

Pumphouse Enterprise Hub

Ymddiriedolaeth Bywyd Gwylt Gwent, Glyn Ebwy
Gwent Wildlife Trust, Ebbw Vale

additional information (project details & cvs) available at <http://www.huwmeredyddowen.com/#/pumphouse/c27x>

This is a response by CDT with V&O to the invitation to apply for the above project.

The team is led by Mike Greenwood of CDT, and brings together again a number of specialist consultants who have helped him on numerous projects in the past., that are all of a similar character and scale to the Pumphouse. The team are competent , experienced and qualified to listen to the Client's wishes, develop an understanding of the project's needs and to explore creative ways to deliver them within the parameters set out in the brief document.

The team involves the following members:

Mike Greenwood - architect and lead consultant, CDT, Newport
Henrietta Lucas - landscape architect, Abergavenny
Ian Mather – mechanical and electrical engineer, Monmouth
Andy McCaw – quantity surveyor and CDM consultant, Tonteg
V&O - placemakers, Pwllheli and London

The 'Technical Lead Brief' sets out the following duties for this stage:

- survey (condition and dimensional, presumably)
- confirmation of planning constraints
- analysis of proposals
- develop community engagement strategy (based on current by GWT)
- undertake community involvement/ participative workshops (arts based)
- analysis of business plan (by others)
- develop a brief / programme
- feasibility of proposals
- develop and discuss an options appraisal
- refine and evolve to a final scheme
- prepare a cost plan
- prepare, submit and manage planning application
- prepare capital expenditure information for funding application (submitted by others)

5.2.1 Company and proposed team

The Technical Design Lead will be coordinated by Mike Greenwood of Community Design Team (CDT). CDT will be responsible for the technical aspects of the design process and will maintain liaison with all statutory authorities involved in the project, including the Blaenau Gwent CBC Planning Department with the aim of achieving Full Planning Permission for the project well in advance of the Stage 2 CAT2 submission. Landscape Design and the planning of all works external to the Pump House will also fall within CDT's area of the brief. Should Stage 2 funding be secured, then CDT will continue to lead in the management of the construction contract through to completion on site.

Mike Greenwood is a chartered architect with over 20 years experience of working within the community sector with a varied voluntary sector clientele. He is widely experienced at working with redundant historic buildings. In recent years he has been responsible for converting and part rebuilding in replica a group of Victorian shops in Newport's central conservation area to create a headquarters and training facility for the young persons' housing charity Solas, and the

refurbishment of a large Victorian school in Newport and its conversion to new headquarters for the Gwent Association of Voluntary Organisations – a building in which CDT's office is now comfortably based.

Within CDT, landscape design will be the responsibility of chartered Landscape Architects Henrietta Lucas and Tom Bramley who between them bring a wealth of experience of work in both Local Authority and voluntary sectors. Henrietta and Mike once collaborated on many common projects whilst working together within the former design charity Community Design for Gwent, now sadly dissolved, so Henrietta shares Mike's understanding of issues involved in working within the community. She understands the importance of community-led projects engaging local people, allowing design solutions which are grounded in their needs. Her post-graduate studies include an MA in Sustainable Development Advocacy, feeding into the sustainability aspect of the Pump House project.

Tom meanwhile has thirty years experience of working with partners such as Communities First Partnerships, Groundwork Trusts and many community groups. He is also used to collaboration with artistic consultants such as V&O and is able to conceptualise Client requirements with a keen 3D perception. His extensive knowledge of horticultural matters, including a sound understanding of plant cultivation requirements will integrate with GWT's ongoing and developing work at the ERC site.

The role of V&O within the team is to engage with the community in exploring the significance of the location, its relationship to its history, to its natural setting and to the lives of the people who will use it. The emphasis is very much on the making of a place and not necessarily on design and appearance.

Huw Meredydd Owen is a chartered architect with 30 years experience of working with communities, and has worked, over the last 15 or so years with artist Pandora Vaughan. In this project, they will look at means of engaging with the community - whether that is the immediate neighbours or from the general geographical location, and also whether it is a community of interest with specialist knowledge, or a general passing interest that can be tickled and attracted. The methods are likely to include creative workshops in various media, outdoor walks sketching or photographing, and possibly a direct hands-on modelmaking workshop. The outcomes will inform the architectural approach, and help arrive at a solution that has meaning to those using the building / site, as well as reflecting their ownership. This is increasingly seen as an important part of projects of this kind, where there is a need to avoid 'tasteful' and slick cosmopolitan solutions in favour of good design, certainly, but recognisable as an element that gives a community (of whatever kind) confidence.

Whilst as noted above, CDT will be responsible for much of the technical design issues, it's work will be backed up by V&O who, as well as their main role of providing the artistic input, will also engage in technical research and report writing. We believe that our approach to the work will help to provide a character for the Pump House that overarches the variety of uses that can be made of it, to make it attractive as a place in itself and to add to its ability to create income and contribute to its viability.

A key third element of the Technical Design Lead is Monmouth-based Withycombe Design Services, led by Ian Mather, who will produce a report on all the technical issues with a review of the servicing requirements of the building and the options available to reduce energy and carbon emissions. Working closely with GWT and funders they will establish methods of minimising emissions to produce a low energy scheme for the building and site.

The practice is very familiar with BREEAM requirements for very good and excellent ratings and is able to advise on all aspects of environmental standards and controls for the services elements of the Pumphouse redevelopment, including options for income generation from the facility and the impacts these would have on the ratings. They are well placed to advise the other participants in the Technical Design Lead in the issues of sustainable construction and innovative technologies. A number of technologies relevant to the site have already been identified, including wind generation, solar power, water power and heat pumps, and a study would be made to allow informed decisions to be made in this area.

The Technical Design Lead is completed by AM:PM Associates, led by Andy McCaw, who are an experienced Quantity Surveying and Construction Management company. An excellent working relationship with the other members of the Technical Design Lead has already been established during close cooperation on the earlier CAT2 Stage 2 bid on behalf of Maindee Unlimited in Newport. They will maintain a detailed Cost Plan for the project as it is developed towards the Stage 2 submission and will be involved at all stages in the decision making process to advise and compare the financial consequences of all options that present themselves. Following a successful Stage 2 bid, they will be closely involved in the tendering procedure and will be in charge of cost control through to completion of construction work on site.

The 2015 Construction (Design and Management) Regulations, administered by the Health and Safety Executive, places a duty on GWT as a Client to appoint a Principal Designer who will advise everyone involved in the design and decision-making process on issues that will affect the health and safety of all involved. This appointment must be made at the very outset of the project's planning. Andy McCaw is a very experienced consultant in this field and should this Technical Design Lead be selected for appointment by GWT then AM:PM Associates will immediately assume the role of Principal Designer and will remain involved for the duration of the project.

5.2.2 Relevant experience

Mike Greenwood, when engaged at Community Design for Gwent around the year 2000 worked for community groups who were entering into very early community asset transfers as the neighbouring local authority of Torfaen CBC sought to transfer responsibility for the operation of several community halls to local community stakeholders, and with CDT he was involved in facilitating a further transfer when a lease for a peppercorn rental on the Upper Cwmbrân Schools buildings allowed their transfer to Able Radio just last year.

Also last year, and even more significantly, CDT formed part of a team – the same team now bidding for appointment as Technical Design Lead to the current project – which guided the Maindee Library and Triangle project to a Stage 2 submission for funding under The Big Lottery Fund's CAT2 programme. The experience gained by all members of the team over the six-month period of engagement in that project would empower the team to advise GWT with advance knowledge of the hurdles and potential pitfalls that might lie ahead should the Stage 1 bid prove successful.

The role of establishing and maintaining liaison with the Local Planning Authority will be the personal responsibility of Mike Greenwood (although other team participants will feed drawings, illustrations, relevant survey results, design statements etc into the eventual Planning Application). Mike has unparalleled experience in gaining planning permission for community projects, having collaborated at one time or another with every Planning Authority in South Wales, including two National Parks authorities.

The work to achieve a Planning Permission for the Maindee project was particularly difficult and complex, with issues of unregistered land ownership, pending strategic transport policies and arboricultural restraints having to be skilfully negotiated prior to a satisfactory conclusion being reached, involving Mike in top-level meetings with Newport Council Planners. With those critical negotiations behind him, he is now entirely confident that a satisfactory Planning Permission for the Pumphouse project will be achieved in good time for the Stage 2 CAT2 submission.

Mike has decades of experience of sitting in with Community Hall committees and other groups of lay proponents of building projects to explain the technical issues involved in basically getting something built – and getting it to work the way that you want it to work. Therefore explaining the technical aspects of the project does not pose any problem at all. In addition, Huw Meredydd Owen enjoys thirty years of similar experience in engagement with community groups and successfully explaining technicalities wherever appropriate. Also, in collaboration with artist Pandora Vaughan as V&O, multi-media visual presentations, creative art workshops and participative model-making exercises all form part of a portfolio of devices for “getting things across” to a lay public, as well as absorbing and interpreting the views and ideas of all those in attendance. V&O’s special contribution to the design process is to reveal the narrative of the place, releasing the many layers of significance as part of putting together the new solution. It engages and reflects, invites and draws in the user, and aims to set up a continuing dialogue.

The team is also blessed with the ability to communicate ideas, be they conceptual or technical, using either or both of Wales’s official languages. Huw is a fluent Welsh speaker and regularly works with community groups in Welsh including producing technical information, planning applications and appeals. He is able to direct and co-ordinate compliance with Welsh language requirements linked to funding, with links to specialised translators where required. Within those limitations he believes in equality of esteem between the languages and not necessarily a blanket equivalence.

Ian Mather, acting as Director of Withycombe Design Services, will take responsibility for compliance with BREEAM standards, with which he is extremely familiar. For some years, the practice has remained at the forefront of advancing energy efficiency requirements in their design of heating, cooling and electrical systems, and Ian will always persuade building owners, existing and potential, to accept a minimum energy, low-carbon mechanical and electrical design solution. Ian’s associate Kim is qualified to degree level in sustainable construction and will bring knowledge and experience to the team when it comes to employing innovative technologies to our designs for alterations and extensions to the Pumphouse building. Therefore the remainder of the team regards the partnership with Withycombe Design Services as vital.

Whilst BREEAM processes can be unnecessarily prescriptive and time consuming, without bringing much benefit to the proposed building, their recent reforms mean they do not apply to this project. However, we have found it very useful and a good discipline to follow the BREEAM targets (Man, Hea, etc.) and analyse our responses to them. Though not audited comprehensively they allow a responsive feedback to the design process. As with all sustainable building solutions, the answer is very rarely in the appearance of the building or of particular technologies, but in a holistic consideration of site conditions, microclimate, wise materials choice over the buildings entire life, to cater also for legacy uses. Also the proposals should not be seen in isolation - they are part of a wider network of uses, influences and, whilst many steps have been taken in the analysis of the site use in the development of the first phase, there will be an undoubted increase in footfall, which will bring its own pressure to bear on the site and will have an ecological impact.

5.2.3 Philosophy and approach

Mike was delighted to be invited to bid for the Stage 2 CAT2 design work at The Pumphouse, because it offered the opportunity to engage with another community-led project of the type which has been the very lifeblood of Community Design Team and before that Community Design for Gwent. And his immediate reaction to GWT's approach was to invite V&O to be a partner once again, as during the successful collaborative work recently completed on the Maindee Unlimited CAT2 project. The success of both practices is grounded in that collaborative approach which puts the needs of a lay Client such as a community group centre-stage. The Maindee project involved them working cheek-by-jowl with Maindee Unlimited's multiple stakeholders, from small businesses, community interest groups, Council members and educational initiatives, and they comfortably acted as intermediaries between the community and the many outside technical and statutory agencies. At the same time they were able to bring Client interests to the attention of various Council departments and to influence decisions made at that higher level.

The team understands from the project brief that a business plan for development at the ERC site is being developed by other agencies. It is therefore presumed that the results of the business feasibility study will directly inform their designs for the redevelopment of The Pumphouse building and its environs, and it will be their task to interpret those results into a brief for development. It will then be the team's aim to capitalise on the opportunities offered by the building, to investigate ways in which its character may be used to enhance the attraction of the catering provision, retail outlet and gallery, etc to realise the economic potential and with further support from new community enterprises move away from a grant-aided existence. In-built flexibility will be a feature of any design solution so that various options may be pursued until an optimal economic model is found.

The character of the proposed development, as referred to elsewhere, is both visual and conceptual. The external appearance of the Pumphouse building is to be dominated by the existing building, 'honestly' repaired (in SPAB terms) with the external areas related to it, its possibly new entrance, and to external use spaces as well as to the existing ERC building and the broader site. Internally, though, the building can be fitted out in vastly contrasting ways reflecting the history and suggested programme, but also using colours, themes and textures arising from the wide ranging participative events. The lower areas can be lit from above, with a glazed deck at what was water level, and images and patterns put into the laminated glass to animate the spaces below. Conceptually this makes for an attractive space, retaining its full flexibility, but animated by changing light and weather. The idea is of a jewel box - elegant and strong on the outside but dazzling and brilliant inside. And fun !

Mike's portfolio of community building work includes many projects sited within the South-East Wales valleys and whilst they have not regularly involved the conversion of industrial buildings, they have very commonly been set against a backdrop of such buildings whose vernacular has informed the new design. Whilst selective detailing borrowed from neighbouring industrial buildings has allowed new and altered community halls to blend comfortably with their surroundings, any tendency towards pastiche has been avoided through the understanding of the buildings' neighbours and how, in turn, the demands of the industrial process has in past centuries resulted in the respective built forms. The fact that the solid brick mass of The Pumphouse could not have existed and performed its function of filtration of the immense volumes of waste cooling water from the steelworks without its symbiotic ponds and channels will be taken as a base point in the philosophy behind the team's proposals for the design of any additions, insertions or penetrations to the historic industrial building, and for the further integration of the building with its surroundings, in terms of both physical form and planned activities.

The Artist and Architect team of V&O is also very familiar with the cultural and social heritage issues when dealing with historic buildings within what remains of a once industrial landscape, and see The Pumphouse providing an astonishingly good source of visual material that may be

used to facilitate the planned creative workshops and will inform the more visual elements of the eventual design proposals. Whilst The Pumphouse is recognised as a significant part of history, it does not appear on the Council's Statutory List, and any proposals should not be bound by its present condition or appearance, rather those conditions should be viewed as a spring-board from which design excellence in the holistic development of the site may proliferate.

Finally, in order to make a greater impression and facilitate a closer engagement, it is proposed to use a workshop trailer as a highly visible and flexible mobile location to meet different people. The trailer will be a small enclosed space and travelling store for materials and equipment. It will tie in to the search for a character for the Pumphouse, a common ground for the range of events and activities that will eventually prove its viability. The trailer will be colourful, fun and out of the ordinary - with canopies, folding benches and worktops, etc. There will be a need for an agreed programme and co-ordination with the whole idea of the Trust, the centre and the wildlife characteristics of the locality, so that the budget may be accurately set. The result should be a broadened awareness and ownership of the project by the different communities (geographical and thematic) that will be attracted to the project.

5.2.4 Value for money – day rates for team members

It is proposed that each member of the core team comprising CDT and V&O will operate at a daily rate of £320.00. The other consultants propose fixed sums for their services.

Fees

CDT	14,880.00
V&O	21,600.00
Withycombe Design Services	5,100.00
AM:PM	900.00
VAT on fees (WDS & AM:PM only)	1,200.00 ²

Materials

Community workshops materials	450.00
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Surveys

Ordnance Survey plans, statutory utility company searches, etc	100.00
Management (formerly Type 1) Asbestos Register	800.00 ¹
Structural survey of existing building and side-ponds	800.00 ¹
Bat/bird activity survey and ecological appraisal	800.00 ¹
VAT on surveys	480.00 ^{1,2}

Expenses

Travel, subsistence, postal and printing expenses will be absorbed within the respective professional fees.

Venue/room/trailer hire for workshops, public presentations, drop-ins etc	900.00
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Statutory fees

A Building Regulations application will not be required prior to a CAT2 Stage 2 submission. However it is understood that a Full Town & Country Planning Permission must be in place prior to the submission. As the team intends to investigate the possibility of bringing the external ponds to either side of the Pumphouse into the usable floorspace, permission will be required for a Material Change of Use as well as the creation of up to 330sm of additional floor space. Conventionally, the Planning Fee is paid by the building owner, ie Gwent Wildlife Trust, although CDT will complete all relevant forms and provide drawings and all other documentation to support the application. However, since the cost must still be found from the £50,000 development budget, a sum is being put aside here for this purpose.

Planning fee	1900.00
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Notes:

1 We are unaware as to whether any of these surveys may have been carried out already as part of the Stage 1 feasibility study. If relevant, and still valid, survey results are available then these sums would be available to be expended elsewhere.

2 VAT at the standard rate would be chargeable on certain items in the above schedule. It may be possible that Big Lottery Fund view VAT as an item recoverable by themselves and that the budget of £50,000 may thus be viewed as a net sum. Should that be the case, then a sum of £1680 could be considered as a contingency to cover any unforeseen circumstances.