



| HLF Programme Objectives | | | |
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| Objective | Outcomes | Main Objective (tick one box only) | Links to other areas |
| 1 | The heritage will be better managed | | |
| 2 | The heritage will be in better condition | ✓ | |
| 3 | The heritage will be identified/recorded | | |
| 4 | People will have developed skills | | |
| 5 | People will have learnt about heritage | | ✓ |
| 6 | People will have volunteered time | | |
| 7 | Negative environmental impacts will have been reduced | | |
| 8 | More people and a wider range of people will have engaged with heritage | | ✓ |
| 9 | The local area/community will be a better place to live, work or visit | | ✓ |

Objective 5: Access and sustainable use for built heritage sites within Elan

5b: The Engineer's House



Summary

This project is the renovation of the currently redundant engineer's house at Pen y Garreg which still retains almost all its original Victorian period features. The building will be sympathetically restored to a comfort level which is in keeping to what would have been available historically during this time period as this has been identified as is a key and crucial aspect to the artist's experience at Elan. The "back to basics" simple accommodation offering enables them to truly discover Elan, connect with it fully by connecting with the landscape, nature and its hard challenges and by understanding the past way of life some of which is still reality today.

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| | <p>The engineer's house will become a fit for purpose space to accommodate people who wish to stay at Elan, including the artists taking part in artist residencies at Elan, initially during the Elan Links: People, Nature & Water Landscape Partnership delivery period through the separate project 7c- artist residencies. A number of open days will be held per year to enable general visitors access to the Engineer's house, something which has been not possible previously.</p> |
| <p>Project Details</p> | <p>As described above this project is the renovation of the Engineers House, a building which has been identified as "at risk" as it is redundant, in need of repair and a sustainable use going forward. Through the Elan Links Project the building will be renovated to provide accommodate groups of people the artists taking part in artist residencies at Elan, initially during the Elan Links: People, Nature & Water Landscape Partnership delivery period through the separate project 7c- artist residencies.</p> <p><u>History, location and current condition of the engineer's house:</u></p> <p>The engineer's house or Pen y Garreg bungalow as it also known as, is located above the Pen y Garreg dam, which is the 3rd dam in the Elan Valley dam complex (Grid Reference: SN615 674). It was built in the 19th century as temporary accommodation for the project engineers and is known for as the home for the resident engineer who oversaw the construction of the Pen y Garreg dam Mr Eustace Tickell.</p> <p>The engineer's house remains an interesting historical remnant and a part of Elan's historic identity. Its remote situation in such a beautiful natural environment makes it an extraordinary destination and a source of inspiration. The brief calls for its restoration in such a way that it can be used by contemporary artists as a comfortable space to live and work.</p> <p>Naturally, the building was designed for a very different way of living from that required today. The building consists of four bedrooms arranged along a corridor that divides the accommodation into north and south facing rooms. To the south, two reception rooms are accessed from a main entrance porch, with a large kitchen, pantry and scullery along the south elevation having a separate side entrance.</p> <p>Its compartmentalization is part of its character, but causes issues in terms of servicing, thermal performance, disabled access, and adaptation for alternative uses. In the main these issues can be addressed, but due to the tectonics of the building's construction there are limited measures that can be adopted to ensure the building does not lose its character and historic importance.</p> <p>The house is located at an altitude of 250m AOD, 20m above the vehicular track making the approach to the house difficult in seasonal weather condition or impossible for those requiring disabled access. The approach and access need to be improved so that those staying at the house do not feel isolated or unable to independently seek help in the case of an emergency.</p> |

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| | <p>It is fairly well preserved with some original internal features such as oil lamps, fireplaces and timber linings. However, parts of the building have deteriorated or failed due to water ingress and damp and the building is difficult to access and thermally inefficient.</p> <p><u>The vision for the restoration:</u></p> <p>The brief for this restoration is multiple:</p> <ul style="list-style-type: none"> ✘ to conserve a historically important building which is at risk; ✘ to provide a viable use for this building into the future so its condition is safeguarded into the future; ✘ to refurbish the building so that it provides suitable accommodation for the artists involved in project 7c of the Elan Links project; ✘ to refurbish the building in a way which doesn't preclude it from other uses such as a location for group accommodation; ✘ to refurbish the building in a way which is mindful of the "rustic" charm of the building and to ensure that this isn't lost; ✘ to ensure that the building fits into the bigger picture of available accommodation and different uses planned within Elan and the Elan Links: People, Nature & Water Landscape Partnership. <p>Please see Appendix PP 35 & PP 36 for riba stage 3 plans and costs for this project.</p> |
| <p>Need and Opportunity</p> | <p>Chapter 4 identified that a risk to Elan's heritage is that of neglect, abandonment and lack of use. This is evidently prominent at the Engineer's House and throughout the three components of Project 5. The Engineer's house is one of two original wooden buildings from the Victorian period of dam building that remain at Elan today. The building is dilapidated and has been left inhabited since 2006 when its last use was a family holiday home. It is not currently maintained and over recent years water ingress has become more of an issue. The building's current condition is therefore correctly identified as being at risk</p> <p>The building gives valuable and insightful view into life at Elan during the Victorian construction period bringing to life the dam building era and the different types of accommodation that were available and the quality variations of these depending on what your role was.</p> <p>The building is in need of renovation but retains nearly all of the original features. The opportunity is to restore the building to a sustainable use and thereby give this important component of the heritage if Elan a future.</p> <p>There is an opportunity to renovate this building to meet the requirements of the artists involved in the APT Elan residencies project and this has been addressed within the project development.</p> <p>The more generic needs of additional bed space of this type within Elan is also addressed through the development of this project and the engineer's house can be used to accommodate groups visiting Elan for projects 7a, 10b & 10c and 11a.</p> |
| <p>Project Management</p> | <p>Dwr Cymru Welsh Water Staff and Consultant(s), reporting back to the Built</p> |

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| | Heritage Sub-committee and the Partnership Board. |
| Project Partners | Lead partners: DCWW Other partners: EVT, Arts Council Wales & appointed outside architects and building contractors. |
| Project Development | <p>This project was independently identified as a building renovation project through the Elan Links project development process and also through the development of the APT Elan project, the exciting partnership for the arts and the environment initiated by the Arts Council of Wales and DCWW working together.</p> <p>APTElan was a three year Arts Council Wales funded artist residency project supported by DCWW which commenced in 2013. This partnership, which is unique in the UK, highlighted not only the heritage and historic significance of this unique location, but aspired to celebrate and increase its current relevance to local communities and contemporary Welsh culture. The project was coordinated by Richard Powell on behalf of Arts Council Wales and during the two year engagement with artists period, eleven artists visited the Elan Valley to stay and experience the landscape with a number of these artists returning to Elan on multiple occasions. At the end of this period a collaborative publication was produced along with a curated exhibition at the Visitor Centre that recorded their inspirations. A symposium was held on 25th April 2016 to coincide with this exhibition and publication which summarised the findings of the development phase and their experiences at Elan.</p> <p>The artists who participated were:</p> <ul style="list-style-type: none">  Anthony Shapland;  Simon Whitehead;  Simon Fenoulhet;  Nils Norman;  Mike Perry;  Alison Hayes;  Richard Higlett;  Morag Colquhoun;  Eddie Ladd;  Catrin Webster;  Gideon Koppel. <p>The above artists were invited to stay at Pen y Garreg cottage, located above the Engineers House, also known as Pen y Garreg bungalow, just below the Pen y Garreg dam. The small two-storey cottage was renovated to a “basic” standard and provided the accommodation and operating environment for this exclusive artist-led pilot project. The accommodation was in keeping with the location, to this day there is no mains electricity available on the majority of Elan and communication technology is similarly limited with no mobile signal or broadband. Whilst staying at Elan artists were encouraged to immerse themselves in this way of life at Elan, almost going back in time, into the basic simple practices of collecting wood, stoking a fire and keeping warm. This aspect was key to the experience of Elan.</p> <p>It is aimed at developing artists’ practice across media and ways of working whilst raising the profile of the beautiful Elan Valley estate and over time</p> |

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| | <p>interaction with visitors.</p> <p>In an initial phase of the project, the Arts Council and DCWW have invited artists to help research possibilities for the longer term base of an artists' retreat and residency project in this off the beaten track reach of the Elan Valley Estate. Providing such access to this unique location is an innovative way of helping artists reflect on their current work, develop new projects and be inspired by the environs of the Elan Valley.</p> <p>Artists were encouraged to record their thoughts and experiences in written, audio, visual form or by some other means they deem appropriate. Whatever the outcome, the intention is to use their materials to help shape future ideas around Elan. The findings of the artists were left, rather like in an explorers' cabin, where other occupants that follow may find points of contact that prove interesting or inspiring.</p> <p>APTElan will now develop into a long term relationship which will be built up around how artists work and think and how they interact with the natural environment around them at Elan through the Elan Links: People, Nature & Water Landscape Partnership. The fruits of which will be showcased in a number of innovative ways which ensure that more and a wider group of people gain a fuller appreciation of Elans complex and diverse heritage.</p> | |
| <p>Key Audiences (Please see Audience Development Plan, appendix LCAP3, for more details about Elan Links audiences.)</p> | <p>Audiences that will be primarily targeted through this project:</p> <ul style="list-style-type: none"> ✘ Artists; ✘ Visitors coming for a specific activity; ✘ Harder to reach groups. | <p>Secondary audiences who will also benefit as a result of the project:</p> <ul style="list-style-type: none"> ✘ Residents of Elan and Rhayader; ✘ Land managers including landowners, tenants and commoners; ✘ Organisations working with harder to reach individuals in Birmingham; ✘ Organisations working with harder to reach individuals locally; ✘ Community groups. |
| <p>Activities and Timescale</p> | <p>We anticipate that the renovation of this building will commence in March 2019, allowing enough time for the necessary planning permission to be in place and suitably qualified management architects and building contractors to be procured by the project:</p> <ul style="list-style-type: none"> ✘ Summer 2017: Ecological assessments & submission of planning; ✘ RIBA Stage 3 documents prepared - plan/design wise for the preliminary review; ✘ Tender documents for managing architect and build contractor can be prepared; ✘ Procure managing architect based on best value submitted from tenders; ✘ Procure contractor displaying best value from submitted tenders ✘ Satisfy any pre-conditions relating to planning (if any); ✘ Start building works after November 1st 2018. Build window til 1st March 2019 for external works; ✘ Target completion June 2019. | |
| <p>Outputs</p> | <ul style="list-style-type: none"> ✘ 1 historically important building restored; ✘ Accommodation for Artists Residencies project created; ✘ Accommodation for the Experience Elan Project created; | |

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| | <ul style="list-style-type: none"> ✘ A significant number of in kind bed nights generated once the building is complete; ✘ Accommodation provision to the wider public to allow greater access to Elan's heritage; ✘ 2 number of Cwm Clyd open days per year. |
| Output indicators and targets | <ul style="list-style-type: none"> ✘ Photographic recording of works being undertaken ✘ Project progress and completion reports with evidence of works undertaken; ✘ Building maintenance checks including Building Regulations Certificate; ✘ Attendance and usage logs from project 7c and 10 usage; ✘ Participant feedback surveys; ✘ Participant case studies; ✘ Ad hoc comments recorded on Facebook; ✘ Visitors Book comments. |
| Outcomes | <p>Heritage Outcomes:</p> <ul style="list-style-type: none"> ✘ 1 historically important building which is an important part of the Elan story is restored to its former glory; ✘ The history of the Engineer's House and the Engineer who oversaw the building of Pen y Garreg Dam Eustace Tickell will be retold and recorded through the renovation of his home. <p>People Outcomes:</p> <ul style="list-style-type: none"> ✘ Through the sympathetic restoration people will share in an experience similar to Eustace Tickell himself when experiencing a 'retreat' at the Engineers house; ✘ People will have had an enjoyable, life-changing experience; ✘ People will have engaged and connected with Elan's heritage; ✘ People will have learned traditional skills involved with pre central heating, including wood cutting and fire making. <p>Community Outcomes:</p> <ul style="list-style-type: none"> ✘ The community benefit from having a redundant building restored to its former glory and can be proud of the heritage on display; ✘ The community are able to use and experience the building in quite a similar way to Eustace Tickell himself and gain a valuable insight into life in Elan during the dam construction era; ✘ A new track to the building provides vehicular and ramped access to the property, offering full access to the community and building users. |
| Monitoring and Evaluation | <ul style="list-style-type: none"> ✘ Progress will be reported to the Archaeological and Built Heritage sub-committee annually; ✘ Photographic recording; ✘ Project completion reports with evidence undertaken; ✘ Building maintenance checks. |
| Evidence | <p>In developing this project evidence on the following was collected and collated:</p> <ul style="list-style-type: none"> ✘ An extensive survey into the current condition of the Resident Engineers house undertaken by Rural Office for Architecture. See appendix PP16 please; ✘ A report on how the Engineers House could best be used as a space for future artist residencies by Rural Office for Architecture. Please see appendix PP15 for a full copy of this report; ✘ The comments of the artists taking part in the APTElan pilot relating to the type of accommodation they expected, needed and desired |

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| | <p>versus how the accommodation contributed to their experience of Elan. The summary of these findings can be found in appendix PP16;</p> <ul style="list-style-type: none"> ✎ Research was undertaken into other artist residency schemes of an internationally recognised standard with the aim of understanding the structure of such programmes and how to apply these to Elan Valley. The following eight artist residencies are varied in their location, focus and structure but give an indication of how different approaches to promoting artistic dialogue can all be successful. The summary of this research can be found in appendix PP17. |
| Wider Context | <p>Using the “thresholds of comfort” model the following identified buildings provide different levels of facilities and comfort on Elan, and can be used in conjunction or separately to the Cwm Clyd farmstead (least to most comfortable):</p> <ul style="list-style-type: none"> ✎ 2 bothies on the Elan estate (Claerddu and Lluest Cwmbach) ✎ Pen y Garreg Cottage; ✎ Elan Valley Lodge in Elan Village; ✎ Penglaneinon Farmhouse; ✎ Tynllidiart Farmhouse; Hen Dy Holiday Cottage; ✎ Y Beudy Holiday Cottage; ✎ Penbont B&B; ✎ There are additional self-catering, B&B and Hotels in Elan's surrounds including a number of businesses in Rhayader. |
| Legacy and maintenance of benefits | <p>Following on from the Elan Links project it is hoped that that Elan will be known nationally and internationally as a unique and special location which artists all over the world will aspire to visit and take up a residency and that there may be an opportunity to further develop the project under the legacy aspirations of the scheme.</p> <p>The location of the house allows for long term development, subject to funding being secured with further restoration and reuse of existing outbuildings, and the potential for the building of future artist studios within the surrounding landscape. This strategy will create a settlement of art residencies linking the house with the nearby cottage (on higher ground), providing greater accommodation potential.</p> |
| Risks and risk mitigation | <p>With a project such as this there are associated risks:</p> <p><u>Risk 1:</u> Costs of the renovation escalating. <u>Mitigation:</u> It is appreciated that the costs of completing the necessary works could escalate. To mitigate this we have had a quantity surveyor provide costings of the estimate build spend (see Appendix PP36). These include the full costs of converting the Cart Shed and has some exclusions, however, on-balance the project should be deliverable for the £300,000 budget. Tendering will be completed on consent of planning which will again provide a cross-check to the budget.</p> <p><u>Risk 2:</u> Problems with planning. <u>Mitigation:</u> Conversations are taking place now between Powys planners and Highways department, as to the support and difficulties the proposals may have.</p> <p><u>Risk 3:</u> Timescales slip. <u>Mitigation:</u> Due to a number of reasons timescales may slip. Particularly the main external build window of October to March.</p> |

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| | <p>Should this be missed in Year 2 then this will have to be deferred for the year which will potentially increase build costs and increases the need (and cost) for accommodation elsewhere. All reasonable measures are being undertaken now and after submission of the stage 2 application to mitigate this risk.</p> <p><u>Risk 4: Bats. Mitigation:</u> A bat survey has been conducted which requires external works to be completed in a set timeframe (see above).</p> <p><u>Risk 5: Accommodation not of the standard expected by target user group. Mitigation:</u> Research has been completed to mitigate this risk but there is still the potential that we have not hit the brief. Monitoring of the properties usage and visitors feedback will be completed to ensure standards are met (where possible).</p> |
| <p>Links to other Elan Links projects</p> | <p>Objective 5c: Both projects aim at protecting abandoned heritage and finding a sustainable use and future. They will also both provide accommodation to visitors and groups linked to other projects and the Elan Links scheme.</p> <p>Objective 6: The implementation of this project and the changes made during the renovation of the building will be recorded through project 6. This project will be the resource to monitor the building work carried out.</p> <p>Objective 7a & 7b: The Engineers house will be one of the aspects of Elan that will be interpreted through 7a and 7b. Information about the historic building will also appear on the app.</p> <p>Objective 7c: The Engineer's house will be the main accommodation for the artists coming to Elan for the Artist Residency project.</p> <p>Objective 7d: Once renovated the Engineers house will be holding open days. These open days will be organised through objective 7d.</p> <p>Objective 10a, 10b & 10c: The renovated Engineer's house will be available to use within these projects as accommodation</p> <p>Objective 11: Through objective 11, it is possible that schools from Birmingham will be given the opportunity to stay in Elan. The Engineer's house will be used to accommodate them.</p> |
| <p>Background information</p> | <p>Elan is located in the Cambrian Mountains, Mid Wales, 5 miles to the east of the Market town of Rhyader. Elan's 20,000 hectares comprises 1% of Wales and is a unique landscape combining remote hill land, isolated farmsteads, steep-sided wooded valleys and the extraordinary feat of Victorian engineering that brought clean water to Birmingham.</p> <p>The community of farmers, tenants, the town of Rhyader and the village of Elan are the backbone of this vast area, with farming and tourism activities being the most significant economic activity in the area.</p> <p>Elan Links: People, Nature & Water Landscape Partnership has an ambitious vision: to generate a step-change increase in beneficial</p> |

outcomes for people, communities and heritage.

Elan Links is a £3.5 million project with a significant £1.8 million secured from the Heritage Lottery Fund Landscape Partnership Scheme.

The Elan Links: People, Nature & Water Landscape Partnership is currently made up of 17 different organisations who aim to deliver 26 projects under 12 strategic objectives over 5 years.