

A New Future for the Old School in Talgarth?

Talgarth & District Regeneration Group May 2022



"This project has received funding through the Welsh Government Rural Communities - Rural Development Programme 2014-2020, which is funded by the European Agricultural Fund for Rural Development and the Welsh Government."

i. Forward:

Hoole & Walmsley Architects Hoole Studio Limited have been appointed by Talgarth & District Regeneration Group to assess options for a regeneration initiative for the reuse of the Old School in Talgarth to support Talgarth and the broader community.

This work has been carried out by Karen Hoole (RIBA) in collaboration with Gil Chambers of Gil Chambers Associates, Artist Pip Wolfe.

David James, Rural Housing Enabler and Councillor William Powell, Vice Chair of the Talgarth & District Regeneration Group have made notable contributions to the report.

This development of this initiative to date, as set out in this report, was informed through public consultation with residents and stakeholders to establish local opinion and invite discussions on the role of the Old School as part of Talgarth's future. Consideration was given to how the special qualities of the spaces at the Old School could best complemented the current facilities and organisations active within Talgarth. Opportunities with potential future providers and partner organisations were identified building on existing and developing needs and trends within this area of rural Wales. Concept sketches show options for a mixed of separate or integrated uses which can be further explored in further stages of work with assessments made on the feasibility and practicality of converting the Old School.

Attention has been given to Welsh Government and public policy namely "Well-being of Future Generations (Wales) Act 2015" to provide a legislative context for the obligations of local authorities to their communities.

Cllr William Powell, Vice Chair of Talgarth & District Regeneration Group sets out the context and motivation for this report as follows:

The Old 1875 Talgarth School – safeguarding a Victorian Gem

Back in December 2021, Talgarth & District Regeneration Group launched a bid to assess the development options of the former Talgarth School, opened in 1875, which was the town's primary school for over a century.

The intention was to engage with local residents on the future of a key building, which currently belongs to Powys County Council, and served in more recent years as a Youth and Community Centre until its closure in 2008. It is clear from the public engagement that has taken place this spring that the Old School is viewed with considerable affection, combined with some concern at its current physical state.

As all locals know, Talgarth, like many communities, has experienced its share of issues around disconnection and isolation during the Covid-19 pandemic and as our life returns to a "new normal," people wish to have more opportunities to come together. At the same time, the pandemic has led to several trends in public attitudes, which may be relevant to the Old School's future use. These include:

- An increased interest in people seeking ways of learning artistic and practical skills, with heightened demand for face-to-face learning. The well-being benefits of engaging with the arts through supported learning are well known and local providers, such as Black Mountains College, are*

amongst those looking for locations to provide creative activities in the Talgarth area. The whole Black Mountains region has an active arts scene with many practitioners seeking space to work and exhibit.

- *Changes in working practices mean that facilities supporting remote working and self-employment such as shared, flexible working spaces with super-fast fibre optic broadband are in increasing demand too. These forms of provision can boost productivity, facilitate networking and collaboration as well as fostering well-being. This can also offer a more social and mutually supportive workplace atmosphere, often absent when working remotely.*
- *Holiday accommodation is also shown to be a significant potential income generator, although it is seasonal. It could, however, form part of a mixed-use proposal to support other community activities at the Old School.*
- *This is our initial report, produced by architects Karen Hoole and Gil Chambers, funded by the European Union/Welsh Government Arwain project, in partnership with Powys County Council and the Talgarth and District Regeneration Group, with significant input from local people. We hope it will act as a catalyst, to help develop a strategy to safeguard the future of our Victorian Gem, keeping it at the very heart of our community and the Talgarth Conservation Area.*

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0. Introduction:

The “Well-being of Future Generations (Wales) Act 2015” looks to improve the social, economic, environmental and cultural well-being of Wales. It sets out core principles to give both existing and future people and their communities a voice in how their individual and collective needs are met. The Old School in Talgarth has been identified as a vulnerable building which could play an active part in supporting the future well-being of its Community. This report explores how the people of Talgarth feel about their former school and whether it can contribute to ensuring a healthy future for Talgarth. Engagement has been made with other projects, organisations and providers within both local and broader areas that might benefit and support a new venture. The report’s scope has been slightly reduced owing to time constraint but is informed by the following criteria:

Supporting the Economy:

The assessment of what local residents and businesses would benefit from in supporting established and new ventures and working situations informs what measures are required and whether these could be met through the creation of an adaptable and useful remote working facility with provision of accessible and inclusive working and meeting spaces with IT support.

Supporting Health & Care:

Through engagement with Public Sector Healthcare providers and Third Sector organisations it can be established whether a community outreach facility could be housed within the Old School as part of the Community Hub to provide accessible and inclusive services such as counselling, support and advice for healthier living and enhanced wellbeing.

Supporting Residents & Communities:

In addition to the Economic and Health and Care priorities set above the study would consult with local residents and community organisations. Measures to be considered could be:

- *the establishment of a community housing office within the Community Hub to support local housing needs.*
- *The creation of Community Electric Vehicle facilities would support the recharging of electric vehicles of residents who do not have off road parking thereby addressing the need for decarbonisation, in the context of the Climate Emergency declared by Powys County Council and Welsh Government.*

Strengthen Learning & Skills:

The Feasibility Study would involve discussions with both Third Sector Organisations such as Black Mountains College and the Local Education Authority to see what provision could be appropriate at The Old School to support their initiatives. Black Mountains College and Talgarth Woodland Group both promote environmentally sustainable skills and practices which, given the ongoing threat of climate change are in high demand.

The content of this report has been informed through public consultation with the local residents, a creative workshop with local school children and round table discussions with members from local volunteer groups and statutory organisations. Discussions have also been carried out with potential future partners within the local area that could benefit and support a long term viable re-use of the Old School and alternative options have been set out.

This work was commissioned by Talgarth & District Regeneration Group (TDRG) whose role is to explore actively possibilities and enterprises to support “the regeneration, development and economic growth of Talgarth and its surrounding communities”. Funding from this work has been provided by Arwain Small Grant Scheme, as part of Powys County Council’s (Powys CC) LEADER programme that supports the use of “local knowledge to promote a joined-up ‘Grass Roots’ community-led delivery for rural development.” The financial investment by Powys CC of this initial community consultation is in keeping with guiding principles set out in Powys County Council’s “Vision 2025: Our Corporate Improvement Plan Guiding Principles” published April 2021, to involve, communicate and engage with a broad range of interested parties as part of the process of successfully delivering Powys CC’s Well-being priorities.

1.0 Executive Summary:

The aims and objectives of this consultation study are firstly to ask the people of Talgarth if and how they would wish to see the Old School as part of their Community's future. Secondly to explore local examples of repurposed school buildings, community and private initiatives and potential future partnerships in order to inform the process of moving this potential regeneration project forward. The scope of this report has been limited due to time constraints preventing responses from some of the bodies approached for comment, but it will inform further development and subsequent stages of work, analysis, market research and consultations with the local community, businesses and third party and public sector organisations.

1.1 Public Consultations:

The Old School in Talgarth is considered part of the Town's identity and of those residents who shared their opinion 87% were supportive of a move to safeguard the building and find a future use, predominantly for the Community. The public consultation confirmed that it is considered culturally important as a shared historic experience as generations of local people attended the school as children. It is also considered a Building of Note for both its social history, and visually, in its appearance as a Victorian building type and its grouping within the Talgarth Conservation Area, alongside the Church and former School House.

The consultations with the Talgarth community revealed concerns about residents feeling isolated from society, a situation heightened by the COVID Pandemic, and their general need to come together. There was particular concern about the lack of opportunities for the younger and older members of their society, as well as the less able bodied.

The predominant desire was to retain the building as a community asset, as place for learning, to develop artistic and practical skills. Provision for more opportunities for younger people who are not engaged with sporting activities was a notable concern, as was the need to give them places to gather and take part. There was a concern that younger voices are not being heard. The creative engagement with the local school children showed a concern for the broader world, an animal shelter and place for reclaiming electrical goods, as well as having a place for fun with activity clubs, playgroups and a swimming pool.

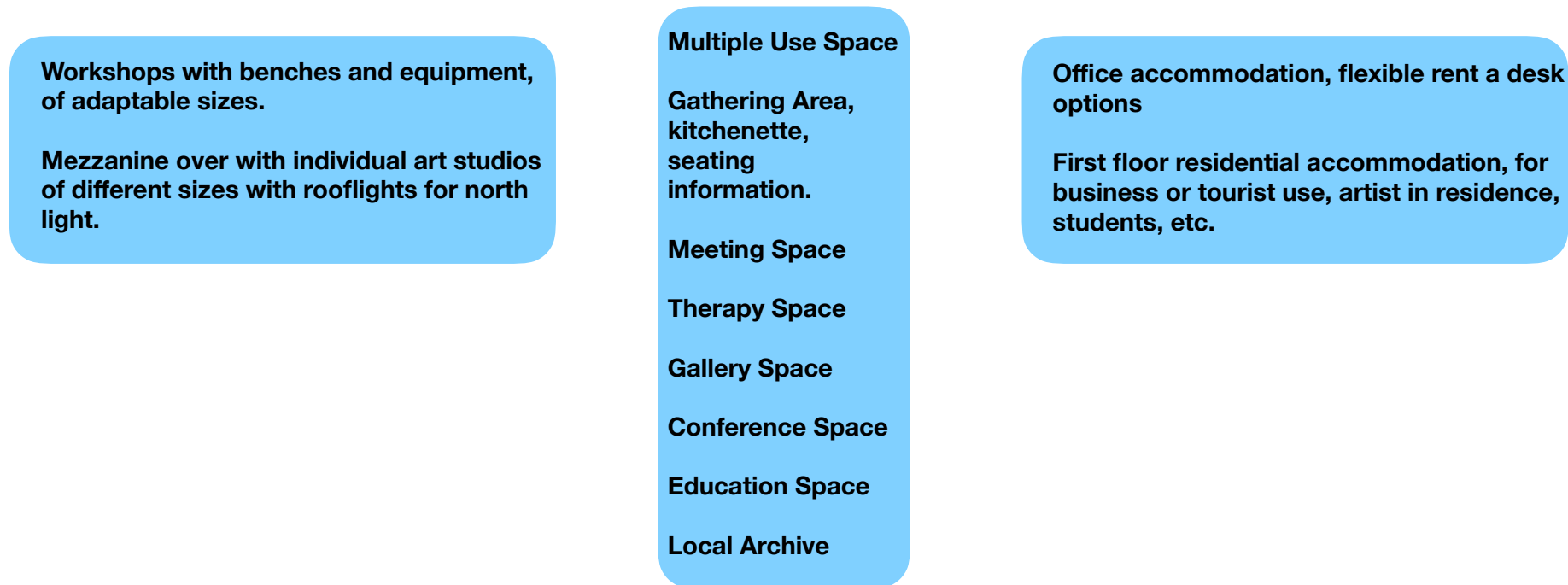
It is considered that some of the needs presented by respondents to the public consultation could be more suitably accommodated in existing buildings in Talgarth, for example a youth drama club could make good use of the stage in the Town Hall. The more holistic and effective use of Talgarth's facilities was raised at the round table discussions with the local volunteers groups and statutory organisations. Hopefully the variety of needs raised by the public consultation may be acted on by Talgarth Town Council.

The economic viability of a proposed new use was raised as a concern and the need for it to be financially self supporting, perhaps to balance community benefits with a regular monetary income. Potential partnerships that could provide revenue have been identified, these include local initiatives such as the Black Mountains College, who are looking for workshop and residential facilities to allow them a presence in a more central location of Talgarth, and Peak Cymru, who are looking for opportunities for interactive artistic engagements to support community health and well-being.

Creating a resource that would be a benefit to local businesses is a major motivation to build a secure future for Talgarth. Offering supported working/meeting spaces with IT and welfare provisions, on either a monthly or as needed basis, are evident within nearby rural communities such as Gwagle in Abergavenny or Crickhowell Resource and Information Centre (CRiC). The provision of a warm, dry place to work which has a good broadband, often not available in rural homes, with a mix of other people and professionals to collaborate and socialise with will support rural enterprises, economic growth and regeneration in rural towns.

Talgarth is a popular tourist destination which feels it needs to add to and enhance its existing attractions and tourist services to promote and financially benefit the Town. A new art's centre could draw on the wealth of artistic culture within the area, a historic archive and museum could complement other attractions such as the Talgarth Mill. A community run holiday accommodation could provide a financial revenue to support both the management of the Old School and subsidise further community projects and initiatives. The creation of a community hub would support greater accessibility to services such as the Talgarth Tourist Information Centre located in the The Square. A number of services have been successfully combined in CRiC, which provides an information base for both local residents and tourists and promoting and selling art and craft produced in the area.

Potential use models for the redevelopment of the Old School, need not be exclusive to a single use, multiple complementary, interlinked or separate uses could be accommodated, as exemplified in the diagram below.



1.2 Broader Themes and Objectives:

While the public consultation is an important part of this evaluation process there is a need to look at broader themes and objectives being taken across Wales. The importance of the creative arts in the prevention and treatment of poor mental health and in supporting well-being across all ages, abilities and status has been widely recognised. The nature of how and where we work has changed during the COVID pandemic with remote working becoming a more common place and acceptable practice. Tourism in Wales, while hit badly by the pandemic, has rebounded with the demand for UK based holidays as people rediscover its natural beauty, cultural history and find new attractions based on local food and adventurous activities. The Welsh Government “Welcome to Wales Plan” looks to encourage sustainable tourism that provide well-being benefits to local communities and the local environment.

Environmentally sustainable initiatives to support Wales’ transition to Net Zero by 2050 are an inherent part of current Welsh Government and public policy to ensure global responsibility and adaptability to climate change. Measures that could encourage and support ecological and economical sustainable living practices within Talgarth, could include the provision of community electric vehicles and charging points within the parking areas at the Old School. This would allow residents without off street car parking to have access to electric cars and could be informed by the practice model of the nearby community car sharing scheme operated in Talybont on Usk. The repurposing of the Old School would require the application of sustainable building design principles to reduce the carbon load of both the initial build and its longterm maintenance and use. A thermally efficient building that harnesses renewable energy and provides a high quality environment for its users could be both environmentally and economically sustainable.

The Old School could provide an opportunity for conversion to affordable housing, as the initial assessment of the building found it to be in surprisingly good condition. It is made up of three large elements, with sufficient internal height to accommodate the addition of further floor levels. The built form of the School makes it less readily adaptable for certain types of residential use because of the high set windows, limited external openings and thick walls, elements that are likely to make for a more complex conversion. The ease and success of this type of reuse would depend on the types of housing required. Shared accesses to smaller units/flats might be more appropriate in this case. It is worth noting that the statutory requirement for new residencies to provide off street car parking and turning would take up considerable space within the site. A Rural Housing Enabler has provided information of the local housing need within Talgarth in the report below. It is noted that there are a number of local housing sites already designated within and nearby Talgarth, and this may explain the low mention of housing as a potential reuse in the public consultation responses.

A school is a building that serves and supports its community and from the Talgarth residents’ responses to date, it is evident that they wish this community use to continue. This report gives Powys County Council, as the current owners of the building and site, an opportunity to engage with the views of the Talgarth community as an interested party. This type of involvement, that is communicating and engaging with a broad range of interested parties as part of the process of successfully delivering their well-being priorities, is set out in Powys County Council’s “Vision 2025: Our Corporate Improvement Plan Guiding Principles” (April 2021). Vision 2025 looks to give regard to long-term needs when addressing more immediate short term needs and to collaborate with other parties to realise their goals.

The Institute of Welsh Affairs Report ‘Our Land: Communities and Land Use’ Feb 2022, proposes legislative reform to support communities in their efforts to protect community assets through giving communities a statutory first right of refusal to purchase their assets at an affordable price and that a social value policy needs to be applied by Local Authorities when looking to dispose of assets.

1.3 Project Development:

This report is to be used as basis to inform the following further stages of work:

- Provide additional public consultation following publication of this “A New Future for the Old School in Talgarth?” report on the local public access forum fyi:talgarth, <https://talgarth.fyinetwork.co.uk/my> , in order to engage those who wish to contribute further or who may not have been aware of the circulated Information Sheet & Questionnaire.
- Make an outline assessment of the feasibility and practicality of converting the building to provide a new use through:
 - A. Planning Policy information gathering and liaison with local authority departments for constraints and requirements of any conversion, namely submit a Pre Planning Application with Brecon Beacons National Park Authority’s Planning, Heritage and Ecology Officers.
 - B. Physical Information Gathering:
 - Procure Building Condition survey from Structural Engineer
 - Procure Ecological Scoping Survey from Consultant Ecologist
 - Procure Underground Services Search
 - Procure Refurbishment and Demolition Asbestos Survey
 - Procure Underground Drainage Assessment
 - Additional Dimensional Survey of Building and associated Grounds
 - Consult with Sustainability Energy Installers
 - C. Clarification of Project Brief with T&DRG and other stakeholders following information gathered in Stage One and Two Assessments:
 - Concept Design options spacial layouts and arrangements
 - Procure Quantity Surveyor for initial “ball park” refurbishment and alteration cost plans

This information can then inform business models to look at different types of initiatives, with regard to operations, rentable incomes, financial overheads, market and context, marketing, partnering which can be finalised into a business plan. The Talgarth & District Regeneration Group’s liaison with Powys County Council, as owners of the building and site, will form an integral part of this project development.

1.4 Conclusion:

The Talgarth & District Regeneration Group initiated this work out of a desire to engage with their local community on the future of a notable building within their town and to support “the regeneration, development and economic growth of Talgarth and its surrounding communities”. It is clear from the public engagement that the Old School is considered a community building as it has played an active part in the lives of the residents and is viewed with affection and concern at its current physical state.

Talgarth, like many communities has experienced issues of disconnection and isolation during the pandemic and as their life returns to a “new normal” wish to have more opportunities to come together. Concerns were expressed that the current community facilities and activities do not cater for many of the residents and more inclusive opportunities are sought, especially for those with different learning or physical abilities and younger people.

The pandemic led to an increased interest in people seeking ways of learning artistic and practical skills. There has been an increase in demand for face to face learning and national studies have shown significant well-being benefits of engagement with the arts through supported learning. Local providers, such as WAA, Peak Cymru and Black Mountains College, are looking for locations to allow them opportunities to provide creative activities in the Talgarth area. The Black Mountains and Brecon Beacons has an active artist scene with many artists looking for space to work and exhibit.

Future economic uncertainty and changes in working practices mean that facilities that support remote working, along with the self employed, such as shared, flexible working spaces supported by super fast fibre optic broadband are required. These sorts of provisions can improve productivity, provide networking and collaboration as well as improving well-being through offering a social workplace atmosphere often absent when working remotely.

There is a demand for residential housing in Talgarth but it is questionable as to whether the Old School is the most appropriate site for this owing to the nature of the building’s form, which is not readily converted to a housing type and would provide limited amenity/garden space once parking has been accommodated. Holiday accommodation is shown to be the greatest income generator, though it is seasonal, and could be part of a mixed use proposal to support other community activities at the Old School, but only if it remains under the control of the total scheme and not separated out as has happened at Talgarth Mill.

The form of the organisation that takes this project forward will be important to its success. If no existing body takes the project up then is likely that something new will need to be created, perhaps a Charity or Community Interest Company who can develop their future Vision for the Old School. It has been noted that in another rural town, Ruthin, the redevelopment of the Old Courthouse into a community hub and visitor information centre was overseen by Ruthin Town Council, and the Talgarth Town Council may decide to take a leading role with the Old School.

As stated above, the Old School is considered to be a community building and Talgarth residents feel that this community role should continue. If it is sold to a developer for solely private use, without any partnership with the Community, it may realise an initial short term profit for Powys CC but the considerable longterm value of this community asset will be lost. Whereas the potential socioeconomic benefits to Talgarth and its future generations from a thoughtful and inclusive repurposing are manifold and more than purely financial.

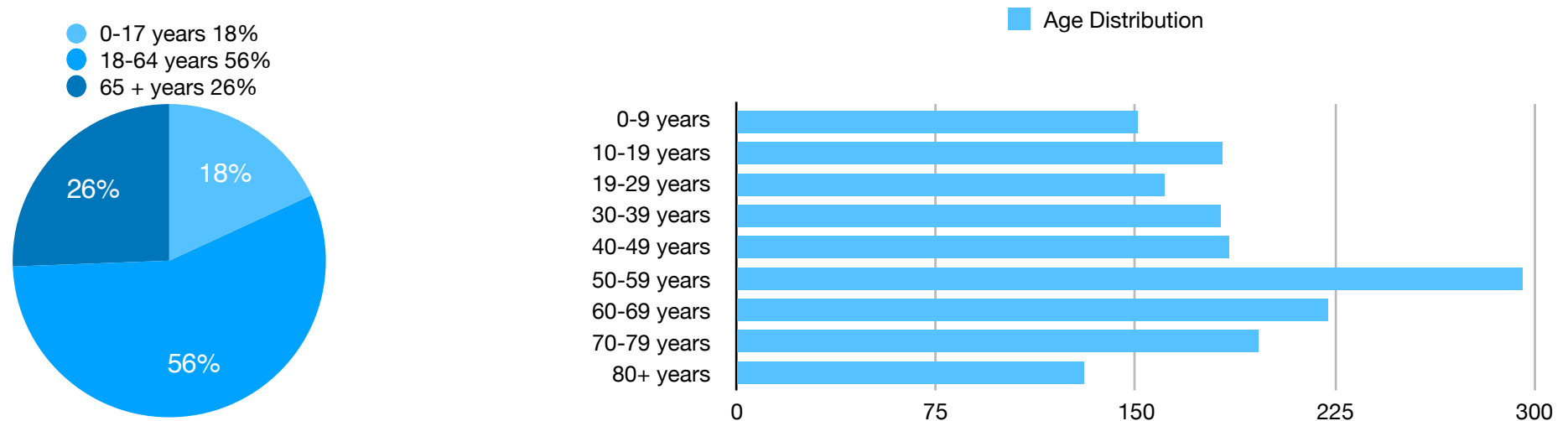
2.0 Background Information :

2.1 Demographic of Talgarth:

According to the Office for National Statistics Census of 2020 Talgarth had a population of 1727, nearly a 5% increase over two decades. Given the significant number of sites allocated in the Brecon Beacons National Park Authority Local Development Plan adopted December 2013 for residential development, including the recently demolished 1970s Primary School site adjacent to the Old School, the population of Talgarth will continue to grow.

The majority of the population is made up people aged between 18 - 64 years of age, who are considered the working age, with a notable peak of those approaching possible retirement or perhaps second later life careers.

Extracts from Talgarth Population Census 2020:



2.2 Brief History of the School:

Completed in 1875, the Victorian Old School served many generations of Talgarth, it was extended to accommodate the number of pupils attending in the first part of the 1900s, the split level playgrounds are a reminder of segregated playtime for boys and girls. The Old School's primary educational function was replaced in the mid 1970s by a new Talgarth Primary School built on adjacent land. The pupils of this new school continued to play in the grounds of the former primary school and many had attended the Nursery School and Youth Centre that were subsequently housed in the Old School. As these youth services were curtailed the Old School was closed by the Local Authority owners, Powys County Council.

A detailed report of the school's history can be found in "Brycheiniog Volume XLVI" The Brecknock Society And Museum Friends 2015



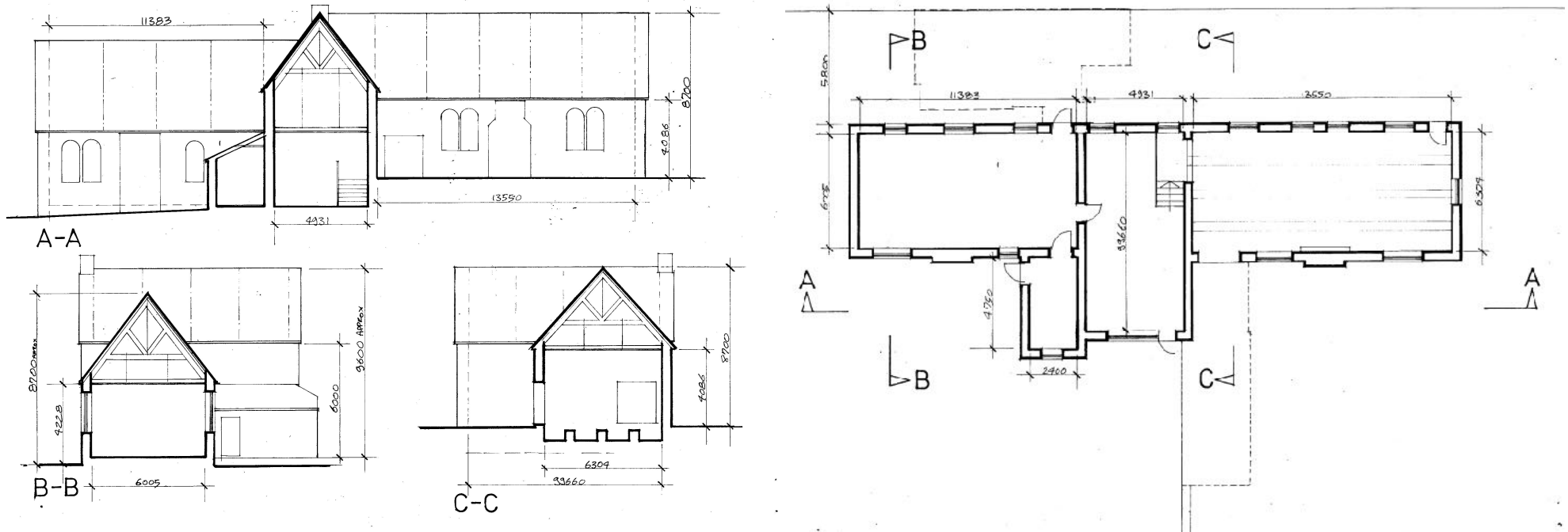
The Old School in foreground, with the former School House and St Gwendoline's Church.

2.3 The Old School Building and Grounds:

The Old School is located within the Top Town area of Talgarth, below St Gwendoline's Church and above the main central focus of The Square.

The Building is made up of three primary pitched roofed forms set perpendicularly to each other. They are built in a local vernacular with sandstone walls and slate roofs with windows set up high in the walls. This is in keeping with the Victorian school building type, designed to keep pupils from gazing outside. Internally the ceilings are high and there is significant height between these ceilings and the roof trusses afford the necessary space for additional floors to be inserted if required. There are ancillary structures set around these three main forms, generally of a later construction and in poor condition. (Please refer to Appendices 3. Initial Observations on Physical Condition of School.)

The School is surrounded by grounds on all four sides with the primary playground spaces set along its frontage. The floor levels of the School and front playgrounds are split level, owing to the rising ground across the site. The grounds are bounded by stone walls which are punctuated by two pedestrian access gates from Back Lane, that runs across the main frontage, plus a rear pedestrian access from existing grass playgrounds to the rear. The main vehicular access is from Back Lane with a second access to the rear off School Street next to the former School House.



2.4 Memorial to Rhys Hood:

The Old School houses a memorial to Rhys Hood that has been painted onto an internal wall within part of the building that was used as the Nursery School, which Rhys attended as a small child. Rhys was four and a pupil of Talgarth Primary School when he died in an accident. His parents and grandparents still live locally and have not been able to visit Rhys' memorial as the Old School has been closed to members of the public. Some members of his family were recently afforded a visit when supervised access to enter the building was allowed by Powys County Council.

Both the mother and grandmother who visited were deeply moved to see the memorial to Rhys. It was found to be in relatively good condition with only a few areas of surface deterioration.

Rhys' memorial is precious to both Rhys' family and the small communities of and around Talgarth but it is vulnerable being situated in an unused building whose future remains uncertain.



3.0 Public Consultation to establish local opinion.

3.1 Community Questionnaire:

Options to engage with the public were limited owing to the ongoing pandemic as public gatherings were discounted due to the potential risk to public health. A bilingual information leaflet containing a simple and short questionnaire, with what were considered to be unbiased and non leading questions was felt to be the most egalitarian way of enabling local residents to contribute.

Titled ‘Dyfodel newydd i’r Hen Ysgol yn Nhalgarth?’, ‘A New Future for the Old School in Talgarth?’ this leaflet was circulated to each household in Talgarth as an insert in the local free news booklet “Wye Local” towards the end of January 2022. Talgarth’s outlying villages, with the exception of Trefecca, were not included in this initial household circulation owing to limited resources and practical issues. Copies of the information and questionnaire leaflet were promoted and available at public locations within Talgarth, the Co-op central convenience store and post office, Talgarth Tourist Information Centre, Talgarth Community Library and other locations.

Respondents were encouraged to return completed questionnaires to a box set aside for this purpose within the Talgarth Co-op or email Talgarth & District Regeneration Group directly at talgarthregen@gmail.com. The responses have been tabulated and are included in the Appendices and have been summarised in Section 3.6 below to identify the nature of themes emerging from this consultation exercise.

3.2 Creative Workshop engagement with local school children:

A targeted engagement with a younger section of Talgarth’s residents was considered important as they are the future users of any resource that may be developed. It was also felt they would be less likely to complete and return a questionnaire. Local artist Pip Woolf, who has a background in socially engaged participative projects, worked with years 5 and 6 at the local primary school, Ysgol Y Mynydd Du. The aim of involving Pip was to enable participants to consider and respond to individual and collective ideas of identity and locality with regards the Old School.

Two classes, involving forty-one children, participated, visiting the Old School accompanied by their class teachers and a student teacher. They were invited to draw or write about the things that caught their attention whilst on site, remembering any engagement with the building when they attended the neighbouring, recently demolished 1970s school building.

On returning to Ysgol Y Mynydd Du the students worked in eight groups using transparencies placed over an A3 drawing of the building’s plan. They discussed ideas amongst themselves and wrote and drew on the transparencies, being encouraged to think creatively and without constraining their imaginations. At the end of the session they took the A3 plan drawing home to consult with their households for further ideas.

3.3 Round Table Discussions with members from local volunteer groups and statutory organisations:

Two sessions were held with members of the TDRG, Town Council, interested stakeholders and other active members of the Community to discuss the responses of the Community Questionnaire and Creative Workshop.

The suggestions made by the participants were welcomed and discussed. Concerns were raised about a lack of voice for young people of Talgarth and that more targeted consultation is required, also that the pedestrian access to the Old School from the centre of Talgarth may be too steep for some residents, and that any venture needs to be economically self supporting and would need to finance effective curatorship as it could not rely on volunteer efforts alone.

3.4 Content of the Information Leaflet and Questionnaire circulated within Talgarth:

The 1875 Victorian School in Talgarth is waiting for your views as local residents to help create a plan for the benefit of Talgarth's future generations. Please read on and share your views.

A campaign to save the walnut trees on the site of the 1976 Talgarth CP School shows how much Talgarth means to local people, so Talgarth & District Regeneration Group are asking the local community for ideas on how to reuse the Old School, which has played a part in many residents' lives.

Initial ideas include a Community Hub with meeting spaces and facilities for local and visiting community groups, individuals and businesses. Some of the building could be turned into community run holiday accommodation allowing an income from tourists and visitors to support our Talgarth Community.

We would love to know your ideas and thoughts so please return them to the Talgarth Co-op Ballot Box or email talgarthregen@gmail.com

Would you feel sad if the Old School was demolished ?

What do you feel that Talgarth needs and could it be accommodated at the Old School ?

How would you like to see the Old School developed ?

Get in touch: Please leave a contact number or email, or both, to make sure we can contact you back.

Name:

Email:

Phone number:

Please check out **Talgarth & District Regeneration Group** on Facebook <https://m.facebook.com/TalgarthMatters/>. and Twitter [@TalgarthMatters](https://twitter.com/TalgarthMatters)

"This project has received funding through the Welsh Government Rural Communities - Rural Development Programme 2014-2020, which is funded by the European Agricultural Fund for Rural Development and the Welsh Government."

3.5 Information Leaflet and Questionnaire circulated within Talgarth :



Dyfodel newydd i'r Hen Ysgol yn Nhalgarth ?

Mae'r Ysgol Fictoriaidd yn Nhalgarth, a agorwyd yn 1875, yn ysu i glywed eich sylwadau chi - y trigolion lleol. Bydd y sylwadau'n fodd o lunio cynllun er budd cenedlaethau'r dyfodol yn Nhalgarth. Darllenwch yn eich blaen a rhannwch eich barn.

Mae ymgyrch i achub y Coed Cnau Ffrengig ar safle'r Ysgol Gynradd Gymunedol, a sefydlwyd y 1976, yn dangos faint o feddwl sydd gan y gymuned leol o Dalgarth, ac felly mae Grŵp Adfywio Talgarth a'r Dalgylch yn gofyn i'r gymuned leol am syniadau ynglŷn â sut y gellid ail defnyddio'r Hen Ysgol - adeilad sydd wedi chwarae rhan ym mywyd cymaint o drigolion lleol.



Mae syniadau sydd wedi dod i law yn barod yn cynnwys creu man cyfarfod a chyfleusterau ar gyfer grwpiau cymunedol, unigolion a busnesau lleol a thu hwnt. Gellid troi rhan o'r adeilad yn lety gwyliau a fyddai'n cael ei redeg gan y gymuned. Byddai hyn yn golygu y gellid defnyddio'r incwm a dderbynnir gan ymwelwyr i gefnogi Cymuned Talgarth.

Hoffem glywed eich syniadau a'ch barn. A fydddech cystal â'u rhoi ym mocs pleidleisio'r Co-op neu e-bostio talgarthregen@gmail.com

A fydddech chi'n ddigalon pe byddai'r Hen Ysgol yn cael ei chwalu?

Beth, yn eich barn chi, sydd ei angen ar Dalgarth y gallai'r Hen Ysgol ei gynnig?

Sut yr hoffech weld yr Hen Ysgol yn cael ei datblygu?

Cymerwch olwg ar Grŵp Talgarth and District Regeneration Group ar Facebook <https://m.facebook.com/TalgarthMatters/> a Twitter @TalgarthMatters

A New Future for the Old School in Talgarth?



The 1875 Victorian School in Talgarth is waiting for your views as local residents to help create a plan for the benefit of Talgarth's future generations. Please read on and share your views.

A campaign to save the walnut trees on the site of the 1976 Talgarth CP School shows how much Talgarth means to local people, so Talgarth & District Regeneration Group are asking the local community for ideas on how to reuse the Old School, which has played a part in many residents' lives.



Initial ideas include a Community Hub with meeting spaces and facilities for local and visiting community groups, individuals and businesses. Some of the building could be turned into community run holiday accommodation allowing an income from tourists and visitors to support our Talgarth Community.

We would love to know your ideas and thoughts so please return them to the Talgarth Co-op Ballot Box or email talgarthregen@gmail.com

Would you feel sad if the Old School was demolished ?

What do you feel that Talgarth needs and could it be accommodated at the Old School ?

How would you like to see the Old School developed ?

Get in touch: Please leave a contact number or email, or both, to make sure we can contact you back.

Name:

Email:

Phone number:

Please check out **Talgarth & District Regeneration Group** on Facebook

<https://m.facebook.com/TalgarthMatters/> and Twitter [@TalgarthMatters](https://twitter.com/TalgarthMatters)

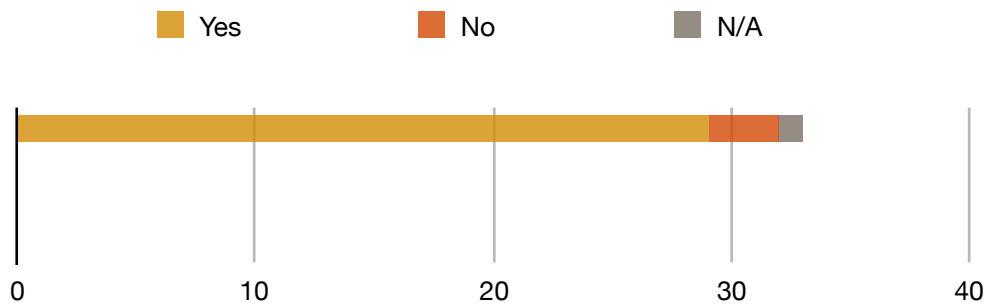
"This project has received funding through the Welsh Government Rural Communities - Rural Development Programme 2014-2020, which is funded by the European Agricultural Fund for Rural Development and the Welsh Government."

3.6 Summary of Public Responses to “A New Future for the Old School in Talgarth?”, circulated 28th - 29th January 2022

Thirty-three responses were received as a result of the circulation of the information sheet and questionnaire. This was considered by Talgarth & District Regeneration Group to be a better than anticipated response given the lack of opportunities to engage with residents face to face owing to the ongoing pandemic. The demographic of the responders has not been recorded or assessed.

A summary of emerging themes is set out below with the full responses anonymously included in the Appendices.

Question 1. Would you feel sad if the Old School was demolished?



Protectiveness of a shared heritage:

The majority of respondents state that they want the Old School to be retained and repurposed for a mix of objective and subjective reasons.

The 1875 Victorian School in Talgarth is a significant part of the town's built heritage. It is on the National Park's Local List for Talgarth as it relates to an important aspect of local social history? Sited near the school house and church in the conservation area it is very much part of the street scene. Although dilapidated it is still in relatively good condition and it should be possible to repurpose the building. It is more sustainable to reuse a building and when we are in a climate emergency it would be a disgrace to demolish the Victorian School.

Respondents who added additional comments to question one, expressed that Old School is considered a building of note within Talgarth, either because of the perceived quality of its built form as characteristically Victorian and its readily recognisable features, quality of masonry, imposing massing and high windows as a school of that era, or for a shared nostalgic memory of attending the Old School during childhood years.

A number of respondents consider the Old School to form part of Talgarth's identity and heritage for its place within the street scene and the shared historical experience of being a pupil there.

I would be very sad if the Old School was demolished. My father and his two brothers went there in the early 1900s and I attended from 1946-52.

Question 2. What do you feel that Talgarth needs and could be accommodated at the Old School?

Question 3. How would you like to see the Old School developed?

Many of the respondents answers blended into both question two and question three and so they have been considered jointly under the summary of emerging themes.

An Inclusive and Social Place:

The predominant thread in the responses is the desire for a place where the Talgarth Community can meet and come together.

The Old School could be place for all members of Talgarth of “*all sorts and ages*” and abilities, as one respondent expressed. “*It would be lovely to see that site developed into a multi purpose area where all ages could get some pleasure from using it.*”

A need for socialising was evident in the replies, whether as part of an educational, artistic, practical or playful activity.

To make a place for the younger residents of Talgarth was a notable theme in the responses. A need for a soft play environment and youth club facilities to offer support and social engagement was expressed along with concerns about the lack of current opportunities and services for the younger sections of Talgarth’s Community.

Workshops/Artist Studios:

The desire for workshops and artist studios was a major theme in the responses. To provide facilities for both local artists and for educational classes to residents in practical and creative skills.

It would be great to have a creative space in Talgarth. There are so few places for local artists to work.

One respondent commented that this sort of dedicated facility would be valuable being “*communal benefit of all age groups by the way of spaces for workshops and the like, where the materials and tools can be left in situ.*”

This workshop and artist studio theme was further expanded with suggestions of a creating an arts or crafts centre where local artists could exhibit, promote and sell their goods and events such as a repair shop could be accommodated.

Community Education, Physical and Mental Wellness:

An underlying theme of many of the respondents was that Old School should be for uses that support the community of Talgarth, such as education, basic and specialist skills, health and fitness, dance, indoor sports such as bowls, basketball, gym, yoga, gardening and supported therapeutic activities.

Sustainability:

Comments were made relating to both the financial and ecological sustainability of any proposals.

The financial income from rentable elements such as office, studio space, live/work spaces, fee charging education classes, tourism accommodation were suggested to support the long-term economic viability of any repurpose proposals for the building.

The application of ecological principles in both the retention and reuse of an existing building and the application of green energy systems was repeatedly raised by respondents as important.

“Community Electric Vehicle charging is must, many members of our community haven't access to off road charging and will hinder the transition to low carbon travel if it is not considered.

The use of renewable technologies and a high level of insulation would reduce running costs considerably but must be sympathetically applied so as not change the visual amenity of the surrounding area.”

Business and Tourism:

A small business hub, office and live work units and the need to attract employment into the area are raised by some respondents and factor as suggestions for the economic viability of any future use of the Old School. A facility like this could support the changing post pandemic nature of how and where people work.

Creating new tourist attractions such as an arts or craft centre, mini museum, as a restored Victorian school and the relocation of existing Talgarth features such as a new home for the Talgarth Tourist Information and Resource Centre and the Talgarth Archive are mentioned and that they could tie in with existing attractions.

There was a mixed response to creating additional tourist accommodation such as holiday lets, a youth hostel or bunk house, some feeling that there is enough in the Town and others feeling that it could complement and support the existing activities and attractions of the area, such hill walking and mountain biking.

Residential Accommodation:

The redevelopment of the Old School into residential accommodation did not factor highly in the responses but where evident, opinions were divided. Concerns were expressed at the cost and availability of homes for young families and single people, whereas some were emphatic that they did not want more residential accommodation but a community use for the Old School.

Nature of the Development:

Retention of the Victorian form was shown to be a priority, and any additions were to be “sensitive” and complement the character of the building.

3.7 Response from Ysgol Y Mynydd Du Year 5 & 6 Students creative engagement, The Old School, Talgarth, 14th February 2022

Pip Woolf:

The children were excited by the visit to the Old School, wanted to get inside, challenged by the boarded-up windows and full of imaginings prompted by security grills etc.

Some recounted how their mothers had used the previous community centre provided by the building which in turn prompted ideas about the need for provision for mothers and toddlers/babies, youth provision etc. Conversations about previous use informed a number of their first responses to the building, some of which they recorded in their individual notebooks. (these were taken home to be used to gather more ideas but have not been returned).

The teacher with us spoke about the materials of the building, its difference to other, newer buildings in Talgarth and that these differences added to the visual and historical interest of the town. She was particularly taken by the stonework and fenestration.

On returning to school and working in groups gradually imagination took the children to bigger ideas for example, swimming pool, recycling of electrical equipment. The children were particularly taken by their own reading of the architectural drawing of the building's plan and the opportunity to overlay their own ideas on it.

Organising a time to visit the school and work with students was difficult within the timescale and the deadline for this report. The school is very busy and could only offer one morning before the end of March. The work required a follow up session which, sadly has not been possible. The session on 14th February with the students occurred just before half term and was somewhat compromised as it can be challenging to get students to remember to bring things back into school in the lead up to a holiday break. Despite these issues several ideas were offered which may help to shape thinking about the project. These include:

Indoor and outdoor activities for all ages

Clubs

Swimming pools and spas

Electrical reclamation facility

Café

Bakery

Animal centres

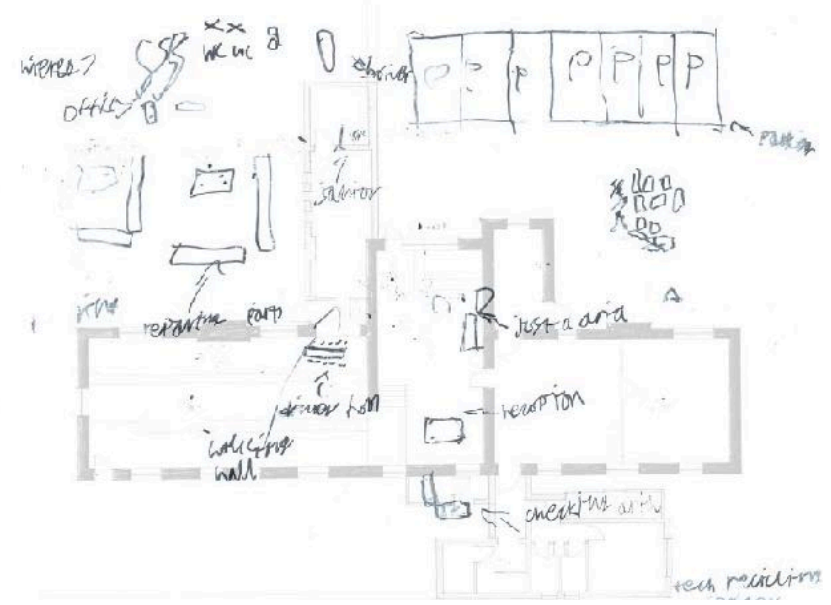
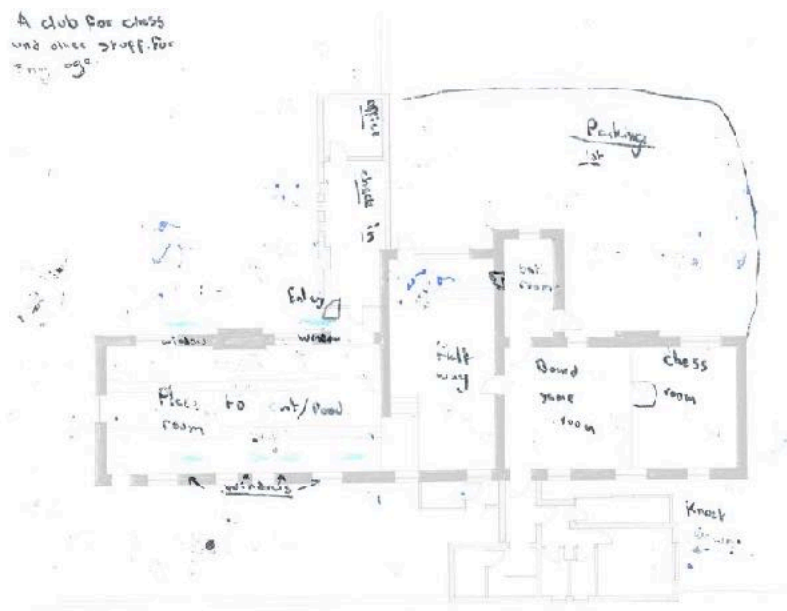
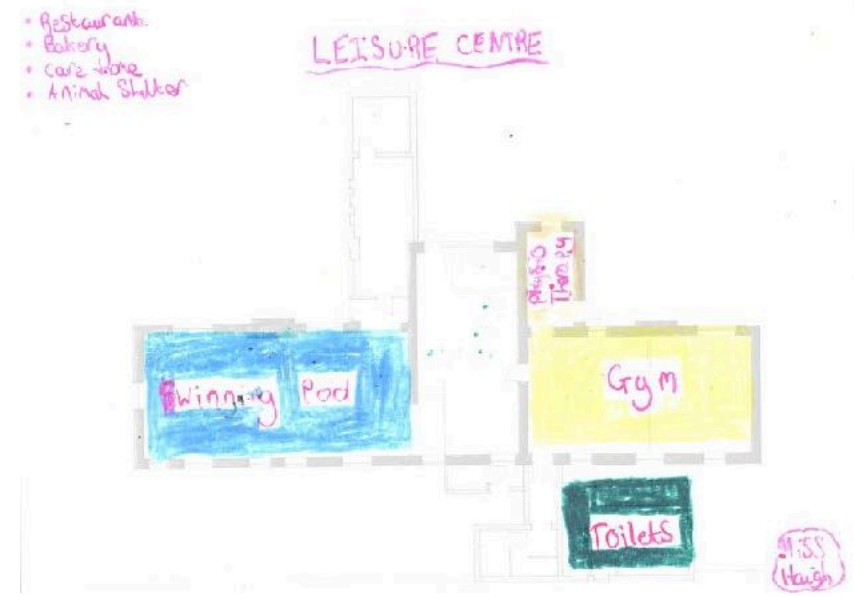
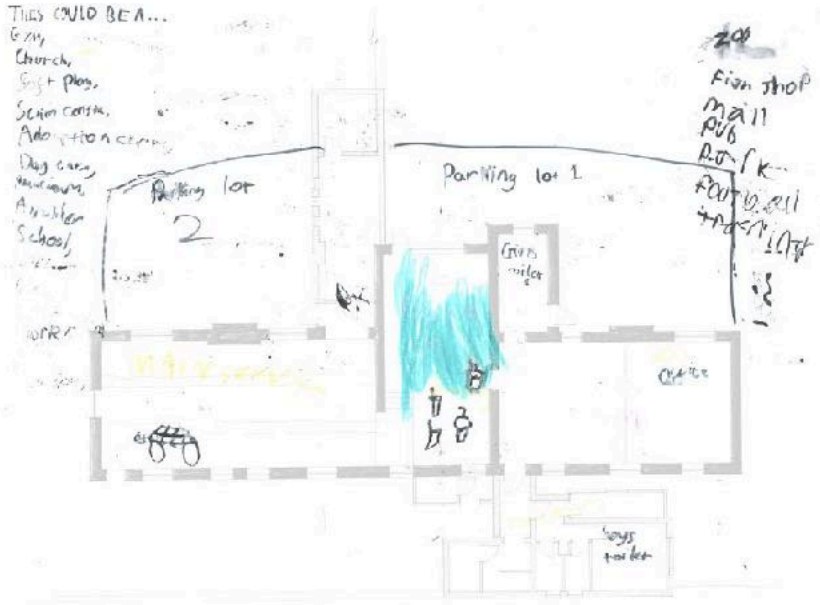
Playgroup

Parent and toddler group

Shops

*Car parking **

**On this last point similar work with young students in Aberfan highlighted the need for collective parking off street to avoid congestion and free up safer pedestrian use of roads.*



4.0 Local Examples, Practitioners and Potential Future Partnerships:

4.1 The Creative Arts and Health:

The Brecon Beacons and Black Mountains are established bases for the creative arts including writing and visual arts. This is exemplified by the Brecon Beacons National Park Authority currently seeking writers in residence in collaboration with the Hay Festival and Black Mountains College, and the Crickhowell Open Studios, which in allowing public access to artists based within the Brecon Beacons and Black Mountains, is a popular annual event. The promotion of local artists has been supported within Brecknock Museum and Art Gallery at y Gaer, Brecon and a number of local commercial galleries.

The desire for workshops and artist studios along with opportunities for educational classes were one of the most significant themes that emerged from the public consultation. Local artists and existing providers were approached for comment and potential interest.

Welsh Academy of Art (WAA), Cwmdu, Powys: Based in a former Victorian school building in Cwmdu, WAA is a provider of supported educational classes in “to study the classical methods of drawing and painting as practised by the Old Masters as well as new approaches adopted by a new generation of Masters today.” Separate studio spaces are also available, and Lee Wright from WAA confirmed that they never had any problems letting the studio spaces and demand had been consistent. He also noted that pupils attending the courses at WAA were now coming from much further afield, often a few hours’ drive away. This has benefited local accommodation providers outside of peak holiday season.

The Welsh Group / Y Grŵp Cymreig: Veronica Gibson, a member from this notable, active and established group of artists that practice within Wales confirm the need for more purposed built artistic spaces within the locality:

I am an Artist / tutor teaching adult & children's workshops in the Brecon Beacons National Park & surrounds.

There is an inexhaustible need for art workshops and especially now coming out of Covid 19. What exists already in terms of venues that can be hired to run workshops - The Muse in Brecon, Llangasty Village Hall as well as various other Village Halls are all multi functional (sic) venues.

To have an art specific venue in Talgarth would be ideal and very welcome. The advantage of having studios plus a teaching area would be of huge value. Students of all ages would be able to see the artists working process and really gain insight into the development of ideas, which would be inspirational.

In Cities there are many communal studio spaces - former factories & warehouses. This is something we just don't have in this area. To develop this in a former school is an excellent use of the building and it would continue to be a place of education for the community.

Peak Cymru: An arts organisation working within the Black Mountains and wider region, with a base in a former Victorian school building in Crickhowell, as described by itself:

Peak is an arts organisation based in the Welsh Black Mountains. We collaborate with artists, young people and communities, responding to our rural environment, landscape, culture and language.

Together we shape a creative programme focused on visual arts, digital media and creative writing that supports 'the gentle work of the future', addressing social, racial and environmental justice in the context of South Wales.

Our region encompasses the protected landscape of the Brecon Beacons National Park, the Vale of Usk and Valleys' communities. Partnerships with community organisations, environmental and heritage organisations, thinkers, activists, historians and ecologists underpin and enrich our work.

We work on Mountains, along waterways, in forests and meadows but we also have two bases: The Old School, Crickhowell comprising dedicated art studio, kitchen and offices, and Platform 2, project spaces at Abergavenny Railway Station which launched in Summer 2021.

As part of their sustainable business model they have generated an income from hires to external organisations and artists and through running a programme of classes and workshops at their recently refurbished Crickhowell venue.

Executive Director, Justine Wheatley, commented that commercial rentals to organisations and individuals supported their commitment to supporting artists, young people and the local community at a subsidised rate. Peak have limited space at their current venues. Access to larger spaces could offer future partnership opportunities with Peak Cymru to support their developing programme, for example, artist residencies, sustainably set within a community base.

Peak Cymru is currently undertaking a period of research and development reflecting on how to target and connect to groups who do not have access to creative resources, to respond to a need for community spaces and provide a place, especially for children and young people, where people connect in a creative way. They have an existing portfolio of arts & health work, offering access and opportunities to support positive mental health of individuals and communities, and this is an area targeted for growth and development by Arts Council of Wales, Welsh Government, NHS Confederation and the Wales Arts Health & Well-being Network.

The Wales Arts Health & Well-being Network: supports and promotes projects that improve health and well-being for individuals and communities in Wales. Involvement in artistic practices has been shown to improve the well-being of participants whether they have mental or physical problems and can be used in a supportive and preventative way. Assessment of Age Cymru's initiative cARTrefu, which provided artist in resident placements within residential care homes, have shown significant improvement in well-being of those who participated. This sort of project would be readily adapted to be run in a community setting to offer stimulation and socialisation to isolated residents. A recent project that took place ITOY (I'm thinking of you...) funded by Art's Council Wales, focused on young people and families who were struggling with issues of isolation, emotional and economic stress and anxiety as a result COVID-19. The restrictions required this project to use social media as a way of connecting and interacting with people and sharing the art produced. It was considered a lifeline to many during a difficult time and shows how important art is as a way of coping with difficulties, finding personal expression and providing positive connection with others.

Room 13 Charity: is an International Network that developed out of school children's desire to continue working alongside an artist as part of an artist in residency in the Scottish Highlands. The aims of Room 13 include offering alternative skills, paths and ways of thinking to young people who may feel undervalued within the mainstream education system and to provide a supportive space for those who are experiencing difficult circumstances. When faced with the practical reality that he would stay if he was paid, they set about to find ways do that. All Room 13 participants develop the skills and attitudes that underpin innovation. Learning, in the context of a Room 13, develops self-awareness and ambition among all members, along with a sophisticated understanding of risk and collaboration skills.

4.2 Environmentally sustainable skills and practices:

Within the Brecon Beacons and Black Mountains there are a number of enterprises promoting opportunities for individuals and communities to adopt more ecologically and economically sustainable living practices, such as The Green Valley (Wales) Community Interest Company. Talgarth has several organisations that support these initiatives, sometimes through collaboration, and by teaching environmental, economic and social awareness alongside new and traditional practical skills.

Black Mountains College: A local Third Sector Sustainable Education Organisation based just above Talgarth offers a mix of learning platforms in both Higher and Further Education, much of which is taught in the field. Chief Executive, Ben Rawlence, has indicated that they are looking for ways to have a stronger presence within Talgarth for both teaching workshops and residential accommodation for students and would be interested if the Old School was able to provide that.

Talgarth Community Woodland Group: A local volunteer group, comments below by Chairman Jed Needs

We are a vibrant local group of volunteers, who manage two areas of woodland in the Talgarth area.

Our ethos is sustainable woodland management, whilst providing a locally sourced supply of wood fuel and promoting woodland craft skills. The opportunity to support the proposed development of the former school, either with wood fuel or greenwood craft skills fits in with the aims and objectives of the group.

There are dedicated individuals within the Talgarth Community who would also develop classes and workshops if the opportunity of a suitable facility were made available to them. Having the proposed redevelopment of the 'Old School' within the centre of Talgarth would support existing and new enterprises to flourish and develop into resilient organisations and groups. Talgarth Community Woodland Group wholeheartedly supports the redevelopment proposals.

Grow for Talgarth: Is a visible and active community volunteer organisation within Talgarth and could engage in future collaboration with the Old School which has the potential for development a new community garden. Such a garden could be used to both raise awareness of environmentally sustainable and ecological practices whilst offering the physical and emotional benefits of gardening and being in the fresh air.

Grow for Talgarth, organise seed swaps, create new garden spaces with wildlife habitats, edible plants, pollinator and insect friendly planting scheme, along with maintaining planted containers and borders and other areas of vegetation in the public realm. Their and Talgarth residents' efforts have been rewarded with Talgarth's place as a Welsh representative in the UK finals of Britain in Bloom 2022. This success supports Grow for Talgarth's aim of ensuring a 'strong sense of community and pride'.

4.3 Business and Economic Regeneration:

The number of people who now work at home either as self-employed or employees working away from the office for all or part of the week has significantly increased. As such there is an increase in demand for shared, flexible working spaces supported by super-fast fibre optic broadband which more remote rural areas do not readily have access to. Broadband provider Openreach has identified Talgarth as one of the locations due to be upgrade to full fibre broadband within Powys. Cooperative companies such a Indycube provide access to coworking spaces and meeting room

facilities to the self-employed. Further initiatives are being developed as they tie in with Welsh Government's ambition to increase remote working and create a more environmentally sustainable future, by reducing traffic congestion and carbon emissions through providing more local and adaptable options for the workforce that fit in with personal and family life and which also improve communities well-being.

Gwagle: Based in Abergavenny, Gwagle is relocating to larger premises within the Town. Founder Owen Davies wanted to contribute the economic regeneration of Abergavenny by creating a place where individual professionals could work in collaboration. His consulting business is based at Gwagle where it oversees the management of the shared workspaces. He found having an "anchor user" is the most cost-effective way of managing the enterprise. The space currently has ten desks with twenty-five users, some members have rented a desk solely for their own use while others share. People have remarked that the days they work at Gwagle are more focused and productive than when working from home, and they enjoy the social interaction. Owen remarked that running a cooperative working space does not realise the largest income for the space, but that there are broader socioeconomic benefits to the Town and also for Gwagle's members. Gwagle serves areas outside of Abergavenny, two of its members travel in from Llangorse, and some regulars book in workspace time as part of an extended holiday in the area.

4.4 Educational Classes, Further Education and Training:

There are currently no Local Authority Adult Education Classes taking place in Talgarth. Previously these were provided by Powys County Council but have been phased out. There are other local providers who could be approached to provide classes to suit local interest.

NPTC Group of Colleges: Further education services are provided on behalf of Powys County Council by NPTC Group of Colleges (formerly Neath Port Talbot College and Coleg Powys). They have a series of educational facilities, the nearest being Brecon Beacons College in Brecon and The CWTCH (College within the Community Hub) set in a prominent location within the centre of Brecon. The CWTCH was developed to promote engagement with the local community and to encourage further learning by local residents by making it more readily accessible and inclusive. This is further supported by allowing local community groups and clubs to use the building.

The University of the Third Age (U3A): A cooperative society for people, generally retired, but there is no minimum age limit, provide opportunities to take part for educational, social and creative interests. They are active within the area, currently hold classes at Theatr Brycheiniog in Brecon and The Clarence Hall in Crickhowell.

4.5 Community Interest Companies and Community Trusts:

Local examples of Community Interest Companies are Talgarth Mill and The Corn Exchange Crickhowell, which both came out of the desire to shape the future of their communities. Talgarth Mill to prevent the decline of a building of note within the heart of Talgarth and The Corn Exchange to control the development of the centre of Crickhowell. The regeneration of Talgarth Mill was funded through the National Lottery while The Corn Exchange invited local residents to become shareholder investors and active in the ownership of their Town. The recent published accounts of both companies show the financial effect and initial recovery from the COVID 19 restrictions to trade.

Abergavenny Community Trust was created to repurpose Park Street Primary School, following its closure by Monmouthshire County Council, to make a place that responded to the needs of local people. The Abergavenny Community Centre offers health and well-being activities to bring people together such as community meals, exercise, education, practical and arts educational activities gardening, play groups etc. It has been

predominantly funded through grants but is now exploring other opportunities such as renting space to local therapeutic health providers to provide a regular income.

4.6 Affordable Housing:

The Office for National Statistics recorded an increase in residential property values of 8.2% between October 2020 - October 2021, as more people look to invest in property, relocate from more urban areas and to buy their first home. Rural Wales has historically suffered from a shortage of affordable housing, the average house price in Powys is now £215,527, or housing located where it is needed, especially in attractive locations where a significant proportion of dwellings are used as holiday lets or second homes.

David James, Rural Housing Enabler, Monmouthshire Housing advised that 40 applicants for affordable housing have chosen Talgarth as their first choice area and of those 25 have a local connection and of the 236 applicants who have chosen Talgarth as “Other” area, only 13 have a local connection.

It is noted that there is scheme for affordable housing proposed for the site of the recently demolished 1970s Talgarth Primary School that is adjacent to the Old School. This has been delayed owing to the restrictions on new housing owing to the Natural Resources Wales stricter targets to limit phosphate levels in Special Areas of Conservation (SACs), in this case the River Usk. It is also noted that the Brecon Beacons National Park Authority Local Development Plan shows other parcels of land, some with extant planning consent, allocated for housing development within Talgarth. There is also an ongoing uncertainty of the futures of the nearby former Mid Wales Hospital Site and Bronllys Hospital, where housing may form part of any redevelopment proposals.

4.7 Private Residential Housing Trends:

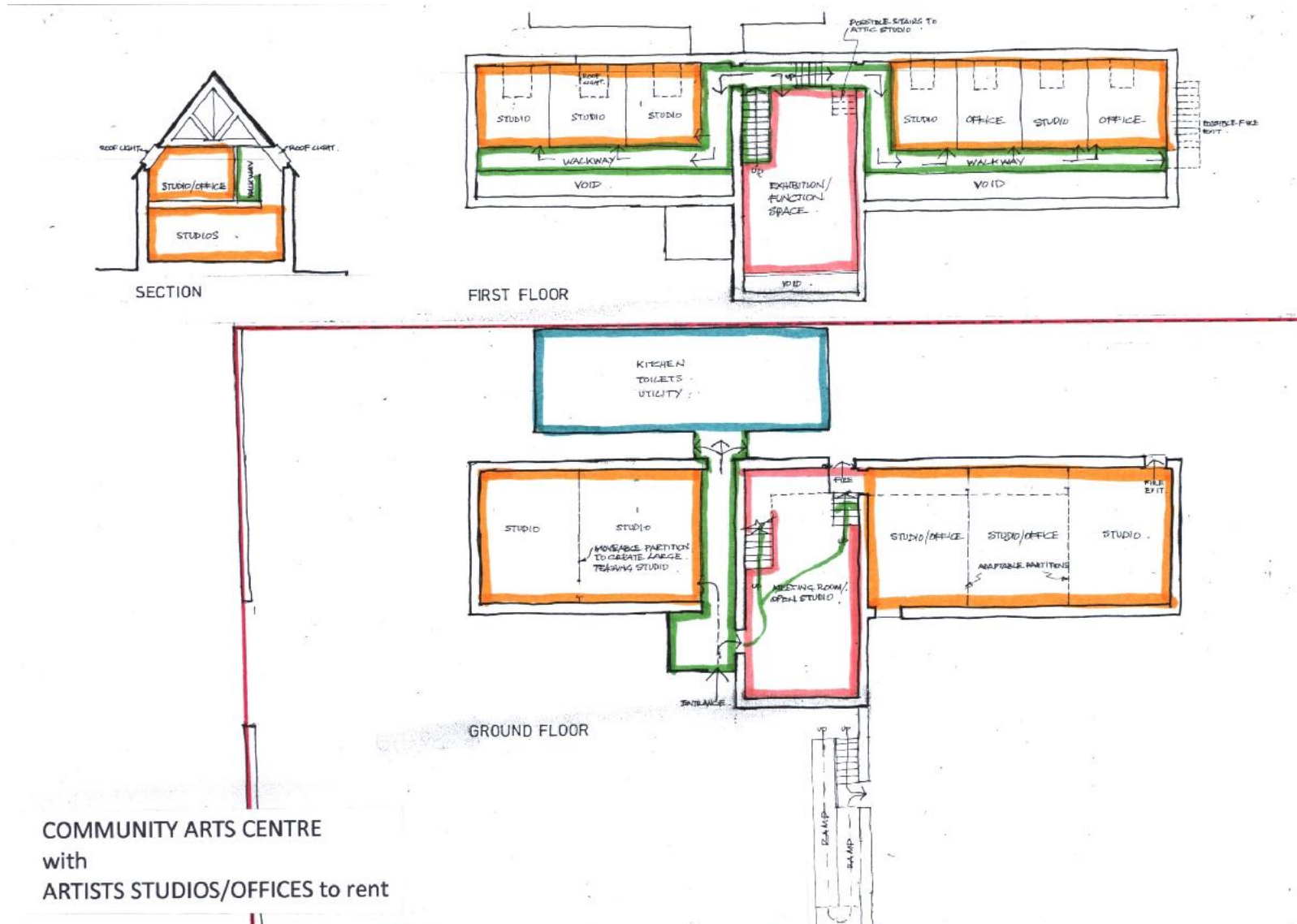
The Royal Institute of Chartered Surveyors (RICS) UK Residential Market Survey: February 2022 shows that house prices in Wales rose more than any other UK region and that new buyer enquiries increased by 18% on the previous three months, (less than many other areas in the UK) and that new vendor instructions have dropped an average of 18% over the last three months. David James FRICS, Brecon, James Dean, noted that there was “Still plenty of demand and some properties selling for more than the asking price.”

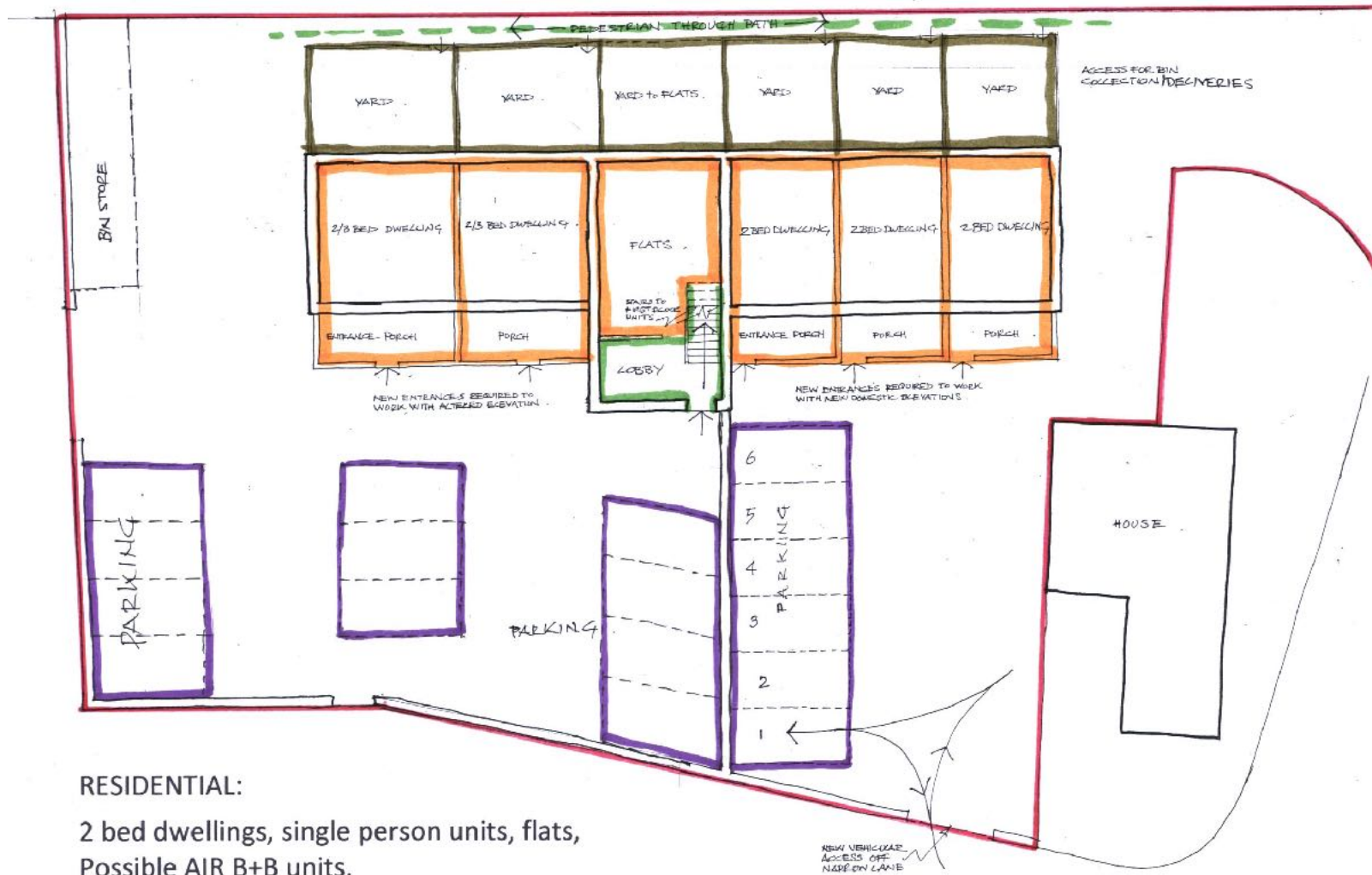
The RICS UK Lettings Market Charts show rising tenant demand in Wales of 84% over the first quarter of 2022 and rents have significantly increased in response. This increase is mainly focused in the cities, demand in Cardiff is very high, and it is likely to also be a trend in Rural Wales owing to a shortage of rental accommodation. The cost of the average property rent in Brecon is £513 pcm, a one bedroom property £495 pcm and two bedroom £695 pcm. Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, commented that, “In view of the impending Rentsmart Wales legislation introducing tighter measures for Landlords, many are stepping out of the letting market.”

4.8 Holiday Lets:

Advertised holiday lettings for properties in Talgarth show price seasonal fluctuation of £350 -£750/ week for two bed accommodation and £500 - £950/ week for four bed accommodation. Many cottages and lodges are already fully booked for the Summer 2022 season, there is more availability for apartments and studios.

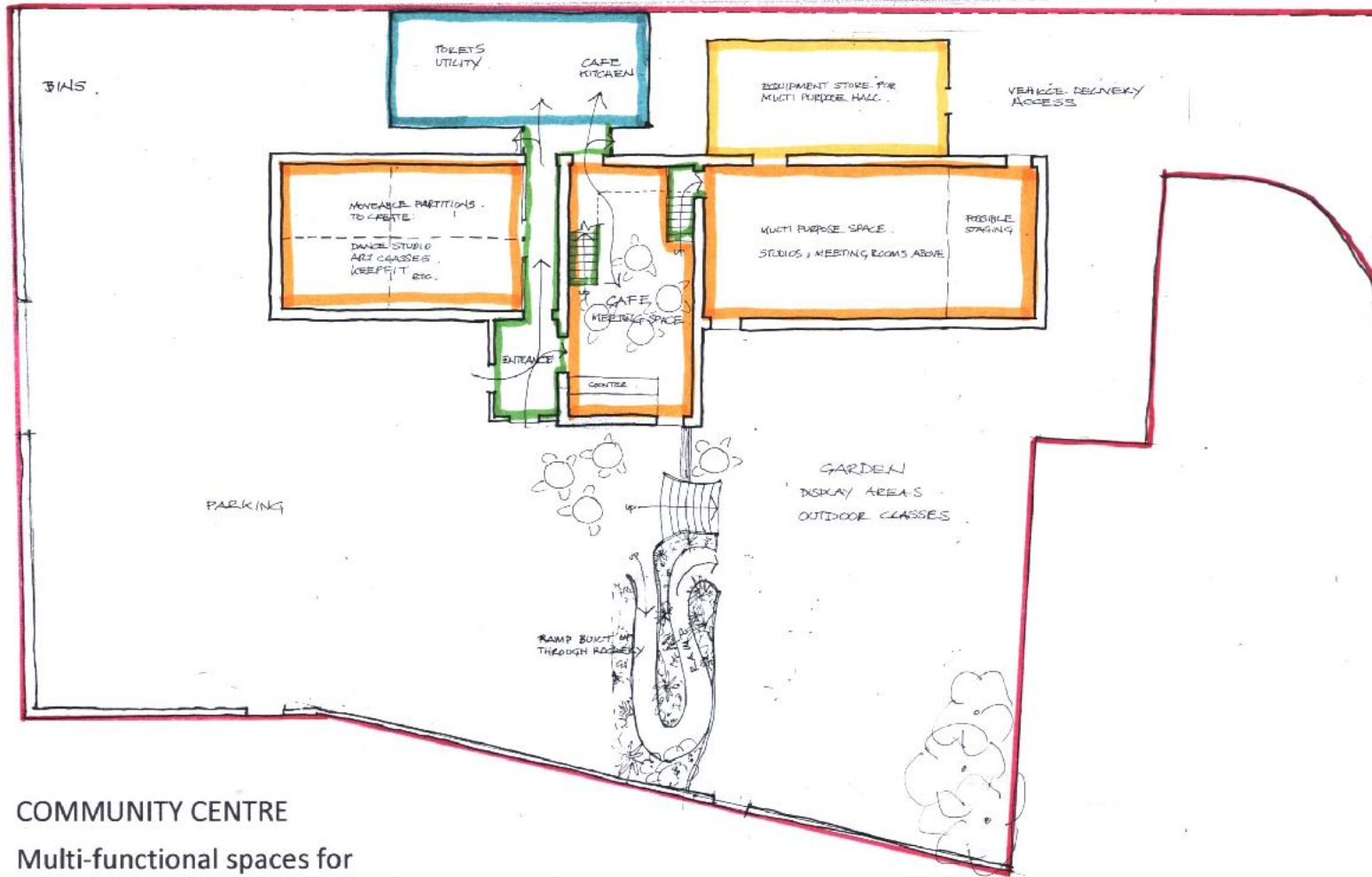
5.0 Concept Sketch layouts:





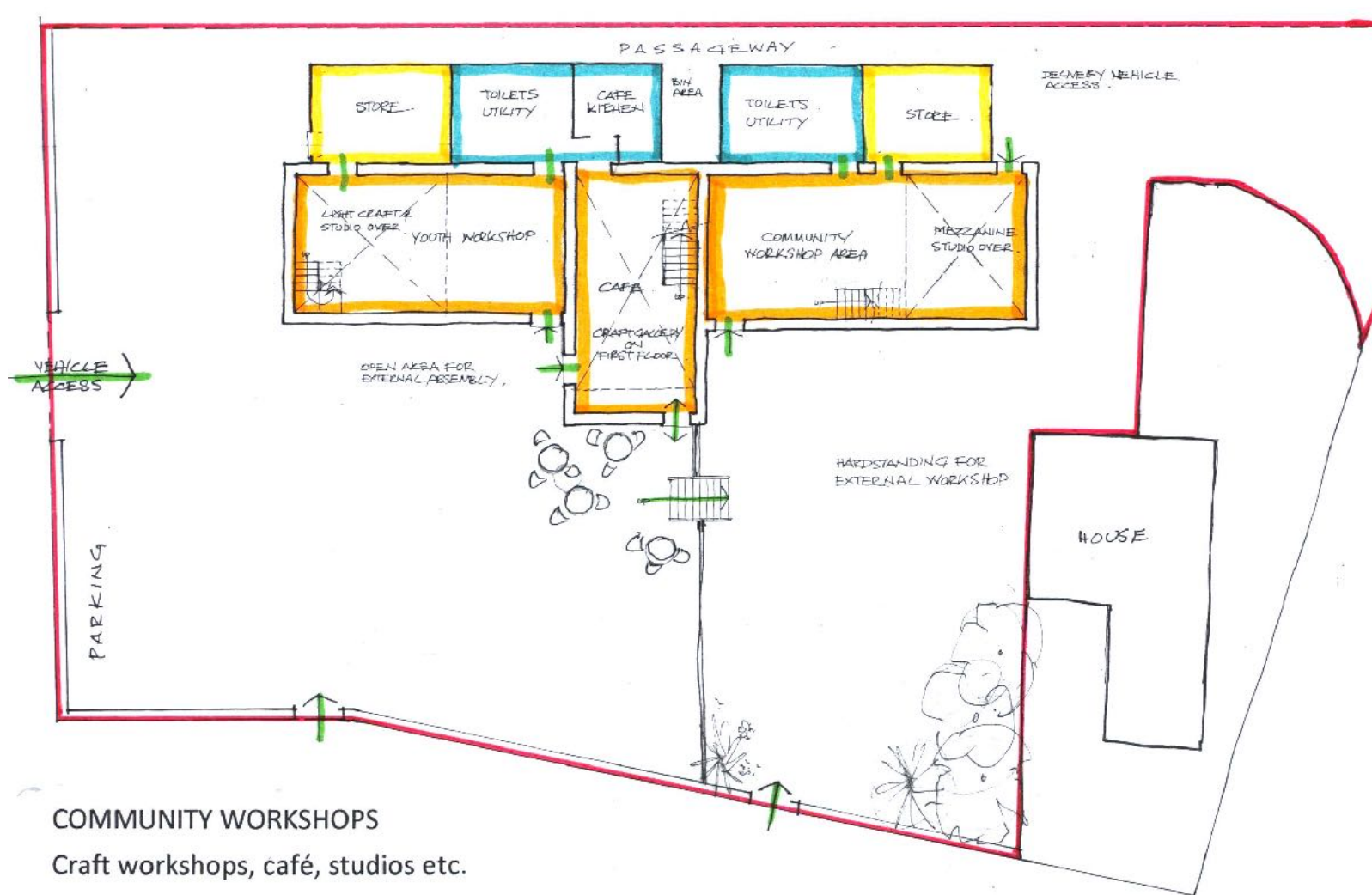
RESIDENTIAL:

2 bed dwellings, single person units, flats,
Possible AIR B+B units.



COMMUNITY CENTRE

Multi-functional spaces for dance, classes, meetings, café, studios, craft workshops etc.



COMMUNITY WORKSHOPS
 Craft workshops, café, studios etc.

6.0 Conclusion:

As discussed in the Executive Summary the Talgarth & District Regeneration Group (TDRG) initiated this work out of a desire to engage with their local community on the future of a notable building within their town and to support “the regeneration, development and economic growth of Talgarth and it’s surrounding communities”. This engagement will need to continue to seek out those who did not provide responses to the initial circulated questionnaire and to liaise with groups highlighted in the initial responses in a targeted manner.

An outline assessment of the feasibility and practicality of converting the building to uses that reflect the themes raised by the public consultation and potential future partnerships will require development. A pre planning application to the Brecon Beacons National Park Authority will provide the opportunity to identify any policy constraints and requirements of any conversion. A series of building surveys will be required in order to assess the physical condition of the building. This list is not exhaustive and further assessments may be required at a later stage, or as costs allow:

- Building Condition Survey from Structural Engineer
- Ecological Scoping Survey from Consultant Ecologist
- Underground Services Search
- Refurbishment and Demolition Asbestos Survey
- Underground Drainage Assessment
- Dimensional Survey of Building and associated grounds
- Consultation with Sustainability Energy Installers

The Project Brief will require evaluation and clarification with TDRG and other stakeholders in response to the results of the planning policy and physical information gathering and assessment. The concept sketch layouts showing spatial layouts and arrangements reflecting the themes raised by the public consultation and potential future partnerships will be adjusted in response to the Project Brief. Once the concept sketches are signed off by TDRG and other stakeholders they shall be submitted to a Quantity Surveyor for an initial “ball park” cost plan.

A Business Plan will need to be developed to setting out the uses and objectives of the proposals, identify responsibilities for the operation and management of the new venture, initial capital costs and projected maintenance and other future expenditure, capital and revenue funding forecasts, the proposed management and timescales of the refurbishment/new build elements and identification, assessment and management of potential risks. This plan will set out the economical viability of the project and inform the nature of the final proposal presented to capital grants providers and the current owners of the Old School.

The initial response from the local community and potential future partnerships has been both informative and positive. There is much work to be done to create an informed and viable redevelopment of the Old School and the appropriate resources need to be put in place. Developing this project, negotiating with the owners and obtaining capital funding will require a team of people who have time, energy, skills and stamina. A project steering committee is being created to compliment and support the TDRG in this initiative. The final shape of the organisation that would realise and operate any new community inclusive venture at the Old School is still to be identified and this needs to be addressed and developed as part of this next stage of work.

7.0 Appendices Content:

7.1. Public Responses to Questionnaire ‘A New Future for the Old School in Talgarth,’ circulated 28th - 29th January 2022.

7.2. Talgarth’s Existing Facilities for Community Use.

7.3. Initial Observations on Physical Condition of School: (More in depth further investigations and assessments are required.)

7.1 Public Responses to Questionnaire ‘A New Future for the Old School in Talgarth,’ circulated 28th - 29th January 2022

Question One: Would you feel sad if the Old School was demolished?	Question Two: What do you feel that Talgarth needs and could be accommodated at the Old School?	Question 3: How would you like to see the Old School developed?
<p>YES! and extremely angry too-</p>	<p>1. Small Cinema 2. Art Gallery for local artists 3. Dance Studio (Young + Older) 4. Artist/Crafts Studios / workshops for local creatives to work or sell their work.</p>	<p>As above. The Victorian Building is attractive and reusable for my suggestions. It should be carefully modified to suit - I'll draw you a plan if you wish - free of charge.</p> <p>*Anyone who wants to demolish the building should be sacked.</p>
<p>Yes</p>	<p>Mini Arts Centre with spaces for local artists/ craftsmen & women to work and deliver classes and exhibitions.</p>	<p>Keep original build with contemporary additions done sensitively - re-landscape some of the former playground as a garden for education and local benefit.</p>
<p>YES</p>	<p>Community venue for classes of all ages and variety of interests.</p>	<p>Not demolished and using existing building sympathetically - additions would be sensitive to the original style of the building.</p>
<p>Yes, it is part of our heritage, my children went there for Toddler group and Mrs Martin's Playschool.</p>	<p>Not sure if the school is the best place or even if it is needed - anyone else suggested a community fridge/ or a repair café?</p>	<p>How about a bunkhouse style type of hostel. I'm sure there's room for another one with all the visitors that we now attract - ideal base for cyclists and walkers wishing to explore the area.</p>
<p>Yes</p>	<p>Somewhere for a community 'hub' - to come together - or a place of interest - mini museum or arts centre.</p>	<p>Keep original building with any additions designed to blend with this well - I'm all for new build to blend with original as long as done well -</p>

7.1 Public Responses to Questionnaire ‘A New Future for the Old School in Talgarth,’ circulated 28th - 29th January 2022

Question One: Would you feel sad if the Old School was demolished?	Question Two: What do you feel that Talgarth needs and could be accommodated at the Old School?	Question 3: How would you like to see the Old School developed?
<p>No - but it should be used / or something to benefit the town and those who live, or wish to live here.</p>	<p>With the current price of housing in the area, especially for young families it would be a useful way to address this issue, it could be converted into possible three units.</p>	<p>As starter homes for families with young children, this would continue the link with children and their early years and give them a stable start in life, and the old school did, their (sic) is certainly a need for homes for young families, what better place to have them?</p>
<p>YES</p>	<p>Talgarth needs a safe meeting place for groups of all sorts and ages. women, children and people with disabilities are not catered for at all.</p>	<p>The potential is enormous. For me, I would like to see a gym, space for yoga /keep fit classes and indoor sports such as short mat bowls.</p>
<p>Yes very. It should be a listed building. to knock it down would be eroding history.</p>	<p>A community centre for the 11-16 yrs old age group. the youngsters of Talgarth desperately need somewhere to socialize (sic)... a space geared towards a ‘teenage’ environment - pool tables, basket ball, tuck shop, planned days out, career events, guest speakers for various professions.</p>	<p>A space to reflect engagement & activities for the youth. - basket ball clubs - after school clubs</p>
<p>SAD AND DISGUSTED!</p>	<p>We have enough community spaces and accommodation.</p>	<p>WORKSKOPS AND STUDIOS</p>
<p>No. If renovated- should be <u>work</u> or <u>homes</u> not B+B.</p>	<p>Craft Centre with work shops etc.</p>	<p>Turn into tourist/visitors ‘must see’ i.e..like living workshop etc. (Mill backup) somewhere else to see and do. NOT ACCOMMODATION part of Mill already turned into self catering air b+b. (sic)</p>
<p>N/A</p>	<p>Housing for affordable prices for local families.</p>	<ul style="list-style-type: none"> • Into affordable home for local people to keep families local and not priced out of the area. • The houses being eco-friendly.

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Most definitely.	Tourist accommodation, youth hostel, library, would be more central conference centre.	Exterior fabric retained Interior remodelled to suit purpose.
Yes- very sad	Youth Club	Craft Workshops Micro Brewery/ Workshops College of the Black Mountains Y.H.A. There is a good car park so the building must be useful.
Yes <u>very</u>	Yes	Day Centre for Youngsters (Billiard or Snooker Room) For the Elderly
YES / The Old School is part of “old” TALGARTH.	Centre for Arts/Crafts/Workshops Restored as it was when it was a working school and used as a tourist attraction of “Times Past”.	Restored & used for the Community No housing, we do not have the infrastructure for more housing & turning Talgarth into a “Dorm” Town. NB. Please turn your attention to the hospital as well.
No, it’s been disused for so long it proves that it has no modern day use.	Small offices for lease and day-by-day rental .	By a private developer in full consultation with the community. Talgarth needs to attract jobs.
VERY SAD	STUDIOS AND WORKSHOPS	See above It would be great to have a creative space in Talgarth. There are so few places for local artists to work.

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Yes. Victorian Architecture likely to be valued more - by future generations.	The building could have been integrated into the site plan of the new housing development. Still viable to convert the building into dwellings. Management of a community hub can be problematic - likewise financing it? Parking -Access?	Retain exterior where possible - re-model and modernise interior to create dwellings for single people.
Absolutely	A nursery school. Properly run this would be very profitable. A soft play area for small children.	Developed to accommodate the two suggestions above. Plenty of space for parking. Should mean more visitors to Talgarth.
Yes	<ol style="list-style-type: none"> 1. ECO- awareness centre with garden area + wellness / well being centre - 2. Indoor sports such as badminton, netball, baseball, table tennis. Youth venue options. 	Sympathetic adaptation of existing building with eco/green energy systems demonstrated Area around building re-designed & made more attractive planting, landscaping.
Yes	Community Centre (the one in Woodlands Avenue has been closed for a long time)	For the use of the community (Not Housing)
Of course I would , many childhood memories in the old school.	Workshop for all ages, to teach basic skills in every day life.	As a Victorian school workshop
I would be devastated.	Meeting Place and Education Centre	Carpenters (sic) work shop for the benefits of the community

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<p>Yes</p>	<p>A therapeutic centre for activity based interventions - prescribed by GP - Health referrals - this being increasingly offered and urgently need. (sic)</p>	<p>Sympathetically respecting the original victorian structure and any new extension/additions well thought out. Contemporary with a nod to the victorian heritage.</p>
<p>Yes it's such a well built building and part of Talgarth.</p>	<p>Anything that benefits the community would be better than destroying a part of Talgarth.</p>	<p><u>NOT AS HOUSES</u> Should be left as it is.</p>
<p>Yes but i would rather be sad than badly used</p>	<p>Talgarth probably has all that it needs. but some of these may wish to make the move to the old school as they are in temporary accommodation eg. The Tourist Office, the Museum etc.</p>	<p>There has been a suggestion that the top playground could house a Victorian Greenhouse. With all the green activity I'm sure that could be a winner. A good opportunity for residents to learn about hanging baskets etc. Above all even if you get grants top help there will be a great need for ongoing finance. workshops and may be accommodation for rent You will need to make money. il cannot see a finance (that (?) county council coughing up for activities. (Additional information available on questionnaire but not thought relevant to questions asked,)</p>

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<p>Yes, it is too good a building lose. Let it be saved, refurbished — <u>not demolition</u>. The building gives a sense of belonging and local identity to Talgarth.</p>	<p>There’s plenty of (holiday) accommodation already, tourists would not want disturbance from noise in the adjacent building!!</p>	<p>Put to use for the communal benefit of all age groups by the way of spaces for workshops and the like, where the materials and tools can be left in situ. (Whereas the Church Hall* is best suited for social functions, after which the room is cleaned/cleared ready for the next booking).</p> <p>*and other venues in Town.</p>

7.1 Record of Public Responses to A New Future for the Old School in Talgarth, circulated 28th - 29th January 2022 as emailed directly to Talgarth & District Regeneration Group:

Email 1

Thank you for canvassing the community for ideas for the above development and i have a couple of suggestions to include in your discussions:

Facilities for the mid to late teens, researching what would make them feel more involved in the community maybe places where they could meet etc and in terms of design, i would hope for something edgy with lots of graffiti!

The land being returned to nature with a copse of trees, each tree being chosen by the residents of the community -(and a real choice and not as part of some ghastly municipal planting) providing a living legacy and a real sense of pride for Talgarth

Whatever the community decides, landscaping is very important (again please not a municipal planting but something which reflects where Talgarth is) and that the developers are kept to plans - all too often the developer thinks that they can destroy (especially the lovely walnut trees), submit new plans after the work has started and are contrary to the needs of the community and worse of all just ignore refusal of planning applications.

*(A personal bug bear: good creative design with in-built sustainability is **very very** important - there are many excellent examples around the world! and in the local area)*

Email 2

Dear All

Thank you all so much for having the tenacity to set this survey up and raise funds to have a feasibility study commissioned.

In answer to your questions:

Yes, I would feel very sad and angry in PCC proposed to demolish the old school. The building is set in the conservation area and although not listed, is still of merit to the visual amenity of the area.

Talgarth has several entities that can accommodate groups and meetings large or small.

Church Hall

Town Hall

Football club

Rugby club

I have always maintained that a small business hub, together with some kind of workshop / classroom facility would suit the site. The opportunity to hold day / evening classes would be in keeping with the building purpose. Pottery and Greenwood working would fit well into the proposal.

Email 2 continued

The concept of an air b&b within in the proposed refurbishment is an excellent idea, bringing a steady income for the community project. The possibility of winter student accommodation (BMC) combined with summer tourism trade may also be considered.

Community Electric Vehicle charging is must, many members of our community haven't access to off road charging and will hinder the transition to low carbon travel if it is not considered.

The use of renewable technologies and a high level of insulation would reduce running costs considerably, but must be sympathetically applied so as not change the visual amenity of the surrounding area.

If offer my whole hearted support for this initiative and if I can assist further, please let me know.

Email 3

The 1875 Victorian School in Talgarth is a significant part of the town's built heritage. It is on the National Park's Local List for Talgarth as it relates to an important aspect of local social history? Sited near the school house and church in the conservation area it is very much part of the street scene. Although dilapidated it is still in relatively good condition and it should be possible to repurpose the building. It is more sustainable to reuse a building and when we are in a climate emergency it would be a disgrace to demolish the Victorian School.

Who would own the building and who would be responsible for upkeep? Is Powys County Council prepared to fund development?

Talgarth already has the Town Hall, the Church Hall, Library and School, which I believe provide options for meetings, apart from the Rugby Club and Football Pavilion so why is a Community Hub needed? I would suggest conversion to live/work spaces with a communal area where workshops could be held would be more beneficial. Hopefully the occupants would contribute well to life in Talgarth by enriching the community, providing opportunities for residents and attracting people from further afield to the facility. It would require an imaginative scheme sympathetic to the historic building but making full use of techniques designed to reduce the impact of the building on the climate. Perhaps Powys County Council could hold a competition for architects, the winner to be decided by a panel of residents and officials.

<https://gov.wales/remote-working-locations-confirmed-across-wales>

<https://ihbconline>.

Email 4

*Hello,
I've just seen your leaflet asking for ideas on the use of the Old School. It would have been helpful to have a floor plan with dimensions, so we can visualise the available space. Is that available?
Thanks,*

Email 5

Hi Everyone

In response to your leaflet put through the door, I think that the initial ideas that have been put forward sound good, with some as you state, that could generate income to support local groups/clubs for all ages, however one of the things I feel Talgarth falls short of are things for the youngster/teenagers to go to/have, for example a skateboard park, better equipped playgrounds, youth club, brownies, cub scouts, a meeting place etc. It would be lovely to see that site developed into a multi purpose area where all ages could get some pleasure from using it.

Good luck with taking your planes forward!

Email 6

I would be very sad if the Old School was demolished.

My father and his two brothers went there in the early 1900s and

I attended from 1946-52

It would be fitting to see it still used for educational purposes

My suggestions are:

Pre school/ playgroup could be self funding

A soft play facility available to be booked by the extended community and holiday guests

Recreational/ educational classes which could be self funding as one off classes/ lectures

or 6 week courses in "arts".....painting / pottery/stained glass/craft workshops/antique restoration/upholstery/ soft furnishings/wood sculpting/ horticulture/

photography/music appreciation/ astrology..... rather like the idea of "evening classes" but throughout the day as well

There are several meeting spaces in Talgarth.... The town hall, the church hall , the Baptist chapel, the rugby club and the pavilion near the bowling greenis there need for another?

I hope these suggestions stimulate other ideas too.

I think both Talgarthians and the wider communities might be interested. I hope so.

Very best wishes to all of the regeneration group

Email 7

Hi

I don't know if your consultation phase is still open or not. We have just moved to the area and I would love to see the Old School retained, not demolished. The Talgarth Community seems to be one of people who care about the environment and about community. Retaining community spaces is critical for this.

Bye for now

7.1 Record of Public Responses to A New Future for the Old School in Talgarth, circulated 28th - 29th January 2022 as handed directly to Talgarth & District Regeneration Group representative:

The Old School Talgarth.

Why not use it to promote Talgarth's place in this area of Wales.

One of the problems faced by the tourism industry generally and by the Talgarth Information and Resource Centre in particular is finding Welsh Dolls and other souvenirs at a reasonable price which are not made in China. Of course that goes for so much else that we buy today but most tourists like to go home with souvenirs that are the work of local craftsmen and women.

Crickhowell has partly moved in this direction converting a main building and some new single story (sic) buildings around the car park to space for crafts of various types. At a time when it is thought that Chinese prices may increase drastically either because of their ecumenic problems and/ or as deliberate policy to dame Western economies Talgarth could get ahead of the game.

It would need a feasibility study to identify craftsmen who can make, say, Welsh dolls and experts who can identify ways of making them to high quality in large quantities at or near Chinese prices. The dresses for these Welsh dolls likewise. In both cases if the Old School becomes a centre for innovative ways of producing Made in Wales souvenirs. Some of the work, such as the dresses, might be farmed out to local people working from home, establishing a thriving cottage industry.

I worked in a similar project in Monmouthshire some years ago which was set up to provide work in rural areas. The Centre providing training, support and materials and was responsible for sales. The customers were outlets that were not dissimilar to those that could be interested in Welsh souvenirs.

I have not been inside the Old School but it would appear to have sufficient space to get such a project off the ground. Clearly funding the start-up is critical as it would need market research into the likely product range, current costs, prices and their origin, likely deemed post Cover and a recovering tourist industry. An early decision would be to bring at least part of the Old School building up to a standard to set up an office to get the project moving.

The first move needs to be a small team to look at this project and if it is excited by Talgarth showing the ways to find funding for feasibility and marker research.

1.3 Record of Response from holder of the Talgarth Archive and member of the Talgarth Historical Foundation to A New Future for the Old School in Talgarth, circulated 28th - 29th January 2022:

I am very much in favour of keeping the building and yes it should benefit the community of Talgarth. Some of the suggestions on the flyer sound good but it should definitely have a dedicated room for the storage of the archives. Some of the collection could be displayed but much is for reference and research only purposes and as such can not be displayed. These items need to be in a secure and monitored environment as I know that items have disappeared in past years when this has not been the case. Also, if manpower were available, the room could be used to do further research under supervision and if properly equipped. Storage facilities would also allow displays to be changed. Another point to make is that the archives need to be in a dry physical environment, Crickhowell have a special humidity regulated room in which their archives are kept.

These are a few pointers to consider and I hope are helpful in securing a dedicated room for the archives which is very much needed.

7.2 Talgarth's Existing Facilities for Community Use :

Church Hall: Lease renegotiation ongoing.
Large Open Hall/ Kitchen/ WCs/ Storage

Users:
TableTop Sale, Occasional Whist Drive, Bingo
Fitness Classes, Community Choir

Library: Limited Opening Hours
IT terminals

Bowling Club:
Members Club with Lounge Bar

Football Club:
Lounge Bar, Pool
Tables

Users:
Local Football Teams
Mother & Toddle Group

**Cadet Hut: Currently closed as
likely be demolished as part of
1970s school redevelopment.**

Hall

Users:
Youth activities

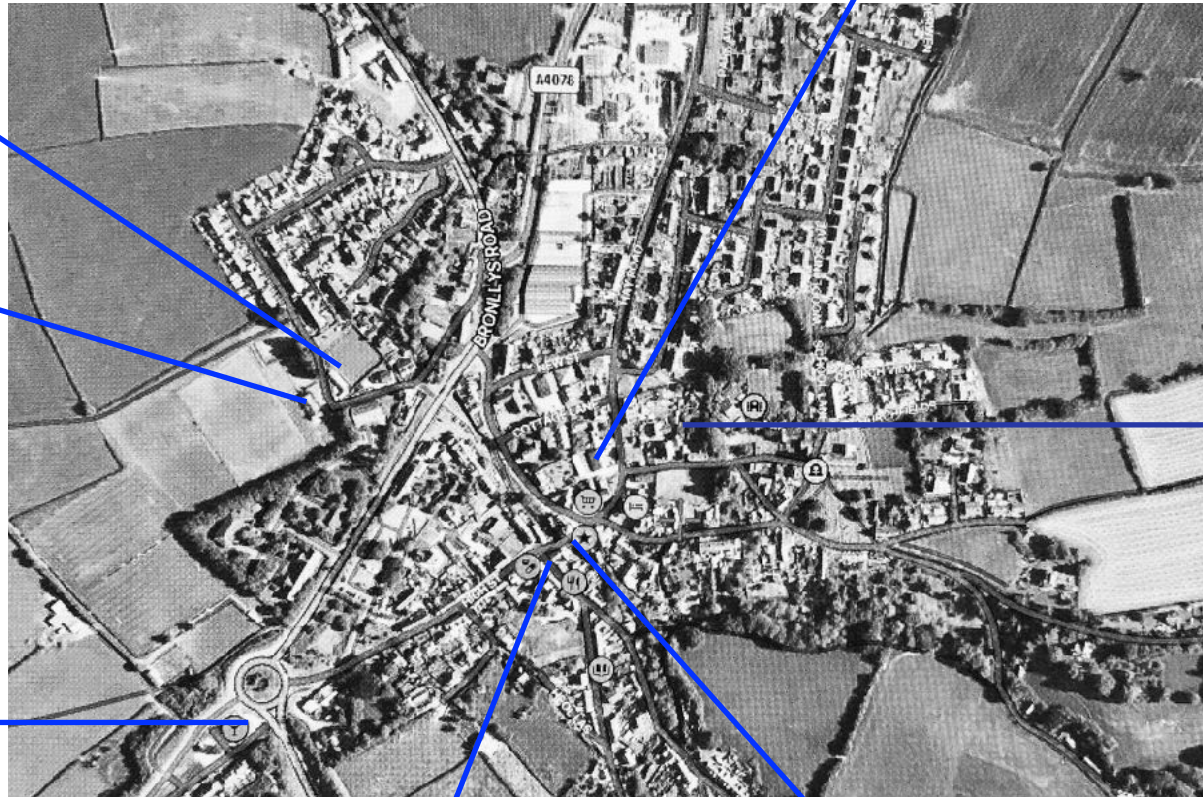
Rugby Club:
Lounge Bar,
Basement Gym

Users:
Local Rugby teams,
Talgarth Male Voice
Choir

Talgarth Mill & Cafe:
Small meeting room top floor
Cafe Space

Town Hall: Currently Closed
Large Main Hall with Stage, Kitchen & WCs
Lower Hall, Public WCs, Meeting Room & Kitchen

Users:
General Town Meetings and Events,
Fitness Classes, Community Choir



7.3 Initial Observations on Physical Condition of School: (More in depth further investigations and assessments are required.)

An annotated floor and site plan accompany these observations, which is based on a visual assessment of the exterior and interior of the building as viewed from ground level with no opening up of concealed or locked spaces. A quick visual view of the attic voids was made but they were not entered or explored. Access around the rear external areas could not be gained owing to obstructing vegetation.



Southern frontage, lower section.



Southern frontage, upper section.

Exterior Description and Assessment

- Externally the building looks secure and in a decent condition. It is situated within a school yard accessed from Back Lane, set behind stone walls with vehicle and pedestrian gated accesses. The playground has a tarmacadam finish and is split into two main sections, one at a higher level than the other. The building is predominantly built using a solid wall construction externally faced with random rubble sandstone laid on the natural bed with corner stone quoins. A lighter stone has been used for the vaulted details around external windows. The roof is a steep pitch, and slated with, given the distance, what are assumed to be natural welsh slates but we have been advised they are of a poor quality. There is a stone chimney stack on the northern gable, others may have been removed to below the roofline at some point. The condition of the flashings around this stack will need to be assessed. There is an apparently later single storey pitched roof addition in a similar exterior stonework finish. The two most recent single storey additions, appear to be made from a cavity wall masonry construction with a more utilitarian finish, one to the front, southern side, and the other to the rear, northern side, both topped with flat roofs. Windows are mix of mainly white upvc with some steel framed

units. Some windows have been protected with plywood shuttering to reduce the potential for damage by vandalism. The rainwater goods, gutters and downpipes are a mix of cast iron and black plastic, they are incomplete with damaged or missing sections and often appear to discharge in a random and unsatisfactory manner.

- There is evidence of separation and dropping of the single storey pitched roof structure from the primary structure. This appears to be as a result of rainwater discharging into the ground at the base rather than into a surface water gully.
- There is some movement in one of the external walls of the northern side more modern single storey flat roofed structure, with diagonal cracking, this may be due to the change in ground levels between the playground and the neighbouring ground. Both do not look severe in scope but should be monitored to establish the rate of movement and appropriate solutions found.
- The level of the playground has been raised and is now slightly higher than some of the internal floors. Without proper mitigation this may result in some internal damp penetration or rising damp if not mitigated against.
- The condition of the playground tarmac varies. The lower half is being used for parking and appears to generally be in good condition. The surface of the upper playground has deteriorated allowing weeds and larger shrubs such a buddleia to take hold both in front and to the rear of the building.



Southern frontage, separation of structure.



Vegetation along rear elevation,



Ancillary structures on rear elevation.

Internal Assessment:

- The building is made up of three large primary spaces in a linear arrangement, with smaller ancillary spaces set off these. The floor of the eastern section is at a higher level in line with the raised playground externally following the rise of the adjacent lane. The ceilings are high, of painted timber boarding with attic spaces above. Floors are sprung timber with voids below which need cross ventilation to external air. Windows are placed high in the wall, above the wooden paneling wall finish up dado rail height. The walls are then papered or painted lime plaster with high picture rail detail. The single storey ancillary units house smaller storage areas, office, meeting and toilet facilities.
- The interior has suffered from past vandalism, but the damage appears superficial, generally painted graffiti but some localised small scale fire damage to the floor.
- A memorial to a local child is set on an internal wall, it remains in good condition with a couple of small areas of surface deterioration.



High windows in central section



Floor structure and base of wall plaster removed in top eastern section.



Memorial in lower western section

- In the eastern section of the timber sprung floor structure, floor boards and the wooden wall paneling have been removed, we were informed that this was due to the discovery of dry rot in the floor structure. The ground below and base of walls are dry with the cross underfloor ventilation shafts generally intact. There was one noticeable localised area of dampness on an area of external base wall. On external inspection the rainwater goods above have been pitching water onto the playground making the area damp, so this could be the cause. There is an access hatch to the attic space above, this area was not fully accessible but there were no obvious areas of concern from what could be seen from peering in from the hatch.
- The large rooms of the central and western sections have retained their floors and wall paneling and apart from some fire damage to a small section of flooring and water damage around a window no other areas of significant concern were noted. The vents supporting the cross flow ventilation of the voids below the sprung floor were not readily visible externally which is potential cause for concern. The sliding timber and glazed room dividing doors were still intact though do not run smoothly and the glazed panels have suffered significant damage.
- The single storey unit to the northern side has experienced significant water ingress from the roof in one particular location.
- All three loft spaces had a limited visual inspection taken from the attic access hatch, it was not deemed safe to enter fully and explore the whole area. The primary structural roof trusses, rafters and sarking boards appeared sound and intact.



Water ingress at rear junction with ancillary structures.



Attic space over top, eastern section.



Attic space over central section.

Design, Refurbishment & Sustainability:

- Externally the access to the playground and parking area is already established. Areas would need to identify separation for any vehicle access and parking along with places for people and external activities.
- The building could be refurbished in phases with the lower western and central spaces, toilets and smaller rooms carried out first.
- Repairs and replacement of the northern rear single storey flat roof, flashings and connections with the main structure are immediately necessary to reduce further damage to roof structures. Other roofs need further assessment but appeared on this initial assessment to be basically sound.
- Thought would need to be given to the primary access and internal circulation routes to enable ready access throughout to main and ancillary spaces such as toilets and offices. The raised section would need to allow access for less able bodied persons and accessibility across the site would need to be provided.
- Improvements to the thermal performance of the fabric, such as the application of internal insulation to walls, floors and attic voids is required as part of any new purposing. Windows and external doors that do not perform well should be replaced as and when practical. This will reduce the amount of energy required to heat the spaces and provide a more stable internal temperature. Adequate ventilation of the spaces and fabric is required to prevent any buildup of condensation. A more thorough and detailed building and structural assessment and inspection should be carried out to check for potential building failures especially in concealed areas before any refurbishment is carried out. Electrical, heating and hot and cold water services were not checked but will need suitable inspection.
- Glazed additions on the southern side would allow for passive solar gains within these new spaces which could then transmit into the rest of the building. These would need to be sensitively designed as they would be on the primary frontage.
- The internal light levels could be improved by the insertion of light pipes through the attic spaces above the main spaces. This should reduce the need for artificial light. If ceilings were removed and new floors inserted, then rooflights could provide lighting and ventilation to upper attic floors.
- External repairs and replacement of any damaged or poorly designed sections of the rainwater system should be made. Rainwater harvesting or collection and diversion into areas to use for horticulture should be considered. Removal of a perimeter strip of tarmac playground surface around the building to be replaced with a permeable surface such as gravel would support water evaporation around the base walls. This would also allow access to cross flow ventilation grills and assist in any laying new french drains, underground rainwater gullies and pipe systems where necessary. The removal of areas of tarmac for growing spaces would support the rainwater absorption of the site generally.
- There is space for the creation of external work shelters within the grounds. This could be roofed with a solar array or photovoltaic panels. This would require planning approval but if subserviently scaled and discreetly located should comply with planning policy.
- An ecological assessment would be required namely to assess the presence of bats within the buildings. The existing attics could be retained or reduced in size in order to create bat roosts if advised and in compliance with statutory ecological and bio diversity requirements.

Summary and Annotated Floor Plan :

The original structures that make up Talgarth Old School appear fundamentally robust and the later additions appear have deteriorated due to a lack of maintenance and repair. The buildings' fabric would benefit from the ventilation and heating that comes with regular occupation. Application of sustainable measures as set out above should significantly reduce daily running costs such as heating and lighting.

