

Norton Community Trust

Newsletter No 6

October 2020

Hello all, we hope you're keeping well and positive. The following is a progress update on the project to adapt the former church of St Andrew as a community hub.

Laying aside for the moment the strange times in which we live, we can all be forgiven for experiencing project fatigue with our efforts to get properly started on the work to get the project moving.

Unfortunately getting permission for the changes necessary to adapt a Grade 2* listed building for community use was never going to be easy. Preserving the historic building and making it available for community use may be a great idea, but as with so many things, the devil is in the detail!

The Norton Community Trust's discussions with Powys County Council Planning Department have been ongoing now for around nine months, and we still have a range of objections to overcome and points to clarify. (Note that a large part of the delay was due to the absence through illness of the Council Built Heritage Officer).

We have withdrawn the original planning applications in order to prepare and submit a more comprehensive version early in the New Year. Examples of issues raised by Powys Planning include the location of the proposed kitchen and washroom, the type of events proposed for the community hub, the nature of the new heating system, plans to access the belfry, ventilation issues, the fitting of glazed panels to screen the baptistry and the south transept.

Attached to this newsletter you will find recent design up-dates for the former church building, showing how it is planned to screen the former baptistry (location for the kitchen and washroom) and the south transept (forming a meeting room or 'green room' for performing artists).

In spite of the planning delays, there are a number of positive initiatives to report on, as follows:

- It is significant that whilst the initial planning applications have needed to be revised and expanded, they have not been rejected. Some of the issues raised through these ongoing discussions with Powys Council have encouraged the NCT's working group to consider the original design plans in more detail which will lead to a better outcome.
- In order to improve the quality and persuasiveness of our planning submissions going forward, the Trust has commissioned Trevor Hewett, a Ludlow-based architect, to review the current plans and advise on the resubmission of the planning applications to Powys CC. Trevor has considerable experience with both church and secular restoration projects in England and Wales. At this point it is appropriate to acknowledge the initial work on project design by Gillian Tennant-Eyles which most residents will have seen and which has been invaluable in getting us this far. On his recent visit to the church site, Trevor agreed that the current adaption plans based on Gill's work are logical and coherent, and he is confident that the planning process will eventually deliver a good outcome for the community.
- The Presteigne and Norton Community Trust (a company limited by guarantee now under the control of the Town Council) has agreed to 'adopt' the Adaption project and work in partnership with the Norton Community Trust at least until the Adaption project is complete. Final details of the arrangement have yet to be agreed, but certainly this association with the PNCT avoids the Norton Community Trust duplicating legal and administrative costs, and is a strong indicator of wider community support for the project, always useful when future

grant applications are being made.

Responsibility for detailed project planning, implementation and fundraising will remain with the NCT.

- The draft agreement for the lease of the building from the Representative Body of the Church in Wales is currently under consideration by the Trust's solicitor.

- Thanks to Steve Foster and a number of other residents who have researched how best to bring the church clock back to working order.

Advice from a specialist company suggests a full restoration cost of £8000 - £10,000, whereas a modern replacement can be installed for half that cost. Further action has been deferred until the community lease for the building has been agreed.

And finally, an important message about Fundraising!

Understandably, we tend to think of fundraising in the context of the renovation and building work associated with the project (and as a reminder, we have a notional budget of £100,000 for this work).

However, before we can get the project started, we will incur start-up costs which include expenditure on items such as legal and planning fees, architect's costs, statutory surveys, installing basic services, insurance, and so on.

Even though this is a difficult time for fundraising, we now need to start building a fund for start-up costs beyond the £7,000 currently in the Trust's bank account. We will apply to an appropriate funding body for a grant towards these costs. But we also need direct financial support from Norton residents.

Not only will this local income be an important contribution to costs, but it also provides essential evidence to funding bodies

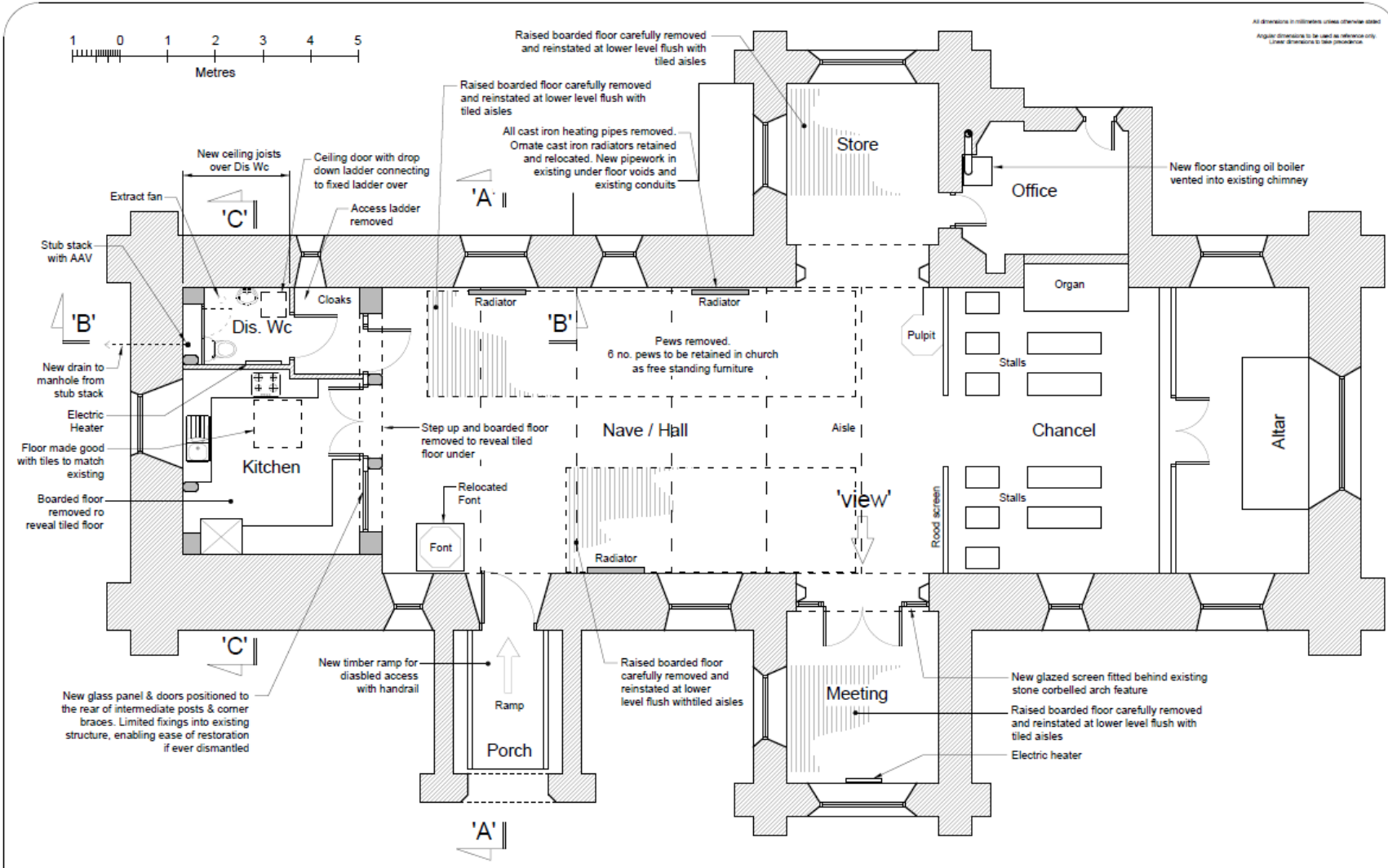
like the National Lottery that the community actively supports the adaption project.

During a period when returns on conventional savings and investments are pretty disappointing, it could be a great time to invest in our community and help launch a project which will benefit Norton residents for generations to come.

Look out for more information in the near future on how your contribution can help to get this ambitious project under way.

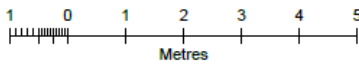
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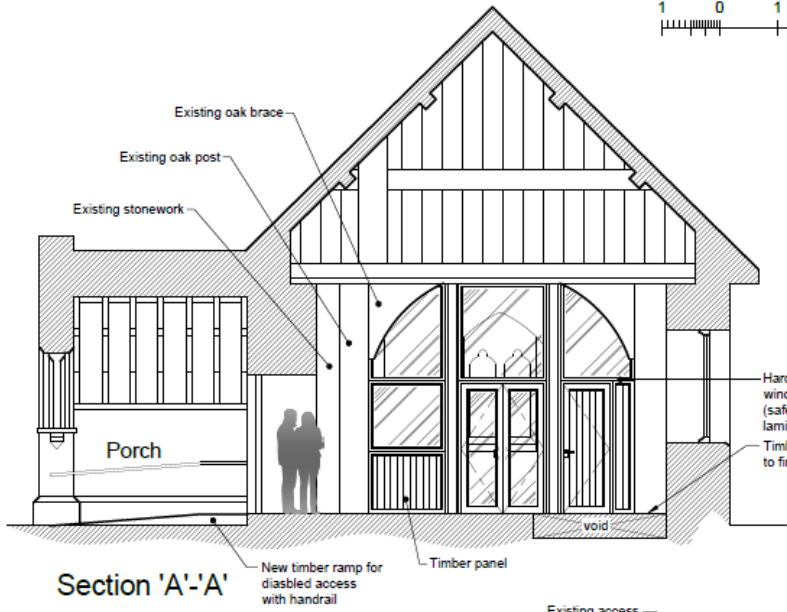


Proposed Plan Layout 1:75 (A3)

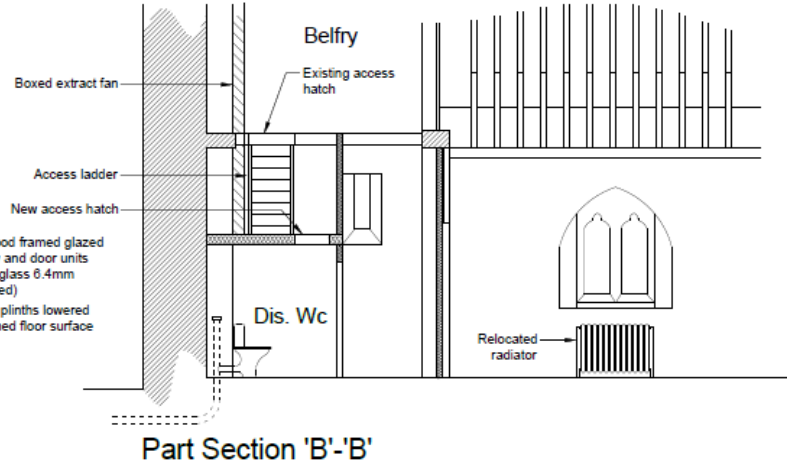
PSUK PENGUIN SERVICES UK LTD 01544 262720 / 07867 986558 buildingplans@psky.com www.plan2build.co.uk	Client	Project	Title
	- Drawn By E.B.	ST. ANDREWS COMMUNITY CENTRE NORTON LD7 1AG Date AUG 2020	PROPOSED COMMUNITY HALL PLAN LAYOUT Drawing No. 1386-03 Scale A3 @ 1:75



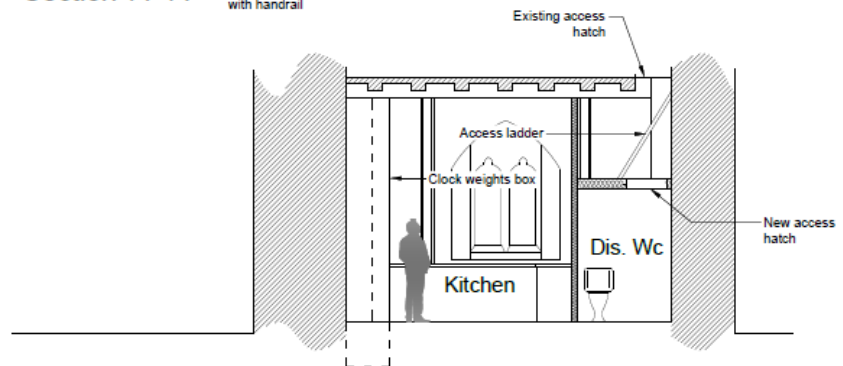
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 Angular dimensions to be used as reference only
 Linear dimensions to like precision



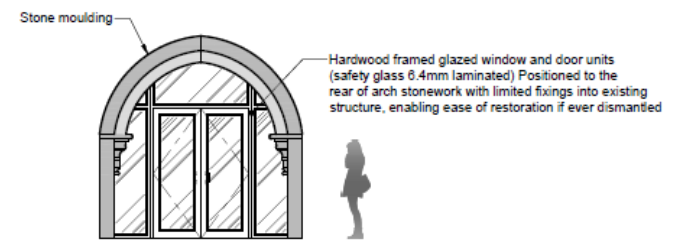
Section 'A'-'A'



Part Section 'B'-'B'



Part Section 'C'-'C'



View on South Transept Arch

Proposed Sections 1:75 (A3)

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	- Drawn By E.B.	ST ANDREWS COMMUNITY CENTRE WORTON L07 1AG Date AUG 2020	PROPOSED SECTIONS Drawing No. 1386-04 Scale A3 @ 1:100