



# Magor & Undy Community Hub (MUCH)

January 2018



## **Brief history of the site**

The site was highlighted as a possible location for a community building way back in the 1980's and was designated as such.

The first build attempt was undertaken by a combined group involving villagers and the Community Council. This project was partly funded by a loan taken out by the Community Council but the plans were to build an amenity almost the size of a large leisure centre and it relied on a grant being obtained from the National Lottery. Unfortunately successive grant applications failed but some of the loan was used to construct the current car park and other works to get the project underway.

During this period it was also realised that the orchard that is included in the site was actually one of a few, if not the only, medieval orchards left in Wales.



## Recent History

In 2016 a new local group of villagers got together to try to resurrect the project (The Three Fields Community Trust / MUCH group).

A survey was conducted to try to gauge what the villagers of Undy & Magor wanted to see available on the site and in a possible 'village hall', rather than a large centre.

From the survey, discussions took place to determine the requirements of a hall, to try to accommodate as many of the responses of the survey as possible.

Visits to village halls in the locality were undertaken to gain best practice on the running and the actual layouts.

During this initial phase it was also determined that community funding would become available as part of the Rockfield Farm housing development. This resulted in Monmouthshire County Council becoming directly involved in the project who are responsible for the build stage.

Once built, it is intended that the amenity will be handed over to the local villagers to manage.



## What's happening now?

Monmouthshire County Council have engaged Pentan Architects of Cardiff, to prepare initial floor plans and sketches to be submitted for a pre-planning application to the Local Planning Authority. These have been designed in conjunction with the MUCH group, to fulfil the perceived needs of various village groups and the general population of the villages.

The current consultation sessions are therefore designed to raise awareness of the draft plan and to allow villagers to make suggestions, comments or even objections before the design is finalised.

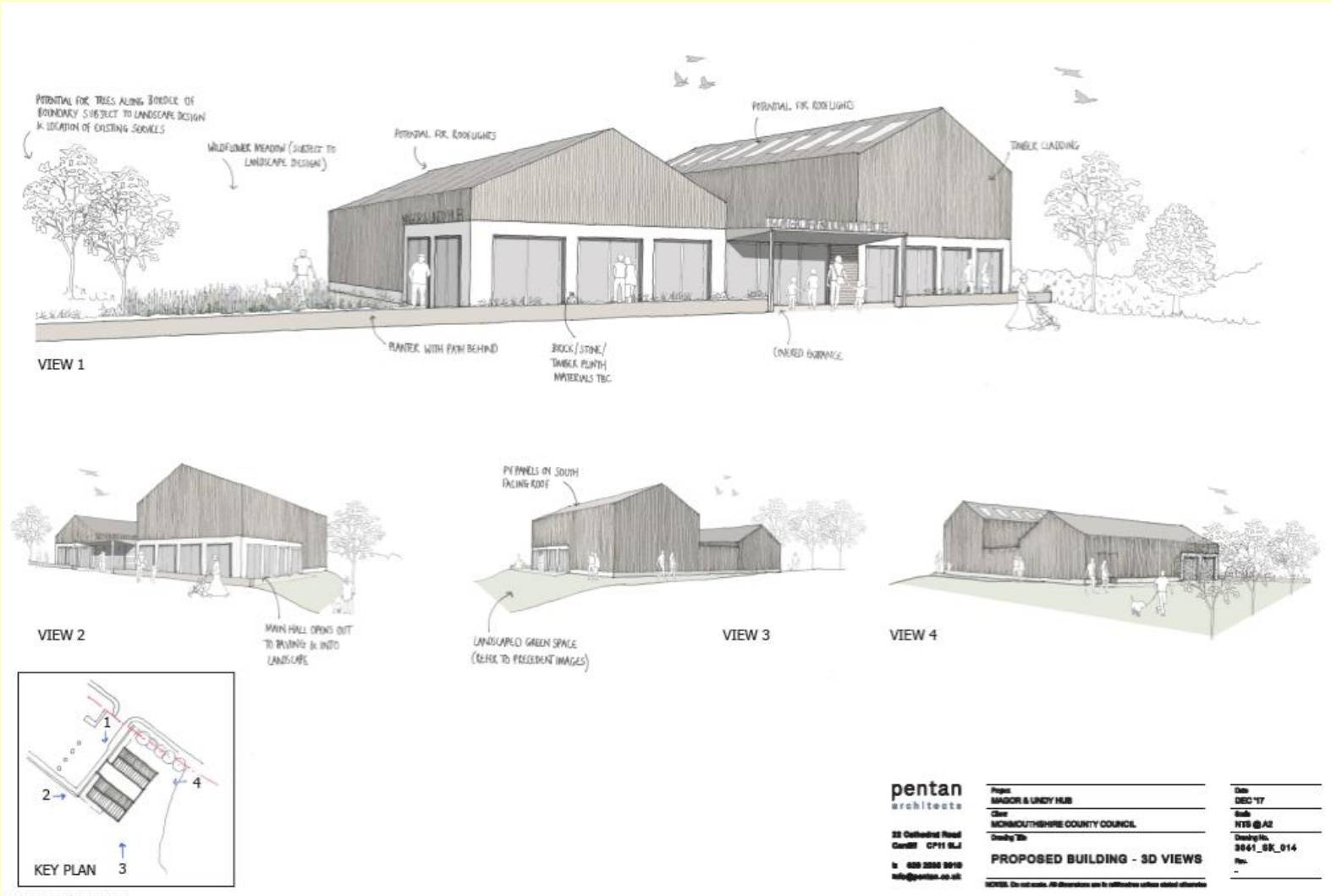


## A statement from Pentan, the Architects

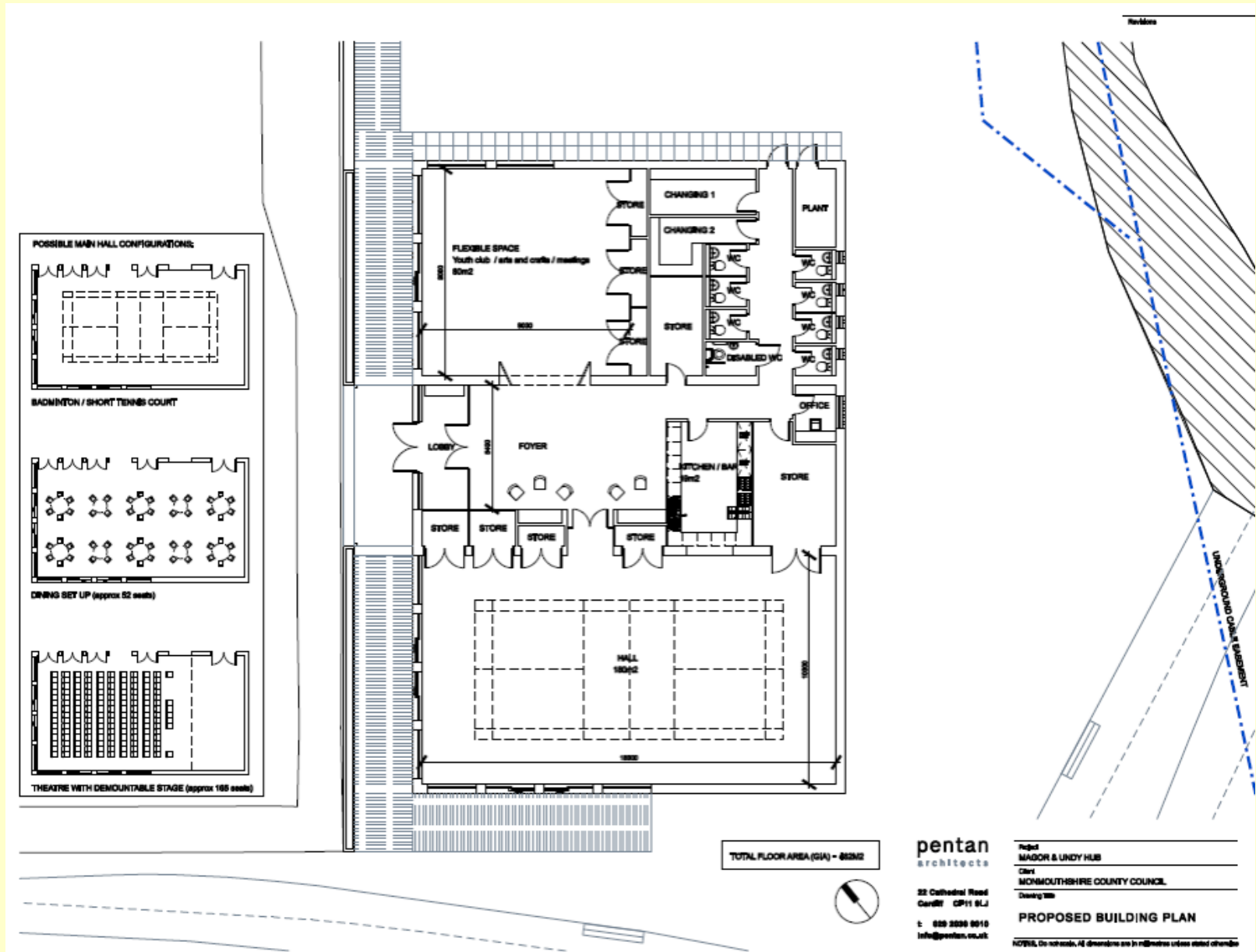
“Pentan Architects is a Cardiff based award-winning architectural design practice, with over 20 years’ experience in housing and community projects within South East Wales. Over this time, we have grown steadily to more than 25 staff, largely on the basis of repeat commissions. Our success can be attributed to a practice-wide ethic of building strong, long-term client relationships and by working closely and collaboratively throughout the design and construction processes. Our portfolio of projects includes both new build and regeneration schemes, ranging from 210 unit urban new-build sites to small sensitive infill developments. We have recently become an employee shareholding practice where 16 out of our 28 staff now own shares and this process will continue. This change provides a greater emphasis to provide a quality service from people who care about our architectural commissions”

pentan  
architects

# 3D sketch of the Building



# Layout of the Building





## What will be included?

- A large Hall that can be used for a multitude of activities.
  - Drama productions
  - Cinema nights
  - Badminton
  - Short mat bowls
  - Tea dances
  - Keep fit including Yoga, Pilates etc
  - Or anything requiring an inside space
- A smaller hall that can be used for smaller groups.
  - Art lessons
  - Music lessons
  - Music recitals
  - Smaller fitness groups





## What else will be included?

- A Coffee area that can be used for groups to hold meetings or just socialise
- A small changing room that could be used by the users of Tennis Courts/Multiuse pitch.

This list is not exclusive and hopefully the building will be able to support all sorts of village activities some of which we haven't even thought of ! Ideas?



## What will be included Outside?

- In the short term:
  - We hope to provide outside seating areas where people can enjoy getting together in any of the very short periods of nice weather we get!
  - We would also like to tidy the medieval orchard and possibly provide fixed BBQ's (Health & Safety permitting)
- In the longer term (fund generation dependant):
  - We would like to provide a path right around the perimeter of the site to provide a safe, traffic-free walking/jogging track.
- Also, with the likely building of the proposed Walkway station, at the back of the site, there may be the opportunity to provide ticketing, information and other facilities to bring extra income into the community

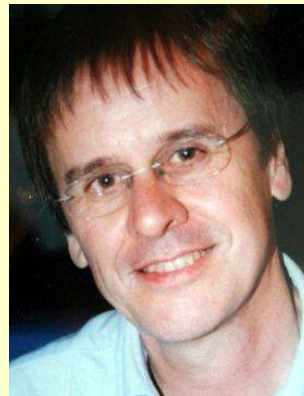


### Some Introductions:

- MUCH Directors – posh name for a group of some villagers



Sally Raggett



Rob Ollerton



Kevin Wright



Paul Turner



### Some Introductions:

- Monmouthshire County Council representatives



Mike Moran



Ben Thorpe



**Some Introductions:**

- Pentan Architects



Andrew Hole



Katherine Jones



## What Next?

- There should be representatives from some, if not all, of the three groups who are part of the project in attendance. Please feel free to come and ask questions or make suggestions.

## Or could you help??

We are a very small group and would really like more villagers to get involved, either with the planning stage or the running of the amenity once it's built.

We currently meet approximately once a month for an hour to progress with the plan. If you can assist please speak to one of the MUCH team.