

HLF Programme Objectives

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

5c: Cwm Clyd Farmstead



<p>Summary</p>	<p>This project will undertake the renovation of the currently redundant 18th century Farmstead in the Claerwen Valley. Cwm Clyd is a collection of traditional stone buildings, including a longhouse, barn and cart shed.</p> <p>The buildings will be sympathetically restored to safeguard their future condition and utilisation by developing a sustainable use for them. It is proposed they provide good quality, authentic and comfortable accommodation suitable for larger parties including outdoor groups, youth groups and volunteers thus enabling them to stay and experience first-hand the beauty and wildness of Elan.</p>
<p>Project Details</p>	<p>Cwm Clyd is situated in the Claerwen Valley in an elevated position to the north east of the Claerwen Valley Road (Grid reference 892,623). Access off the public highway is via an 80 metre long stoned access track which due to lack of use in recent years has grassed over. As part of the renovation works modest and sympathetic improvements will be made to the track plus improvements to the visibility splays at the junction.</p> <p>The Cwm Clyd farmstead currently comprises of the following:</p> <ul style="list-style-type: none"> ✘ Longhouse: two-storey detached traditional longhouse constructed of stone with a slate roof measuring approximately 14.4metres x 6.8metres. It traditionally provided housing for the family and the larger farm animals; ✘ Barn: detached stone and slate barn constructed agricultural building measuring approximately 11.0metres x 5.6metres with additionally timber and zinc lean-to; ✘ Cart shed: Two-storey stone building with slate roof measuring approximately 8.8metres x 5.0metres plus adjoining single storey former pig enclosure measuring approximately 3.0metres x 2.8metres; ✘ Ty Bach (W.C.) a mall detached stone and slate construction measuring approximately 2.6metres x 2.0metres. <p>In addition to the 18th century farmstead there is another single storey building at the site but set apart from the farmstead (please see Wider Context below).</p> <p>Please see Appendix PP14 for Plans as existing.</p> <p>The condition of the Cwm Clyd buildings are reasonable, being fundamentally wind and water tight due to safeguarding repairs undertaken by Elan Valley Trust over the years. The Longhouse and farmstead were surveyed by RCAHMW in 1988/1990.</p> <p>These buildings are unusual in that they provide an example of an 18th century farmstead that has been subjected to few recent alterations and no additions, with the exception of the dam builders hut, which is situated to the side of the farmstead instead of in or instead of one of the original buildings.</p> <p>This situation is unusual; therefore the farmstead presents an opportunity</p>

to ensure respectful conservation. At present the buildings have no use and are a current liability to the Elan Valley Trust, rather than a useful facility, so might not justify continuing maintenance if the Trust's financial position was to weaken.

It has previously been identified that a group accommodation provision was a short fall on the estate. During the Elan Links development year we have conducted further research into the types of accommodation offered to outdoor enthusiast groups in Mid Wales, Wales and the UK and have used this information to inform the development of Cwm Clyd accordingly.

As a result this project will implement the renovation of Cwm Clyd Farmstead's historic stone buildings for group accommodation for outdoor enthusiasts and volunteers participating in projects 10a-c to stay and enjoy the wild landscape of Elan.

The plans have been developed so that:

The Barn: provides communal space with kitchen and dining area with log burner for heat and comfort. This building will include a gas stove and boiler which will provide hot water to adjoining washroom and kitchen facilities. The Barn will also include a less-abled or private bedroom and bathroom. The adjoining lean-to will be improved to enable a shower and toilet block.

The Longhouse: This will provide the bulk of the sleeping accommodation to the ground floor. The building has the traditional half-way split plus additional split to the cowshed area to provide flexible sleeping accommodation with the potential of compartments of 3, 5 and 7 bunk spaces.

The Cart Shed: Structural works will be completed to provide a storage area for equipment, gear, bikes and wet weather clothing. Additional smaller bunk rooms can be provided to the ground floor.

Electricity: Sustainable energy will be utilised with the input of solar panels to the rear roof face of the Barn with associated battery back-up, ensuring electricity for basic usage, LED lights and requirements without detracting from the integrity of the building and still ensuring the rustic escape this property can provide.

Water: A private water supply will be sourced.

Drainage: Plans include provisions for a tertiary drainage system to provide discreet facilities without detracting from the natural beauty and

	<p>conservation principles.</p> <p><u>Access:</u> The visibility splays will be improved to the highway which will include moving the hedgerow back and 'gapping-up' where necessary.</p> <p><u>Provisions:</u> There will be sleep platforms/bunks for 17. The rooms will include bunks only as our research has evidenced that participants are not discouraged by the absence of mattresses and would opt for their own camp mats and sleeping bags.</p> <p><u>Future Management:</u> User groups will be self-catered and on-site management not required (younger user groups will be supervised). However, a level of supervision may be required to ensure parties treat the property and provisions with respect and are left in a suitable manner for the next occupiers.</p> <p>During the development period of the Elan Links Landscape Partnership a great deal of work has been undertaken to establish need and use details of which are summarised within this project plan.</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 Cwm Clyd and throughout the three components of Project 5. With the Cwm Clyd farmstead these have been agriculturally abandoned for decades and without use or purpose since.</p> <p>By developing and utilising Cwm Clyd farmstead as group accommodation we are not only developing a new and sustainable usage but are filling a gap in the provision at Elan. This provision will strengthen the tourism opportunities in Elan and provide greater versatility for Elan to flow with the trends of the future.</p> <p>Furthermore the farmstead is in an ideal location to give a real sense of the 'wilds' of Elan, dark skies, living in nature that is otherwise not available to so many people including the harder-to-reach groups which Project 10 will prioritise. Staying here will truly provide and facilitate life-changing experiences for people in addition to promoting sustainable living.</p> <p>With the diversity of benefits this project provides, not only to the structural heritage but the ability to stay and enjoy Elan the cost of its restoration and future legacy will be ensured.</p>
<p>Project Management</p>	<p>EVT staff and Consultant(s), reporting back to the Built Heritage Sub-committee and the Partnership Board.</p>
<p>Project Partners</p>	<p>Lead partner: EVT</p> <p>Other partners: outside contractors, Tir Coed and referral organisations, DCWW and outdoor user groups.</p>
<p>Project Development</p>	<p>This project was included under object 5 of the Elan Links: People, Nature</p>

	<p>& Water Landscape Partnership which was to create access and sustainable use for built heritage sites within Elan, in order to tackle threats to Elan.</p> <p>Through the HLF development period review of all the submitted projects through consultation and project development work, to ensure that the final projects were fit for purpose and accurately costed, has been completed.</p> <p>For Cwm Clyd the development work has focused on the following:</p> <ul style="list-style-type: none"> ✦ Establishing a clear need for the buildings future use once renovated; and ✦ Developing full project plans, including detailed building plans based on the need identified above. <p>Appendix PP18 includes plans of the final proposals. These have developed to ensure sleeping provisions for 16 plus 1-2. This is to allow for say a 16-seater vehicle plus the driver or supervisor. In these Plans are the costings, the Cart shed has been included as additional sleeping areas. As a precaution and to the provide room to grow this has been completed for planning and costing, however, it is this projects aim to convert the Longhouse and the Barn as we believe this meets the current needs and provide a drying/storage area in the Cart Shed.</p> <p>These plans now include a low level of power sockets in the Barn in addition to the lighting to provide a low level amount of electricity for phone charging etc. Consultation found a small amount was necessary although the emphasis still needed to be away from technology.</p> <p>The highway plans have been prepared based on advice previously given by Powys Highway and Planning personnel and in accordance with current requirements.</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"> ✦ Visitors; ✦ Organisations working with harder to reach individuals in Birmingham; ✦ Organisations working with harder to reach individuals locally. 	<p>Secondary audiences who will also benefit as a result of the project:</p> <ul style="list-style-type: none"> ✦ Residents of Elan and Birmingham; ✦ Community Groups; ✦ Recreational groups.
<p>Activities and Timescale</p>	<p>We anticipate that the renovation of this building will commence in November 2017, allowing enough time for the necessary planning permission to be in place (being completed during the lag between stage two applications and approval) and suitably qualified management architects and building contractors to be procured by the project.</p> <ul style="list-style-type: none"> ✦ RIBA Stage 3 documents prepared - plan/design wise for the 	

	<ul style="list-style-type: none"> preliminary review; ✎ Planning Submission April-May 2017 following the HLF Stage 2 formal review process. Planning Granted August-September 2017 ✎ 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 2017. Build window til 1st March 2018 for external works, ✎ Target completion June 2018
Outputs	<ul style="list-style-type: none"> ✎ 1 historically important farmstead safeguarded and restored; ✎ Accommodation for the Experience Elan Retreat Project created; ✎ 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 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 farmstead which is an important part of Elan's heritage is restored for a sustainable purpose ✎ The history of Cwm Clyd Farmstead is retold and the farming heritage is highlighted <p>People Outcomes:</p> <ul style="list-style-type: none"> ✎ Through the sympathetic restoration and strategic limitation of modern comforts people are able to relive an experience similar to when the farmstead was part of a working farm; ✎ People will have had an enjoyable, life-changing experience in the wilds of Elan; ✎ People will have engaged and connected with Elan's heritage; ✎ This is a perfect site to experience dark skies and living in nature; ✎ People will have learned the 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; ✎ The community will be encouraged to engage with the historical stories and recollections of Cwm Clyd through cross over with Project 6.

Monitoring and Evaluation	<ul style="list-style-type: none"> ✎ Photographic recording. ✎ Project completion reports with evidence undertaken. ✎ Building maintenance checks; ✎ Participant feedback surveys ✎ Participant case studies ✎ Ad hoc comments recorded on Facebook
Evidence	<p>During the development of this project a number of relevant organisations have been consulted with to shape and confirm the vision for the renovation and subsequent future use for Cwm Clyd farmstead. Please see Appendix PP19 for further information.</p> <p>Research has also been undertaken to look at other examples of this type of accommodation which if offered in Wales and further afield in the UK. Desktop research shows that there are various types of group accommodation around the country, some being highly priced and are well facilitated, others are much cheaper and have very little facilities. We have looked into 52 different accommodations which vary from £8 a night to £20 a night. The cheapest accommodation is Trannish Island Bothy (Northern Island) and is a very basic bothy with basic facilities, no cooking equipment, bedding or mattress. The Tower at Talgarth bunkhouse is priced at £20 a night and offer much more facilities such as blankets/duvets, fully heated rooms and showers. 48 out of the 52 accommodations researched have electricity which shows that for most groups it is a necessity.</p> <p>32 of the different accommodations offer self-catering facilities and some offer a meal as long as the owners receive notice. A couple of the accommodations offer a free meal within the price. Offering to provide meals would increase staff costs and would mean that there would have to be a separate fully equipped kitchen on site. It was agreed that providing a partially equipped, self-catering kitchen is the best way of overcoming this issue.</p> <p>From the desktop research we have seen that lockable storage is a key factor for most group accommodation, 23 of them have a lockable store for bikes or equipment. Providing this type of storage is something that should be considered when renovating Cwm Clyd as it would attract groups that are travelling on bikes or carrying a lot of equipment for activities. For this reason it is proposed that the Cart Shed be storage only and hold the potential for future expansion.</p>
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 Llest 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.

In addition to the 18th century farmstead there is a more recent single storey farmhouse, constructed of timber frame, with stone gable and zinc sheeting plus brick chimney stacks. It is believed that this building, referred to as the 'Dam Builders Hut' was relocated to Cwm Clyd from Elan Village after the completion of the dams. This is believed to be in the early 1900's and the front door indicates 1905. This building is outside of this projects scope.



Outside of the HLF Partnership Scheme we wish to relocate this building back to the lower Elan valley, in the vicinity of the Visitor Centre. This will provide further integrity to the Cwm Clyd farmstead as an unaltered 18th Century farmstead, whilst providing access to this unique link to the period of dam construction.



The farmhouse has never formed part of the present agricultural tenancy and the other buildings, barn and cart shed were removed in 2003 when a new farm building was erected at Ciloerwynt as a Landlord's improvement.

During the development year a trial memory gather was completed with the last resident of Cwm Clyd: Mrs Christina Thomas. The transcript from this can be found in Appendix PP20.

Legacy and maintenance of benefits

After the Elan Links 5 year delivery period it is the aspiration that Cwm Clyd will continue to provide good quality, comfortable accommodation for the groups which have previously made use of the building.

On-going management and maintenance will be undertaken by Elan Valley Trust alongside their existing self-catering properties.

Risks and risk mitigation

With a project such as this there are associated risks:

Risk 1: Costs of the renovation escalating. Mitigation: 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 PP21). These include the full costs of converting the Cart Shed and has some exclusions, however, on-balance the project should be deliverable for the £200,000 budget. Tendering will be completed on consent of planning which will again provide a cross-check to the budget.

Risk 2: Problems with planning. Mitigation: Conversations have been had with Powys planners and Highways department, as to the support and

	<p>difficulties the proposals may have. There is now only limited pre-application advice available so the planning application was submitted after the HLF review in March. This extends the window prior to the build window to overcome any snagging which may arise.</p> <p><u>Risk 3: Timescales slip. Mitigation:</u> Due to a number of reasons timescales may slip. Particularly the main external build window of October to March. Should this be missed in Year 1 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 5b: 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: Information and interpretation of the site and cultural history of the farming community, including memory gathering. This information would then be available through a range of sources including the app (under project 7a and b).</p> <p>Objective 7c: Alongside project 5b (Engineers House) Cwm Clyd will be available to artists for residency periods, and will contribute to the opportunity of Elan as a centre of creativity.</p> <p>Objective 7d: It is proposed that a series of open days be held at Cwm Clyd over the Elan Links term and as such these will be included in project 7d.</p> <p>Objective 10: This project will provide a vital component of objective 10 which is to engage with more difficult to reach individuals and provide training skills and opportunities which will build confidence, a sense of achievement and a sense of the natural environment positive uses. The location will enable these groups to stay, enjoy and participate in the rural wilderness of the Elan Valley whilst learning more about it and other skills. Furthermore Cwm Clyd can provide Elan' style retreats for those harder to reach groups who can benefit so greatly from an outdoor experience as described in project 10c and 10b. And as a project asset we can supplement the schemes (in-kind match) to ensure a wider audience and participation.</p>

	<p>Objective 11: As a part of Elan's tourism provision Cwm Clyd will be available to those engaged with project 11 'Tap into It' for them to visit and enjoy the wilderness of Elan and reconnect our joint heritage.</p> <p>Objective 12: Cwm Clyd will provide accommodation for outdoor enthusiasts and youth groups, a number of which have expressed support for the development of the building and of future interest and usage ensuring a legacy to the project.</p>
<p>Background information</p>	<p>Elan is located in the Cambrian Mountains, Mid Wales, 5 miles to the east of the Market town or 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 outcomes for people, communities and heritage.</p> <p>Elan Links is a £3.5 million project with a significant £1.8 million secured from the Heritage Lottery Fund Landscape Partnership Scheme.</p> <p>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.</p>