

Hiraeth.



Cowbridge Town Hall

Town Hall Square | High Street | Cowbridge | CF71 7DD



Aerial view of Cowbridge Town Hall showing its surrounding context.



INTRODUCTION

Thank you for inviting **Hiraeth** Architecture to tender as lead consultant for works up to and including RIBA stage 2, in order to develop a scheme to repair and reconfigure the Grade II listed Cowbridge Town Hall. Hiraeth Architecture has been founded on the basis of successfully working on such projects, and we would be very keen to share our knowledge with the Client team in developing their ideas and assisting in achieving their aspirations.

To help us in delivering these goals we have assembled a tried and tested team that we have previously collaborated with, and with whom we have developed familiar and trusted working practices. Each consultant has experience of the unique thought processes and measured responses necessary for working with historic buildings, together with an understanding of the approaches needed to successfully manage their changing requirements so they might have viable and sustainable uses going forwards.

Hiraeth Architecture was founded by Dr Robert Thomas and Michael Plageman. Rob has a background in high performance natural and timber construction using offsite construction methods - particularly in the community, residential and education sectors. This is allied with Passivhaus accreditation. Mike is a qualified Conservation Architect with skills in designing in extremely sensitive contexts whether historic, landscape or social in nature. He also has a good knowledge of Cowbridge and the wider Vale of Glamorgan.

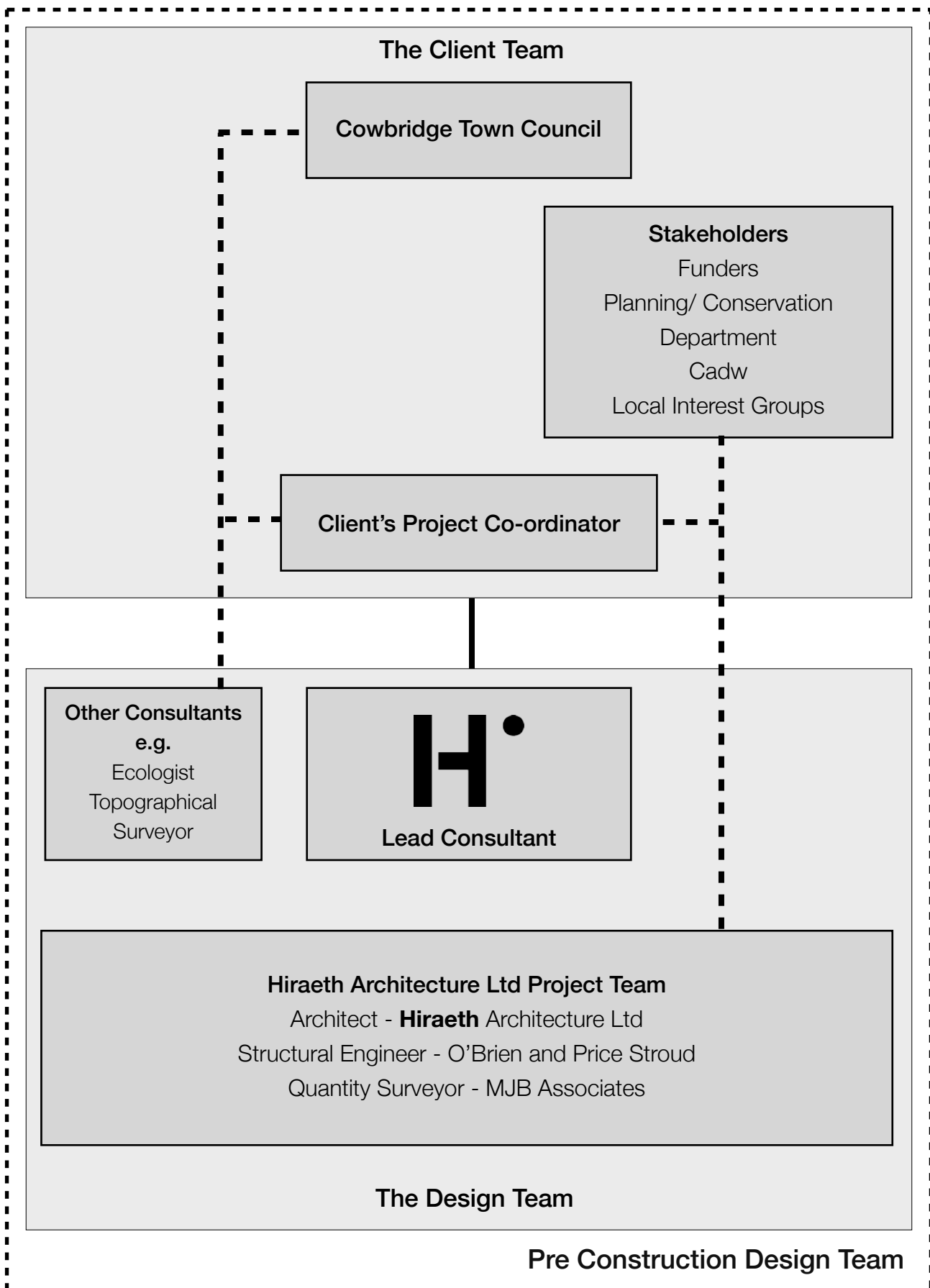
The practice now comprises 8 members of staff including 4 Architects, 2 Technicians, an Architectural Assistant and a Specialist Heritage Surveyor. Collectively our skills have enabled us to successfully deliver a wide range of projects, from Visitor Centres within Scheduled Ancient Monuments, alterations and extensions to numerous listed buildings, several community based projects, and new buildings in the open countryside.

The practice's approach is informed by a:

- rigorous analysis of context,
- clear understanding of the science of building fabric,
- proactive to climate and landscape,
- recognition that a collaborative approach can maximise ownership and enhance outcomes.

It is driven by high aspirations for reducing carbon in construction and use, and governed by a whole life value based approach. Ultimately however we want to create special and valued places to inhabit as we believe this gives our projects the best chance of success.

Having reviewed the brief for the Cowbridge Town Hall project, we believe the Client and our teams' aspirations for the built environment are importantly aligned. We therefore welcome the opportunity to provide this tender for the project and look forward to hopefully collaborating together going forwards.



— Direct Communication

- - - Indirect Communication

PROJECT TEAM

A Collaborative Approach

Establishing a team based, project specific, partnering culture is undoubtedly desirable if projects are to be delivered successfully. The Architect however is usually appointed as the Lead Consultant because he is able to share the vision of what could be achieved, together with possessing the skills to deliver it. One of our main strengths is our understanding of the heritage culture, having practised in this field for over 15 years. We have also selected a team who support this approach and are familiar with our working methods.

In accepting this role **Hiraeth** Architecture understand that liaison with various individuals and groups forms an integral part of working with clients such as Cowbridge Town Council. It is important that designs achieve a general consensus and that interested parties are brought along through the scheme development process. Consequently we advocate democratic decisions being taken via 'Workshops' and/or presentations where relevant issues can be tabled, discussed and agreed.

Presenting proposals for schemes at client and stakeholder meetings is a prerequisite of conveying ideas in an unambiguous way, and also serves to address the need to manage 'PR' when working on well known buildings in the public realm. We will therefore assist Cowbridge Town Council in this respect. Coloured presentation drawings and/or interpretation boards are often prepared to assist peoples understanding of the proposals. Conclusions are reported at the end of each work stage, with the report agreed and signed off by the client. This avoids any ambiguity as our projects develop.

Managing the Development Process

In managing the design and development processes **Hiraeth** Architecture include for the co-ordination of other consultants designs. For continued clarity, our procedures are based upon projects being sub-divided into RIBA work stages. In essence an overall programme is initially agreed with the Client for each work stage, with key dates being agreed. Each stage is then further broken down into its component tasks and subsequently managed to ensure task completion within the timescales agreed.

Going forwards, managing the Planning and Listed Building approval process often proves one of the more challenging tasks, due to the necessary 'arms length' relationship required by the statutory consultees. **Hiraeth** Architecture are well known to these consultees, with most local authorities recognising our expertise and track record of successfully conserving and altering significant buildings. Such knowledge and relationships are important to ensure the design and information submitted enables schemes to be approved within the prescribed timescales, assisted by meaningful and formal pre-application consultation.

In addition to the above, our project management system ensures that the development process is monitored via regular and pre-agreed client and/or design team meetings. This enables the project to achieve clear, agreed and realistic delivery goals.

MICHAEL PLAGEMAN BSc(Hons) BArch(Hons) DipArch MA DipCons(AA) CA RIBA

Director + RIBA Conservation Architect



Apsley House, London



Raglan Castle Visitor Centre



Llanelli Railway Goods Shed



Chiswick House, London



Penllergare Visitor Centre



Kemeys Folly, Newport

KEY EXPERTISE

- Qualified Conservation Architect with extensive knowledge of the unique approach to design in the historic environment.
- Comprehensive and rounded experience of heritage and community projects, from conservation plans through to delivering projects on site.
- Extensive experience of working with third party, voluntary and/or public sector clients to deliver their projects.
- Over 15 years experience as a project Architect and lead consultant. Design Review Panel South West member, demonstrating diverse design and analysis skills.

RELEVANT PROFESSIONAL EXPERIENCE

Llanelli Railway Goods Shed (Listed Grade II)

Client: Llanelli Railway Goods Shed Trust | Project Value: £2.2m

Michael was Lead Consultant, Project and Conservation Architect for the repair, conversion and remodelling of a redundant, large scale, Railway Goods Shed, to provide a beneficial new use, including cafe, flexible exhibition and performance spaces, and associated administrative and supporting areas. Michael lead the initial preparation of a feasibility study having produced the conservation plan and condition study that assessed its capacity for change.

Apsley House (Scheduled Ancient Monument and Listed Grade I)

Client: English Heritage (now Historic England) | Project Value: £200k

Michael assembled and lead a team of specialist consultants and conservators to undertake the condition survey and repair of this iconic building on a tight city site, at the junction of Hyde Park and Mayfair,. As Lead Consultant and Project and Conservation Architect for the scheme, he identified the specialist repairs required at a technical level, and how they were implemented at a more practical level, including protecting the existing collection of irreplaceable paintings.

Penllergare Valley Woods Visitor Centre, Penllergare (Registered Landscape)

Client: Penllergare Valley Woods Trust | Project Value: £1.0m

Michael is the Lead Consultant, and Project Architect for a new visitor centre at Penllergare Valley Woods - an important picturesque designed landscape that is being conserved and restored in North Swansea. The proposed visitor centre offers the initial welcome to the site, marrying a complexity of levels with an existing retained building and providing the gateway to the wider site. With NLHF first round funding secured, the scheme has recently secured second stage funding with construction due to commence imminently.

BIOGRAPHY

Throughout his career Michael has worked on a number of prestigious and high profile projects including the repair and restoration of the Grade I listed Chiswick and Apsley Houses in London for English Heritage, new visitor centres within the Scheduled Ancient Monuments of Raglan Castle and Aberdulais Falls for Cadw and the National Trust respectively, and the extension and refurbishment of a listed Folly into a modern, private residence that featured on Grand Designs. Within the Cathays Park Conservation Area he has repaired the National War Memorial and is currently working at City Hall on the removal of the Thomas Picton Statue. His work on such prominent buildings has further enabled him to engage successfully with the many communities which they serve.

Michael completed the Architectural Association's post graduate Diploma in Building Conservation in 2012 and he has combined his research with the practical knowledge gained from his work in practice. This has given him a rounded skill set with regards to the historic environment and a sound basis for contextual design. He is a Quinquennial Inspector for the Llandaff and Monmouth Diocese, an elected member of the Monmouth Diocesan Advisory Committee, a Design Review Panel member and he also sits on the Archives Advisory Panel for the Royal Society of Architects in Wales.

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DR ROBERT THOMAS

BSc(Hons) MArch(Hons) PhD DipArch(Hons) ARB RIBA

Director + Passivhaus Certified Designer



Bethlehem Chapel, Talgarth



Welsh timber pavilions, Powys



New build house, Bath



Tile protection shelter, Cleeve Abbey

KEY EXPERTISE

- Expertise in the development, testing and application of innovative timber construction products and systems including the use of homegrown timber resources.
- Expertise in the design of sustainable buildings.
- Extensive experience of the technical development and procurement of projects employing modern methods of timber construction.
- Company coordinator for Building Information Modelling.

RELEVANT PROFESSIONAL EXPERIENCE

Bethlehem Chapel, Talgarth

Client: Talgarth United Free Church | Project Value: Various

Rob was the Lead Consultant and Project Architect for a feasibility study to ascertain the viability of converting an existing Presbyterian Chapel. The project aimed to establish a sustainable future for the Church on the site. In the course of the study an assessment of the condition of the existing external envelope and internal finishes of the Chapel and Vestry and recommendations for its repair and restoration were developed. This was in conjunction with options to reorder or extend the existing building.

Cleeve Abbey (Scheduled Ancient Monument)

Client: English Heritage (now Historic England) | Project Value: £300k

Rob was Lead Architect and Contract Administrator for the design and delivery of a prefabricated Oak framed building designed to environmentally regulate and protect a C16th tiled pavement in the context of a Scheduled Ancient Monument. The building innovatively responds to its historic and environmental context on an extremely challenging site, adopting a considered approach to construction that minimised the impact of the new build on the **existing**.

BIOGRAPHY

Rob qualified from the Welsh School of Architecture in 2007 and joined the Design Research Unit Wales, a design research studio based within the school. Working with woodland management charity Coed Cymru, his primary focus was an applied research project into the use of homegrown timber in construction entitled 'Ty Unnos - A House in One Night'. The award winning project has focused on the design, development and application of innovative timber technologies using Welsh Sitka Spruce. It has resulted in the development and certification of a range of engineered homegrown timber construction components. The project was presented for examination as a PhD by Design in 2012.

Following completion of his PhD, Rob joined Bath based Designscape Architects where he worked on a range of projects including the extension and renovation of a former Hotel, a replacement dwelling in the green belt, and a number of residential extensions and alterations. His subsequent work at Davies Sutton Architects included the construction of a new Tile Protection Shelter at Cleeve Abbey, a sophisticated timber pavilion providing environmental protection to a 13th century tile pavement. Other works included Llanbrynean Farm activity centre, feasibility studies, and a city centre housing development within a conservation area.

Rob set up Hiraeth Architecture with Michael Plageman at the beginning of 2019, where he has successfully developed his interest in innovative construction methods. He regularly contributes to the Welsh School of Architecture, as a critic for the Undergraduate degree.

John Topp IEng AMIStructE AssocRICS

Managing Director



Qualifications

Incorporated Engineer (IEng)

Associate Member of the Institution of Structural Engineers (AMIStructE) Elected 1986 [No 064228906]

Associate of Royal Institute of Chartered Surveyors (AssocRICS). Elected 1998. [No 1101460]

National prize winner for best paper submitted in the 1993 RICS/SST joint test of competence.

Experience

1998 - to present	<i>O'Brien and Price Stroud</i> , Consulting Engineers Managing Director.
1990 – 1998	<i>O'Brien and Price</i> , Consulting Engineers -Senior Engineer.
1988 – 1990	<i>Anthony Hunt Associates</i> –Project Engineer.
1984 – 1988	<i>Central Electricity Generating Board</i> - Manager of Structural and Civil Projects Design Office - Dungeness Nuclear Power Station, subsequently at GDCC design headquarters.
1984	<i>El Wakil Associates</i> – Design Engineer
1979 – 1984	<i>Watermeyer, Legge, Piesold and Uhlmann</i> – Junior Engineer Technical education at Canterbury College of Technology and London South Bank Polytechnic.

John formed O'Brien & Price Stroud Ltd with Alan Price in 1998, following an 8 year working relationship with Alan under the original O'Brien & Price partnership, which Alan founded in 1976. Immediately prior to his association with O'Brien & Price, John was an Engineer with Anthony Hunt Associates, where he worked on a number of prestigious building projects. John took this post after relocating to Gloucestershire in 1988.

John's early training was with an established civil engineering practice, working on infrastructure projects in Botswana, Kenya, Zimbabwe and Tanzania. He progressed to a site based position, running a multi-disciplinary office at Dungeness Nuclear Power station. This offered excellent practical experience, as the office was never more than a few minutes from the construction site. This position also gave John valuable management experience, leading a multi-disciplinary design team. Being a nuclear facility, all design work was closely scrutinised by regulatory authorities. Since 1999, John has worked extensively with listed and 'heritage' buildings, and has a keen interest in the historic development of building materials and techniques. He has provided expert services for a number of clients, including the Metropolitan Police and various Trading Standards teams. He has worked on numerous factual television productions including 'House of Horrors', 'Rogue Traders', 'Tonight with Trevor MacDonald' and 'Homes From Hell' amongst others. John takes a keen interest in historic buildings and was a committee member of Gloucestershire Buildings Recording Group, a voluntary organisation that undertakes the recording of vernacular buildings at risk within Gloucestershire. He enjoys studying medieval masonry and delivered a lecture on the structural assessment of church spires for the National Conference of Catholic Diocesan Surveyors.

MIKE BENNETT

PARTNER

mike.bennett@mjb-associates.co.uk

Mike has worked in the construction industry for over thirty years and has experience in a wide range of projects and sectors from initial feasibility and procurement through to various post contract duties. His roles include Quantity Surveyor, Employer's Agent Project Management and the provision of financial advice for grant aid. Mike has provided services on a number of historic and listed building projects, a few of which are listed below:

Llanyrafon Manor Torfaen Borough Council

Refurbishment of this Grade II sixteenth century manor house to create a farm museum and community facility

Tondu Iron Works

Regeneration and restoration works of a 19th century engine house and blast furnace on a listed historical site to provide office accommodation; a resource centre and external amphitheatre

Tondu Methodist Chapel, Bridgend

Refurbishment and remodeling works to provide worship, community and performance space facilities.

St. John's House, Bridgend

Feasibility study to provide repair and restoration costs to this 16th century hospice and investigate possible options for commercial or residential use of the building to protect its future.



Market Arcade, Newport

Development of Market Arcade within the Town Centre Conservation Area designated in 1987 and it is a Grade II listed building designated in 2000. The scheme poses unique challenges in co-ordinating the requirements of numerous building owners and managing the logistics of a city centre retail environment.

Soar Chapel, Merthyr Tydfil

Redevelopment of listed chapel building to provide a 200 seat theatre, dance studio and pmusic rooms for use by professional and community groups.

Trerhondda Chapel, Ferndale

Restoration and refurbishment of a Grade 2 listed chapel, together with internal remodelling to provide community space and accommodation.

Caerleon Kids First Nursery

Refurbishment and remodeling of Victorian chapel to provide a child nursery.

MJB Associates, 11 Cwrt y Parc, Llanishen, Cardiff. CF14 5GH

METHODOLOGY AND APPROACH

RIBA Stages 1-2

As a team we are very familiar with developing the detailed plans, costings and assurances that will enable the project to move forward, in a manner that if necessary, will put it in the best position to secure the Capital Works grants required to revitalise this important historic building.

Our approach to undertaking a study of this type is to work systematically from start to finish through obtaining a detailed understanding of the background and issues, developing the vision and objectives, identifying and evaluating a range of options that answer the brief, in order that a robust strategy emerges which meets objectives, is practical and sustainable.

To ensure that this systematic approach is understood and followed by all of the project team we have identified a number of key tasks during RIBA Stages 1-2 that will set the project on a firm footing for subsequent stages. This also helps with the management of work, identifies individual's responsibilities and ensures resources are appropriately allocated with time managed effectively.

Tasks include:

Task 1: Familiarisation and Review

Task 2: Initial Survey Work / Structural Appraisal

Task 3: Detailed Assessment of Repair and Remedial Work

Task 4: Conservation Management Plan

Task 5: Development of Options

Task 6: Evaluation of Options and Recommendations

We have detailed below the key elements of each of the above tasks:

Task 1: Familiarisation and Review

The inception meeting and initial discussions with members of the Cowbridge Town Council will provide a basis from which we would begin this task. We would wish to discuss and understand the existing studies that have been undertaken while also exploring current initiatives in the local area in order to contextualise the project. We would also like to obtain an understanding of the current financial aspirations of Cowbridge Town Council. This is in order to establish a baseline from which to begin 'optioneering' to answer the brief.

These initial discussions will help to confirm the key potential users, stakeholders and representatives of the local community that may have an interest in the future of the building. The output from the task will be to establish all available information, together with an initial understanding of the site and building, and an understanding of the aspirations of Cowbridge Town Council and other interested stakeholders.

Task 2: Initial Survey Work / Structural Appraisal

We shall undertake an extended site visit, to get a good understanding of the scope of the building, site and project needs, as well as understanding the wider physical environment. During this appraisal, John Topp - our proposed specialist heritage engineer - would undertake a structural

survey and identify any areas where additional 'opening up' might be necessary in order to inform our overall survey of the building. No allowance has been made in the project costs for facilitating opening up, but site visits in association with this would form part of John Topp's brief and no additional charges would be made. Access to all parts of the building / site will be useful at this time. We will also make some enquiries with various archives to obtain available existing and/or historic information. The location of existing services will also be explored, both on site and through communication with the utility companies, although I note that we have not allowed for a detailed study of this at this point.

Task 3: Detailed Assessment of Repair and Remedial Work

A further site visit will be necessary to make a more detailed assessment of the building condition. This will be undertaken by **Hiraeth** Architects as qualified Conservation Architects. To facilitate this a number of 'as existing' drawings will be required. We have not allowed for undertaking a measured survey of the building, although this can be arranged if required. The extent of the measured information required will be dependent on the direction of the project i.e. whether marked up photographs might prove sufficient to explain issues at this point. Equally we have not allowed for the provision of access to currently inaccessible areas of the building other than the use of a drone to inspect fabric that cannot currently be seen from ground level, or any further opening up that might be required.

The general condition of all structures on the site will be recorded and a draft Condition Report prepared. This will then be used by the quantity surveyor to prepare costs for the repairs element of the building. We have found in the past that it is useful to separate out the repair costs and the new work, as the repairs are normally a constant, whereas the alterations can vary between options.

Task 4: Heritage Impact Assessment

In parallel with the tasks above, we will undertake further detailed research with a view to outlining the historic significance of the building. Together with the outputs of the initial tasks, this will enable us to establish significance and understand where alterations can be made to the existing fabric. The information can be used to form the basis of the Heritage Impact Assessment that is likely to be required as part of subsequent stages.

Task 5: Development of Options

This task will involve a series of internal team meetings where the different disciplines on the team would 'brain storm' possible solutions to the brief. The discussions would be informed by previous consultations that Cowbridge Town Council have undertaken and may require some follow up discussions with key stakeholders / individuals.

We would typically consider space options including renewal, refurbishment, extensions, new build, change of access, linkages etc. in order to provide a range of answers to the brief that could be considered. These schematic designs will pay due regard to the historic character of the existing listed building(s), as well as their setting, and the likely requirements/restrictions of the local authority and Cadw. Consultation with these organisations would typically take place during this process with a focus on making a pre-application submission to the local authority.

The output from this task will therefore be a 'short list' of potential options. We are very keen that all realistic ideas go into the 'pot' and are then subject to a rigorous evaluation. If ideas are dismissed

too early then they may surface towards the end of the study. We would prefer to say – yes, that particular option was considered but dismissed or not evaluated as high as others for the following reasons.

Task 6: Evaluation of Options and Recommendations

This is a key element of the project development and will look to establish the financial and historic viability of options along with their sustainability within the local context. Our evaluation is again undertaken by a team approach. The output of this task would be a short list of opportunities, some of which may be linked or interchangeable.

Upon receipt of the pre-application guidance, we will report back to you. All the previous work will be collated together into a draft final report and issued to the client. The outcome of the study would be a costed and viable preferred option chosen and agreed with Cowbridge Town Council for subsequent development.

Subsequent Steps: RIBA Stage 3

Following the conclusion of Task 6 typical next steps would look to develop the preferred option to a point where funding can be sought, and Planning and Listed Building consent applications could be made. It is our understanding that this is not being requested as part of the process and that a feasibility level Concept scheme is what Cowbridge Town Council are looking for. We have therefore not provided costs to make Planning and Listed Building applications at this point. We would of course be delighted to provide fee proposals at the relevant stage for the further development of the scheme, including co-ordinated design drawings and specifications, together with a Design Statement for the required alterations.



FEE PROPOSAL

The following schedule of fees are for providing professional services for undertaking all requirements of the brief which was received in July 2023. There is currently no Preliminary Budget Estimates for the proposed works. Our fees are based upon the amount of time we would expect to spend on a project, derived from the brief, and are exclusive of all expenses, disbursements and VAT as follows:

Activity Schedule	RIBA Stages 1-2
Architect (Hiraeth Architecture)	£4,200.00 (inc. Condition Survey) Outline Heritage Impact Assessment-£1,200.00
Structural Engineer (O'Brien & Price Stroud)	£2,550.00
Quantity Surveyor (MJB Associates)	£1,000.00
Principal Designer (Hiraeth Architecture)	£600.00
Total Cost (Exc. VAT)	£9,550.00

Fees include for all visits to the site properly incurred in connection with our appointment, but exclude the following unless otherwise stated:

- All expenses, disbursements, and other printed contract documentation.
- mileage to be charged at a rate of 65p per mile,
- disbursements, and other printed contract documentation to be covered by a nominal charge of 2% of the fee value.
- Any statutory fees required to accompany applications for pre- application advice or other statutory consents.
- Fees for any other consultants that may be required.
- Vat., which is not currently chargeable.

Principal Designer Role

In addition to the above the Construction (Design & Management) Regulations determine that if a project is likely to involve more than one contractor, clients now have a legal duty to appoint a competent Principal Designer to be in charge of planning, managing and monitoring the health and safety aspects of their project during the pre-construction phase. For the majority of projects the most likely organisation to take on the Principal Designer role will be their architect or surveyor who is designing the scheme. We have therefore highlighted this role in the above table, although we note that equally this might not be necessary in which case it can be removed.

EXAMPLES OF WORK



St Dingats Church, New Tredegar

Michael Plageman

Following a competitive tender process the Parochial Church Council of St Dingats Church commissioned a team led by Michael Plageman to investigate the feasibility of undertaking the repair, reordering and extension of the large Victorian Church of St Dingat, New Tredegar. Titled 'Making Space', the project aimed to provide a facility that offered a safe and non-judgemental space in which the wider community could access resources to address the challenges they face. The proposals included facilities for the existing community Food Bank, flexible event and activity spaces of a variety of scales, office and meeting rooms, an Artists' studio and a contemporary cafe, linking the building to the community garden and presenting an open face to the community.

The project was split into two phases with the initial phase focussing on the implementation of repairs to the existing building fabric and the renovation of the existing Chancel and Nave. Developed with the community, Phase 2 will focus on new interventions being made into the Church to provide purpose made accommodation for proposed activities. These alterations are predominantly located to the side aisles, leaving the Nave and Chancel unaffected, and allowing the Nave to continue to be used as a flexible space. To accommodate the spaces required, a new extension will be built to the North side of the Church. This will form a new public space to its East end at the cross roads of the two existing approach axis to the building. By also removing the boundary wall to the East, people will be encouraged to walk through the Church grounds, making the Church more accessible.





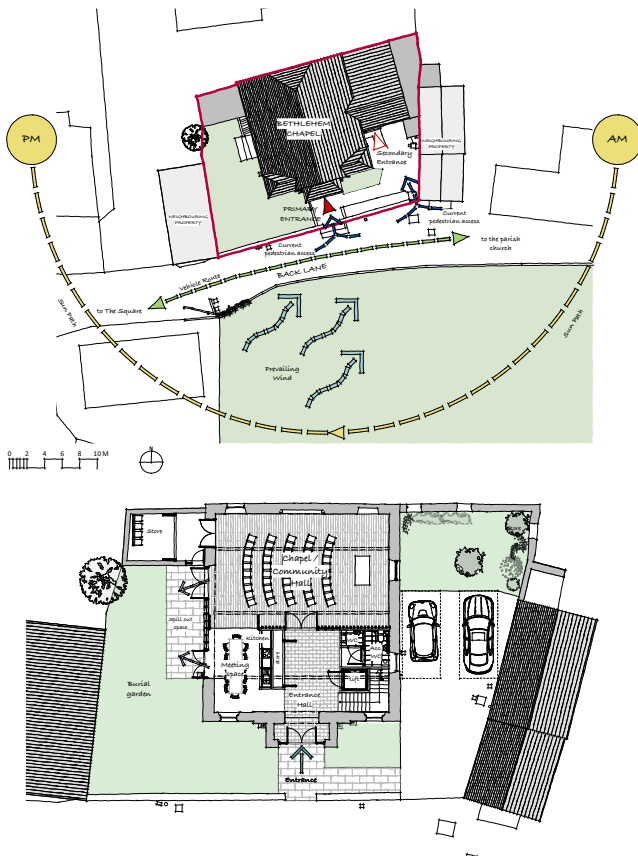
Bethlehem Chapel, Talgarth

Dr Robert Thomas

Bethlehem Chapel is located in the small, ancient market town of Talgarth and falls within the Talgarth Conservation Area and the Brecon Beacons National Park. It has been identified as an important, local building contributing to the historic character of the town within the Conservation Area Appraisal.

Led by Dr Robert Thomas, Davies Sutton Architects were asked to present an assessment of the condition of the existing external envelope and internal finishes of the Chapel and Vestry and to make recommendations for its repair and restoration. This was to inform a feasibility study into the future of the building for the Talgarth United Free Church (TUFC), who wanted to consider either the repair, restoration and extension of the existing Chapel or the provision of a new replacement building.

The condition survey identified a number of key elements of the building fabric that required investment prior to the building being suitable condition for a viable future to be found. These repairs were costed and informed the decision making process. Allied to this a number of development options were considered which allowed the identification of three preferred options for the site and existing buildings. These offered different proportions of repair, alteration and new build. The report ultimately navigated the project to a position where a preferred solution of retaining, altering and extending the existing building was able to be identified with a costed option to be taken forward.





Llanelli Railway Goods Shed

Michael Plageman

Michael Plageman led a commission for an options appraisal on the Llanelli Railway Goods Shed following successive, historic failures to realise development proposals for the site. Early on in the process, Michael identified an intrinsic community importance to the buildings, which was enhanced through a number of community consultation events. He subsequently led a multidisciplinary team to develop a scheme to restore the buildings with modern interventions as a creative community hub. This included offices, flexible performance space, a community cafe, and associated interpretation that are appropriate to the building and its industrial heritage.

The scheme was developed to RIBA stage 3 level and achieved both planning and listed building consents with the full support of the Local Authority and associated partners. Subsequent grant funding applications are now being made with a view to achieving the capital grants to facilitate the construction and delivery of this key community building.





Ecclesiastical Works

Hiraeth Architecture is and has been through its Directors, associated with many churches and chapels, of all denominations and sizes. We understand the pressures facing those who have responsibility for maintaining and developing these buildings, often with limited support.

We work closely with each community to create solutions based on specific needs and religious denomination, so that their place of worship has a vibrant and meaningful future. This future could include anything from adapting and extending buildings for community use to restoring historic structures and monuments. The repair of historic fabric is taken with great care and respect, whereas new work offers the opportunity to allow the aspirations of the present to be fully expressed, though always with respect to the original building.

Hiraeth Architecture have completed several academic studies of a number of Welsh churches, a greater understanding of the development of the church and its liturgy throughout the ages thereby being developed. We currently are appointed as architects to numerous churches and chapels, whilst Michael Plageman has recently been appointed as Cadw's representative on the Monmouthshire Diocesan Advisory Committee, recognising his informed approach to church buildings.



The Judges Lodgings Gloucester

Listed Grade 2*

Alterations and major structural repairs



An ashlar faced, four storey block, built between 1833 and 1839 by Sir Robert Smirke. Converted in 1864 to lodgings for use by Assize Court circuit judges.



Work included assessment of the existing building to form modern apartments, and specification of appropriate strengthening and repairs. The greatest structural challenge was to facilitate the removal of extensive propping to the front elevation cantilever balcony. This dominant architectural feature had been blighted for decades by numerous corroding steel props, installed in response to cracking, which had been mis-diagnosed. A thorough assessment of the stonework enabled this to be removed, with only modest structural repair.

The Old Bakehouse, Monmouth Road, Tintern, Monmouthshire NP16 6SE
Tel. 01291 689343 Email. john@obp.co.uk

Registered in Cardiff. Registration No. 3530119. Registered Address: Oakley House, Cirencester Gloucestershire GL7 1US

Acton Court

Listed Grade 1 and Scheduled Ancient Monument.

Roof assessment and repair



Acton Court is an extremely important survival of a Tudor courtier's house. The East wing was constructed in 1534-5 specifically for the visit of King Henry VIII and Queen Anne Boleyn during their royal progress in the summer of 1535.



Progressive cracking was noted in the ceiling of one of the principal first floor chambers, which was investigated and found to relate to deterioration of a timber roof truss. This was inspected in great detail, and then analysed in order to arrive at an elegant structural solution, requiring minimal intervention.

MJB Associates

HISTORIC BUILDINGS

MJB Associates is a locally based construction consultancy providing project and cost management services to public bodies, private companies and contracting organisations.

The practice has extensive experience of providing services on historic and listed buildings and is experienced in the provision of the financial requirements of the Heritage Lottery, CADW and other funding bodies.

The practice works widely in the area and is currently providing cost management services on a number of schemes in and around South Wales. We have a considerable cost knowledge of construction works in the locality and have built relationships with a number of development partners.

Below are a few of the historic projects we have been involved with in recent years.

Llanyrafon Manor House

Conservation and redevelopment of Llanyrafon Manor a Grade II* listed farmhouse Building. The building along with the grounds has been brought into public use as a visitor attraction and community facility. The redevelopment included interpretation artwork relating to the history of the site and its development since the sixteenth century.



Value: £1.1 M

Services: Cost Management

St. John's House

Feasibility study to provide repair and restoration costs to this 16th Century Grade II* Hospice and investigate possible commercial or residential uses for the building to ensure its future. Costings were prepared for various options for the Round 2 submission for Heritage Lottery Funding



Value: £400 K

Services: Cost Management

MJB Associates, 11 Cwrt y Parc, Llanishen, Cardiff. CF14 5GH

Trerhondda Chapel, Ferndale

Restoration of a Grade 2 listed chapel, together with internal remodeling works to allow community use. The building is owned and operated by a local community charity who provide an extensive programme of social enterprises and managed workspace for use by other companies and organizations.



Value: £ 600 K

Services Pre and Post Contract
QS Services



Tondu Methodist Chapel, Bridgend

Refurbishment and remodeling works to this Grade II Listed Chapel to provide worship, community and performance space facilities. The project also involved restoration of the feature stone detailing of the chapel and providing compliant disabled accessibility to both ground and first floors.



Value: £ 350 K

Services Pre and Post Contract
QS Services

MJB Associates, 11 Cwrt y Parc, Llanishen, Cardiff. CF14 5GH

WHY WE WOULD LIKE TO WORK ON THIS PROJECT

Shared Interests

Hiraeth Architecture Ltd and our associated team are experienced in working in the, community sectors having specialised in this type of work throughout our professional careers. We have therefore been fortunate enough to work on several projects that have a direct comparison and affinity with the aspirations for Cowbridge Town Hall. We have a track record of delivering timeless projects of the highest quality, at the cultural and social heart of their communities, within timescales and to set budgets. The Cowbridge Town Hall project therefore offers the opportunity for our practice to continue to develop and share our knowledge in these ongoing interests.

Experience

Our training, both and practical and theoretical, has given us a sound basis with regards to the sensitive and considered approaches necessary for the repair, alteration and extension of our built heritage - this is what we do! Such projects are usually funded with grant aid from several sources, and whilst every project undertaken by the practice is bespoke, there are inevitable similarities and themes that can be drawn. We have therefore been able to develop an extensive knowledge of working with multi-headed community based organisations on award winning projects over many years. These are demonstrated in our 'Examples of Work' within this document. Our experiences have given us a unique understanding of the specific requirements of such projects and the foresight to identify and manage many of the associated risks.

Suitability

Our team provides a full range of project experience through which we have developed an expertise in undertaking development work for commissions similar to that required for the Cowbridge Town Hall project. As the proposed lead consultant, Michael Plageman has over 20 years experience of working in the historic environment in Wales and England, recognised in his appointment as RSAW's representative on the Architecture Archives Advisory Panel for Wales, together with his appointment to the Diocese of Monmouths' Diocesan Advisory Committee and his position on the Design Review Panel. He also has a passion, enthusiasm and energy for his work that is shared by the team of consultants that have been assembled.

Summary

Given the opportunity to develop our track record of energetic and creative responses to historic building reorganisation and evolution, we believe our understanding of the context and aspirations of the 'Cowbridge Town Hall's' brief will inform and further the design outcomes. It is therefore our belief that in working with the Cowbridge Town Council team, our knowledge and experience will offer the potential to generate outcomes that maximise and exceed the ambitions of the project brief.

CONTACT

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