



## **Cais am Dendrau | Request for Tenders**

# **LC-CAE-02**

## **Gwasanaethau Pensaernïol | Architectural Services** **Eglwys Cybi Sant & Eglwys y Bedd**

[Mae fersiwn Gymraeg o'r ddogfen hon ar gael ar gais.]

### **1 Summary**

Following the success of the Isle of Anglesey County Council (IACC) bid for UK Government 'Levelling-up' (LUF) funding, Bangor Diocesan Board of Finance wishes to appoint a fully conservation-accredited architect to develop the existing plans onwards from RIBA Stage 03, integrating feedback from permissions applications, and supervise appointment of contractors and implementation of the plans on site.

In brief, the works comprise the following:

- Full re-ordering of the church interior to create a flexible space suitable for both worship and other purposes.
- Extension and conversion of Eglwys y Bedd (a building adjacent to the church) into food and beverage retail premises.

### **2 Brief**

#### **2.1 Overview**

This request for tender is for work to be undertaken in the context of the "Holyhead: a culture and heritage driven transformation" plans produced by IACC and as part of the "Llefa'r Cerrig | Stones Shout Out" scheme, which is a project run by Bangor Diocesan Board of Finance (BDBF) on behalf of the Diocese of Bangor in collaboration with Bro Cybi Ministry Area. The following section contains background information about this project and its objectives generally, along with an appraisal of the site.

The work of the project is being undertaken under the UK government LUF programme, and timescales, budgets and deadlines are defined by the government and IACC, as well as procurement and transparency requirements.

## 2.2 Holyhead: a culture and heritage driven transformation

*(from IACC briefing document)*

Holyhead's history, culture and outstanding natural setting are strengths that serve its local community well. They mean the town is well-placed to capture the benefits of being one of the UK's busiest ports, with direct connections to both Dublin and via rail to London, and the gateway to a world-famous tourist destination. But to do so, the town centre needs to be fit for visitors, and public investment in this now will make an immediate visible difference, leveraging private investment and visitor spending, to the benefit of local communities. This bid brings together strong local partners and a coherent, comprehensive package of well-chosen interventions. Together they will put the town on a new and more sustainable path. As one of the most deprived places in Wales, and the top-ranked priority Level 2 area in Round 2 of the Levelling Up Fund, the opportunity to make a difference here is huge, and urgent.

Ynys Môn faces multiple economic challenges, with low productivity and income, as well as high unemployment - it is ranked as the top priority of all Level 2 areas in Wales. The island's largest town, Holyhead, is the one most in need of investment, with some of the worst-deprived neighbourhoods in Wales. This is more and more visible in the town centre, with vacancy rates as high as 26%, over double the average of the Island's four other town centres. Empty properties are blighting Holyhead and deterring visitors, while low rents make refurbishment and redevelopment unviable. Public investment is urgently needed to tackle market failure, bringing activity back to Holyhead and kickstarting private sector investment.

There is an enormous opportunity for change in Holyhead – with great underlying strengths waiting to be unlocked. Its history and culture make it an ideal destination for visitors, if the investment is made. And those visitors are already here – Holyhead is well connected compared to most peripheral coastal communities. A direct train to London and a direct ferry to Dublin, as well as a cruise port, mean two million visitors pass through the town each year. It is a tourism gateway for Snowdonia and North Wales, while Ynys Môn itself is already a much-loved tourist destination in its own right. Holyhead, as its largest town, should be a natural stop for visitors, our plans will give visitors a reason to do so. There is enormous civic pride in Holyhead, but the community's spirit is let down by the fading fabric of the town centre. Investment will change this, making pride of place a visible reality.

Residents and tourists alike will benefit from the co-ordinated investment plan from the Levelling Up Fund. Reducing vacancy rates and attracting new uses will provide jobs for local residents and improved options for eating, drinking, shopping and leisure. It will also boost tourism and take advantage of the growth of cruise ships visiting the port. The natural beauty of Ynys Môn and North Wales needs attractive town centres to complete the all-weather visitor experience. We will do that in Holyhead by combining improvements to the cultural and heritage offer, better access to the seafront, and a

package of changes to bring activity and a facelift to create a town centre less dependent on retail. The new spending and employment opportunities will revitalise a failing local economy and town centre, re-use assets and reduce crime. The community improvements will bring visible change for local people.

## **2.2 Llefa'r Cerrig | Stones Shout Out**

The Diocese of Bangor is responsible for over 170 church buildings ranging in size from tiny single-room chapels to the medieval Cathedral in Bangor, and in age from buildings originating in the 12th century to those built in the last 30 years. The care and maintenance of these buildings is a continuously ongoing process, with small and larger works being carried out as part of the quinquennial inspection process led by the Ministry Area Architects and governed by the Church in Wales Faculty system.

However, this process is by its very nature reactive, identifying structural and safety issues within the churches and rectifying them where possible, generally with 'like-for-like' replacements where an item has become damaged or with 'quick win' solutions requiring minimum cost and disruption where a change is required. It is much more difficult in the context of this process to implement pro-active works to enhance the buildings, both in relation to the changing wants and needs of society, and in terms of leveraging modern technologies to present these buildings in their best, most sustainable forms.

While it would be wonderful to be able to carry out such a programme of works across our entire estate, we recognise that this would not be feasible and so we have taken the strategic decision to concentrate initially on five of our largest, most historically significant churches, as these are the places in which such works will realise the maximum benefit in the immediate term.

The churches selected for this project are large (relatively speaking), ancient and significant both historically and in terms of the role they have within their larger communities. All have been centres of pilgrimage in the past, or at least major stopping points on pilgrimages, and all have been, and should continue to be, important cultural, community and civic resources.

Crucially, all of these churches are currently experiencing major issues in terms of structural integrity, accessibility and overall ease of use which are restricting their ability to be used as social and historical resources in the way they should be and require significant investment to restore them to this role.

## **2.2 The Site**

St Cybi's is the civic church of the town of Holyhead and the mother church of the Ministry Area of Bro Cybi which covers the whole of Holy Island with three other churches in Morawelon, Trearddur Bay and Rhoscolyn. The current Ministry Area Leader

is Rev Rob Wardle. The church is situated in the centre of the town of Holyhead within the ancient Roman fortlet, enjoying expansive views across the port.

Holyhead is a Town community, with a town council and a mayor. The community had a population of 7,620 in 2011 and approximately 50% of the population can speak Welsh. The town is home to a large commercial and passenger port and was formerly quite industrial, though much of the industry is no longer active. Some of the census output areas within the community fall within the most deprived 20% in Wales. In 2018 the Ministry Area as a whole reported a weekly congregation of about 150 people.

As the civic church, the local population of the town must be considered the key consumers of the church's resources. In general, the townscape of Holyhead is in need of urban regeneration and the church and the surrounding fortlet should form a key part of these regeneration efforts. In addition, the port generates a significant transient population in the form of sailors, ferry passengers and cruise ship passengers. The church is also at the Western end of the pilgrimage route across Anglesey.

### **2.3 The Requirement**

In preparation for the submission for the LUF bid, plans were worked up to RIBA Stage 03 and a petition made for relevant Faculties through the standard Church in Wales Faculty process. Following further work, a planning application for the extension of Eglwys y Bedd was submitted on 2<sup>nd</sup> February 2023. Determination of the Faculty is expected by the end of February 2023 and of the Planning Application by the end of April 2023.

The appointed architect will be expected to continue the work up these plans through RIBA Stage 04 and onwards, including providing technical specifications and schemes of work for the tender process and supervising on-site implementation as per the standard RIBA process. In accordance with the LUF agreement, all LUF-funded works are required to be complete by the end of March 2025. It is currently expected that work will need to occur in parallel for the church and Eglwys y Bedd as separate streams to ensure work can be completed in time to allow for the necessary financial reclaim processes. An outline of the proposed programme is appended to this document. If the proposed timeline needs to deviate from this significantly, details of how the risk of non-completion by the final deadline will be mitigated will need to be included.

Due to the tightness of the programme required by UK Government, all tenderers will need to demonstrate that they have sufficient business resilience to meet deadlines even in the case of staff illness or other absence, and tenders from sole traders will only be considered if the proposal makes specific reference to the engagement of additional support staff to ensure this.



Copies of the full plans submitted for Faculty and planning are appended to this document, but the key elements are:

Reordering of St Cybi's Church:

- Removal of current fixed pews from the nave and replacement with moveable furniture of a suitable character
- Installation of a new floor surface with underfloor heating
- Relocation of pulpit and chancel stalls
- Installation of fixed ramps to improve accessibility
- Renovation of historical features with enhanced interpretation resources

Conversion of Eglwys y Bedd:

- Construction of extension to the West and South of the existing structure, up to the Roman Walls (a scheduled ancient monument)
- Insertion of a mezzanine level into the existing structure
- Opening-up and glazing of the chancel arch at the east end of the structure
- Installation of commercial kitchen and toilet facilities and associated services and utilities.

If any changes to the scope of the existing plans are proposed, these must be listed clearly in the tender response.

### **3 Methodology**

At least one of the architects on the work team for the project must be fully conservation-accredited, but other non-accredited architects may work under their supervision.

The appointed architect will be expected to follow the RIBA project delivery framework, with any appropriate variations as required.

### **4 Outputs and Deliverables**

Standard RIBA outputs and deliverables apply, including technical specifications and details for contractors, briefs for additional professionals (QS, M&E Engineer, Structural Engineer etc.), and interim and final certificates of completion. Initial briefs for professionals have been issued to expedite the tendering process, but it is expected that the appointed architect will provide additional instruction when they take on the role.

Due to government requirements, all procurement is required to be via competitive tender and this should be taken into account in the proposed programme.

## 5 Contract Management

The appointed architect will enter into a contract directly with Bangor Diocesan Board of Finance with a fixed sum agreed for the specified scheme of works. Fees should be invoiced separately at the end of each RIBA stage, or according to another mutually-agreed schedule. BDBF will pay all invoices in the first instance, and then receive reimbursement from UK Government via IACC, thus the timely submission of invoices will be a priority in this project.

The maximum budget anticipated for this contract is £50,000, to include all expenses and VAT.

The main client contact at Bangor Diocesan Board of Finance will be Simon Ogdon, Conservation and Development Project Manager.

## 6 Tender Proposals

A proposal for undertaking the work should include:

- details of staff allocated to the project, with the lead contact identified
- an outline of the internal responsibilities and liaisons where more than one member of staff is involved
- details of the conservation accreditation of the lead architect
- details of the experience of the contractor and staff members in carrying out similar projects
- an expanded programme of proposed activities based, as far as possible, on the timescales above
- an overall cost for the work, broken down into the price for each stage

A summary of the proposal should be included using the Tender Response Form provided, along with the qualifying information and declarations specified on the form.

## 7 Award Criteria

Proposals that do not meet the following qualification criteria, on the basis of the completed Tender Response Form, will not be considered:

Section	Method of scoring
Service Provider Acceptability (declaration of good standing, statutory compliance)	Pass/Fail
Professional Registration (conservation accredited architect)	Pass/Fail

Proposals that meet these qualification criteria will be assessed by the Project Advisory Board (PAB) and the Senior Suppliers Committee (SSC) on the basis of cost (60%), and quality (appropriateness of proposed methodology, evidence of relevant experience, and, if relevant, the proposed structuring and management of the contract team – 40%). The following scoring is used to determine quality.

<b>Points</b>	<b>Type of Response</b>	<b>Definition</b>
0	<b>Unsatisfactory</b>	Fundamentally unacceptable response. The response is not relevant to the question or the question has simply not been answered. Where the question has been answered, the response raises significant and unacceptable concerns about the Tenderer's understanding of the requirements and/or ability to meet those requirements which may have a highly detrimental impact on Contract performance.
1	<b>Poor</b>	Poor response that raises serious concerns about the Tenderer's understanding of the requirements and/or ability to meet those requirements which are likely to have a detrimental impact on Contract performance.
2	<b>Satisfactory</b>	Response achieves satisfactory standards in most respects, but has omissions which raise some concerns about the Tenderer's understanding of the requirements and/or ability to meet those requirements which may impact to a limited extent on Contract performance.
3	<b>Good</b>	Response achieves reasonable standards in most respects, but has minor omissions which raise concerns about the Tenderer's understanding of the requirements and/or ability to meet those requirements which are unlikely to impact on Contract performance.
4	<b>Excellent</b>	Excellent standard of response without any issues. Comprehensive, robust, and well justified, showing a full understanding of the Authority's requirements. The response raises no concerns about the Tenderer's understanding of the requirements and/or ability to meet those requirements.

## 8 Procurement Process

Proposals should be returned via email to [simonogdon@churchinwales.org.uk](mailto:simonogdon@churchinwales.org.uk) along with any supporting documentation. Large files can be sent via WeTransfer or any other equivalent online service.

The deadline for the return of proposals is 12 noon on Thursday 16<sup>th</sup> March 2023.

Bangor Diocesan Board of Finance will notify bidders of the procurement decision by email week commencing Monday 27<sup>th</sup> March 2023.

## 8 Contact Details

Any queries regarding this document should be addressed via email to [simonogdon@churchinwales.org.uk](mailto:simonogdon@churchinwales.org.uk).

## 9 Copyright and Acknowledgements

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Bangor Diocesan Board of Finance would like to acknowledge assistance of the above bodies, the Dean and Chapter of Bangor Cathedral, Bro Cybi Ministry Area and Apsidal Heritage Ltd in the preparation of these documents.





## Design & Access Statement

'Stones Shout Out': St. Cybi's Church - Eglwys y Bedd, Holyhead  
RIBA Stage 02 - 03 proposals.

Bro Cybi  
18.01.23

PegwA



*This Report has been put to hand by:*  
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*On behalf of:*  
Bangor Diocese, &  
the Ministry Area of Bro Cybi  
(co. Rev Rob Wardle)

*During:*  
January 2023

**Application Details:**

**Client:** Bangor Diocese, & the Ministry Area of Bro Cybi

**Address:** St Cybi's  
Holyhead,  
Ynys Mon

**Phone Number:** 07939366177

**Site Location:** St Cybi's, Holyhead

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## A. Summary of Proposal



Eglwys Y Bedd is a Grade 2 listed historic building set within a site of significant historical importance; St Cybi's Church and the Caer Gybi Roman fortlet in the centre of Holyhead. This large church is a well-attended church, and in good condition, with recent scopes of conservation having been carried out, funded by the HLF in c. 2012 and c. 2018. But there are continuing issues that need to be addressed, and a significant proportion of the Ministry Area of Bro Cybi's repairs costs are absorbed by St. Cybi's church and will continue to do so.

Churches such as St Cybi were built with the intention that they would serve as community hubs and shared social spaces. Bangor Diocese wants St. Cybi's church to continue in active use, taking account of the changing needs and wants of society. They want to ensure that all their churches are contributing actively to the local community, not only through revenue generated locally through tourist footfall, but also through social enterprises and partnerships that can bring economic and other benefit to all.

The proposals for Eglwys y Bedd on St. Cybi's site include for the creation of a community café and training kitchen. Full and further details on the formation, development, and justification of this brief and feasibility of its use, as well as the formation of its associated schedule of requirements, can be provided by Bangor Diocese. Some further details are provided within the supporting documents provided with this application, also in the 'Brief and Vision' section that follows this brief summary. Understanding the context of the Diocese's 'Stones Shout Out' project within the Diocese and its associated programme, and the formation of this brief, is **paramount** for interpreting the ambitions and details of this smaller project.

The schedule of requirements have included the need for a small extension to this existing small building, to fulfil the brief successfully and in means that are most sympathetic to the existing building layout and its surrounding site context. Several iterations of the evolving design and brief have been developed and consulted upon. This document seeks to provide a brief overview of the process carried out so far.

Currently Eglwys Y Bedd is unused, apart from for use as storage. Bro Cybi wish to renovate and adapt the building for community use, carefully maintaining the significance and character of this important site whilst reinvigorating and updating it. The intention is to create a more **accessible** building on site



that is **inclusive** for everyone within the community, is **comfortable** for use, and provides **support** and additional **amenities** for St. Cybi's church which lies immediately adjacent.

As well as creating a community café, deli and training kitchen, the proposal will also bring some basic modern needs to the site. This includes toilets, which are in desperate need for the members of the congregation.

**Conservation** of the existing fabric, and improving on the interpretation of the existing narrative in context, is paramount within the scheme, to the 'Stones Shout Out' project, and across the site of St. Cybi's and its Roman Fort in Holyhead. As the building is currently unused and has only been used for storage for some time, it will require works to repair and modernise it, such as providing heating, plumbing and updated services. Repairs to the walls, and to the decaying windows and lintels also need to be undertaken.

The proposal included within this document for Eglwys y Bedd aim to amplify and celebrate the existing significant structures. The opening up of the blocked-in chancel archway to the west of the building is a key change that will be implemented, and the intention is to glaze it with bronzed framed doors and windows, to match those recently installed to the main entrance porch at St Cybi's church which were completed in 2020 and funded by the Heritage Lottery Fund and Bangor Diocese.

The new extension has evolved through a series of iterations at various scales and layouts to reach the current proposed layout and form. These have been consulted on all levels with the statutory consultees and within the parish and community. The focus lies on conservation, interpretation, and celebration of the Roman wall by connecting Eglwys Y Bedd to the monument and inviting a conversation with it, as opposed to hiding it. To the west of Eglwys y Bedd, the intention is to meet the scheduled monument with an understated pitched roof extension, the cladding will be bronze in tone, again to tie in with the existing bronze doors of St Cybis.

Bangor Diocese have appointed conservation accredited architects Penseiri Elinor Gray-Williams Architects Ltd (PegwA) RIBA SCA with experience in dealing with historic and listed buildings, to assist with these works. The intention is to conserve the history of this site, to encourage its continuing use, and to open the doors to all members of the community. The existing structure of Eglwys Y Bedd will be restored, whilst adding a small addition to the rear (west) and side (south) of the building, and these will pay homage to the story of St Cybi's church and provide opportunities for improved interpretation and interaction with the Roman Wall itself. The works will be undertaken to the highest conservation standards, to match its Grade 2 listing status of the immediate structure, and to the Scheduled Ancient Monument status of the Roman wall.

The application that this Design and Access Statement accompanies covers Full Planning and Listed Building consents as well as Scheduled Monument Consent (which will be submitted directly to Cadw).

This Report should be read in conjunction with the following supporting documents and drawings which include for fuller descriptions of the proposed work, including outline schedules of work, plans and supporting consultation documents.

- Report 01 'St. Cybi's Church, Holyhead'. Faculty Submission (Phase 01 Archaeological Investigations). Dated 22<sup>nd</sup> August 2022 – by Penseiri Elinor Gray-Williams Architects (PegwA).
- "Llefa'r Cerrig" Materplan and Project Details – by Bangor Diocese.
- Ministry Area of Bro Cybi's Statement of Need – by Rev Rob Wardle.
- Statement of Significance and Heritage Impact Assessment (incl. Archaeological Evaluation Summary of Dig to date) – by Gwynedd Archaeological Trust (GAT).
- RIBA Stage 03 Proposed plans for Eglwys y Bedd – by PegwA.

- Cadw email dated 30.06.2022.
- Ramboll consulting engineers' Structural proposals.
- Ramboll consulting engineers' services proposals.

## **B. The Brief and Vision**

An outline Conservation Management Plan was carried out to help manage the challenges presented for managing the repairs of all the Ministry Area's churches. There has been much discussion over the last five years, relating the future of St Cybi's and how to support its sustainable and continuing use.

The Diocese commissioned such outline Conservation Management Plan reports for all 14 Ministry Areas in their care, and they have called these 'Ezra Reports'. The Ezra Report for Bro Cybi can be provided for review.

Resulting from this widespread review of all fabric in Bangor Diocese's care, the 'Stones Shout Out' Project seeks a creative way forward with the care and sustainability of the most significant religious buildings in the Diocese's care, by investing in the conservation and regeneration of five of their largest Grade 1 listed churches and the surrounding sites. These churches have been identified as centres of activity, set within distinct community 'hubs', and St. Cybi is one of these churches. Details relating the 'Stones Shout Out' Project are included in the Planning submission and are important to establish context for this project, to understand the programme requirements and level of support and funding currently involved to help St. Cybi's church.

The St Cybi's Regeneration Project group had previously carried out options appraisals and consultations on planning for the site during the last 7 years. Bangor Diocese's 'Stones Shout Out' Project offers the first major prospect of taking forward regeneration and a sustainable future for this building.

The vision for St Cybi's & Eglwys y Bedd is that it continues to grow and form a thriving mixed-economy community church in a historic setting, which will also be a focal point for an increasing number of tourists who will visit the town. The Diocese's vision works hand-in-hand with the Local Authority's efforts and ambitions for the creative regeneration of Holyhead, and notably for the regeneration of the Roman fortlet area and surrounding grounds at St. Cybi's church.

In 2020, as part of the proposed 'Stones Shout Out' project, Bangor Diocese carried out a very early feasibility studies on all five churches in their care, and this included the regeneration of St. Cybi's church, and also for consideration of the adjacent building, Eglwys y Bedd. Resulting early outline proposals evolved following a process of developing a brief through consultation. Details relating the development of the brief and on the parish and community needs are included within this submission and can be referred to for further detail.

The brief called for support to investigate improved facilities and creation of sustainable revenue by investigating ideas in concept for **two** extensions on site. One to the west of Eglwys y Bedd, where the implementation of services provisions might be feasible to investigate, and one to the north-west of St. Cybi's church. As part of the RIBA Stage 00-01 level feasibility study, the architects held close consultation with Gwynedd Archaeological Trust. Early consideration was given to the impact of any proposals on the highly significant historic setting, and an outline Statement of Significance was developed with GAT, along with an outline Heritage Impact Assessment. These overview documents are included within this submission and can be referred to for further detail.

In relation to two areas of investigative digging and associated pre-application consultation with statutory consultees carried out between January and March 2022, the conclusions were, in summary,

(a) to further investigate and evolve the designs extending to the west of Eglwys y Bedd within the immediate term, and (b) to carry out more detailed assessment and evaluation of archaeological investigations to the north-west of St. Cybi's church.

A scheme of significant internal re-ordering is also currently being considered as part of the wider 'Stones Shout Out' project, to complement the parish ambitions for improved use of the site and of St. Cybi's church.

The intention is that the evolution of any future proposals for the designs extending onto the north-west of St. Cybi's church will work to complement this first phase of internal re-ordering and restoration of Eglwys y Bedd.

The works proposed within this document form an integral part of Anglesey County Council's wider Levelling Up Fund bid for the regeneration of Holyhead that is currently under review. On the basis that there is support in principle at RIBA Stage 3 for the 'Stones Shout Out' Project by statutory consultees on the outline proposals included within this submission, it is hoped these ideas may be further explored and detailed through RIBA Stage 04, in close consultation with statutory consultees. The outline Statement of Significance and Heritage Impact Assessment document provided focuses on the areas we acknowledge a clear need for further development and analysis, which will be integral and to inform the design as it evolves.

## **C. Site Analysis & Existing Context**

### *Heritage, culture, and community*

The site of Eglwys Y Bedd and St Cybis has great importance not just historically, but culturally. The church has played a crucial role within the community for many years.

Some of the key information taken from the GAT investigations on site can be found below.

The existing structure of **Eglwys y Bedd** on site replaced an earlier (12th century?) building but is of probable 14th century date. The structure previously included a nave and chancel, but the chancel was demolished possibly in the early 18th century. The remaining nave which now forms the Eglwys y Bedd building was converted into a school room c. 1748, and the internal fit out to follow has been modernised over the last 50 years mostly with inappropriate materials and finishes.

The east wall contains the blocked former chancel arch of the 14th century. The north and south walls contain windows of the 18th/19th century. In the west wall there is a window of two lights, possibly of the 14th century, and below it is the segmental head of a blocked 15th century doorway.

The interior is modern and the present roof appears to date from when the building was converted to a school room in the 18<sup>th</sup> century. The date the chancel was removed has not been established, however Lewis Morris drew a sketch in the mid-18th century showing a short chancel, wider than the nave, which implies it was removed shortly prior to the conversion into a school. It is likely that this was when the arch between the former chancel and the nave was blocked.

Archaeological excavations undertaken in 1992 identified an earlier phase within the lower part of the west wall, which may belong to a 12th century church. This, combined with the cist burials reported in the 19th century, and the presence of the former chancel, make the area sensitive to more major disturbance, particularly in the area to the east and south of the nave. Cist burials are extended inhumations within a stone lined grave. They are typically of Early Medieval date (5th to 7th century).

There is less evidence for the survival of buried archaeological remains of significance to the west, however there may be early burials surviving here, and there is also the possibility of buried Roman remains.

- The **cemetery** is bounded by the walls of the **Roman fort** on the north, south and west. To the east is a steep face down to the lower churchyard which was is of 19th century date. The Roman fort is thought to date from late 3rd or early 4th century AD, to maintain a defence against the Irish. The ecclesiastical use of the fortress, possibly as a site occupied by St Cybi, was established under the native princes, but there is no evidence of an exact date. We know it was raided by the Hiberno-Scandinavians in 961, and a penny from the reign of King Edward the Martyr (975-8) was found in the cemetery.
- It became a clas church (clas = community), which refers to a regional mother church with a community of canons with an Abbot at its head. In 1137 Gruffydd ap Cynan bequeathed ten pieces of silver to the community. In the Life of St Cybi (c. 1200) it is recorded that Maelgwn of Gwynedd (d. 547 AD) 'conveyed his fortress to Almighty God and the holy Cybi as a perpetual offering of alms'. The same source records the death of St Cybi on site. **Eglwys y Bedd** is thought to mark the original burial site of St Cybi.
- There is potential within the entire upper cemetery for the survival of buried archaeological remains relating to the Roman fort and the medieval church. Although the survival of archaeological remains may be more likely in certain areas, we do not currently have the evidence to identify these areas. Any below-ground disturbance would therefore need to be preceded by archaeological excavation. There is less potential within the lower graveyard for remains pre-dating the 19th century.



Photo of Eglwys Y Bedd from 1954, showing the graveyard and infilled chancel archway; image from Coflein.

Today the church has a strong congregation and still plays an important role within the community, but the area is now in need of regeneration, and has the potential to attract more locals and visitors to engage with this important area.

#### *Communal value*

St Cybi's and Eglwys Y Bedd also hold significance to the local for its commemorative and symbolic value, and for the part it has played in local cultural and public life over generations.

Many meetings have been held over 2021-2022 with the congregation, the town council, local residents, Cadw and with the Conservation Officer, who have been closely involved with the developing brief and vision, and are in support of the proposals.

#### *Landscape, Built Form, Movement, Infrastructure*

Eglwys Y Bedd is located within the churchyard of St Cybi's in the centre of Holyhead, facing the harbour to the East, with the Irish sea to the North.

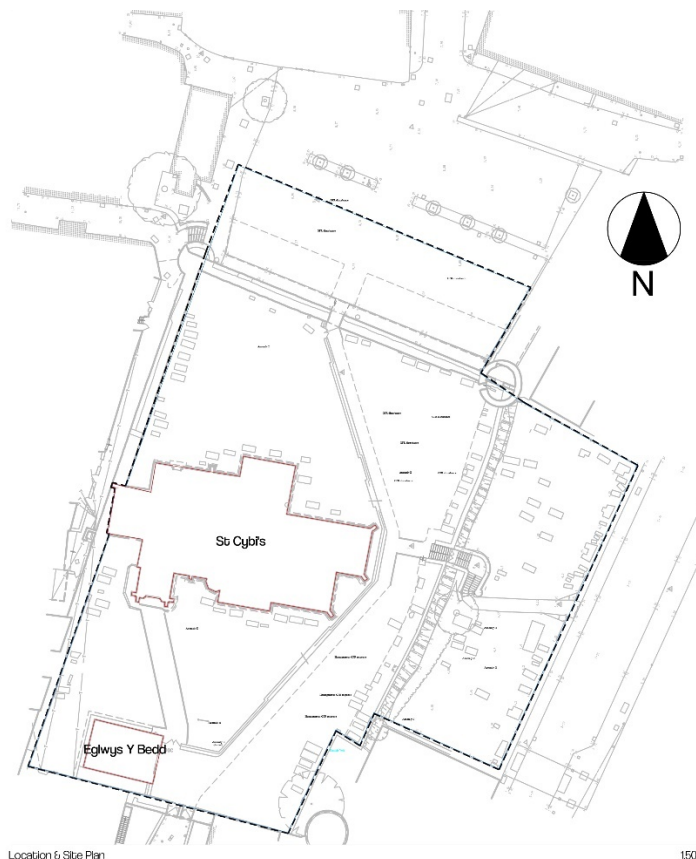


The town of Holyhead has been an important strategic site for generations, and has one of the main ferry links to Ireland here. St Cybi's has played an important role within the community since it's birth. The Welsh name for Holyhead is Caergybi, which illustrates that the town has grown up around the church.

*Qualities of the site, context, and current use.*

Although St Cybi's is still in regular use, Eglwys Y Bedd has been vacant for many years, and it's only function is as a storage area. It now requires some maintenance and intervention in order to prevent issues with damp, and to provide basic services such as heating and up to date electrics.

The occupation (& heating) of Eglwys Y Bedd will help with issues with damp and degradation, and will aid in providing improved use and longevity to the building. Attracting more people to the site will revitalise the area, as well as improve safety which is known to be a concern as the upper churchyard can be secluded at times in the evenings.



Reflecting on its significant history and historic status within Holyhead, there is a great deal of support behind what Bro Cybi are trying to achieve, by providing a range of services for the community.

Early consultations have been undertaken with major stakeholders, community groups, immediate neighbours & funding bodies, to review the site and the proposals and to invite collective analysis at early stages.

Regular meetings have been held over the course of 2021-2022 with members of Bro Cybi, with Cadw, the Conservation Officer for Anglesey County Council, and with community groups such as the Town Council in Holyhead. Bro Cybi have worked hard to foster positive future relations with the congregation, the immediate neighbours and local community groups, to safeguard the interest and engagement of the local community, and to build on and strengthen the existing support there is for this building's restoration and proposed works.

During the design development process, there have been extensive talks with a range of external consultants and agencies, and statutory consultees. A summary of the most relevant consultations and their findings are listed below for inclusion within the Design & Access Statement.

- Archaeological Building Recording & Watching Brief (by Gwynedd Archaeological Trust - June 2022)

An Archaeological Building Recording report was undertaken in June 2022 by Gwynedd Archaeological Trust.

This included an analysis of the excavations carried out during January – March 2022 to investigate any significant deposits in the areas identified for development, and revealed a depth of already disturbed deposits up to approximately 1.3m, and below this were *in situ* burials.

The dressed chancel arch is also a significant historical element that needs to be retained, as although it is blocked up, it is still present and visible from both sides of the wall.

The site is a highly significant area, with St Cybi's, Eglwys y Bedd and the Roman wall all being of great historical importance.

Eglwys y Bedd has an interesting and important social and architectural history within the site of St Cybi's, that could be interpreted, enhanced, and enjoyed by the public through its conservation, renovation and reuse.

- Structural and Services Investigations (by Ramboll - Summer 2022, ongoing)

A structural overview has been carried out of Eglwys Y Bedd by Ramboll, to help assess the credibility and manage the evolving concept design details of the scheme and conservation approach employed. Underground drainage was consulted with Welsh Water to establish areas already disrupted and the resulting position of drainage runs has been informed by the advice of Gwynedd Archaeological Trust.

Ongoing discussions between the architects and the structural engineers have so far refined the conservation approach and these will continue to be developed in consultation with all statutory consultees.

Good resolution on the structural aspects was achieved but the services design need more evolved input and reflection to safeguard the conservation approach employed is executed in its detail. The design will be further discussed and consulted with statutory consultees as the commission evolves.

- Workshops with Statutory consultees.

Proposals will require Planning, and Scheduled Monument Consent. They will also need Faculty approval. The programme required to deliver the project due to funding deadlines has meant that consultation has been a challenge to manage on such a sensitive scheme. Progress so far with statutory consultees has included the following intense series of workshops and consultations, as listed below. Further to below, Cadw have written to support the evolution of the scheme and a spirit of cooperation in discussing details and this is included with the submitted application details. The intention is, that these workshops will continue between consultees to discuss the delivery of all details and evolving design and execution as these can be so instrumental within the successful delivery of any RIBA Stage 3 scheme..

- We started to discuss the challenges with Cadw of developing proposals adjacent to and within Eglwys y Bedd in early May 2022, prior to receipt of the measured survey drawings,.
- On receipt of the survey information, we developed 6 options in plans and section, with consideration for the impact of the proposals in elevation and form within their context.
- Several focused consultations have been held with Cadw (Ashley Batten, Nick Davies and Judith Alfrey). A suitable approach and final option was agreed for the design and layout of the site during these consultations, mindful of the impact both on below ground archaeology, but also on the above ground setting of the Roman fort and grade 1 listed church, particularly with focus on providing opportunities for improving interpretation of the site within the designs.
- The preferred proposal resulting from the Cadw workshops was relayed to Rev Rob Wardle on behalf of the Ministry Area. He provided his blessing to proceed with completing scheme details for the submission, mindful of the time allowed and consultations with the parish so far to inform the brief.
- Following the workshops, Cadw were content to confirm their 'support in principle' by email, as statutory consultees for all consents, reflecting on the current scheme approach, layout and scale. We acknowledge their support will be conditioned to further development of construction details, but with great positivity and the offer of ongoing workshops and consultations to achieve successful resolution of the design.
- Consultation has been held with the Diocesan Advisory Committee of Bangor Diocese and the proposals reflect the feedback received during the Pre-application consultation for Planning that was held at the beginning of the year, and presented in June 2022. Andrew Davidson, as an Advisor to Bangor Diocese, has also helped inform the archaeological approach for managing known below ground archaeology identified during the Evaluation dig early in the year, and has advised on the ongoing risk and impact of unknown archaeology.
- Two workshops held with Ramboll consulting engineers to discuss the M&E services concept and archaeological impact, and to agree the structural design approach for RIBA Stage 3.
- Further two Zoom workshops held with Cadw, including Ian Halfpenney, to agree on the contents of the final submission drawings for Planning and Faculty consent, including structural and services input. Conditions for further information required agreed. SMC requirements will be followed up and need to be confirmed. Cadw were content with the scheme in evolution and direction of conservation approach, on basis of further information being supplied for SMC.
- Discussions held with Andrew Davidson on behalf of GAT to input and inform conservation approach and HIA document. A draft has been issued by GAT for inclusion in the LUF bid in June 2022.
- Pre-Application consultation was held with Anglesey Council and the archaeological dig carried out in January – February 2022 resulted from this early consultation and feedback. Representatives of Anglesey County Council responsible for archaeological counsel have



been further consulted with by Andrew Davidson of Gwynedd Archaeological Trust during the evolution of the commission. Anglesey County Council's Conservation officer has been invited to the stakeholder workshops but could not attend. Nathan Blanchard from Heritage Regeneration Project Manager for Anglesey County Council has attended two workshops and provided support for the evolving details and input on the Ministry Area's brief. Anglesey County Council funded Ramboll consulting engineers' involvement to support with establishing suitable structural and services approaches for the site in response to the requirement to consult with Welsh Water following Pre-Application consultation.

- Consultations to follow.

Further site visits to Eglwys y Bedd will be undertaken, and further invitations will be issued to statutory consultees to workshops as this has formed a key foundation to the evolution of the scheme so far.

The invitation for further consultation will be extended to amenity groups moving forward now that the programme allows, and this will occur in parallel with continuing discussions with members of the community and parish.

Further archaeological investigations may also need to be carried out under the advice and counsel of the Diocesan Advisory Committee and Gwynedd Archaeological Trust.

#### **D. Interpretation**

During the design process Bro Cybi were clear with their requirements that the building and proposals must work for the community, and provide a range of services through the design and reuse of this building.

The project must be financially credible and sustainable in the long term, and the community café, deli and training kitchen form part of the Ministry area's evolving business case and brief.

The intentions for the building from the outset and the investigations carried out during the Site and Existing Context Analysis consultations have been fully considered.

A series of options were developed, discussed, and assessed, against the requirements of the brief, and the overall impact on the existing structures has played a key part of the design evolution to protect the areas of historical significance. The intention is the character of the existing historic building should be retained and better interpreted, and new additions be respectful in material and form, and be subservient to the existing.

Further information on this is included in the section Enabling Development. These decisions made were not taken lightly, and were carefully considered due to the highly sensitive nature of the site and building, and the best use proposed for the existing structure has been considered for future development.

The resulting proposals synthesises all of the information gathered during the Analysis stage and consultations, pulling together all ideas into one coherent development to meet the brief and vision set out by Bro Cybi.

Several workshops have been held with Cadw, the Local Authority, representatives of the Diocese, and with Gwynedd Archaeological Trust, to discuss and agree the current designs and the contents of

this submission, and to offer joint-ownership and co-working between statutory consultees and stakeholders involved with the project. The current proposals as they stand need further development in their detail, and this is acknowledged within the evolving discussions and support received so far in consultation. The intention is that these workshops will continue to safeguard the same level of consultation and co-working continues as we smooth out any Conditions set and design issues.

A brief list of observations is included to cover the main themes raised during consultations spanning March to July 2022, upon which those statutory consultees in attendance may wish to expand further formally now, or otherwise confirm approval to further evolve details in ongoing discussions (perhaps forming Conditions for approval).

- Services (Toilets and Kitchen provisions) – Previously included within the earlier RIBA Stage 01 proposed extension to the northwest of St. Cybi’s church itself, the Diocese held discussions with the Local Authority to establish if shared facilities could be possible on the site of St.Cybi’s church and Roman Fort. It was concluded this could never be the case. Options for alternative locations to put the toilets were appraised and the parish’s Statement of Need / Justification for provisions was developed. The resulting schedule of accommodation included for decreasing the amount of provisions required and inserting toilets within Eglwys y Bedd for the immediate future.
- Services – There are some underground services adjacent to Eglwys y Bedd that are already resulted in disturbed ground. Ramboll consulting services engineers were employed to investigate these further and consult with Welsh Water. Further investigative digging is likely to be required in immediate areas for any new trenches, and generally the position of all underground services will need to continue to be critically appraised as the scheme evolves, with negotiations and the need for flexibility likely within the design team should any significant archaeological concerns be raised. At present, proposals are based on the anticipation that much ground disturbance and services has already been employed to the north and east of Eglwys y Bedd.
- Scale and Footprint of the proposed extension – This reflects on the archaeological evaluation and will continue to evolve if required to address any challenges met with further investigations. Cadw and the Diocesan Advisory Committee preferred for an improved relationship with the Roman wall to be fully explored and considered (preservation, presentation and interpretation).
- Design - Impact of the design on its setting to be considered in form, elevation and 3D. Feedback so far focused on the footprint for the proposed extension to Eglwys y Bedd extending in full up to the Roman wall, and not covering the opening to the west elevation. Several design iterations considered.
- Conservation Approach – To build upon the Heritage Impact Assessment and Statement of Significance, with a focus on the need to establish the heritage gains and threats. Appropriate design, materials and detailing to be considered for a grade 1 listed site and Scheduled Monument. Improvements to, care and conservation of grade 2 listed fabric and Scheduled Monument to be considered within the proposals.
- Critical details – Acknowledged as being management of water to roofs and provisions of drainage, and the proposed lead flashing abutment details between the extension to the south and west of Eglwys y Bedd and Scheduled fabric. Ongoing discussions required to discuss these. Agreed that any new structures must be independent of the SAM and the abutment between the extensions and SAM can never be load bearing and this is implemented within the structural approach employed.
- Interpretation and Heritage ‘gains’ - To reflect on the archaeological evaluation once received in full and completed. Consideration for interpretation opportunities has been included within any evolving narrative of designs. Potential use of glass and high-quality bronze details (as to the south porch) to be explored further, to help showpiece and amplify heritage benefits and improvements. Conservation and understanding of Scheduled and listed fabric to form priority of approach.

## E. Design Development (May – June 2022)

A series of proposed broad options were initially undertaken, in order to try and fulfil all aspects of the client’s brief. Limiting impact on the existing site of St Cybi’s is paramount. The original proposals were for 2 interventions, the first being to St Cybi’s and the second to Eglwys Y Bedd. These earlier proposals included toilets and services within a new vestry for St Cybi’s, as well as in Eglwys Y Bedd. This created a smaller extension to Eglwys Y Bedd than the designs have evolved to, but with less toilets and service areas that the final proposals incorporate.

An archaeological dig was proposed by the Diocesan Advisory Committee to satisfy the key recommendations raised by Gwynedd Archaeological Trust as pre-requisite investigations specifically before the evolution of any RIBA Stage 02-03 designs for St. Cybi’s and Eglwys y Bedd could further evolve.

The results of these archaeological evaluations carried out between January and March 2022 are reflected upon within these design proposals, and Gwynedd Archaeological Trust’s outline Heritage Impact Assessment includes an analysis of the archaeological excavations. This is included within this submission for reference. During the process of the excavations, weekly inspections were held by the Diocesan Archaeologists and Ministry Area Architects (PegwA) with Gwynedd Archaeological Trust, to reflect on the findings and consider how the architectural plans for the regeneration of St. Cybi’s and Eglwys y Bedd may need to evolve to respond directly to the results found.

An outline report on the Archaeological Evaluation so far by Gwynedd Archaeological Trust is included within this submission and can be referred to for further detail. The results of the dig proved instrumental for establishing how the plans needed to evolve.





Above: The initial developed proposal for Eglwys y Bedd which involved a small extension to the western side before the requirement for more toilets to relieve pressure from St. Cybi's church was suggested, and a larger training kitchen were outlined.

The RIBA Stage 00-01 proposals previously developed at feasibility stage offered a good basis for the parish to start developing their ambitions and test their evolving brief, and were useful to test the needs of the community and Ministry Area in several public consultations.

Representatives from Cadw (Ashley Batten, Nick Davies, Ian Halfpenney and Judith Alfrey), Anglesey County Council (Jenny Emmet and Nathan Blanchard), and from the Diocesan Advisory Committee (Frances Lynch) were invited to site during the archaeological dig. Representatives from all stakeholder groups have attended site to meet at various stages of progress and have been informed of the evolution of current proposals.

Statutory consultees were invited to site at St. Cybi's towards the end of the March 2022 for pre-application consultation, but it was agreed that an online Zoom consultation may be more constructive in the short turnaround required. These early discussions allowed the team to begin considering the impact of the scale and position of what may be required on site, and these conversations and Pre-application consultations have informed the resulting proposals.

The vestry that was previously proposed to the west of St. Cybi's church is no longer included within these proposals. It is anticipated that further archaeological evaluation and investigation again will need to be carried out before any further design can progress, and in consultation with the Diocesan Advisory Committee and Cadw.

Following the Pre-Planning application submitted in March 2022 and consultation to follow, the initial options were further developed in consultation over May and June 2022 with Bro Cybi, and representatives from Cadw (Ashley Batten, Nick Davies and Ian Halfpenney), Anglesey County Council (Jenny Emmet through Andrew Davidson, and with Nathan Blanchard), and with the

Diocesan Advisory Committee (Frances Lynch) in order designs could evolve to meet the Council's Levelling Up Fund submission date and meet requisite requirements for inclusion. All information attained from the archaeological excavations and investigations were shared, and the evolving Heritage Impact Assessment and Statement of Significance formed a key document in consulting and resolving issues.

In May 2022, it was agreed that the least intrusive area to develop was to the West of Eglwys y Bedd, and options were therefore further discussed here. These included an option to have the kitchen on the First Floor so that the Ground Floor of Eglwys y Bedd could house the Deli area, placing the toilets and café in the extension. In consultation with Bro Cybi it was agreed this may not be suitable for volunteers to the training kitchen, who may be older and find it hard to use the stairs all day. The inclusion of a small lift was discussed to eliminate this issue, but it was agreed it would be challenging to fit a lift in the extension without seriously affecting the existing fabric, scale of intervention, and integrity of the building.

Below: A previous iteration which involved a small extension to the Western façade of Eglwys y Bedd with the kitchen placed on the First Floor.





With this in mind, the designs have subsequently evolved to enclose the whole area between Eglwys y Bedd and the Roman Wall. This will provide a level second entrance to the café, but perhaps more importantly, it allows for an improved interpretation and relationship with the SAM to conserve, interpret, and display the wall at it's best. The public will be able to enter the space and walk along next to the wall, which is an important element of the sites character & significance. It can be touched and viewed up close from within the extension, and this will increase the publics understanding and appreciation, which will aid in it's future conservation over generations.

The proposed roof structure will seek to 'lightly touch' the Historic Monument, with all the structure, loading and services associated with the roof strictly being directed towards Eglwys y Bedd. The details to follow will be instrumental for consultation and agreeing with statutory consultees and to achieve SAM consent.

The resulting proposals have therefore been designed to be in keeping with the existing scale and massing of the original structure of Eglwys y Bedd, and to be understated and subservient in design. The ambition is to provide the most balanced design solution, which achieves on the critical elements of the Diocese's brief, whilst retaining the integrity and historical importance of the existing site.

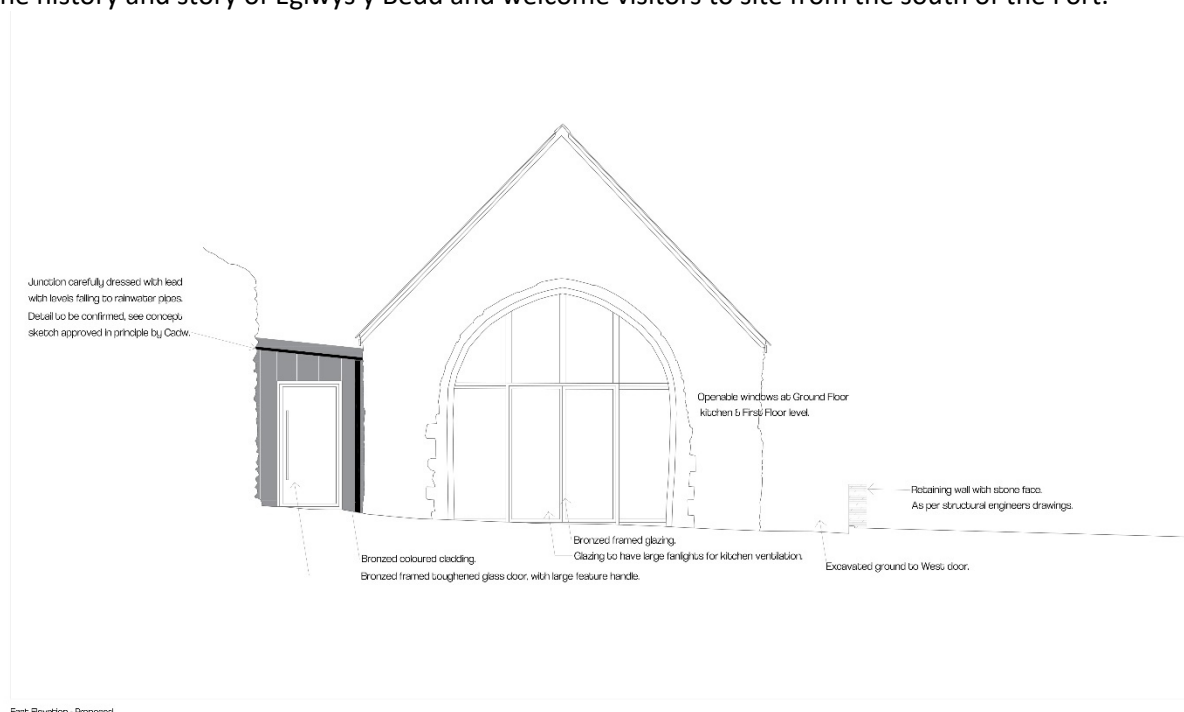
## F. The Proposal – Critical Overview.

- The resulting proposal includes for the renovation of the existing building fabric to accommodate catering provisions and disabled toilets on site, together with the introduction of services such as electrics and heating.

In order to achieve the goals set out within Bro Cybi's brief, the rear of the building does need to be extended to allow space for a café as well as the training kitchen and toilets. A small extension spanning to the west and south from Eglwys y Bedd meets the Scheduled Ancient Monument wall physically and houses a delicatessen café with visitor seating, thus relieving this area of underground services and clutter.

The walkway between the Roman wall and Eglwys y Bedd will be enclosed via a standing seam roof with glazed roof panels to provide a second level entrance to the café, whilst also allowing visitors to experience the Roman wall at close quarters internally.

Below: The proposed East Elevation, with the chancel archway opened up and glazed, to celebrate the history and story of Eglwys y Bedd and welcome visitors to site from the south of the Fort.



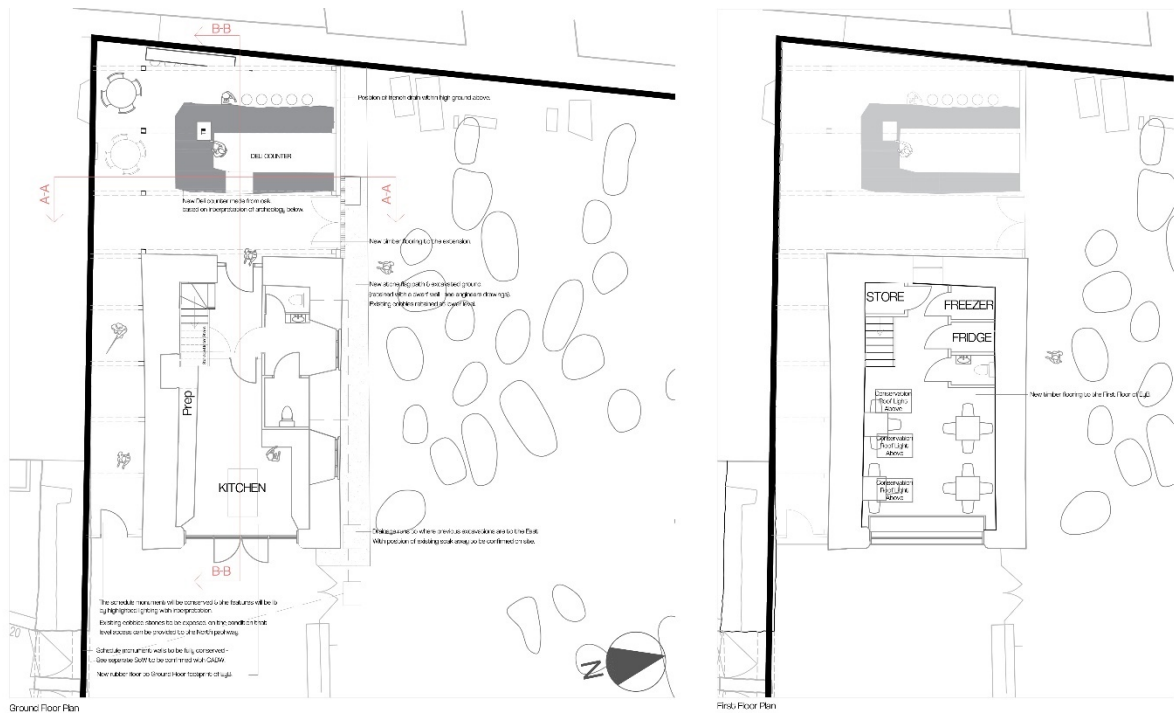
The chancel arch will be re-opened. Bronze doors and a bronzed coloured window framing system will hold the windows, which will flood the space with light and provide access for kitchen staff into the training kitchen. These will match the bronze design aesthetic and quality of work carried out to the church porch in 2020.

All structural elements, such as the slab, and columns, have strictly been kept within a 'safe excavation depth' advised by the archaeologists, so that the more significant areas below (1.3mtrs) will not be impacted upon.

The proposal aims to tell the story of the site, though the design and detailing of the extension internally. The deli counter echoes the form of the archaeological finds below and aims to subtly reference the graves below. The design and detail of the proposal aims to amplify interpretative opportunities, and will continue to evolve as the archaeological investigations and discussions with Cadw and all consultants & stakeholders continue.

Many of the services will need to be updated to cope with modern requirements, this will include re-wiring of electrics, installing a heating system, installing plumbing for the toilets, and for the training kitchen. These details need to be further evolved and agreed with the services engineers.

Below: The proposed floor plans, with the side access via the Roman Wall and Deli counter illustrating the archaeological investigations below.



The existing building of Eglwys y Bedd will be conserved using appropriate conservation materials. Re-pointing will be carried out to the walls with soft lime. All high level dressed lead work, slate roof, and dressed stonework, and the chimney will be fully conserved. New cast iron gutters and brackets, rainwater pipes will be installed, to be in keeping with the site's significance.

Below: The proposed North Elevation, which faces St Cybi's and the churchyard.



Where new fittings and modern installations are fitted, such as the new training kitchen, then these will be designed bespoke for the spaces, to complement the scale, materials and forms of the existing, but will be high quality and modern in nature, and detailed to read as new interventions within the context of the site.



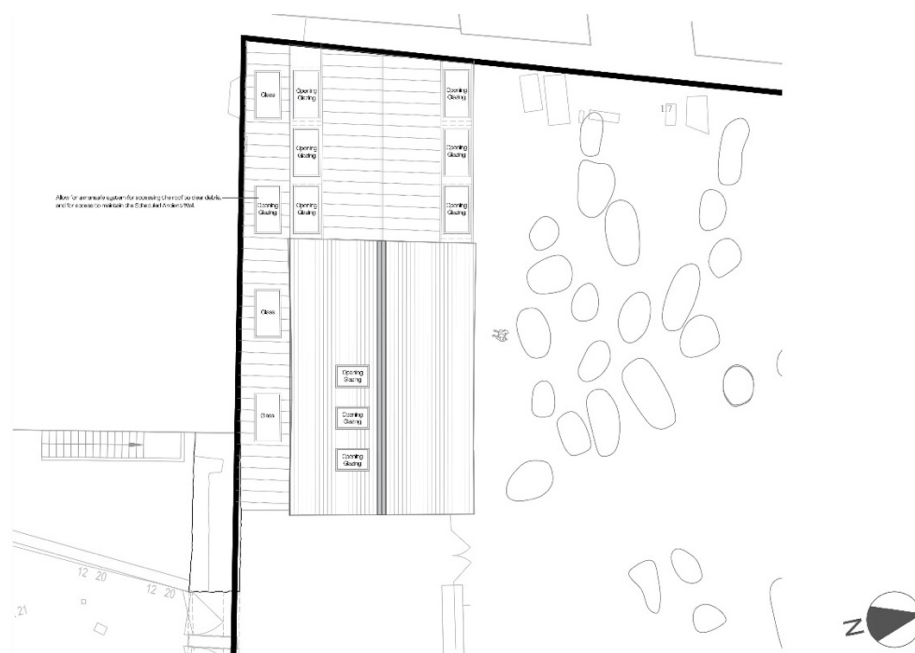
The south & west-facing (rear) areas of the site is where the main alterations and impact will be contained, and managed to extend to providing opportunities for improved interpretation, access, and conservation.

A fundamental aim with the proposal was to maintain the integrity and story of Eglwys y Bedd and its context as a whole, whilst also achieving the brief requirements set out by Bro Cybi. As they aim to accommodate many elements within these proposals, that aid different areas of the community, the building will require a flexible design in some respects, in order to achieve this.

The design will complement the existing elements within the site, while also being modern in nature, and detailed to read as a new intervention to the site, specified and executed to high quality to match the existing building.

The extension will consist of;

- Pitched roof, with a simple proportion to match Eglwys y Bedd itself. The pitch will match that of the existing roof falls, and will be in a warm bronze colour, that has been chosen to match the new bronze porch doors on St Cybi's. The RAL colour of which will be decided & specified on site, after detailed discussions with statutory consultees to follow and approve samples.
- Bronze cladding externally, coloured to match the porch doors. This will not be pre-patinated and the intention is that the colour will change and weather, to complement the natural materials and reflect the craftsmanship employed to the original build.
- Connectivity from the kitchen and the cafe to the churchyard via a series of double doors, to provide that connection to green space and link to St Cybi's grounds.
- Good natural ventilation provided by openable triple-glazed windows, rooflights and doors. Louvres will be detailed to be in-built and bespoke, to steer away from the requirement for making any wall penetrations.
- Internal details will be modern and simple, and will be designed to high specification to compliment the craftsmanship of the site and history.



Above: The proposed Roof Plan, which shows the new roof pitches and rooflight positions.

- **Character.**

Eglwys Y Bedd’s existing aesthetic character, its design, historical significance and central position within the St Cybi’s site play an important role to creating a sense of place between the Fort, Swift Square and Holyhead itself. It has an interesting social and community rooted history and is a vital element for the social cohesion of the present-day Holyhead.

The redevelopment of this community building will contribute greatly to the quality of life of both the congregation and local residents who will use the spaces regularly, and visitors to Holyhead. The proposed use of the development will be a community café and training kitchen, and provide toilets and other much needed basic facilities for the church of St Cybi’s itself.

Although this is a change of use from it’s original purpose, it follows the church’s continuing ethos to provide support for the whole community, not just their immediate congregation.

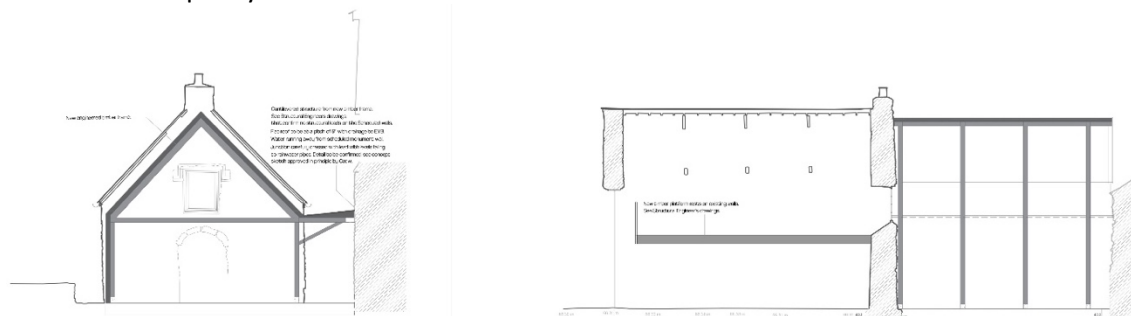
In that respect it could be considered that this is a continuation of the existing ethos of Bro Cybi and the site, although developed to further enhance the community aspects to improve facilities for the residents of Holyhead.

St Cybi’s central position reinforces the significance and prominence in the public realm. The proposed development works, which are kept to the rear south & west parts of the churchyard, the quality of the conservation work proposed, and the design and details of the new extension, all work to complement and restore the building and surrounding area, and to pay respectful subservience to the hierarchy and prominence of the historic details within the churchyard itself.

The outdoor space being created by removing the churchyard fences and opening up the grounds, will provide a safe, family friendly green space for the community and visitors alike.

The impact of the development on the surrounding area will be beneficial due to the regenerative element for the public areas, which is in a poor state and it will breathe new life into the community, by providing a range of services to local residents, complementing Anglesey County Council’s efforts in parallel and playing a key part within the co-ordinated delivery of providing better public space and amenities within Holyhead.

The extension has been designed with consideration in mind and intended to complement the existing building, St Cybi’s church, and reflect on the successful installation of the new bronze doors that have been installed in 2020. The materials, roof pitches and colour of the external cladding have been carefully selected to ensure these principles are achieved and a site-wide character and quality of execution is continued.



Above: Sections through the proposal illustrate the structure and aims to ‘touch lightly’ on existing fabric and Scheduled material, and on the historic graves below the proposed extension.

- **Access.**

Good design is inclusive design, and it has been possible to consider access for ambulant and non-ambulant disabled customers to the ground floor via the new level east Entrance to the site.

The external spaces and thresholds will be landscaped and detailed to allow good disabled access and access for ambulant disabled customers or visitors with prams or walking aids.

There is a path passing through the churchyard of St Cybi's, which provides pedestrian access into the building. The south entrance to the proposal provides access to the main cafe area, and a second entrance to the north side provides a direct route into the deli area when approached from the church. The opening to the east is not intended as a main entrance but will offer flexibility and a means for deliveries and staff to access, also for the church members to access the building when the deli is closed.

Storage needs on site have been taken into consideration at design development stage and space provisions have been allocated for the following;

- New walk-in fridge and separate store for the kitchen will be provided on the First Floor.
- A plant area is housed on the First Floor for all M&E equipment, which keeps the visible areas of the proposal 'clutter free' from such items.
- The training kitchen will provide storage for much of the kitchen's immediate needs.

The above storage can all be easily accessed through the new doors within the east gable.

- **Movement**

Being in the centre of Holyhead, visitors can get to and from the site by public transport, on foot or by road. The train station and harbour are a 10 minute walk from site, has the potential to bring visitors from neighbouring towns, and the winder area.

Movement within the site, immediate areas and landscaping are also being updated as part of wider works to the site and the Swift Square area as a whole, and these will improve access and movement for this area of Holyhead.

The principles of sustainable development promote walking, cycling and the use of public transport, and reducing reliance on the private car whenever possible, many of the customers who the proposals hope to accommodate will be from the town and therefore walk.

- **Environmental Sustainability**

- i. **Strategic approach**

The proposal achieves efficient use and protection of natural resources, enhances biodiversity, and demonstrates designing for change. Creative reuse of existing building and the retention, repair and retrofitting of historic buildings always offers the most credible, low-carbon approach to construction. If the construction industry is serious about addressing climate change, then reusing available empty buildings remains the most efficient means to meet any local needs in any area whilst also providing opportunities for regeneration to struggling communities.

All existing and original materials will be retained and re-used wherever possible, which offers improved and ongoing longevity to fabric, less waste to manage and pollute, and the need for less new materials thus reducing carbon emissions.

## ii. **Energy and Resource Efficiency**

The Church in Wales and the Diocese of Bangor have both pledged to become carbon neutral during the current decade. We should seize this opportunity to make our buildings more environmentally friendly and to install carbon-reducing or offsetting technologies, such as ground- or air-sourced heating.

Within the Eglwys Y Bedd proposal such services provisions will be further considered and subject to further consultation with statutory consultees.

It is currently uncertain as to the effectiveness of PV panels on the roof of Eglwys y Bedd as the site is sheltered from the sun, but this will be investigated further.

The building will be insulated with natural low carbon insulation, such as sheep's wool and the proposal aims to use natural ventilation.

Due to the significant nature of the building and the site, an air source heat pump is being considered being housed away from the building, in a less prominent area of the churchyard. Such details need to evolve and will be confirmed.

Where new materials or installations have been specified, then these are all based on naturally sourced materials, breathability of fabric, or high quality specifications with greater longevity and this will minimise environmental impact of the proposals.

Trade and materials will be sourced locally to minimise carbon emissions and to encourage supporting foundational economies locally in north Wales and growing local skills and utilising local suppliers and trades is part of the consulting team's responsible approach and practice policy to specifying materials and contracting works. Any timber used will be FSC certified, or grown and sourced locally in Wales.

The development will be subject to Building Regulations approval, and will be developed to comply with relevant legislation, including improving thermal provisions and reducing heat loss.

## iii. **Waste & Water Management**

Bro Cybi will require that contractors manage water consumption during the construction process, and present their responsible approach to recycling, waste management (including minimising waste through construction), and to confirm use of local trades and skills. Waste management is addressed within the proposals by ample means for storing recycling bins and waste.

Initial positions for drainage provisions have been marked on Ramboll's annotation of PegwA's plans, with the soak away for surface water being positioned in the area of least significance.

The foul water will connect to the existing system on Market Street, and discussions between Ramboll and Welsh Water are already underway on these issues. As the proposals advance, such details will be relayed to confirm to statutory consultees as part of the proposed ongoing workshops.

#### iv. **Landscape & Habitat**

Churchyards are public spaces that enrich the communities they serve. As part of the Stones Shout Out project, all the churchyards (that are involved within the project) are to ensure that they are spaces where nature can not only co-habit with people, but thrive at the centre of these urban communities.

Opportunities to improve the existing landscape and bio-diversity of the site and graveyard were key parts of the brief, and include planting wildflowers in the churchyard area, removal of the fences to open the green space up to the public, and maintaining existing trees on the site.

Careful consideration will be taken with the planting and lighting in order to maintain the natural habitats of birds and bats in the area.

#### • **Community Safety**

The site is in a central location within Holyhead but has suffered with anti-social issues in previous years and has now had CCTV installed on site to try and curtail this. The proposed works will naturally boost community safety, simply by bringing the area back into more regular use and offer a degree of greater oversight by the local community. The mix of users (cafe customers, volunteers and kitchen staff, those being supported within the community in training, local residents and church members etc) will promote activity at different times of the day, and this will provide natural surveillance of the site and deter anti-social behaviour in this area.

The proposals are also linked to other regeneration initiatives taking place within the Holyhead and Swift Square area, in the adjacent car park and works to the Roman tower to the north-east corner of the site.

Below is an outline of some of the security features that will be provided within the proposals;

- CCTV will be in operation in the area.
- Lighting provisions for the site area, to be agreed in consultation with a project ecologist.
- All doors and windows will be toughened anti-vandal safety glass at lower levels.
- The illumination of all entrance doors to the building and light-spill from within.
- Wayfinding considerations, such as signage and interpretation, will be integrated into the design to create an environment where visitors will feel they are welcomed and can navigate easily through the site.

## **G) Enabling development**

The proposal should be supported due to the nature of the community development, level of funding and stakeholder support in momentum, and the potential social and economic benefits for the wider community as well as the congregation of St Cybi's.

It is believed that the Ministry Area of Bro Cybi, after many consultations with their congregation and the wider community, are best placed to renovate and reinvigorate this property and run their site, so that it works for the community as a whole, and continue to be sustainable as a church and hub for future generations to come.

Without adapting to the modern needs of the community, the church is at risk of becoming irrelevant to the everyday lives of the people of Holyhead. If the community is not connected with the site and becomes unused, there is a real chance the site could fall into a state of disrepair with ongoing maintenance needs, and many of the important historical and cultural items could be endangered.

## **H) Conclusion**

This proposal for Eglwys y Bedd offers a credible opportunity for Bro Cybi and Bangor Diocese to invest in a sustainable future for St. Cybi's church and its site. There are credible opportunities to turn Eglwys y Bedd into a hub and source of credible revenue to support the main mission of the church, and to provide a resource for the wider community and residents, as well as an amenity for visitors alike.

The proposals submitted have received support from the congregation and local community, as well as from stakeholders, and statutory consultees in pre-application consultation and in ongoing dialogue.

All main concerns raised so far up to June 2022 have been carefully considered, prior to this submission for Planning and Listed Building Consents (as described under Section C).

We acknowledge there are many details that still need to evolve with a scheme on such a significant and sensitive site, and discussions will need to continue with statutory consultees with equal momentum, building on the relationships built to date in continuing discussion on the evolving details.

An invitation for wider engagement to those outside the statutory consultation list will be offered to those who the subsequent programme to date (spanning May to June 2022) may not have afforded with the same degree of pre-application consultation as would normally have been expected for scheme of such high significance and sensitivity required (for example pre-application consultation with some of the amenity groups could not be organised in time to achieve the LUF programme requirements).

The wider opportunities to reinvigorate the immediate public and adjacent areas are wide, and provide a draw for locals and tourists, to bring life back to the area and once more putting the church at the beating heart of the local community. By actively encouraging public use of the site through a

range of activities, the longevity of St Cybi's & Eglwys Y Bedd, and the site can be assured, and thus it's conservation for future generations.



