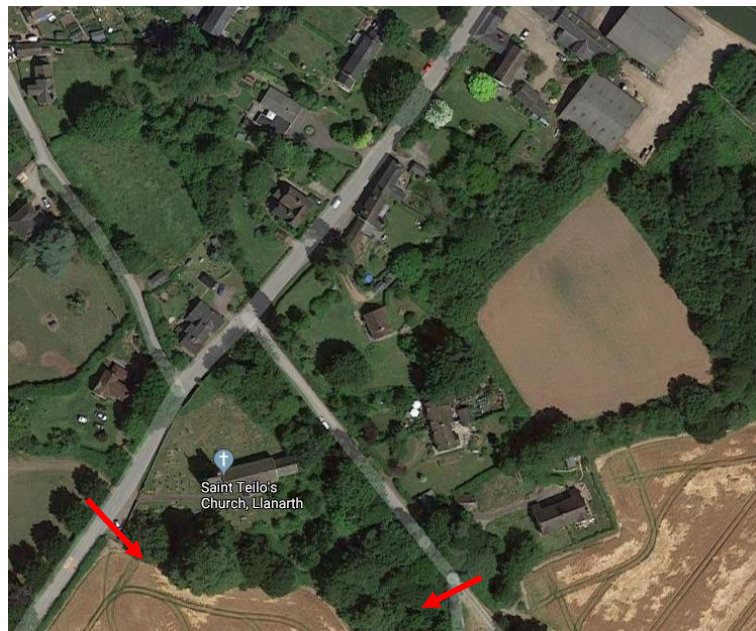


Fig 26 Aerial view marking potential for creating parking area © www.google.co.uk

Demand

It is hard to predict the demand for the **columbarium**. Combined with the capital cost, this makes the viability of this element of Option 1 difficult to determine and it places the emphasis on the multi-use space and community hub as the more reliable sources of revenue.

Evidence is derived from consultation with a range of designers and operators around the U.K. Demand appears to be uncertain but likely to grow. Discussion with Peter Roper (0777 1770965) of the Columbaria Company based in Hull (www.columbaria.co.uk) identifies that whilst their brochure shows external columbaria they are now converting cemetery chapels into columbaria and have some emerging design ideas for this. He confirmed that there is demand for interment of cremated remains in this way. He would be willing to discuss further with the Village Alive Trust if the project develops.

Care would be needed to ensure that growth of other options for use of the church (if this happened) did not undermine the unique selling point of the columbarium as it would be experienced here. It would probably be necessary to ensure that activities in the nave did not occur at times when cremated remains were being interred or specific access was being provided for families to visit. This may not be realistic with all the potential uses but tranquility is essential in bereavement and for respect of those that have passed. Someone's desire to pay for the columbarium at Llanarth might be diminished if they were aware of other activities and noise going on in the same building.

	<p>Re Worship space – response to the questionnaire has shown that this is the most popular proposed use for the church and therefore we can be confident that there would be demand for the proposed worship space.</p> <p>Re Multi-use space and Community Hub – again this reflects responses to the questionnaire though there is more scope with this for expression of demand to be greater than the reality of that demand once up and running.</p> <p>One of the proposed uses of the east end of the nave is to hold concerts and indeed churches often make good concert venues, especially for performing choral music. As long as there was sufficient and appropriate seating and the nave is warm it could be easily laid out to provide space for the performers in front of the chancel arch. There are existing venues in the towns such as St Mary’s Abergavenny for such performances and it would be inappropriate of Llanarth to poach performers at the potential expense of existing churches who regard such concerts as essential income generators. There are also concerts at Raglan and St Briavels (e.g. Wye Valley Music – which started in that village - Wye Valley Music also has an annual festival with concerts at places such as Treowen). It is understood that the lack of proper heating in St Briavels diminishes its potential for more regular concerts. Concerts at Llanarth would also raise parking issues, the greater the numbers attending, the greater the problem but potential solutions to this are described above. Llanarth nave could potentially accommodate an audience of 150 subject to consents from Fire Officer.</p> <p>In this area, The Chapel, Abergavenny (www.artshopandgallery.co.uk) and Treadam Barn, Llantilio Crossenny (www.treadambarn.co.uk) aim to provide programmes of music of a regional and national standard. Tickets for events at The Chapel are usually £10 - £15 with the cost of pre-event meals being extra. The Llantilio Festival is only once a year in May but is referenced here merely as an example of music-related events in the area that are deliberately aimed at attracting people from away as well as from this area. An example from West Wales (Burnett’s Hill) is discussed as a case study in section 5.3 below.</p> <p>The strength of musical talent in the area has led to the creation of the internationally known Raglan Baroque Soloists, the Brecon Chamber Orchestra and the periodic concerts in the Monmouth area directed by Andrew Greenwood. This assessment concludes that St Teilo’s may be more successful in providing an appealing concert venue for local amateur musicians rather than trying to compete in attracting national professionals.</p>
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Exhibitions have also been suggested. Research suggests that where exhibitions are found in rural areas this is in association with workshops. Examples include Craft Renaissance near Usk (www.craftrenaissance.co.uk) where there are workshops for a jeweller, furniture maker, painter, sculptor etc as well as a café and holiday cottage. Current exhibitions interestingly include one of Pete Nash's work, an artist who was brought up in Llanarth. Also the Court Cupboard near Llantilio Pertholey (www.courtcupboardgallery.co.uk) which as well as its shop and café runs at least six courses each month. Both of these are well established venues. Court Robert, near Raglan (www.courtrobertarts.co.uk) markets itself as being "run and made possible by artists and crafts people from all over the U.K." but the viability of the running of the property is helped by it also being the owner's home and like Craft Renaissance and Court Cupboard it has workshops to attract artists and generate rental income even when not selling.

Other local cultural examples are Chapel Cottage Arts (www.chapelcottagestudio.co.uk) which holds weekly and monthly classes and Textiles at The Weir (www.textilesattheweir.co.uk) which provides a variety of day courses.

Holding exhibitions at Llanarth could require investment in display materials and better lighting that would be needed for the more basic uses discussed hitherto. The lack of parking space would not necessarily matter as there would be unlikely to be many visitors at any one time.

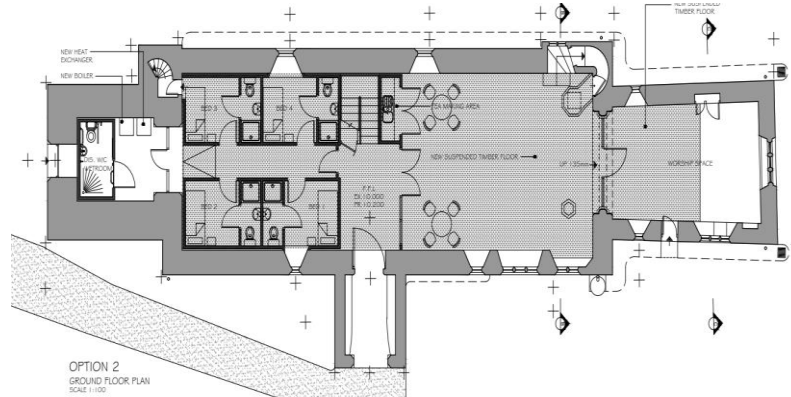
The church could also be used to show regular **cinema** as is successful in many rural venues around the country. It is understood that Llanarth Village Hall does not show films and so this would be a new use that would not conflict with them. Regular events like a Film club, for example using the Moviola model, would increase use. Moviola (www.moviola.org) works with community and not-for-profit groups to bring the latest in movie entertainment. They would not come as far as Llanarth to set up but for a fee they can license a film to St Teilo's as long as the Trust had equipped the church with a suitable screen, projector, Blue-Ray player and sound system. The capital costs of those need to be factored in.

In summary given that the facilities offered in Option 1 reflect the responses to the questionnaires issued by the Trust to people in the area, it is anticipated that there would be a high level of usages of the converted church, generating revenue to pay operating costs.

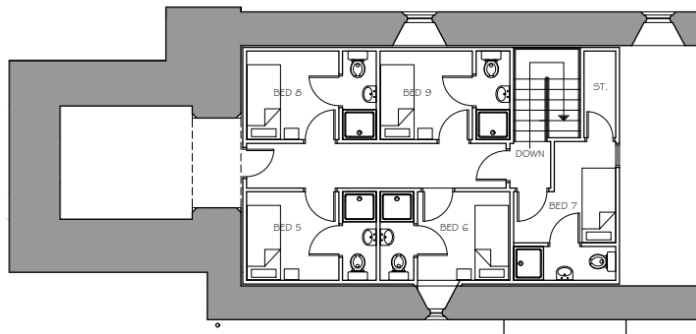
OPTION 2

Use

**Retreat House / Bunk House / Champing plus meeting / event space
(i.e. combination of accommodation and community use)**



OPTION 2
GROUND FLOOR PLAN
SCALE 1:100



Figs 27 & 28 Outline Ground & First Floor Plans for Option 2 © Morgan and Horowskyj Architects

This option would not include the columbarium inside the church. It would be of interest to people outside the community coming here on day retreats and for local people to hire the church for meetings, concerts, films etc. It could also include some space above the mezzanine for bunkhouse / champing accommodation – either for a small number of people attending a retreat or for people on holiday.

This would derive some community benefit from the function space that would be created and potentially from the local spending of those attending retreats or having holidays here. The Trust could generate income from this through the hire charges and in certain circumstances from bringing in outside caterers and recharging to the guests at a significant mark-up.

In this option the church could be hired out as a whole or in parts depending on demand, which would accordingly influence income. As already indicated above there is considerable local interest in reviving services in the church and whilst this option would provide space in the chancel that could be used for worship the advice is that champing is, to date, restricted to churches that are redundant and never have services. Accordingly, this option is uncertain as to whether it could

provide worship space – it would be an advantage for the Retreat element of this option but a disadvantage for the Champing element.



Fig 29 area at south-east edge of churchyard

Whilst this option does not include a columbarium in the chancel there could be an external columbarium in the churchyard. The churchyard could also be used for green burials and cremated remains interred in the ground – there is space for each of these potential uses, for example at the extreme south-east end of the churchyard where although it is overgrown there are no evident burials. Here the land drops away towards the parkland of Llanarth Court (fig 29 above).

This option would require full-height subdivision of the nave to create the self-contained space on the mezzanine for bedroom accommodation. With no space for a lift and access to the mezzanine being only by stairs it limits the occupancy and so some champing area would need to be possible in the nave to meet equality requirements. The tower base could also have an accessible wetroom to serve this accommodation. The facilities would include a tea making area but no proper kitchen which is why anyone hiring the church for staying in or having functions in would need to either go out for food (spending money locally) or pay for outside caterers to bring food in. There is insufficient space in this option to create a large enough kitchen for guests/delegates to cook full meals and also it is noted that providing such facilities would introduce additional health and safety and cleaning requirements, adding to the operating costs.

Retreats

Retreats do not have to be religious in their focus though they generally are. Enquiries at Llangasty Retreat House (www.llangasty.com) indicate that their retreats are almost all for church groups and are predominantly for older people (60s plus). However, there are examples of yoga retreats such as Refresh and Renew Yoga Retreats at Llwynceilyn (www.exhalewithsarah.com). One local example is Ty Mawr, Lydart – the Society of the Sacred Cross (www.tymawr.convent.org) It is understood that they are fully booked up far ahead and have a high number of return visits. The

<p>convent has five rooms and charges £40 per night to include all meals. It also has a self-catering guest house with seven rooms charging £30 per person per night. Whilst most groups would come with their own programme for retreat it may be necessary for Village Alive to put together its own programmes for retreat to attract individuals. This would then require considerable input from the Trust in devising and running these retreats.</p> <p>In terms of other examples in the region - The Retreat Association (www.retreats.org.uk) lists the following Retreat Houses in South and Mid Wales:</p> <p>Kite’s Nest Cottage, Llandeilo Llangasty Retreat House Llannerchwen, Brecon Nicholaston House, Penmaen, Gower Tabernacle United Reform Church Newport</p> <p>It is also relevant that there is Belmont Abbey near Hereford and Knight’s Retreat at Eaton Bishop. Monmouth Diocese has no retreat house. Hereford Diocese lists a number of quiet places (www.hereford.anglican.org/quietplaces) including Travelling Light and Sanctum Retreats both near Ross on Wye.</p> <p>In the churchyard it may also be of benefit to create a bike shed so that those on retreat or holiday can go off for an enjoyable cycle ride locally. The lack of parking may not compromise this option as groups might arrive together in a minibus or if coming by car would be less likely to be using their car during the retreat.</p> <p><i>Champing accommodation</i> Creating space for simple overnight camping-style accommodation in a church is likely to be a regular income generator for the Trust without incurring as great a capital cost as would more conventional en-suite bedrooms necessary for retreats. See www.champing.co.uk. A conversation with the Churches Conservation Trust suggests there is demand for this in redundant churches and can charge around £45 per person per night depending on the facilities offered.</p> <p>As stated above, champing is not compatible with holding church services so this would not meet community aspirations for the building. A Friend’s Scheme (as proposed in Option 1) is less likely to be successful in raising additional income.</p> <p>Whereas the objective of Option 1 was to provide just enough income to cover the basic maintenance costs, Option 2 would seek to generate additional income to enhance the long-term sustainability of the venture. Ideally it would enable the creation of a sinking fund for future maintenance and, through increasing income, it could also enable further enhancements to the building.</p>



	<p>Whereas the objective of Option 1 was to provide just enough income to cover the basic maintenance costs, Option 2 would seek to generate additional income to enhance the long-term sustainability of the venture. Ideally it would enable the creation of a sinking fund for future maintenance and, through increasing income, it could also enable further enhancements to the building.</p>
Works necessary	<p>This option involves considerable physical alteration to create the necessary accommodation, the precise nature of which would be dependent upon whether the Trust opts for retreats or champing. Whilst the pulpit could and should remain the font might have to be removed and as per Option 1 the pews would have to be removed.</p> <p>To create underfloor heating, it would also be an opportunity to create a level floor internally. The step down into the nave is less than the step up into the chancel and a lot less than the step into the tower so raising the nave floor to the level of the tower floor would create a step up from the porch unless the floor is slightly graded to accommodate this change in level.</p>
Costs	<p>NB Full costs (including fees and contingency) will be shown separately in the Conservation Architect's detailing of each option.</p> <p>It is important to remember that before any option can be delivered there are urgent conservation repairs to carry out, over and above any works necessary for adaptive reuse. Repairs are estimated to cost £284,636 plus fees @12.5% making a total of £320,215 plus VAT</p> <p>Indicative capital costs for Option 2 include the creation of the mezzanine accommodation and associated services and would also require a greater range of furnishings and equipment to create clean, safe and comfortable facilities. Relevant cost headings include the extensive electrical and drainage services that would be required for this option to create the accommodation facilities. It would also require greater security and alarms. Operational costs that would be incurred include heating, lighting, marketing, maintenance (e.g. gutter clearing etc.), audit, cleaning, security, insurance (which could be considerable for accommodating that number of people) etc.</p> <p><i>Installation of renewable energy heating / ground source heat</i></p> <p>The Non-domestic Renewable Heat Incentive can only be applied if the entire cost of the works is funded by a loan. Village Alive Trust could not use grant funding for installing the heating. https://www.gov.uk/non-domestic-renewable-heat-incentive See discussion about renewable energy under Option 3.</p> <p>Option 2 would be more expensive than Option 1 but it would create a more flexible and appealing venue and it should be able to generate sufficient income to cover operating costs and be sustainable. It is</p>



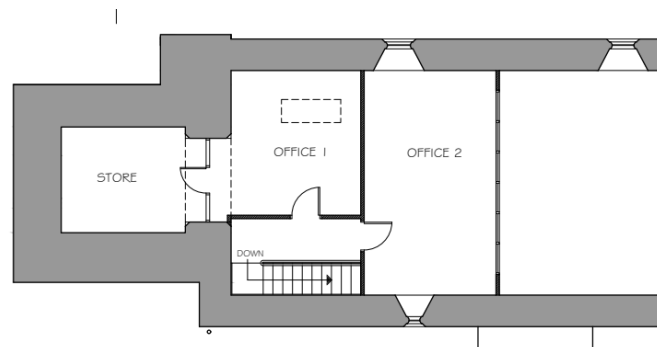
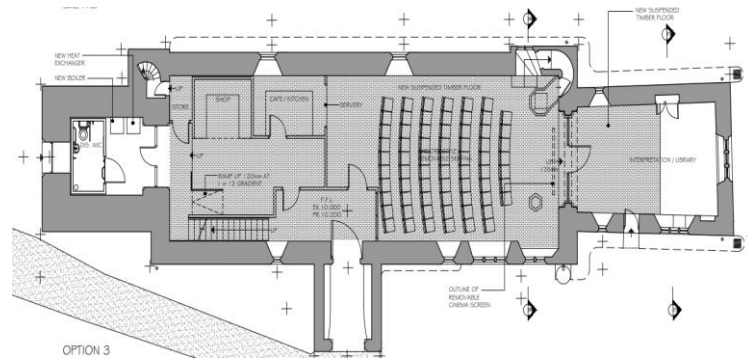
	<p>essential that the capital costs are fully covered by grant funding as Village Alive Trust wants to avoid taking out loans. The conversion costs to deliver Option 2, over and above those of the necessary repairs are estimated to be £277,937 plus fees @ 12.5% (£34,742) making a combined total of £312,679 plus VAT.</p> <p>The total costs for delivering Option 2 is therefore: Repair Cost: £320,215 plus VAT Conversion Cost: £312,679 plus VAT Total: £632,894 plus VAT</p>
<p>Pros and Cons</p>	<p>This option potentially creates greater revenue than Option 1 but it also involves greater capital cost to achieve and requires greater physical intervention into the historic building. Income would be primarily derived from the church being hired by people from outside the area whereas Option 1 is primarily for local people.</p> <p>Option 2 allows for an external columbarium. Furthermore, the potential for green burials and depositing cremated remains in the ground would be likely to generate £1000 + per year and it would be supported by the community. Regardless of the opportunity for burials the improvement to the churchyard that the Trust could make through this option would make a major enhancement to the setting of the listed church and to the conservation area. Conversely allowing it to deteriorate further would generate negative publicity.</p> <p>Creation of a Retreat House would be perceived as having a low level of community benefit and so might struggle to secure sufficient capital funding. The worship space that could be created in the chancel would be for the use of those on retreat rather than for the community. Overall, this type of adaptive reuse would need to be well balanced with a wide range of community uses otherwise the task of proving operational viability from an early stage will be more challenging. It could take several years for a new retreat venue to build its reputation and realistically in the first few years might have very few bookings and accordingly very little income. It is also necessary to be realistic about the fact that St Teilo's would not be able to provide the full or half board offer that is found at the established venues.</p> <p><i>Summary</i> Option 2 involves greater management by Village Alive Trust as it would need to run the Retreat House or Champing and its bookings and those of functions and events to be held in the church. It would also need to manage the columbarium in the churchyard.</p> <p>The demand for the retreat house is difficult to assess with certainty. It is a niche market and so as the primary income generator it is perhaps a risky option. The demand for champing appears to be growing. Wales currently has no champing locations though England</p>

	<p>has 27. Spirit Cymru has been set up to create venues in Wales but to date does not appear to have done so. A cocktail of uses as potentially realistic with this Option 2 would generate income throughout the year making it more secure, though harder to manage</p> <p>The increased use of the building would mean more time needed on its maintenance and cleaning and on security (e.g. making sure the church is opened up and properly closed before and after each use). The increased cost of utility bills through greater use would need to be covered by hire charges levied. Together this would require greater volunteer input which demands a lot from local people and relies on informal goodwill rather than on a formal contract of commitment by an employee. Employing a member of staff could be factored in but, at least in the early years, it would further challenge the viability.</p> <p>In terms of the physical works required to deliver Option 2 these would be less certain to receive listed building consent than would those for Option 1 as they are more extensive in their level of alteration to the church building. They are also likely to make it more challenging to source sufficient capital funding as the proposed uses are more commercially focused with less community benefit. For that reason, Option 2 does not fulfil the Trust’s important objective of responding to the needs of the local community.</p> <p>Overall, the range of options outlined above provide opportunity to deliver the following uses (in part or in whole) as suggested by the local community and as set out in section 1 (page 14) above:</p> <ul style="list-style-type: none"> ● Place of reflection, comfort and caring ● Columbarium ● Space for arts and youth groups ● Flexible community space ● Coffee mornings ● Crafts and small retail ● Bowling Alley ● Location for filming / sound recordings <p>The suggested uses that this option cannot deliver are as below: This is either because of the incompatibility of the champing accommodation with worship space for the community or because the kitchen and toilet facilities would be restricted to the accommodation and unavailable for use by those hiring the flexible community space, thereby limiting its appeal:</p> <ul style="list-style-type: none"> ● Church services – baptisms, weddings and funerals ● Multi-disciplinary arts venue ● Community hub ● Crafts and small retail
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OPTION 3

Use

Arts Centre, Community Hub, Library, Offices and Meeting Venue



Figs 30 & 31 Outline Ground & First Floor Plans for Option 3 © Morgan and Horowskyj Architects

This option is influenced by successful mixed-use examples in Herefordshire such as Peterstone and Yarpole (see case studies in section 5). Like Option 1 but unlike Option 2, this option focusses on community needs but here it aims at maximising income and occupation of the church. The result is that it is more intensive than Option 1 involving additional intervention into the historic building. It also involves greater management input from the Trust. Notwithstanding the emphasis on delivering community needs this option does not specifically include worship space though the Interpretation/Library area shown in the chancel could alternatively be used for services. The columbarium in this option delivered in the churchyard.

The nave could be open for a variety of potential uses such as cinema, exhibitions, classes, meetings etc all in flexible space that can be adapted to whatever the particular event or activity. At the west end could be a mezzanine with kitchen and café below and offices above. This could be one large office or two small offices or alternatively it could draw on Option 2 and create champing accommodation. There could be an accessible toilet in the tower base with storage in stages

above. This option also includes an office for the management of the building and all its various facilities.

The following is a summary of potential uses both regular and less frequent events. Their success will to some extent depend on whether someone comes forward from the community to champion them.

Cinema

As identified under Option 1, it is understood that Llanarth Village Hall does not show films and so this would be a new use that would not conflict with them. Regular events like a Film club, for example using the Moviola model, would increase use. Moviola (www.moviola.org) works with community and not-for-profit groups to bring the latest in movie entertainment. They would not come as far as Llanarth to set up but for a fee they can license a film to St Teilo’s as long as the Trust had equipped the church with a suitable screen (this is shown on the plan), projector, Blue-Ray player and sound system. The capital costs of those need to be factored in.

Education / Classes

The nave of the church could be adapted for holding classes such as Yoga, Pilates, Welsh Language.

In terms of *Yoga* one local example is Black Mountains Barns (at Longtown) (www.blackmountainsbarns.co.uk) which operates regular classes in a converted barn. A converted church could offer an equally appropriate venue as long as the floor was level, warm and clean. Black Mountains Barns have classes 5 days a week, generally charged at £12 per class. However, there are already classes (Refresh and Renew Yoga Retreats) at Llwyncelyn (www.exhalewithsarah.com) and in the towns of Abergavenny, Monmouth and beyond so it is likely that the market could have reached capacity.

In terms of other *fitness* related training including Pilates – Monmouth Priory Centre in Monmouth runs classes four days a week (Maja Baraskiewicz – www.maja-fitness.co.uk) charges her fitness classes at £5 or £6 per person and her personal training at £35 per person or £320 for a block of ten sessions). Hannah Modget (www.hannahmodget.com) runs personal training and mat classes in Usk and Monmouth but prices are not shown on her website.

Welsh language

Welsh is taught in the towns and run by education providers such as Coleg Gwent. Classes are around £10. Enquiries have not received any informed response about whether there is potential for rural provision of this kind or not. The evidence is that the better classes are located where they can be sure of getting sufficient people enrolling and the evidence is that people are prepared to travel to



these classes in established venues such as The Priory Centre, Shire Hall and Drybridge House in Monmouth and the Priory Centre, Community Centre, St Michael's Centre in Abergavenny.

Local Groups

It could provide a new venue for mother and toddler groups but it is unlikely that there is demand for more than is already provided by the Parent and Toddler Group run on a Friday morning at the Llanarth Village Hall. They charge £2 a visit and it would be best to avoid setting up in direct competition. Discussion with the Village Hall did not identify any other local groups or potential users who currently do not use the Hall but are in need of finding a venue.

St Mary and St Michael

As with Option 1 there is good scope for links with the nearby St Mary and St Michael in terms of providing space that they would want to use for their various groups and meetings – space that they don't have at present.

Offices

It has been suggested that offices could be in the tower but the available space would be small and might not have sufficient light and ventilation. Accordingly, it might be better to create an office or offices at the west end of the nave, in the proposed mezzanine.

In terms of small offices these can be serviced or unserviced. A current example advertised for rental is the 1904 sq ft old church near Llanover. The asking price is £25 K p.a. and provides the entire former church including attached Sunday School, office, toilet and benefits from heating and on-site parking. At Llanarth the Trust would be considering creating a smaller space at the west end of the church leaving the bulk of the church for other uses. Therefore, whilst this rental availability is relevant in terms of its building type and rural location it is clearly aimed at a different market.

Another comparator is the availability of the 182sq ft. office within the Llanover Business Centre for £4 K p.a. It offers a single self-contained office suite with shared kitchen and toilet and available on-site parking. This centre also has 450sq ft office available for £6 K p.a,

Another appealing rural office to rent is in a converted barn at Llancayo Court offering 76sq m for £10 K p.a. but this is exclusive of charges. It has shared kitchen and toilet but like Llanover has plenty of parking.

Almost all the available space appears to be for rent on an annual basis so at Llanarth it may be best to offer short term lets for those who want to try having a small office and see whether their business grows. It is uncertain as to whether there is demand for small offices

of this kind and it is identified that small offices can be hired for as little as £15 for half a day (www.cyfannol.org.uk) .

Storage for parcels

There has been discussion about the potential to create a parcel drop-off point for Amazon but these require a bank of lockers that would be aesthetically out of character with St Teilo’s.

Nevertheless, some facility for those delivering or receiving parcels would be of community benefit. In 2018 people in the U.K. spent £1.1 billion on-line every day and therefore a huge number of parcels are being delivered. Citizens Advice (www.wearecitizensadvice.org.uk) seeks to help the 9 million people who live in rural areas manage this change in shopping habits. It is said that less than half of shoppers can get their parcels delivered to a safe locker and only one in six can choose the delivery company. However, Citizens Advice recommend that parcel lockers are better suited to densely populated urban areas where there are a high number of deliveries and that in rural areas it would be of more benefit to have a nominated safe place for delivery and a way of verifying that the parcel was dropped off correctly.

Conversely this project would be better able to support the delivery of parcels through the provision of a storage area accessed by one deliverer rather than by large numbers of recipients. It is understood that a local resident is a deliverer for one national parcel delivery company (Hermes). The system is that the agent collects large numbers of parcels from the depot and then needs somewhere safe to keep them pending delivery to the customers. The mezzanine of the church could provide space that this local person could use for temporary storage of parcels to help sustain their delivery business. Whilst this would not generate much income for St Teilo’s the regular access would provide some security for the church and could help with opening up and locking the church as necessary. It would be important to put in place appropriate controls on the nature of what is stored to minimise fire risk and to ensure that the floor was not overloaded or unnecessarily damaged through use.

General Storage

An alternative to offices at the west end could be self-storage. Given that space is limited it would be more appropriate to consider storage of archives and documents rather than furniture. Research has identified that storage can be hired for as little as £1 per sq ft per calendar month plus a £50 deposit. The disadvantage of this modest income is offset by the likely stability of the income – once stored people are likely to pay to continue such storage for a long time. Operating costs would be lower than for offices as it would be static occupation of the space. However, it would need to be kept quite separate from community or other uses and the Trust would need to be assured of the safety of the items being stored.



Village Shop and Café in Nave

The capital investment for this could be supported by a grant or loan from Business Wales (www.businesswales.gov.wales) or the Plunkett Foundation (www.plunkett.co.uk). For example, the shop at Cilcain received £20,000 set up grant.

In terms of the shop, for a community with no public transport, there would be clear benefit in having a local shop especially one that provides local produce at reasonable prices. There are various ways of achieving this. It could be either organised low-key through local farmers and growers and operated by volunteers with a narrow range of stock on as-available basis, perhaps two or three days a week. Or it could be aligned to wholesalers (e.g. those that distribute organic food) offering a more comprehensive supply of essential fare together with newspapers. As mentioned above there are specialist suppliers who would be able to help Village Alive Trust establish such an enterprise. For example, Suma (www.suma.coop). With this model members of the community would volunteer to run the local co-op managing the base in the church and processing orders from local people (quite often regular vegetable box deliveries). It involves lower investment than for a full shop.

This operation would create additional need for paid members of staff and as such could create a local employment opportunity.

Coupled with the small kitchen already discussed in Option 1 it could make the Village Shop a gathering point for local people to call in to get their eggs, bread and paper etc. and stop for a coffee and a chat.

Coupled further with the creation of a Wifi Hotspot it could enable local people to want to stop a bit longer to log on to the internet. This kind of facility is also helpful if broadband connection is not reliable throughout the community.

Cilcain (Flintshire) and Llanfair Clydogau (Ceredigion) are two Welsh examples of the establishment of community led village shops that offer useful models that could be investigated further. Cilcain only started trading in June 2018 and has been so successful that it is now open every day. See www.cilcaincommunityshop.co.uk. See also www.plunkett.co.uk article on how one Welsh village is successful in running their own shop. They anticipate turnover of £100,000 in their first year and their start-up costs were helped by issuing community shares of £10 each. It is acknowledged that Cilcain is nearly twice as big as Llanarth but it is still an inspiring case-study. Llanfair Clydogau shop (see www.llanfairshop.co.uk) is open every day except Sunday and includes a post office despite the fact that the village, with a population of 634 is smaller than Llanarth. The website says that “the shop is at the hub of the tiny village.....it provides a vital meeting place



for local residents, many of whom are otherwise quite isolated due to the local geography. Many locals meet in the shop each day for a cup of tea or coffee and catch up on the local news, this contact helping to bond the community in a very special way..... the shop also benefits from diversification into a successful whole-food store, visitors frequently compliment on the wide range of organic and FairTrade goods they find on offer.”

One example of a shop within a church is at St Leonard’s Church Yarpole. It was established in 2010 and the following year won the Countryside Alliance Village Shop and Post Office Award. More recently the church has become the first in Herefordshire to win EcoChurch Status. The shop states that it aims “to provide a sustainable and attractive shop which will deliver valued products and services to the whole community” and it uses any surplus funds to develop the business and to support a range of community projects and needs. See case study in Section 5.

The cafe could be popular with local people to build up a hub that supports community cohesion and helps with loneliness and rural isolation. Evidence from elsewhere is that a café could provide reliable revenue as long as there is good quality produce and service.

Exhibitions

As discussed in Option 1 Monmouthshire has a strong artistic community but in the same way that the classes are primarily in the towns to maximise attendance so the exhibitions are there as well to maximise footfall. Where exhibitions are found in rural areas this is in association with workshops. Local examples and venues are cited under Option 1.

As discussed above, holding exhibitions at Llanarth would require investment in display materials and better lighting than would be needed for the more basic uses discussed hitherto. The lack of parking space would not necessarily matter as there would be unlikely to be many visitors at any one time. Consideration would need to be given to converting the nave or part of it into an artist’s or crafts workshop to raise enhance the appeal of the exhibitions. A large redundant church in theory presents potential options for either an artist making or a conservator restoring very large works of art. To achieve successfully this would require museum standards of environmental control. The size of the doors to the church would also restrict the size of the artwork contained inside.

Concerts

As discussed under Option 1, churches often make good concert venues, especially for the performance of choral music. As long as there could be sufficient and appropriate seating and the nave was warm it could be easily laid out to provide space for the performers in

front of the chancel arch and the audience further back in the nave. However, there are existing venues in the towns such as St Mary's Abergavenny for such performances and it would be inappropriate of Llanarth to poach performers at the potential expense of existing churches who regard such concerts as essential income generators. As set out in more detail under option1, the area has strong musical talent and skill in organising concerts and musical events and for St Teilo to be viable as a concert venue it would need to pitch at a specific niche market and be certain that the facilities were of a good standard for both audience and performers. The Burnetts Hill case study (see 5.3 below) referred to is an example of where this has been achieved and where the venue has created viability.

Overall Option 1 concluded that too much emphasis on creating a new arts venue in north Monmouthshire could risk exceeding demand. Accordingly, it proposed only occasional concerts whereas Option 3 seeks to maximise all potential uses and would be need to look at more frequent musical events.

Party / Wedding venue

It could also be a place that people can book for small parties / wedding receptions in this distinctive setting. Without a commercial kitchen the only way to do this would be through an outside caterer but the Trust could set up an arrangement with one and then recharge to those having the party at an uplifted price.

Consultation with the Village Hall has learnt that they do Wedding Receptions are a core part of their business and so if the church offered this it would need to be a distinctly different offer.

Meeting Space / Conference venue

Organisations or professional groups periodically need spaces for away days or meetings. Llanarth church would appeal more to the charitable sector than to the business sector and there is a limited number of potential groups and already an oversupply of venues.

At the high end is Caer Llan near Monmouth (www.caerllan.co.uk) which can accommodate between 20 and 70 delegates in a variety of formats. Delegates can also stay there and there is a sophisticated restaurant offering a range of food options. It is also set within 25 acres offering a very private venue and in their marketing words "a haven for residential retreats for artists, musicians, creative writing, yoga, club meetings, university field studies trips etc." They charge £45 per delegate for a day (minimum 10 people) and lunch and morning and afternoon snacks are included.

Caer Llan charges make Skenfrith Village Hall hire charges of £60 per day (£40 for half day) seem expensive.



	<p>Generally, people are more likely to hire meeting space for away days or conference venues in locations where food can be provided as well. That is not an easy option here without a commercial kitchen and would require an outside caterer to be available. This would be possible to organise but the costs would have to be factored in to ensure the Trust covered its costs.</p> <p>Local Produce Markets</p> <p>If a shop was not part of the preferred option occasional markets could be considered. There is an increasing demand for local produce and the simple community space at St Teilo's would be well placed to provide the venue for pop-up periodic (e.g. monthly) farmers' / flower and produce markets run by a local organic fruit and veg co-operative. The church could even be offered as the base for an area food co-op.</p> <p>There are specialist suppliers such as Suma (www.suma.coop). With this model members of the community would volunteer to run the local co-op managing the base at St Teilo's.</p> <p>The capital costs of this would be limited as it would only require trestle tables for display and chairs for the stallholders and potentially an extra fridge in the kitchen. The number of people at the church at any one time would be unlikely to be sufficient to be undermined by the lack of parking.</p> <p>Pop-up Bowling Alley</p> <p>This was suggested by one response to the Village Alive Trust's local enquiries. It could be set up in the eastern half of the nave and provide opportunity for community entertainment and some revenue.</p> <p>Outside Columbarium</p> <p>As discussed in previous options there would be the potential for an external columbarium in the churchyard in the area to the south-east where there are no headstones or other features. This could also be coupled with green burials and deposit of cremated remains in the grounds.</p>
Works necessary	<p>The nave would need to be decorated and fitted out to a higher standard to accommodate such a diverse range of uses. It would need to have all the pews removed and a good standard of new seating introduced. It would need land acquired for parking and for an appropriate surface to be created and good access made between it and the church. Security would need to be more advanced to take account of the variety of different concurrent uses and the potential for tenants to be working in the building. The shop would need a counter and chiller cabinet as well as sufficient dedicated power sockets.</p>

	<p>In addition to the necessary works already discussed under Options 1 and 2, some further issues to consider include:</p> <p><i>Heating</i></p> <p>The more intensive use of the building would increase the need to consider renewable energy. Specialist advice e.g. Birdshill (www.birdshill.wales) on renewables for community buildings indicates that renewable systems work best when constantly operating and therefore are best applied to buildings that are in full daily use such as is aimed for with this Option 3.</p> <p>Air Source and Ground Source heat are both most effective when coupled with an underfloor system but to install that would be a considerable cost over and above the approximately £10K for the Air Source pump and £20K for the Ground Source pump. Making the ground source bore holes would also involve another £5 to £8K of groundworks, potentially more. However, neither option would be particularly efficient for intermittent or partial use of all or part of the building.</p> <p>In terms of biomass, small-scale easy to manage boilers are now available and that large pellet stores are no longer needed. Specialist advice would be needed on the size of the boiler needed to heat the church and accordingly the size of the pellet store needed.</p> <p>The Old School House, Sennybridge is a useful case study where a 25KW wood pellet boiler was installed using money borrowed and the loan repaid using the Renewable Heat Incentive. [https://birdshill.wales/news/biomass-boiler-beautiful-old-school-house-brings-welsh-rarebit-centre-sennybridge/]</p> <p>The Non-domestic Renewable Heat Incentive can only be applied if the entire cost of the works is funded by a loan. Village Alive Trust could not use grant funding for installing the heating if it wants to benefit from the RHI. Also the RHI is only confirmed until March 2021. https://www.gov.uk/non-domestic-renewable-heat-incentive</p> <p>The quantity of Solar PV and/or solar thermal panels that it would be realistically likely to get approved on the church roof would be unlikely to generate sufficient energy to provide all the electric and hot water needs of the church but could contribute to the overall energy needs.</p> <p>If renewable energy is to be considered if needs to be part of the major capital works and not something added in later.</p> <p>An example of a church that has successfully introduced renewable energy is the Grade I listed St Michael's and All Angels, Withington, Gloucestershire. It has a 38KW biomass boiler an 24 solar panels. (see the Church Times 28th September 2010).</p>
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	<p><i>Parking</i></p> <p>As discussed under previous options, the current lack of parking will be a limiting factor as it will deter some potential users and it will make deliveries to the venue (e.g. when setting up a new exhibition or a concert) more challenging. Options for creating additional parking are as per Options 1 and 2.</p>
<p>Costs</p>	<p>NB Full costs (including fees and contingency) will be shown separately in the Conservation Architect’s detailing of each option.</p> <p>However, it is important to remember that before any option can be delivered there are urgent conservation repairs to carry out, over and above any works necessary for adaptive reuse. Repairs are estimated to cost £284,636 plus fees @12.5% making a total of £320,315 plus VAT</p> <p>The diversity of the community benefit, targeting a wide range of interests and needs, would mean that this option would be likely to attract grant funding. It has the potential to greater income but it would also lead to higher operating costs through the more intensive use of the church. In particular, in order for the management of option 3 to be sustainable it would need employed staff, the costs of which might not be covered by income. There is therefore the risk with this option that it could only survive if it received subsidy in the form of annual grants which the project would be unlikely to secure.</p> <p>The conversion costs to deliver Option 3, over and above those of the necessary repairs are estimated to be £299,413 plus fees @ 12.5% (£37,427) making a combined total of £336,840 plus VAT.</p> <p>The total costs for delivering Option 3 is therefore:</p> <p>Repair Cost: £320,215 plus VAT Conversion Cost: £336,840 plus VAT Total: £657,055 plus VAT</p>
<p>Pros and Cons</p>	<p>Whereas the objective of Option 1 was to provide just enough income to cover the basic running and maintenance costs, Option 3 would be a more ambitious community enterprise seeking to generate greater income to enhance the long-term sustainability of the venture. Ideally it would enable the creation of a sinking fund for future maintenance and, through increasing income, it could also enable further enhancements to the building. However, achieving this level of income could take some years to build up and it would take considerable management input to sustain it. The net result could be that combining so many uses could be costly to manage and potentially it could make it less appealing to specific user groups.</p>



The diversity of the community benefit, targeting a wide range of interests and needs, would mean that this option would be likely to attract grant funding.

Whilst it has the potential to generate greater income it would also lead to higher operating costs through the more intensive use of the church. The resulting increased cost of utility bills would need to be covered by the hire charges levied and higher charges could over time limit the ability of community groups to use the church and as such could be counter-productive.

Furthermore, in order for the management of option 3 to be sustainable it could not rely on volunteers. It could easily become a stressful burden for a community group who may prefer the simple level of activity as set out in Option 1. It is considered that Option 3 would need employed staff but, the cost of this might not be covered by income. There is therefore the risk with this option that it could only survive if it received subsidy in the form of annual grants which the project would be unlikely to secure as a new venture rather than an established one such as Peterchurch (see case study in section 5) which is reliant upon grants (www.tnlcommunityfund.org.uk).

With regard to the shop, there is a slow but well understood move towards locally sourced produce and away from reliance on the mass supply of an out of town supermarket or the endless availability of impersonal internet shopping. The current COVID-19 crisis has led to a huge increase in demand for local food suppliers and the expansion of local house to house deliveries.

Whilst Option 3 does not provide the internal columbarium it does allow for an external columbarium in the churchyard meaning that the Trust achieves that objective.

Option 3 could in part be perceived locally as competing with the existing Llanarth Village Hall but the evidence of this report indicates that it could be demonstrated that the two enterprises would target quite different audiences. The Llanarth Village Hall markets itself (www.hallshire.com) as “a well-equipped large hall in a stunning rural location. There is plenty of off-road parking, a cricket field and the children’s play area. The hall undergone extensive refurbishment and is ready for use for parties, weddings, functions, conferences, training venue, clubs, groups etc. The hall benefits from a stage, large kitchen and new tables and chairs for seating up to 150 people.” It also has free wi-fi. It is available for hire 365 days a year. Charges at Llanarth Village Hall are £10 per hour and the smaller room costs £8 per hour. In the winter there is an additional charge of £3 per hour to cover heating costs.

In terms of the relationship with Llanarth Village Hall, discussion with the Manager (01873 840104 Melanie_mercer@hotmail.com) learnt



	<p>that they concentrate on Young Farmers events, weddings, Dog Trainers events and Caravanners gatherings and that people come from far and wide. The only event that appears to be specifically for local people is the annual Fireworks. It is clear that these are aiming mainly at large groups of particular interests and that artistic related events do not feature in their regular programme and therefore would not be seen as competing. St Teilo's could put together a distinctly different offer to avoid being perceived as competing with the existing Hall.</p> <p>There is a potential risk that too many uses in the Nave conflict with the tranquillity of the church and its setting. It could also make it less appealing to specific user groups. The evidence of Peterchurch is that a cocktail of uses can be successfully managed in terms of the impact on the historic building but as discussed above their experience is that continued operation is heavily reliant on ongoing subsidy.</p> <p>In terms of the physical works required to deliver Option 3 these would be less certain to receive listed building consent than would Option 1 as it involves greater intervention to deliver this range of uses.</p>
<p>Economic development outcomes and outputs of the preferred option</p>	
<p><i>This section is optional but will be essential to include if, based on your analysis above, your preferred option would be suitable for an application to HLF's Heritage Enterprise scheme. It may also be helpful for projects seeking funding and investment from other sources.</i></p> <p>Option 1, the preferred option, would increase opportunities for the village and the immediate area through the creation of a diverse mix of uses including occasional services, a columbarium, a flexible meeting/event space and a community hub that could provide a café and or offices. It is an option that allows for maximum flexibility in order to best respond to the evolving needs of the community and at the same time to maximise the ability to generate revenue from new uses without having to carry out further physical alterations to the listed church. The driver for the project is however not economic development but a sustainable means of rescuing this listed building. Therefore, no further information is provided in this section.</p>	
<p>Floor space and usage</p>	<p><i>The amount of existing floor space brought back into use and the amount of additional floor space created (gross internal floor area/m²) and what type of business use is envisaged</i></p>
<p>Economic outcomes</p>	<p><i>How will the changes resulting from your project contribute to local economic growth? Will the project result in additional (new) economic activity, or will it involve displacement (activity moved from another part of town), or will new activity happen anyway (a neutral outcome termed "deadweight"). As part of your consultation activity, talk to existing local businesses about how well they are doing - turnover, footfall, goods and services provided, number of employees.</i></p>



Employment	<i>Identify the number of full-time equivalent jobs created during the construction period, in your own or other businesses that occupy the completed project, and for maintaining the building in the long-term.</i>
Volunteers	<i>Identify the number of volunteers engaged in activities resulting from the project. For an HLF project, you would need to be specific about the number directly engaged in heritage activity.</i>

5 Conservation deficit calculation

*It will not be necessary to calculate the conservation deficit for all projects. However, this information will be essential if, based on your analysis of the options above, your **preferred option** would be suitable for an application to HLF's Heritage Enterprise scheme. In this case, it will be the most important part of the viability appraisal, since the calculation determines the amount of grant you can apply for from HLF. It would also be important information for lenders and development partners that you might approach. You should follow the guidance in the main HLF Heritage Enterprise Guidance (Appendix 1: Development Appraisals pp39-42)*

N/A

Outline cost of repairs and adaptation	<i>As referenced in Section 4</i>
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Market Values	<i>A reasonable estimate of the market value of the heritage asset before and after the project is completed, prepared by a RICS qualified valuer. (Where the cost of purchasing the building is to be included in a Heritage Enterprise application, it is very important that the acquisition price reflects the market value of the heritage site at the time of purchase.)</i>
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Calculation of the conservation deficit	<i>Refer to HLF guidance as above, which includes a worked example. You should include enough information to make a convincing case for a Conservation Deficit and the need for funding. Whilst detailed cost calculations are not required at this stage, it is very important to ensure you have provided reasonable estimates.</i>
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6 Conclusion

Preferred choice	<p><i>Which option is the preferred choice and why? Eg is the preferred choice best value for money? Does it meet most criteria of prospective funders? How is it sustainable?</i></p> <p>The preferred choice is Option 1 above. In summary this provides the columbarium in the chancel and worship space in the nave together with a multi-use space and a flexible community hub. Potential space is increased by the introduction of a mezzanine at the western end and users will benefit from an accessible toilet and a kitchen and storage space.</p> <p>This option primarily sets out to achieve the Columbarium and Community benefit objectives of the Trust. It would enable use</p>
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	<p>of the church for services and provision of flexible space for the community to use as for events, gatherings and activities. At the west end there would be a kitchen and a mezzanine gallery and together there would be some income generating potential. It would allow the Trust to support a community enterprise in starting a café or shop here in the church.</p> <p>This option is the best value for money. All options start with a substantial repair cost to address the existing condition of the church. Option 1 involves the most simple and flexible adaptive reuse and so as well as involving less conversion cost than the other options it also allows greater flexibility to ensure that as demand evolves the church can adapt to the most sustainable and beneficial uses.</p> <p>Option 1 meets the criteria of a range of funders. It scopes out a sustainable and appropriate means of preserving this heritage asset as well as providing a new community asset responding to expressed local wishes and anticipated future demand. This focus on local need is especially relevant at a time when local cohesion and support is ever more important. This option also creates an innovative columbarium which addresses an emerging need at a time when availability of traditional burial space is running out. The potential to provide office space and a local shop also helps to reduce the need for local people to travel and in that sense responds to global efforts to combat climate change. Allied to this the opportunity for the church to host local enterprise further meets the criteria of funders. Specifically, the project would meet almost all of the criteria for the National Lottery Heritage Fund in the potential for:</p> <ul style="list-style-type: none"> • a wider range of people to be involved in heritage; • the heritage will be in a better condition; • the heritage will be identified and better explained; • people will have developed skills; • people will have learnt about heritage leading to change in ideas and actions; • people will have greater wellbeing; • the local area will be a better place to live, work or visit; • the local economy will be boosted.
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Cost breakdown and funders			
Element of project:	Cost £	Funder: grant scheme	Target grant request £
Project development (estimated)	£47,000	Architectural Heritage Fund (AHF), Project Development Grant;	£25K
		National Lottery Heritage Fund, Grants for Heritage	£25K



Capital works (estimated)	£587,000	National Lottery Heritage Fund, National Lottery Community Fund (Wales) People and Places, Pilgrim Trust, Garfield Weston Foundation, The Prince’s Countryside Fund	£400,000 £80,000 £5,000 £80,000 £22,000 £587,000
How project fits funders' criteria			
Funder	<p><i>List each prospective funder and briefly summarise how project will deliver their published priorities, plus any feedback you have received from consultation with the funder</i></p> <p>National Lottery Heritage Fund support projects that connect people and communities to their local and national heritage. There are various categories of heritage grants, but it is likely that this project would apply in the £100 to £250K bracket. This would represent a modest application that recognises the competitive nature of NLHF funding.</p> <p>Welsh Assembly Community Facilities Programme is a capital grant scheme to improve community facilities which are useful to, and well used by people in the community. They have two categories - under £25K or up to £250. However, priority is given to former Community First areas and so this project is less likely to be successful</p> <p>Garfield Weston Foundation give capital grants for the restoration of village halls and community centres and for facilities to support community life. They offer Regular Grants, below £100K and Major Grants, above £100K.</p> <p>National Lottery Community Fund (Wales) People and Places fund and Awards for All. This supports projects where people and communities are working together and using their strengths to make positive impacts on the things that matter to them the most. A medium grant would be between £10K and £100K.</p> <p>The Prince’s Countryside Fund makes grants of up to £50k to sustain rural communities.</p> <p>The Pilgrim Trust main grant fund awards grants of over £5K and operates a two-stage application process. Whilst they do not grant aid projects seeking to develop new facilities within a church it is hoped that the limited number of services proposed would not exclude the project.</p>		

7 Action plan	
Immediate actions	<p><i>Any immediate actions required to safeguard the building, such as erecting scaffolding, clearing gutters, providing temporary roof repairs</i></p> <p>Ongoing watching brief for any deterioration that requires immediate action.</p>
Strategy for achieving preferred use	<p><i>How are you going to progress the project? Eg Next steps to develop proposals, timetable for approaching funders.</i></p> <ul style="list-style-type: none"> • The results from the remaining questionnaires to be received will be analysed and taken on board; • The final Project Viability Assessment will be shared with the Church in Wales who have generously allowed the Trust time to explore viable options for the future use of the church; • The Trust will seek pre-application advice from Monmouthshire County Council re the Planning and Listed Building Consent applications that will be needed to deliver the preferred option; • The Trust will apply for capital funding to carry out repairs and alterations necessary to deliver the preferred Option 1; • The Trust will continue to keep the community involved and as soon as public meetings are permitted again (following the end of COVID-19 restrictions) a consultation meeting will be held to sustain the momentum of local interest; • The Trust will consider launching a Friends of St Teilo's Scheme; • Project Development funding will be sought to develop the detail of the preferred Option 1.
Strategy for other circumstances	<p><i>Is there another route if the preferred option proves unviable or otherwise impossible to carry out?</i></p> <p>If the preferred Option 1 proves unviable or otherwise impossible to carry out, the Church in Wales would be informed and it is anticipated that they would revert to marketing the church for private residential conversion as was the original intention.</p>

5.0 Case Studies

5.1 St Leonard's, Yarpole, Herefordshire (Grade II*)



In 2009 St Leonard's carried out a £250K regeneration project of which £37K was raised by a Parish of only 700 people. The works included insulating the roof, installing underfloor heating fueled by a new pellet boiler, installing toilets and creating space for a community shop with a café above. The church is now managed by a Building Management Group of local residents and it continues to hold services every week.



5.2 St Peter, Peterchurch, Herefordshire (Grade I)



The project dates back to 2007 when the church was adapted to serve as a Sure Start centre and then the church was reordered in 2010 winning architectural and sustainability awards. Their website says that “the redesign created a building that responds to the needs of the community by providing a beautiful yet practical community space, whilst still acting as an important place of worship for the parishioners of Peterchurch.” The opening of the café in 2017 meant that the church transformed, in their words, from a community space to a community place. It is now a key

gathering point for local people for a community that has a population of c.1000. www.hubcommunity.org . The project is written up in *Crossing the Threshold* the Church of England's Toolkit for developing a place of worship for community use.



There is underfloor heating powered by a pellet boiler with a detached store in the churchyard to the south-west. This is largely paid for through the Renewable Heat Incentive and so heating is broadly neutral.

Latest available statistics are that for the 12 months to October 2019 the Hub had 5234 visitors to the café, 4185 books were borrowed from the Library, 2640 volunteer hours were given and 456 groups events and classes were held. This demonstrates a very determined contribution to the local community and involves the church being in used every day.

It has seating for up to 165 people and can be hired out to community or commercial groups.

3 part-time staff are employed to operate the Café, the Library and the Hub as a whole. The operating costs for these posts are funded by Big Lottery on an annual basis and the project has been funded primarily by National Lottery Community Fund (£201K total), Big Lottery (Community Buildings Programme - £103K) and Leader (Vital programme - £49K). There is already a big demand on volunteers and it is understood that without the grant funding to employ the staff the church would not be viable. Notwithstanding its success it is therefore dependent upon subsidy.

5.3 Burnett's Hill, Pembrokeshire (Grade II)

Further afield, the local community here has achieved a sustainable future for this former chapel by creating a low-key but successful live-music venue (www.burnettshill.co.uk). At the outset, the local community secured Heritage Lottery funding as a Millennium project to repair the Grade II listed building and the capital costs were 100% covered by grants. Currently, running costs are reported as being as low as c.£800 per year and income from events is c.£1500 per year, raised from charges of £12 per ticket for events. As it is entirely run by volunteers this is a financially sustainable level of operation. The contact there is Keith Johnson 01646 621530. It does not set out to provide additional functions and its activities are restricted to live-music but they have established a popular niche market.





6.0 Conclusion and Recommendation

6.1 This Project Viability Report has focused on understanding the needs of the heritage and the needs of the community. It has achieved this through survey of St Teilo's and its setting and through detailed discussion with the Village Alive Trust, the organisation that aims to acquire the church and to adapt it to a range of community uses. It also reflects the results of community consultation through questionnaires and meetings.

6.2 It is clear that the listed building is in urgent need of a viable future and the Quinquennial Inspection demonstrates that there are short, medium and long-term repair needs all of which creates a substantial initial cost that is necessary regardless of which option is chosen. It is clear that the cost of these repairs can only be met through sustainable adaptive reuse.

6.3 This report concludes that the village of Llanarth is well-placed to grow community enterprise and facilities. The Village Alive Trust is a committed local group with a range of skills and a strong track record. It is able to support this through delivery of a dynamic project. The process of determining the preferred option created the following short-list of potential ways forward:

Option 1

(Columbarium, Worship, Multi-use Space and Flexible Community Hub as a mezzanine gallery to the west)

This option sets out to deliver the Columbarium inside the church and to provide space for public worship. The former is an emerging need identified by the Trust and the latter is an expressed wish from many in the local community. The proposed layout shows the columbarium housed in the chancel, worship at the east end of the nave in an area that also serves as a multi-use space and a flexible community hub to the west end. This part of the church includes a mezzanine and an accessible toilet and a kitchen in the base of the tower. This option allows the church to be used for services, concerts, meetings, exhibitions etc. at the same time as creating a tranquil columbarium in the chancel separated by an appropriate screen. If demand for the columbarium is strong there is also the potential to create one externally in the churchyard as well. Similarly, if demand for the community hub is strong it allows for the growth of a local enterprise housed within unique surroundings.



Option 2

(Retreat House / Bunk House / Champing plus meeting, worship and event space)

This option is more ambitious in terms of creating the specific use of a retreat house or champing accommodation as well as a multi-function space for community activities and events. This option also responds to the local wish to have occasional services in the church as it allows for the chancel to be used for worship. This option would involve a greater level of change to the listed building than would Option 1 and this may therefore present greater challenges in obtaining listed building consent. This option would not include an internal columbarium but could create one externally in the churchyard. It would derive some community benefit from the function space that would be created and potentially from the local spending of those staying here or attending retreats.

Option 3

(Arts Centre, Community Hub, Library, Offices and Meeting Venue)

This is the most ambitious option in terms of the diversity of the offer. It does not include the columbarium inside the church though it could create an external columbarium and offer green burials maximizing the benefit of a large area of unused churchyard. Nor does it provide dedicated worship space though services would be possible at the eastern end of the nave. The capital cost, though still high, is potentially lower than Option 2 but the extent of proposed change would, like Option 2, create potential difficulties in obtaining listed building consent. On account of the range of uses Option 3 would demand the greatest level of management input from the Trust. It may need a building manager to be employed to co-ordinate the various activities, ensure compliance with regulations and manage the finances. The revenue implications of this needs to be taken into account and it is important for long-term sustainability not to factor in unrealistic projections of volunteer time.

6.4 The conclusion of this Project Viability Report is therefore that Option 1 is the most appropriate and the one to be taken forward. It provides strong community benefit without creating an over-ambitious venue which would demand substantial management and might not be sustainable. It delivers the Trust's objectives, responds to community wishes and it rescues an important piece of local heritage. The proposed layout is flexible and as such can evolve, demonstrating greater resilience to potential funders.



6.5 Project Development funding is now needed to enable detailed surveys to be commissioned and for formal pre-application discussion to be had with the local authority. During this project development period the listed building must be maintained. In the meantime, when COVID 19 circumstances permit, the Village Alive Trust will hold a public meeting to share the conclusions of this project viability work with the local community and key stakeholders. This will aim to stimulate further interest and local support.

APPENDIX A – Designation Entries

a) Church of St Teilo - Listed Grade II*

Full Report for Listed Buildings					
					
Summary Description of a Listed Buildings					
Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1969		II*	Designated	09/01/1956	15/03/2000
Name of Property		Address			
Church of Saint Teilo					
Location					
Unitary Authority	Community	Town	Locality	Easting	Northing
Monmouthshire	Llanarth	Raglan	Llanarth	337564	210961
Street Side		Location			
		Situating at S end of Llanarth village on E side of road in large churchyard.			
Description					
Broad Class		Period			
Religious, Ritual and Funerary					
History					
<p>Anglican parish church, mostly C15. Some rebuilding said to have been done c1750, possibly the porch. Reseated in 1847 with new pulpit and 3 new windows, to design by John Prichard. Restored 1884-5 by Richard Creed, tower top rebuilt in Ham Hill stone 1884-5 for £256/10/0d (£256.50), A.E. Saunders builder, new chancel arch in Penyclawdd stone, for which James Morgan, mason, was paid £49, and timber tower screen. Chancel restored 1886-7 for the Ecclesiastical Commissioners, possibly by Creed. Nave ceiling in red deal, 1890, by Creed. In porch plaque refers to work in 1926.</p>					
History					
<p>Anglican parish church, mostly C15. Some rebuilding said to have been done c1750, possibly the porch. Reseated in 1847 with new pulpit and 3 new windows, to design by John Prichard. Restored 1884-5 by Richard Creed, tower top rebuilt in Ham Hill stone 1884-5 for £256/10/0d (£256.50), A.E. Saunders builder, new chancel arch in Penyclawdd stone, for which James Morgan, mason, was paid £49, and timber tower screen. Chancel restored 1886-7 for the Ecclesiastical Commissioners, possibly by Creed. Nave ceiling in red deal, 1890, by Creed. In porch plaque refers to work in 1926.</p>					
Exterior					
<p>Anglican parish church. Sandstone rubble with freestone to tower and stone tiled roofs. Ashlar C19 coping to gables and cross finials. Tower, long nave with central S porch, and chancel. Fine W tower of three stages with string courses in pink sandstone, rebuilt embattled parapet and 3 tall crocketed finials in yellow sandstone. NE embattled square stair tower. Raised plinth with heavy ogee moulding, moulded pointed W doorway with C19 door, tiny square deep-set light above. Similar small lights to second stage set low on N and S, high on W face. Top stage has small 2-light flat-headed bell-openings, recessed with cusped ogee heads and stone louvres. Stone rainwater spouts to centre of each face. Nave has C15 heavily moulded timber eaves cornice surviving at left end only. One late C19 single light left of porch with cusping, two small quatrefoils, flat head and deep hoodmould. Porch has C19 coping, C19 restored segmental pointed moulded arch and C19 roof within. C19 plank door. To right grouped together are a small medieval cusped lancet, a large original Perp segmental pointed 3-light window with panel tracery, and two superimposed roof lights, renewed in C20. Deep-set 2-light below, flat headed with cusped ogee heads to lights, and a flush 2-light above. Chancel S has single lancet with cusped head, narrow door with segmental pointed head and recessed 3-light window with arch-heads to lights, all C19. E end has battered wall-base and 3-light window, stepped lancets, C19 sandstone. N side has one small cusped lancet to right. Nave N has coped projection for rood-stair to right with small flat-headed flush 2-light window, chamfered surrounds. C15 moulded timber eaves cornice carried on small corbel blocks. Two large late C19 2-light windows with cambered heads, deep-hoodmoulds and Perp style tracery. Battered base to nave walls.</p>					
Interior					
<p>Segmental-pointed tower arch with stone voussiors, late C19 timber screen, narrow Tudor-arched door to stair-turret, high ringing floor in tower. Walls stripped of plaster, 1890 boarded nave roof. Rood stair N with diagonally set Tudor-arched door, hollow moulded with traceried relief panels on right side jamb. Stair turns to give access to pulpit via Tudor-arched door in E wall of nave. 1884-5 chancel arch, pointed with half-octagonal shafts. Plank S door, possibly C18, with strap hinges, segmental-pointed over arch. The big S 3-light Perp window is in Tudor-arched recess with seat within. The lower of the two roof lights has lintel corbelled from left with triangular relieving stones over (seen also over rood stair opposite). Chancel has double recess N with chamfered jambs and heads. E window wholly C19. Small S wall trefoil headed piscina, and seat in 3-light window. 1886-7 roof of collar-r rafters with scissor bracing. Retooled medieval hexagonal font with 2 chamfers below, over splayed stem with malt-shovel panels. C19 pine pews, mid C19 poppyhead desk and stalls, and C20 panelled pulpit. Late C19 brass standards to altar rail. Memorials : Nave N oval plaque to David Morgan of Bryngwyn d 1816, well-lettered plaque with winged cherub head to Benjamin Nicholas d 1734, signed T. Brute, rustic Adam-style memorial to William Morgan, 1804, with side tapered fluted pilasters, urn top and obelisks, signed H. James. Very large marble plaque to Elizabeth Jones of Clytha House d 1787 with high tapering top and long encomium inscription. Nave S rustic Adam-style plaque to John Howells d1798 and his wife d 1803 with fluting, paterae and obelisk top with urn between 2 small obelisks with pineapples, signed G. Greenway of Wyesham. E window stained glass 1969 by Celtic Studios, Christ in glory.</p>					
Reason for designation					
Listed as a well-preserved medieval parish church with original detail including west tower and openings to rood-loft, as well as good rustic neoclassical monuments.					

b) Churchyard Cross – Grade II

Full Report for Listed Buildings						
Summary Description of a Listed Buildings						
Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment	
1970		II	Designated	09/01/1956	15/03/2000	
Name of Property			Address			
Churchyard Cross in Llanarth churchyard						
Location						
Unitary Authority	Community	Town	Locality	Easting	Northing	
Monmouthshire	Llanarth	Raglan	Llanarth	337574	210947	
Street Side		Location				
		Situated to the S of the chancel of the Church of St Teilo.				
Description						
Broad Class		Period				
Religious, Ritual and Funerary						
History						
Churchyard cross, medieval steps and base, C19 or earlier C20 cross.						
Reason for designation						
Included as the substantial remains of a medieval churchyard cross. Group value with church.						

c) Elizabeth Jones tomb and railings – Grade II

Summary Description of a Listed Buildings					
Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
22993		II	Designated	15/03/2000	15/03/2000
Name of Property			Address		
Elizabeth Jones tomb and railings, Llanarth churchyard					
Location					
Unitary Authority	Community	Town	Locality	Easting	Northing
Monmouthshire	Llanarth	Raglan	Llanarth	337539	210948
Street Side		Location			
		Situated in Llanarth churchyard S of nave.			
Description					
Broad Class		Period			
Commemorative					
History					
Railed enclosure around the large and plain double chest tomb of Elizabeth Jones, of Clytha House (d 1787) in whose memory her husband William built the Clytha Castle folly. Further inscription to William Jones (d 1805). Presumably late C18 made for Elizabeth Jones, possibly made after William Jones' death in 1805.					
Exterior					
Large chest tomb in railed square enclosure. Spearhead iron railings with urn stanchions at angles and centre of each side. Scrolled supporting bars within. The chest tomb is large and plain with coved edge to capstone. Top inscriptions to Elizabeth and William Jones.					
Reason for designation					
Included for fine iron railings and for historical reasons, associated with the Clytha Castle folly.					

d) Churchyard Cross - Scheduled Monument

Scheduled Monuments- Full Report 

Summary Description of a Scheduled Monument

Reference Number	Name	Date of Designation	Status
MM116	Llanarth Churchyard Cross-Base	14/02/1950	Designated

Location

Unitary Authority	Community	Easting	Northing
Monmouthshire	Llanarth	337574	210947

Broad Class	Site Type	Period
Religious, Ritual and Funerary	Cross	Medieval

Description

Summary Description and Reason for Designation

The following provides a general description of the Scheduled Ancient Monument. The monument consists of a free standing cross-base probably dating to the early medieval or medieval period, which lies in the churchyard on the south side of the church. The original structure measures 2.1m in height and 2.8m wide and consists of four steps on top of which is the cross base. The cross base measures 0.6m in height and 0.8m wide and has large chamfered stops at the corners. Above it is a modern shaft and cross. The monument is of national importance for its potential to enhance our knowledge of the organisation and practice of Christianity. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. A cross base may be part of a larger cluster of monuments and their importance can further enhanced by their group value. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive.