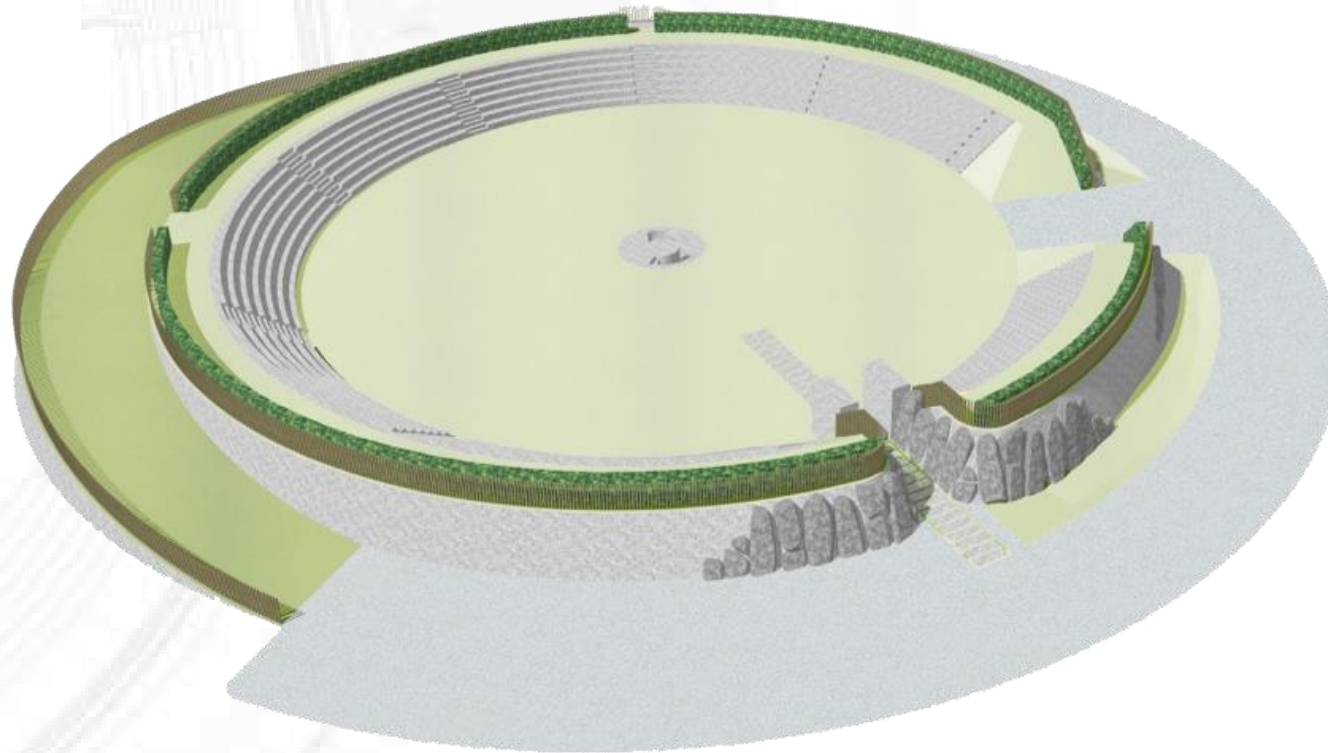




A BRAND NEW PLEN AN GWARI FOR REDRUTH AND FOR KERNOW



RESEARCH & DEVELOPMENT REPORT
FOR REDRUTH TOWN VITALITY FUND

JULY 2022

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ARCHITECTS

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EXECUTIVE SUMMARY

We want to build a *PLEN AN GWARI*; the first medieval Cornish amphitheatre to have been built in 500 years. It will be a beautiful green space, an important community hub, an exciting performance venue with its own rolling programme of extraordinary cultural events - **and we want to build this amazing visitor destination in REDRUTH!**



Once complete the *plen* will become a free to access green space for the community, a place to meet friends and family, take a lunch break or let the kids run off some energy. It is also the natural space to host elements of community celebrations such as St Piran's day or the Pasty Festival. However, at regular points in the calendar, the *plen* transforms into a fully equipped modern outdoor theatre. We will stage annual epic reinterpretations of medieval Cornish drama (in particular, *Bewnans Uni* /the Life of St Euny, patron saint of Redruth) as well as other contemporary theatrical productions.

The Visitor Centre will become a very important and attractive component of the offer; a place to explore the rich cultural heritage of the *plen an gwari* phenomenon and its critical place in medieval Cornish identity. The VC will also offering an augmented reality (AR) experience, immersing visitors into a full scale medieval theatrical experience of the *plen*. The *plen an gwari* will become a landmark visitor destination, inspiring pilgrimages to Redruth from a whole sweep of Cornish heritage seekers and academics interested in the early roots of theatrical culture.

The cost of constructing the *plen an gwari* itself is estimated at £2.3 million. The various ancillary buildings, including re-purposing of existing heritage buildings could bring the total to approximately £10 million depending on which components are deemed desirable and /or essential.

The recommendation of this report is a phased development commencing with the VC and AR experience utilising the Bonded Warehouse together with a catering offer through re-purposing the Chymbla building. Further supporting infrastructure may be added as the use and business model of the site develops. [See APPENDIX B – COST PLAN].

The longer-term ambition would be for the initiative to become self-supporting, raising revenue through a number of routes of approximately £1.5 million per year thereby becoming financially sustainable. [See APPENDIX B – COST PLAN].

CONTEXT

WHAT IS A *PLEN AN GWARI*?

A *plen an gwari* (or ‘playing place’) is a specific type of medieval amphitheatre unique to Cornwall. A level grassy ‘plain’ is surrounded by a circular, terraced rampart.



At least eight platforms are raised around the rampart (plus sometimes one central platform) acting as permanent stages or ‘pavilions’.

In medieval times, each *plen an gwari* would have provided the parish with a meeting place, a sporting arena (for wrestling, hurling and other games) and most importantly, a venue for epic, outdoor theatrical presentations. The audience at these dramas would throng through the whole *plen an gwari* space ‘on the hoof’. Performers paraded on the raised platforms but also descended and passed through the audience. With artfully constructed scenery, costumes, and props, massed chorus, live animals, guns etc, Cornish medieval theatre would have been an astonishing, immersive experience.

The physical form of the *plen an gwari* lends itself to a degree of intimacy, inclusivity and focus between performers, participants and audience that creates a unique charge and heightened experience, unlike the majority of conventional theatrical experiences today.

WHY BUILD A NEW ONE?

32 ‘probable’ *plen an gwari* sites have now been located across Cornwall (plus a similar number of ‘possible’ sites). In most of the sites, no physical traces remain. Where there are traces, they are usually incomplete and much degraded.



The two best preserved examples are Plain-an-Gwarry, St Just and Perran Round, Perranzabuloe. However, each of these is also problematic either in terms of state of preservation, need for care and restoration, or location, ease of access etc.

Perran Round



St Just Plain-an-Gwarry



What we now need is a new structure that we can treat robustly, not be afraid to dig into, build upon, lay electricity cables, drive vehicles across and fill with thousands of tramping feet.

Whilst there have been several initiatives in more recent years that have made use of the term '*plen an gwari*', these projects have generally been smaller, semi-circular structures, intended to be used with a seated audience (more like a mini-Greek amphitheatre or storytelling pit). To our knowledge, a full-scale and properly functioning, circular *plen an gwari*, accurately reflecting historical and archaeological evidence, has not been attempted in the last half a millennium.

An important part of the construction process and an ongoing objective of the new *plen* will be education. We will learn more about the construction of our historic *plens* through research such as the Geo Phys undertaken at Perran Round as part of this process. But also, by creating an informative and inspiring heritage center, incorporating augmented reality (AR) digital technology.

WHY REDRUTH?

Golden Tree Productions is based in Redruth and for many of the crew it is also their home. The town is at an exciting juncture, a point at which through schemes such as the High Street Heritage Action Zone and the Towns Vitality Fund significant investment is coming to the town.

Redruth is a town rich in Cornish heritage, identity and potential. Its residents rank the highest percentage of people in Cornwall to identify as Cornish, with a natural affinity for and connection to Cornish culture. It is also one of the few Cornish towns not a mecca for second homeowners or tourists leading to its strong sense of community.

The town has benefited from significant investment in recent years. In terms of culture and creativity, most notably the development of Kresen Kernow ('Cornwall Centre') which houses the world's largest collection of documents, books, maps and photographs related to Cornwall's history and Krowji, the Duchy's largest creative hub, providing studios, workspaces, meeting rooms and services for a diverse range of creative businesses. Building on the success of this momentum, an opportunity exists to develop a unique dedicated space for the local community and Cornish people in which to celebrate, amplify and develop a new Cornish culture. A place in which Cornish communities and visitors can come together to experience, learn, create and, develop notions of Cornish identity in the 21st century.

This was evidenced in a recent online survey carried out on behalf of Redruth Town Council by Hemingway Design where respondents were asked, *'How you would like Redruth to be described in 5 years' time*'.

The most popular response (33.6%) was:

'A place of community life, friendliness, and neighborliness'

The second most popular (30.4%) choice was:

'A historic town where well-preserved buildings are put to new, contemporary uses'

Another question was, *'Which of the following would you prioritise for Redruth'*.

The top choice, 39.1% of respondents said:

'More green spaces, trees and commitment to biodiversity'

We believe that this begins to show that our proposal for a green, community space on a brownfield site in the town will be well received and supported by residents. However, the next stage, should our plans progress will be to carry out a full and engaging public consultation.

In May we ran a new event in the town, 'Hellfire Kernow' which was a small R&D project rooted in medieval theatre but delivered through the medium of a hurling to goal sporting competition. The town was split into quarters, so based on where you live you were allocated a team, either Demons, Saints, Angels or Tormentors. As a trial run, the event was only publicised on our own social media, yet we had over 170 spectators and a further 100 participants.

Significantly, 80% of the audience and participants self-identified as Cornish.



Hellfire Kernow – Setting the Spark



Hellfire Kernow – Setting the Spark



WHICH SITE?

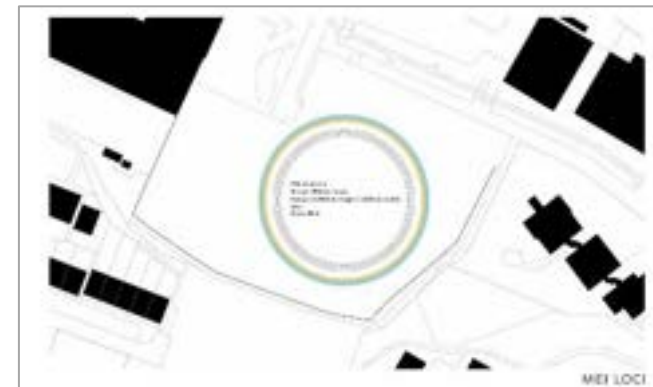
Eight sites across Redruth were assessed as possible locations for a new *plen an gwari*:

1. Fair Meadow
2. Brewery
3. Rugby Club
4. East End Park
5. Parc an Mengleth
6. Strawberry Fields
7. Aldi
8. Cardrew

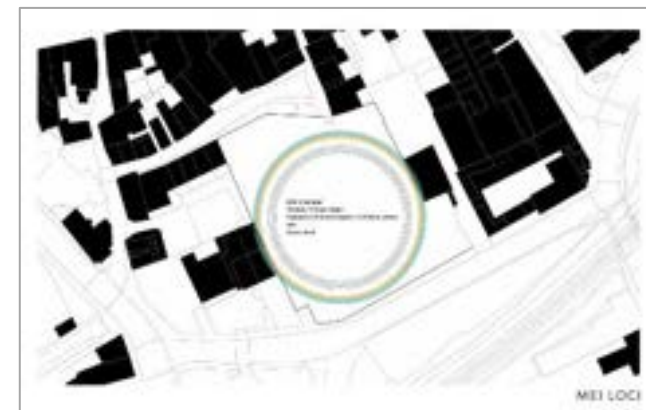
Value Driver	Measure	Weight	1	2	3	4	5	6	7	8
FORM	Site 'acceptable' for Plen an Gwari	18%	8	9	6	8	8	7	0	9
LOCATION	Good symbiotic location	20%	9	5	7	4	5	8	0	8
CONSTRAINTS	Minimal Limitations / Risk of Site	15%	8	5	6	6	6	5	0	6
OWNERSHIP	Good chance v nightmare	14%	7	7	7	6	6	7	0	6
TOPOGRAPHY	Site challenging for Plen an Gwari	15%	8	9	8	8	5	7	0	8
SENSE OF PLACE	Feelings from site visit	18%	8	5	6	4	5	6	0	9
		100%	806	660	664	590	583	672	0	778

Each site was assessed against the same six criteria and whilst the highest scorer was the Fair Meadow site this was later dismissed. The justification for this was that the size of the site means the *plen* would need to be reduced in size. Even on doing this it would still leave insufficient room for infrastructure and ancillary buildings in what is an extremely built-up area.

Old Brewery Site



Fair Meadow Site



This means that the preferred site is that of the old brewery, brown-field land adjacent to Kresen Kernow, home to Cornwall's national archives.

The brewery site is not without its complications such as potential contaminated land and ownership. However, it is of sufficient size to accommodate a full size *plen* and associated infrastructure. It also has buildings of historical value on the site that are in desperate need of restoration if they are to be saved. We see there is a potential to utilise these buildings i.e., the bonded warehouse as heritage centre and temporary HQ, Winklow building as rehearsal / storage space and Chymbla house as the admin/management buildings.

We also believe that a national *plen an gwari* will sit well next to the home of Cornwall's archives and that this facility helps provide the gravitas to the site. They will mutually benefit each other, with many visitors taking the opportunity to visit both.

The site would also become a much-needed connector to Kresen Kernow and also to Krowji which is currently isolated from the town centre. This aligns with two of the opportunities identified by the Redruth Town Vision:

- Reopen historic footpath from Penventon enabling connectivity between Krowji and Kresen Kernow
- Support the creation of routes into the town centre



IMPACT AND BENEFIT

USERS

We intend to strike the balance so that in its passive state the *plen an gwari* is a free to access community green space, and in its active state it is an immersive outdoor theatre. The *plen* will therefore have a broad range of users.

ACTIVE STATE	PASSIVE STATE	BOTH
Theatre Practitioners	Youth	Core Management/Workers
Performers	Passer by / through	Immediate Neighbours
Crew	Parents and young children	Traders
Community Participants	Lunchbreakers	Cornish/Heritage Seekers
Volunteers	Hanger-Outer	Academics
Event Audience		
Foodies		

In order to preserve community access (and sense of community ownership) we will ensure a limited number of weeks per year that the space can be closed to the non-paying public (i.e. in its active state)

IMPACTS

IMPACTS	
How will visitors/users/audience think and feel about us as a result of their experience?	
Empowered	Optimistic Buzzing Connected/Collective Ownership
BRAND EXPERIENCE -	
Is there anything unique and identifying about the experience/venue, and how does it relate to your brand?	
Highest Artistic Quality	Authentic Cornish Provenance Genuine Contemporary Relevance
IN-THE-MOMENT-EXPERIENCE	
What do we want people to think and feel during their visit?	
Exhilarating Welcoming Relaxed Amazed Safe Supported Involved Connected Curious	
UNDERLYING EXPERIENCE	
What are the hygiene factors we want to enhance or introduce to support the best possible experience?	
How to get there - foot/bike - charging/collection points - signposting (access always via town) Toilets Shelter (Wet, cold and sun) Underfoot Mud Refreshments First Aid Production facilities Storage Accessibility (impaired/mobility)	

OUTCOMES

INSIDE OUT Our vision for Users	PLEN VALUES	OUTSIDE IN What users want from us
Well equipped Clarity of roles / process	Shipshape	Well cared for Clean & tidy Safe
Landmark Game changing	Beacon	Authentic Opportunity - Platform for ambition
Welcoming Free to access Amenities	Welcoming	Value for money Space for us
Extraordinary	Unique	Exciting
Contribution Pride	Beloved	Ownership / for them People development / opportunity

CULTURAL PROGRAMME

The ambition is to stage two productions annually that are true to the historic *plen an gwari* form, utilising pavilions and the inside out, immersive theatrical approach. These will require closing the *plen* for a week to two weeks prior to the performances and the week of the performances. Capacity of the *plen* for each of these performances will be approximately 2000.

- ‘*Bewnans Uni*’, the celebration of the Life of St Euny, patron saint of Redruth – this is the planned development from our ‘Hellfire Kernow’ project.
- Another play from the corpus of medieval Cornish manuscripts

A third event will be along the lines of a Cornish Feast, a food festival but with a heritage focus on traditional cooking methods and recipes. We anticipate the site being used as part of the existing town festivals such as Redruth Feast, St Pirans Day, Murdoch Day and Pasty Fest.



Use by community groups will be encouraged such as Lowender Peran and possibly sporting events such as Cornish wrestling and hurling.



We will also consider private hires for things such as corporate events and weddings if they do not take the community use beyond our mandated percentage.

The *plen* will welcome two visiting theatre companies and/or academic conferences possibly in partnership with Kresen Kernow. The site will have a community, daytime café offer as well as a formal dining offer for enhancing the visitor experience during performances.

BENEFITS

The *Plen an Gwari* will make a vital contribution to the local economy. Prior to COVID-19, the Creative Industries sector had been one of the fastest growing sectors in the UK, with GVA growth of 58% between 2011-19 – more than twice that of the economy as a whole. The sector contributed more than £114 billion GVA to the economy in 2019 – 5.9% of total UK GVA (DCMS 2020, 2021b). This figure dropped to £102.5 billion in 2020 with output in April-June 2020 (the first national lockdown) being 23% lower than the previous quarter (Jan-Mar 2020). Since then, output has risen steadily and (by June 2021) had nearly, but not quite, returned to pre-COVID levels.

The sector accounted for more than 2.1 million jobs in 2019 - 6.3% of the total UK workforce. Employment in the sector increased by 34.5% from 2011 to 2019 - three times the growth rate of employment in the UK overall (DCMS 2019, 2021a). Despite the impacts of COVID-19, employment in the sector has continued to rise in 2020 and 2021 with DCMS estimates for July 2020 to June 2021 indicating 2.3m filled jobs in total.



Beyond the direct economic benefits of productivity growth and employment within these sectors, there has been a growing recognition in recent years of the wider value that they contribute through positive impacts on (for example) education, skills, health, wellbeing, national identity and global influence; and the further value that could be achieved through a more united, coherent and inclusive approach to supporting creativity and culture – including more attention given to stimulating the creative potential of individuals and exploiting the points of connection between commercial and subsidised activity, both of which are vital to the ecosystem (The Warwick Commission 2015). Both sectors also contribute significantly to local visitor economies.



DESIGN

LANDSCAPE CONCEPT

A Plen an Gwari to reflect the Cornish landscape and its people.

The intention is for the *plen* to draw inspiration from the dramatic landscapes that can be found throughout Cornwall. The *plens* walls and especially the entrance spaces are to be formed with oversized natural boulders that reflect the natural rock formations found on Carn Brea, Bodmin Moor or all along our coastline.

The interior of the *plen* will be fabricated from more engineered, cut and split stone. The aim here is to reflect some of the techniques used by the inhabitants of Cornwall during the mineral extraction process, agriculture and the building of ancient monuments.

The *plen* will then take on an appearance of a more natural exterior and transition into a more refined and precise interior. Creating a play between the wild / beautiful landscapes of Cornwall and celebrating the human history of Kernow .[See APPENDIX A – DESIGN]



Cornish landscape reference images



Cornish hedge / walling reference images



Concept reference images

SUSTAINABILITY

The sustainability ethos of the project is a key deliverable, the whole team have bought into this, and it would be a key criteria for any future external consultants or stakeholders.

ECONOMIC SUSTAINABILITY

It has been central to the design to ensure that we are delivering a facility that is not only a green space for all, but that it is also able to stand on its own two feet.

This is reflected in the Business Plan produced by Counter Culture. It was important that a professional consultancy was brought in to ensure the project delivered an economically sustainable project. The *Plen an Gwari* could make a vital contribution to the local economy, with the potential to be a significant local employer.

The *Plen an Gwari* will provide:

- Visitor Centre: a resource for residents, tourists, students, educators and other professionals. There will be a tiered offer from permanent exhibition to audio tours to virtual and/or augmented reality experiences. We would work closely with Kresen Kernow and others to create a compelling heritage package that attracts local, national and international visitors.
- Community Space: available to hire for selected private events.
- Medieval Theatre Programme: For a limited number of weeks through the summer months (May to September) Golden Tree will activate the *Plen an Gwari* with spectacular medieval theatre productions. The design allows these to be ticketed events with consideration to the health, safety, and welfare of the attendees as well as the performers.
- Other professional events programme: In addition to the medieval theatre programme, selected visiting companies would be invited to perform at the *Plen an Gwari* in April and September. Early conversations with world class producers such as the Globe Theatre, London, suggest the venue would be a very welcome and exciting addition to the UK touring circuit.
- Café and Dining Experiences: The food and beverage offer will be critical to the financial viability of the *Plen an Gwari*. It must be able to satisfy local residents and visitors looking for an affordable coffee and simple lunch, as well as those looking for a more sophisticated dining experience.

In addition to employing full-time and casual staff, the *Plen an Gwari* would support local businesses, directly through its catering offer and accommodation for visiting companies and professionals, as well as indirectly by attracting visitors to the town. We commit to sourcing goods and services from Kernow and working with partners such as Hall for Cornwall and Krowji to support local and regional sector development.

ENVIRONMENTAL SUSTAINABILITY

The *Plen an Gwari* will be rejuvenating a derelict, partially contaminated, industrial site into a vast green space with repurposed buildings brought in line with current building regulations.

In terms of ecosystems the *plen* provides:

- Over 3,000m² of grassed area
- 124m of herbaceous borders
- 125m of hedge planted with native tree species
- 26 new native trees
- £15,000 of bee bricks, bat and bird boxes, and bug hotels.
- Over 1,250m² of stone wall

It is intended to retain all ‘arisings’ on site this includes the re-purposing of the existing buildings. The exception will be when we are required to remove contaminants from the site such as asbestos or invasive species.

Construction will be in accordance with sustainable construction processes and whilst we might not be required to achieve a BREEAM rating the construction will follow the processes set out including:

- Energy efficient construction
- Renewable energy solutions including PV and solar thermal
- Water efficiency
- Avoiding pollution in construction and use
- Minimise waste
- Use of local materials
- Considerate Contractors scheme

SOCIAL SUSTAINABILITY

Social sustainability is all too often the forgotten element of the three tiers of sustainability. The *Plen an Gwari* is specifically all about social sustainability at all levels.

The vision of the project is a National *Plen an Gwari* for Kernow embedded in its community with an international reputation and profile.

In this context we aim to expand on the notion of a National “playing-place” for Cornwall, encompassing diverse forms of Cornish cultural expression, community engagement, heritage, and learning. The mission is to be an inspiring and relevant space for the celebration of traditional and contemporary Cornish culture, where one and all feel welcome and included.

VIABILITY: COST PLAN AND BUSINESS PLAN

Crossley Hill Chartered Surveyors (CHCS) have been commissioned to produce a Project Costs Viability for the proposed *Plen an Gwari* for Cornwall including associated infrastructure and ancillary buildings.

CHCS are an independent Chartered Surveying practice based in Cornwall. The review has been produced by Phil Crossley of CHCS. Phil has over 25 years of experience as a Quantity Surveyor. Much of his work is in Cornwall although he is also working on projects in Devon and has previously worked on projects across the UK. Notably Phil has been involved in numerous projects involving renovation or conversion of heritage and Listed buildings in Cornwall.

Table 1 identifies the estimated costs for the project.
[See APPENDIX B – COST PLAN]

	PROJECT ELEMENT	ESTIMATED COST (£)
1.	Plen an Gwari	£2,287,000
2.	External Works (Outside the Plen)	£336,000
3.	Ancillary Buildings	£4,487,000
4.	Land Purchase	Excluded
5.	Development Costs	£384,000
6.	FF&E	£1,000,000
7.	Fees	£1,770,000
8.	Early Works	£230,000
9.	Marketing and PR	£181,000
10.	Contingency	£1,049,000
	TOTAL	£10,961,000

The estimated costs are based upon:

- Overheads and profit at 7%
- Preliminaries of 10% for the *plen* and for external works to the immediate periphery of the *plen*
- Preliminaries of 14% for works to new and existing buildings
- A contingency of 10% has been applied to all costs at the summary
- An inflation factor for construction in the 1st quarter 2024 based upon the BCIS index
- No allowance has been made for VAT
- Project delivered via a competitive tender
- A JCT design and Build Contract (or similar)

The Plen an Gwari: £2,287,000

The selection of the proposed site for the *Plen an Gwari* is identified earlier in this report. The early design and costs have evolved together in order to deliver a *plen* that is both culturally correct and sustainable.

The estimated cost is based on a very clear design above ground. As we only need to excavate to circa 600mm and this is a previously developed site we have anticipated and assumed that, other than some rock/ concrete to break out, there will be no significant anomalies in the ground.

The costs include the theatrical fit-out so that Golden Tree Productions can deliver shows from day one.

As the *plen* needs to be economically sustainable it also includes gates so that performances can be undertaken as a commercial event. This also determines that ancillary buildings will be required, however, services have been provided so that initially temporary health and welfare provisions could be utilised.

The open accessibility and consequent health and safety of the public has been considered in the design and costed.

External Works (Outside the Plen): £336,000

These are the external hard and soft landscape, drainage and external services to the periphery of the *plen*. Assumptions have been made based on previous experience on similar projects as there is no site investigation information.

Ancillary Buildings: £4,487,000

Ancillary Buildings					
1	Crew Barn	73	m2	2,890	£211,000
2	Props & Technical Barn	187	m2	2,524	£472,000
3	Events Toilets & Snack Kiosk	197	m2	3,239	£638,000
4	Winklow Building - Rehearsals, etc.	480	m2	1,977	£949,000
5	Bonded Warehouse - Visitor Centre	728	m2	838	£610,000
6	Chymbla Building - Restaurant	175	m2	3,371	£590,000

The Crew Barn, Props and Technical Barn, and Events Toilets & Snack Kiosk: £1,321,000

These are new buildings to the periphery of the *plen* that enable the *plen* to operate independently of temporary facilities. This is essential for the long-term economic sustainability of the *plen*.

These have been priced on a quantified elemental basis and it is assumed that they will be delivered at the same time as the *Plen an Gwari*.

The Winklow: £949,000

The Winklow Building is an existing derelict building. The costs are estimated and strictly based wholly on assumptions that the roof can be replaced with a new roof of a similar form.

It is assumed that the frame can be repaired and supplemented with further steel framing for the new roof.

It is assumed that the remainder of the building can be retained, repaired and some new elements to provide a single storey open space for storage of theatrical equipment and also to provide rehearsal space.

The Bonded Warehouse: £610,000

The Bonded Warehouse is an existing derelict building.

The costs are estimated and strictly based wholly on assumptions that the existing building is structurally sound and works are only required to repair, enhance and remodel to suit a new life as a Visitor Centre and Exhibition Building.

This building is essential to the immediate sustainability of the project. The works will be phased to allow early use as a community engagement interpretive centre prior to the main works.

The Chymbla: £590,000

The Chymbla Building is an existing derelict building.

The costs are estimated and strictly based wholly on assumptions that the existing building can remain, and a new single storey, double height form be constructed to surround and incorporate the existing building.

The restaurant is integral to the business plan to provide a constant revenue, to reduce expenditure bringing a food facility for functions and will enable the Plen an Gwari to function efficiently and deliver a facility that can be used by the local community.

Land Purchase: Excluded

The purchase of the land and existing buildings is excluded.

The ownership of the site and existing buildings is unclear. The buildings are currently derelict and probably have asbestos to be removed. Until these factors are known a valuation is not possible.

Development Costs: £384,000

These estimated costs are for the Golden Tree management as the project evolves including any associated fees in supporting that management.

Furniture, Fixtures and Equipment (FFE) Costs: £1,000,000

These estimated costs are for the FFE of the ancillary buildings and associated hard landscape. The FFE costs for the *Plen an Gwari* are included in the £2,287,000 costs.

Fees: £1,770,000

These estimated fees associated with the design and delivery of the Construction Contract works and assume that all works are undertaken.

Early Works: £230,000

This is an estimate of the costs for the immediate works that would be required prior to the main construction works to make the site safe.

Marketing and PR: £181,000

This is an estimate of the costs for the Marketing, Initial 3D Visualisation, Website, Community Engagement & opening events.

[See APPENDIX B – COST PLAN]

PROGRAMME AND NEXT STEPS

There were limitations on the extent of this report due to the fact that whilst a preferred site was identified it has not been purchased.

Therefore the priority would be to raise sufficient funding to purchase the Bonded Warehouse, the Chymbbla Building and the wider site.

The Bonded Warehouse is time critical as it has been identified to be repurposed as social housing. The preference, as it is a natural gateway from the town, is that this becomes the ticket office, exhibition space and administrative hub. It also the building on the site that is in the best condition.

The site has a complicated ownership which is unlikely to be resolved easily or quickly. It is only once it is purchased that investment in the next stage will be appropriate. That stage will see completion of a community consultation process and gaining the necessary planning permission.

[See APPENDIX B – COST PLAN]

[See APPENDIX D – BUSINESS PLAN]

APPENDICES

APPENDIX A – DESIGN

Appendix A - Design

Landscape and Architectural Technical Drawings

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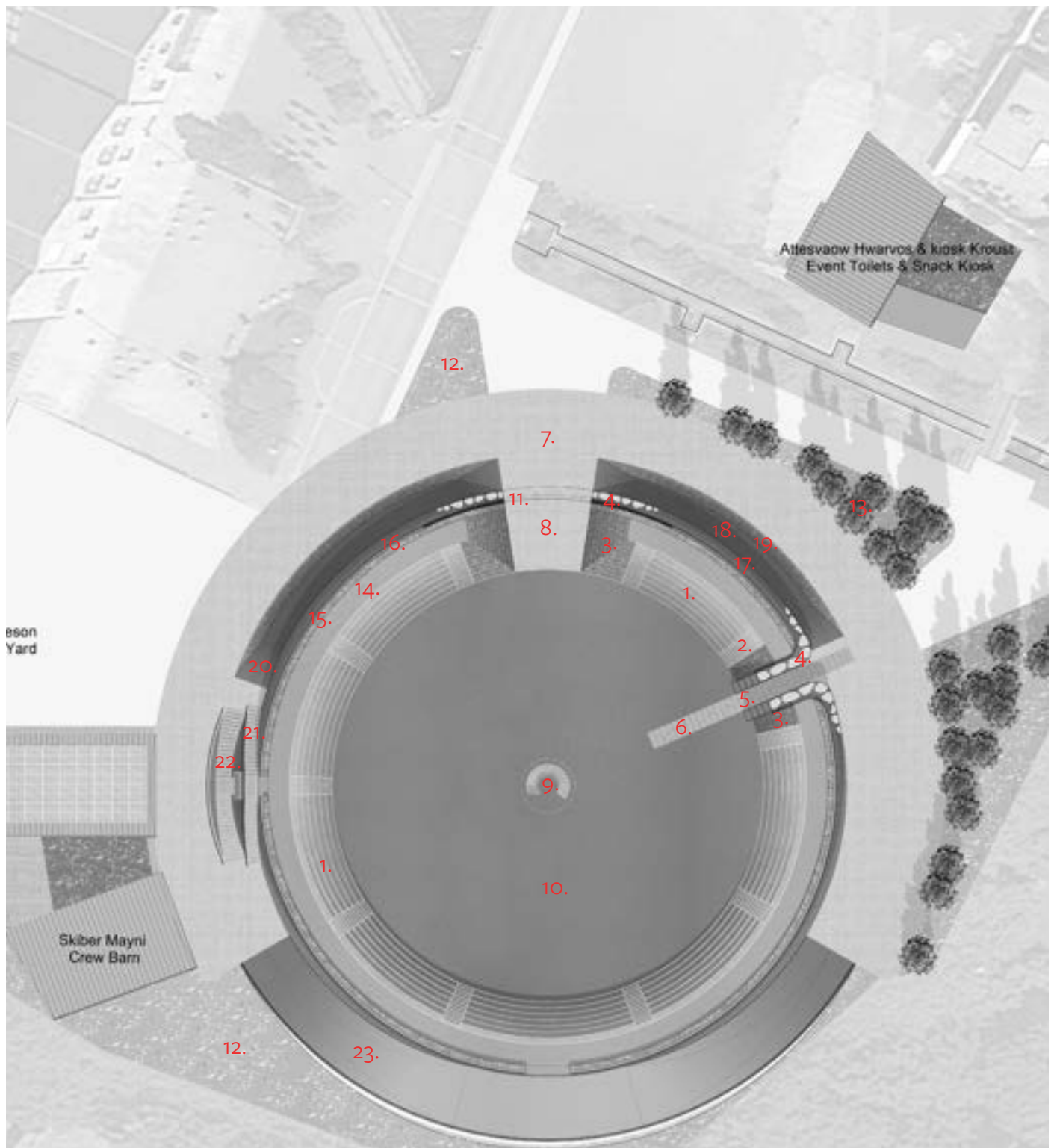
Brewery Site Overview Plan



Brewery Site Colour Plan



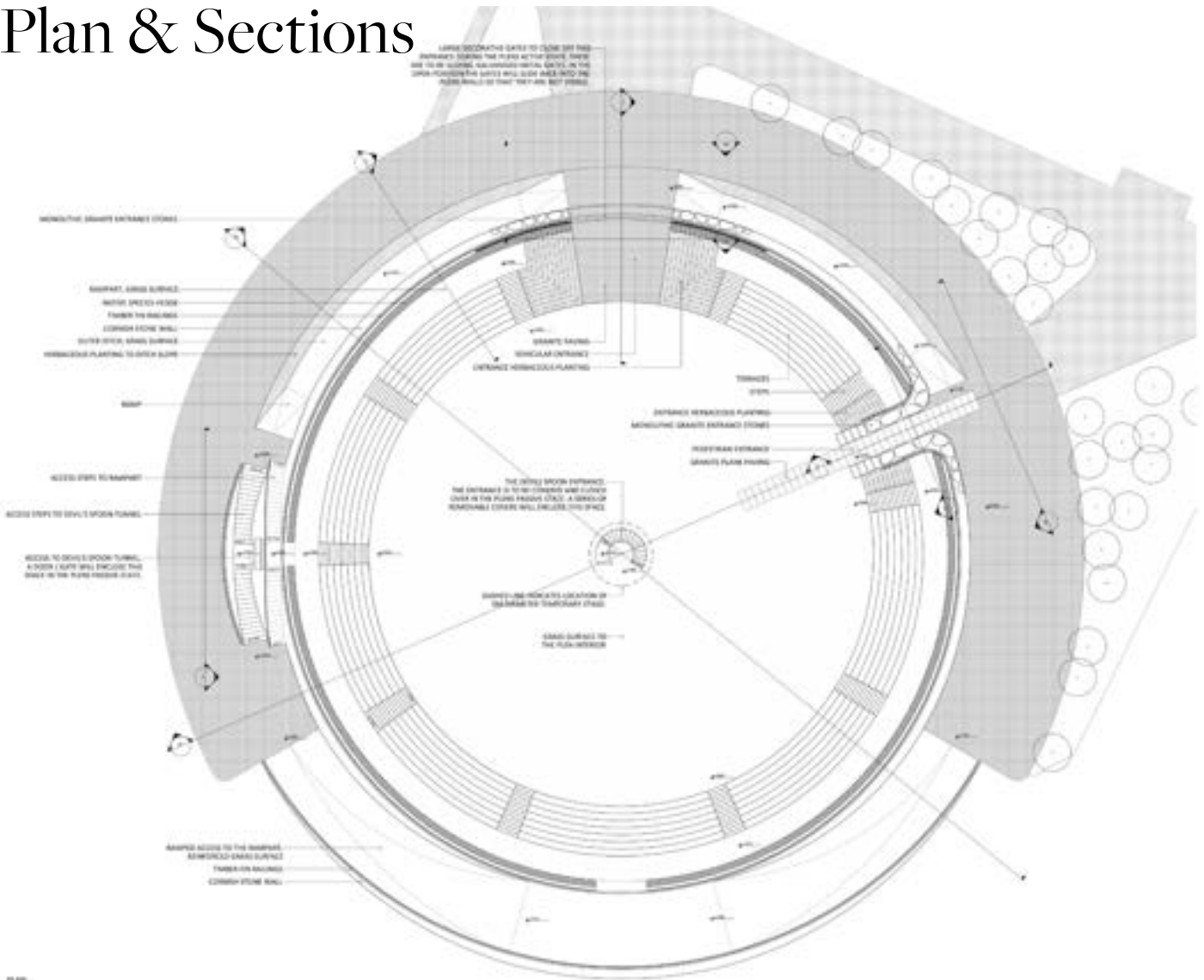
Brewery Site Key Plan



Legend

- | | |
|---------------------------------------|--|
| 1. Terraces | 13. Proposed trees |
| 2. Steps | 14. Rampart, grass surface |
| 3. Entrance herbaceous planting | 15. Native species hedge |
| 4. Monolithic granite entrance stones | 16. Timber fin railing |
| 5. Pedestrian entrance | 17. Cornish stone wall |
| 6. Granite plank paving | 18. Outer ditch, grass surface |
| 7. Granite paving | 19. Herbaceous planting to ditch slope |
| 8. Vehicular entrance | 20. Ramp |
| 9. Devil's spoon entrance | 21. Access to rampart |
| 10. Grass surface to Plen interior | 22. Access to DEvil's spoon tunnel |
| 11. Large decorative gates | 23. Ramp access to rampart |
| 12. Proposed meadow planting | |

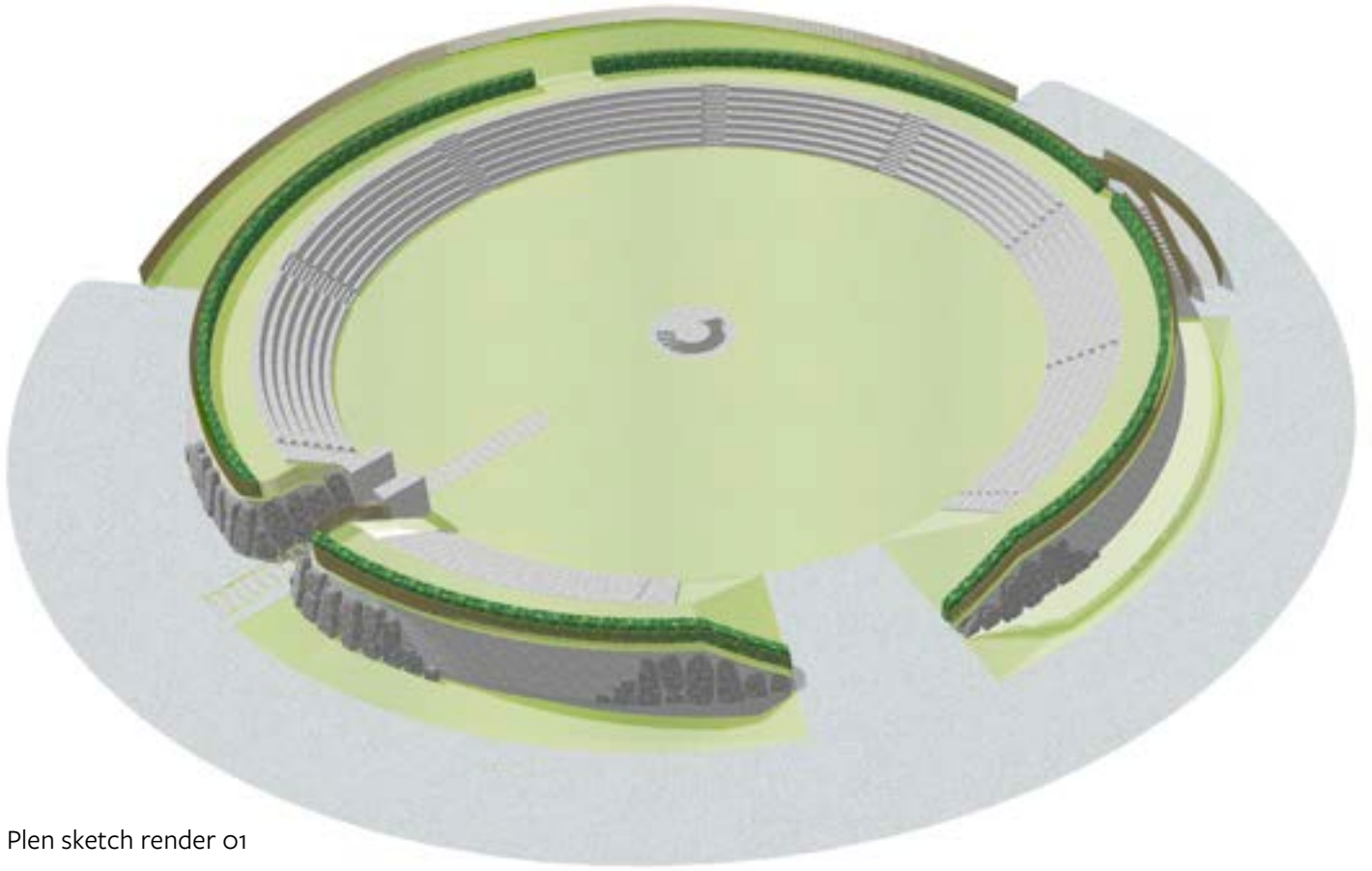
Plan & Sections



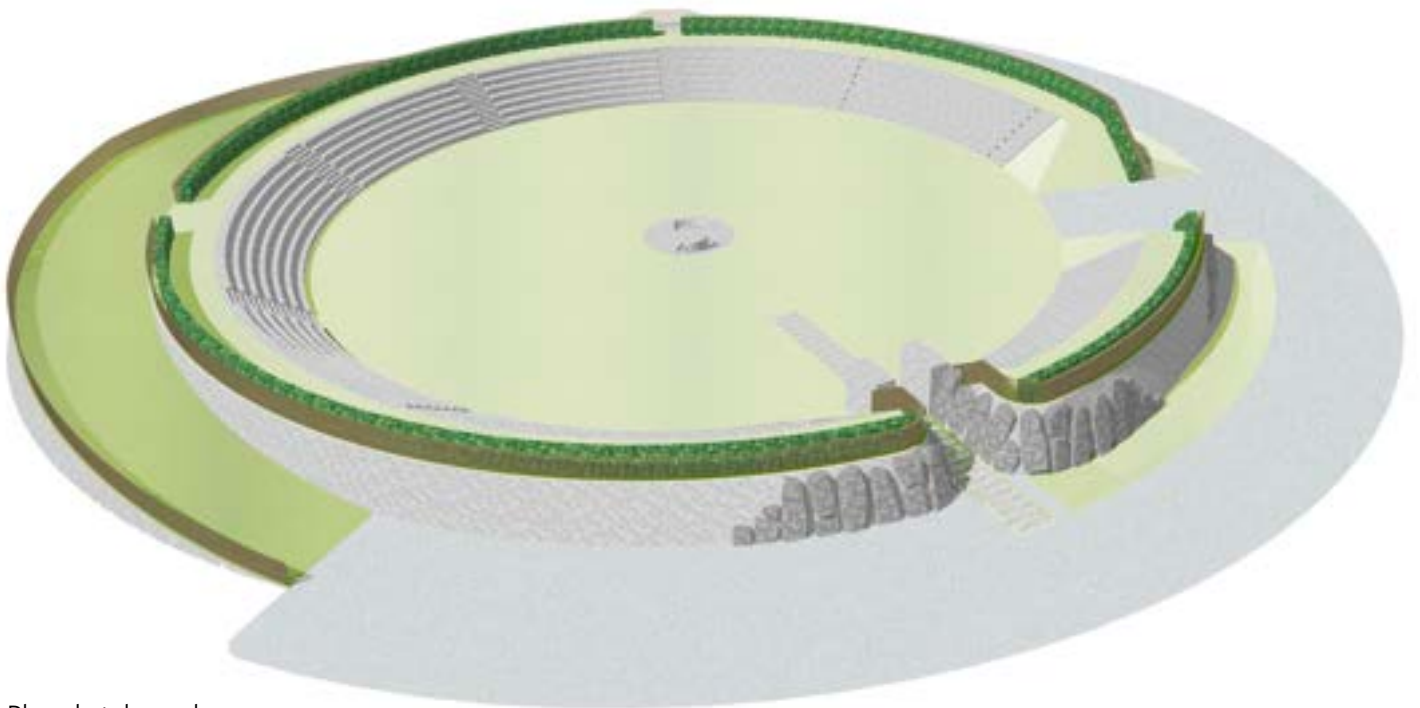
PLAN



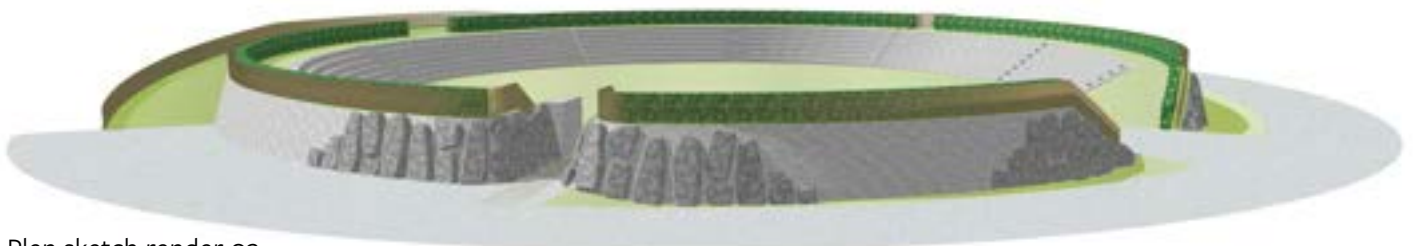
Plen Sketch Renders



Plen sketch render 01



Plen sketch render 02



Plen sketch render 03

Landscape and Architectural Technical Drawings

Technical plans, sections and architectural renders.

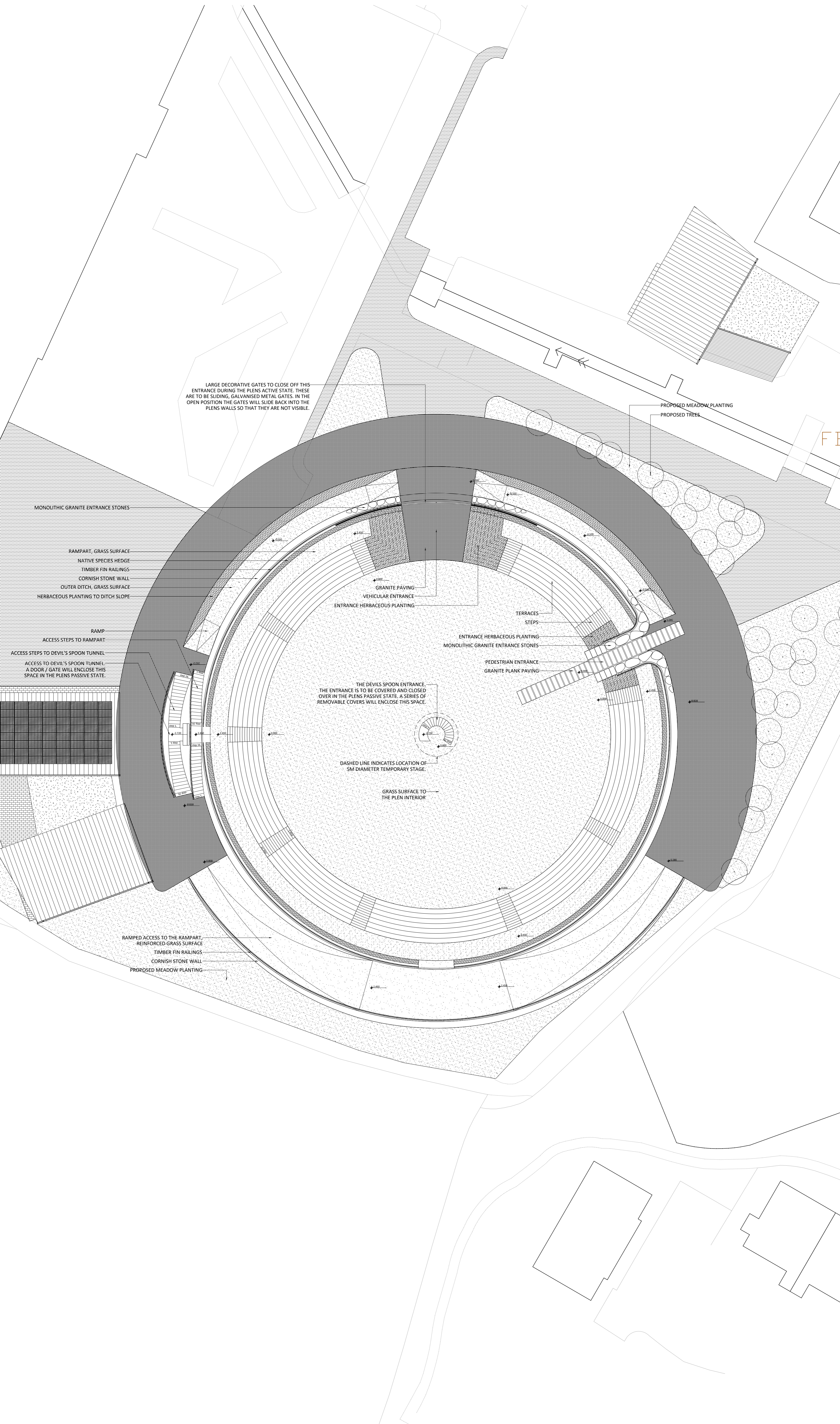
MEI LOCI

COWAN
ARCHITECTS

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NOTES / REVISIONS			
REV	DESCRIPTION	INIT.	DATE
01	CLIENT REVIEW	GP	14-08-22
02	CLIENT REVIEW	GP	21-08-22
03	PRELIMINARY	GP	19-07-22

Key:



A1:



MEI LOCI

Mei Loc Landscape Architects
67 Lemon Street, Truro, Cornwall, TR1 2PN
studio@meiloci.co.uk | 01872 264 899

CLIENT
Golden Tree

JOB DESCRIPTION/LOCATION
Plen An Gwari
Redruth
Kernow

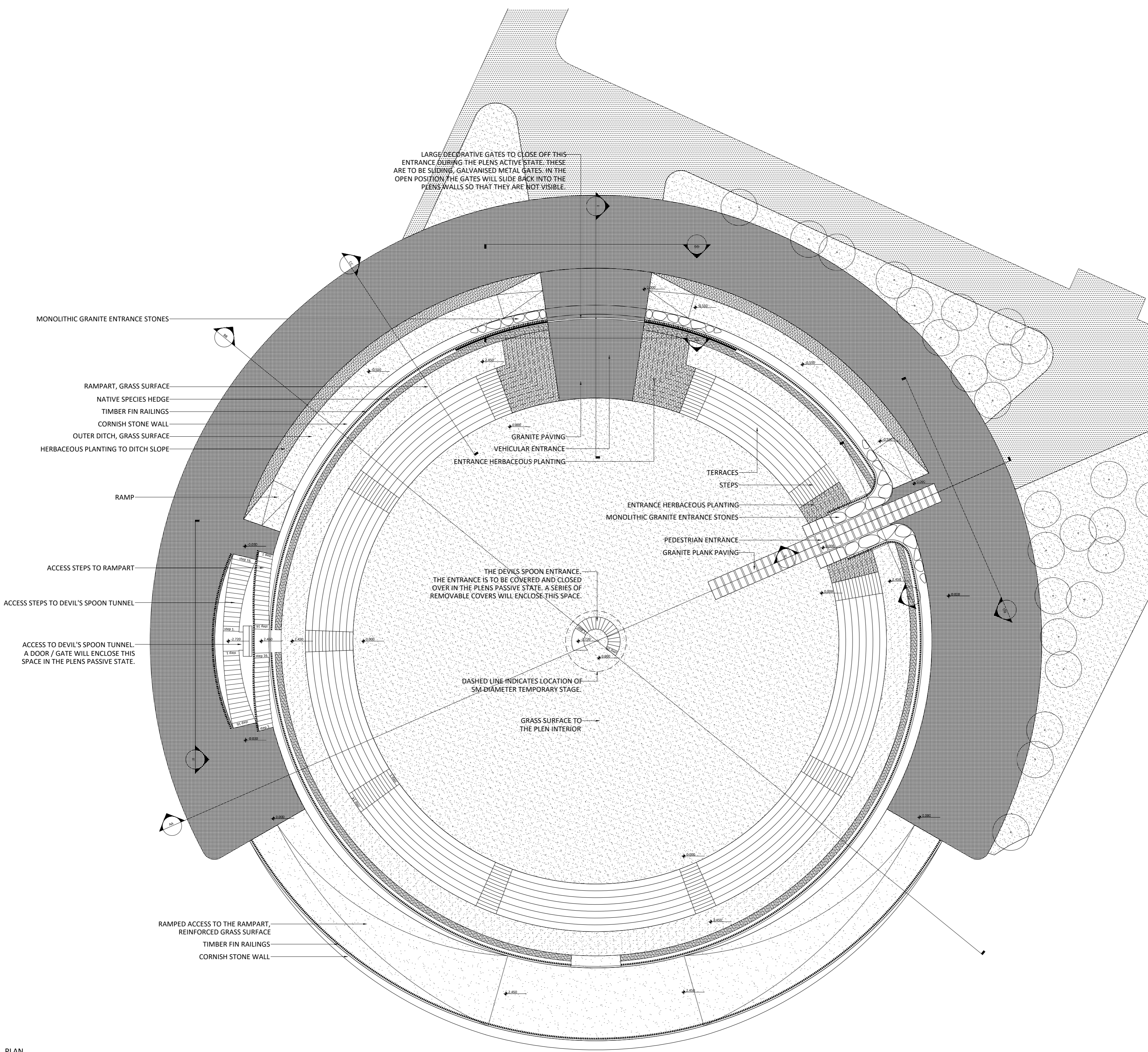
DRAWING TITLE
General Arrangement
Brewery Site

PRELIMINARY

Date	Scale	Drawn By	Checked
19.07.22	1:200	GP	MH
Job. No.	Drawing No.	Revision	
M545	DR-L-1002	03	

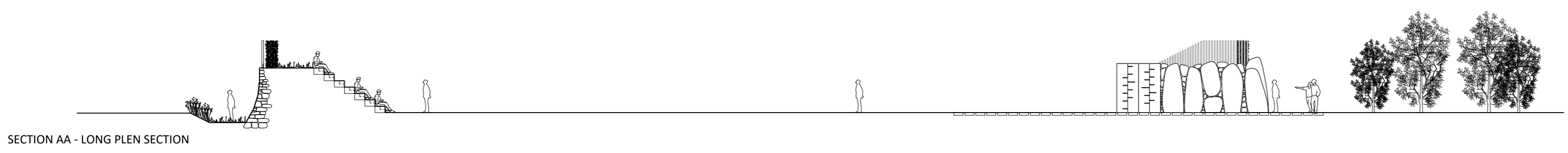
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NOTES / REVISIONS			
REV	DESCRIPTION	INIT.	DATE
01	CLIENT REVIEW	GP	21-08-22
02	PRELIMINARY	GP	19-07-22



Key:

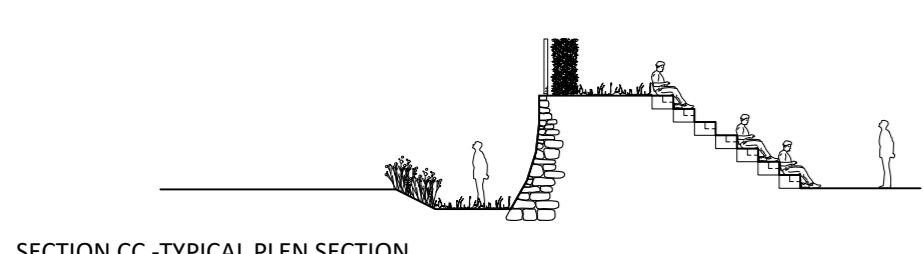
PLAN



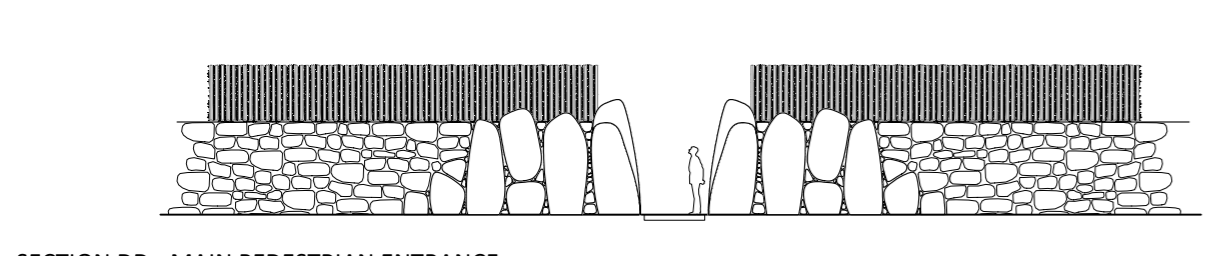
SECTION AA - LONG PLEN SECTION



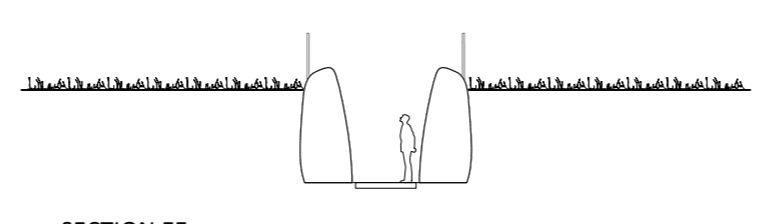
SECTION BB - LONG PLEN SECTION



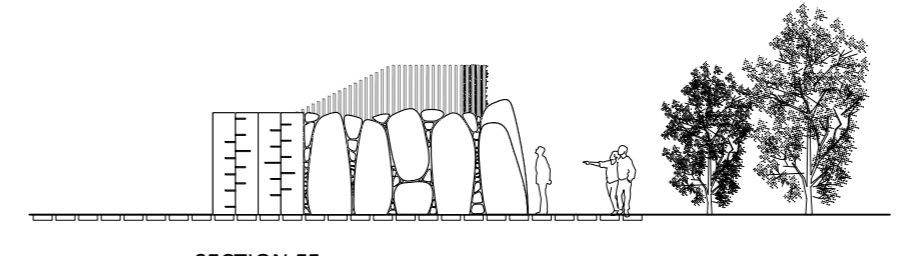
SECTION CC - TYPICAL PLEN SECTION



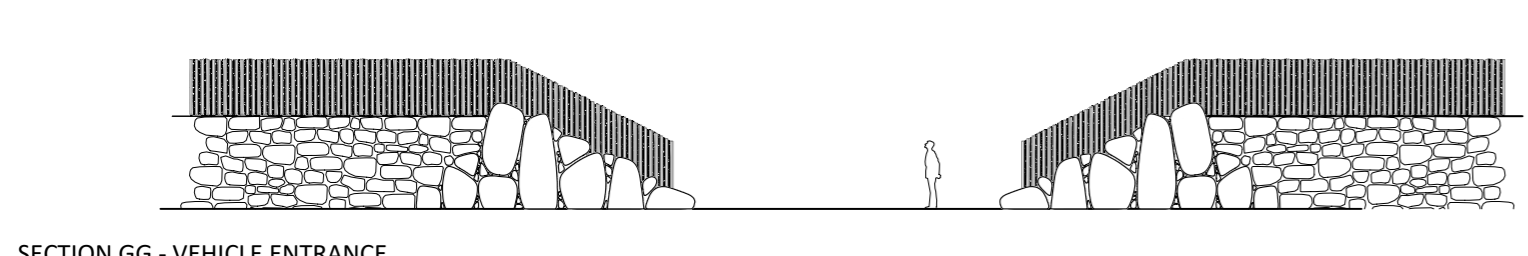
SECTION DD - MAIN PEDESTRIAN ENTRANCE



SECTION EE



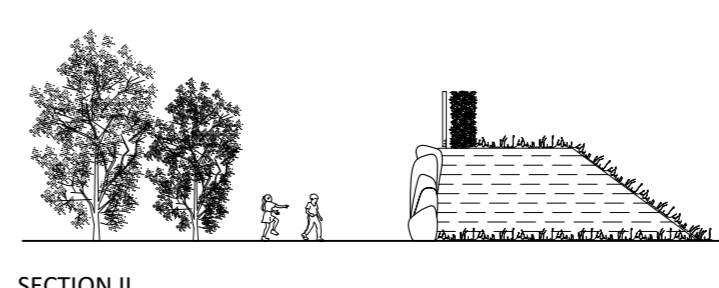
SECTION FF



SECTION GG - VEHICLE ENTRANCE



SECTION HH



SECTION II



SECTION JJ - TUNNEL ENTRANCE / DEVIL'S SPOON

A1:



MEI LOCI

Mei Loc Landscape Architects
67 Lemon Street, Truro, Cornwall, TR1 2PN
studio@meiloci.co.uk | 01872 264 899

CLIENT
Golden Tree

JOB DESCRIPTION/LOCATION
Plen An Gwari
Redruth
Kernow

DRAWING TITLE
General Arrangement and Site Sections
Brewery Site

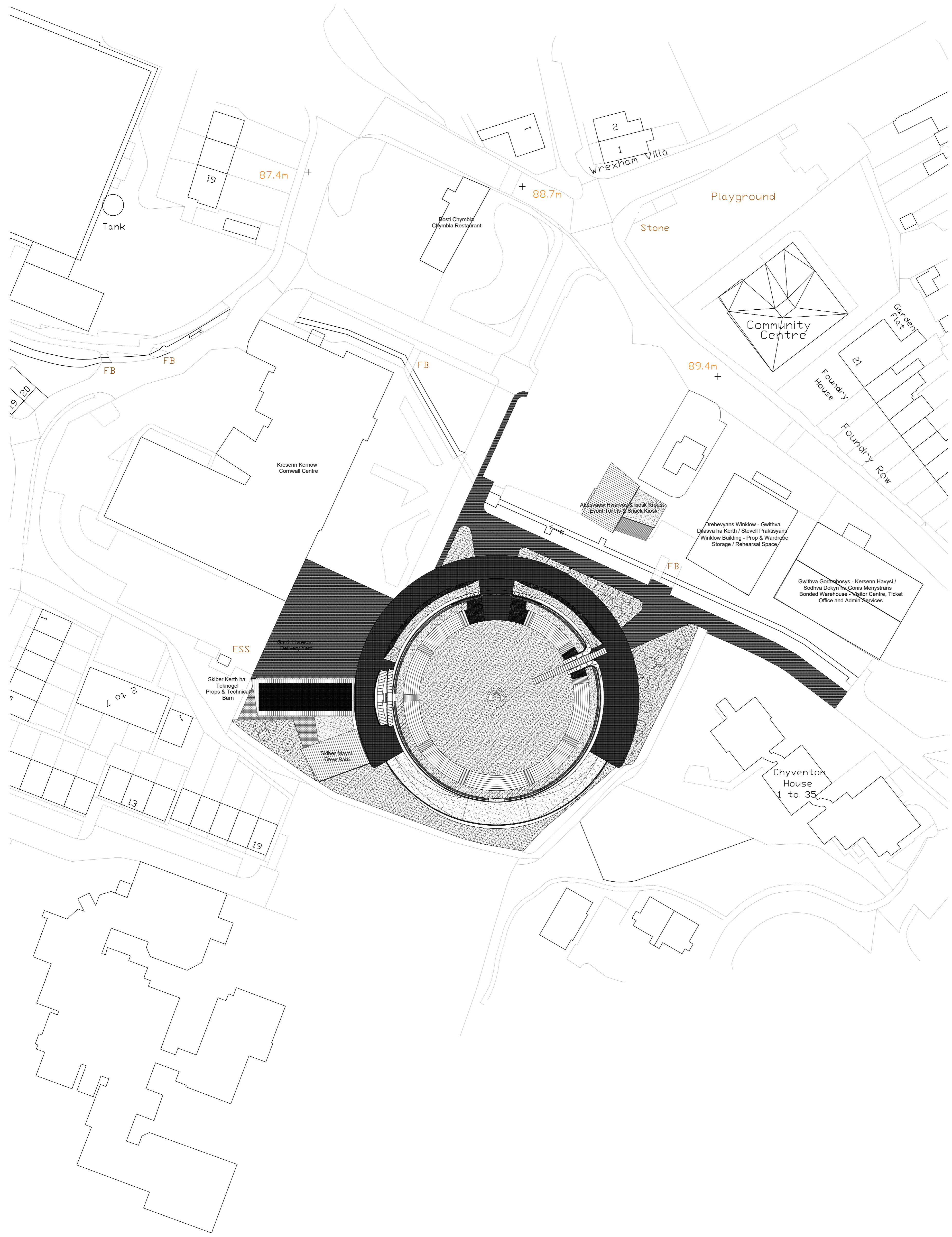
PRELIMINARY

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19.07.22	1:200	GP	MH
Job. No.	Drawing No.	Revision	
M545	DR-L-1003	02	

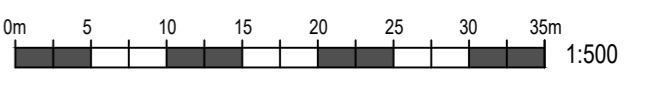
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NOTES / REVISIONS			
REV	DESCRIPTION	INIT.	DATE
01	CLIENT REVIEW	GP	21-08-22
02	PRELIMINARY	GP	19-07-22

Key:



At:



MEI LOCI

Mei Loc Landscape Architects
 67 Lemon Street, Truro, Cornwall, TR1 2PN
 studio@meiloci.co.uk | 01872 264 899

CLIENT
 Golden Tree

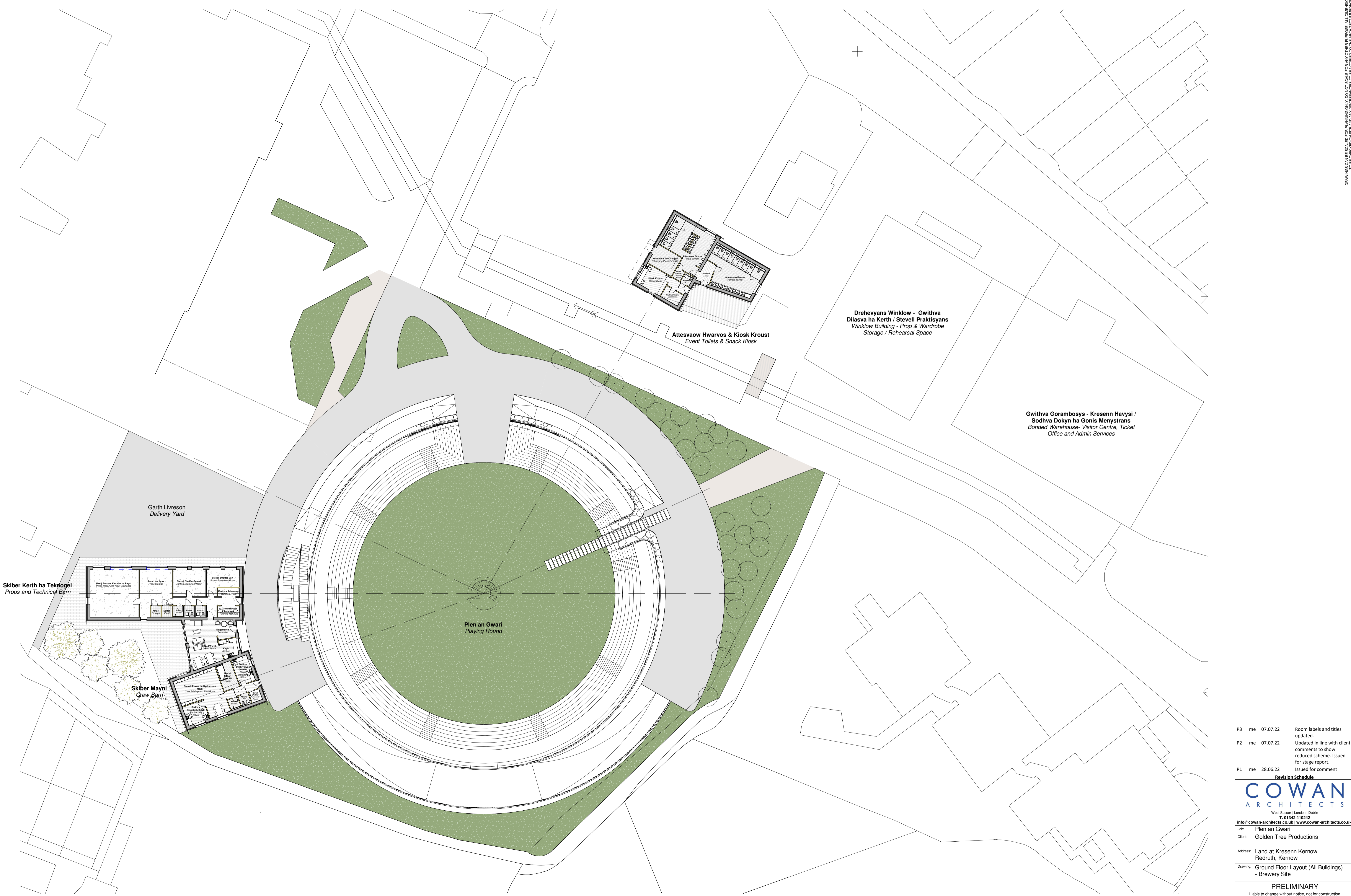
JOB DESCRIPTION/LOCATION
 Plen An Gwari
 Redruth
 Kernow

DRAWING TITLE
 General Arrangement Overview
 Brewery Site

PRELIMINARY

Date	Scale	Drawn By	Checked
19.07.22	1:500	GP	MH
Job No.	Drawing No.	Revision	
M545	DR-L-1004	02	

DRAWINGS CAN BE SCALED FOR PLANNING ONLY. DO NOT SCALE FOR ANY OTHER PURPOSE. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY.



1 Ground Floor Layout (All Buildings)
1 : 250

P3	me	07.07.22	Room labels and titles updated.
P2	me	07.07.22	Updated in line with client comments to show reduced scheme. Issued for stage report.
P1	me	28.06.22	Issued for comment

Revision Schedule

COWAN ARCHITECTS
West Sussex | London | Dublin
T. 01342 410242
info@cowan-architects.co.uk | www.cowan-architects.co.uk

Job: **Plen an Gwari**
Client: **Golden Tree Productions**

Address: **Land at Kresenn Kernow Redruth, Kernow**

Drawing: **Ground Floor Layout (All Buildings) - Brewery Site**

PRELIMINARY
Liable to change without notice, not for construction

Project Ref.	Dwg No.	Suitability	Rev.
2402 0020	S4	P3	

Size: Scale: **A1 1 : 250** Drawn: Checked: Date: **ME MAE 28.06.22**
BIM Ref: **2402-CAL-XX-ZZ-DR-A-0020_S4-P3**

© COWAN ARCHITECTS LTD

Kresenn Kernow
Cornwall Centre

Garth Livreson
Delivery Yard

Skiber Kerth ha Teknoge
Props & Technical Barn

Skiber Mayni
Crew Barn

Plen an Gwari
Playing Round

Attesvaow Hwarvos & Kiosk Kroust
Event Toilets & Snack Kiosk

Drehevians Winklow - Gwithva
Dilasva ha Kerth / Stevell Praktisyans
Winklow Building - Prop & Wardrobe
Storage / Rehearsal Space

Gwithva Goramboys - Kresenn Havysi /
Sodhva Dokyn ha Gōnis Menystrans
Bonded Warehouse - Visitor Centre, Ticket
Office and Admin Services

1 Site Layout
1 : 250

P3	me	07.07.22	Room labels and titles updated.
P2	me	07.07.22	Updated in line with client comments to show reduced scheme. Issued for stage report.
P1	me	28.06.22	Issued for comment

Revision Schedule

COWAN
ARCHITECTS

West Sussex | London | Dublin
T. 01342 410242
info@cowan-architects.co.uk | www.cowan-architects.co.uk

Job: Plen an Gwari
Client: Golden Tree Productions

Address: Land at Kresenn Kernow
Redruth, Kernow

Drawing: Block Schematic - Brewery Site

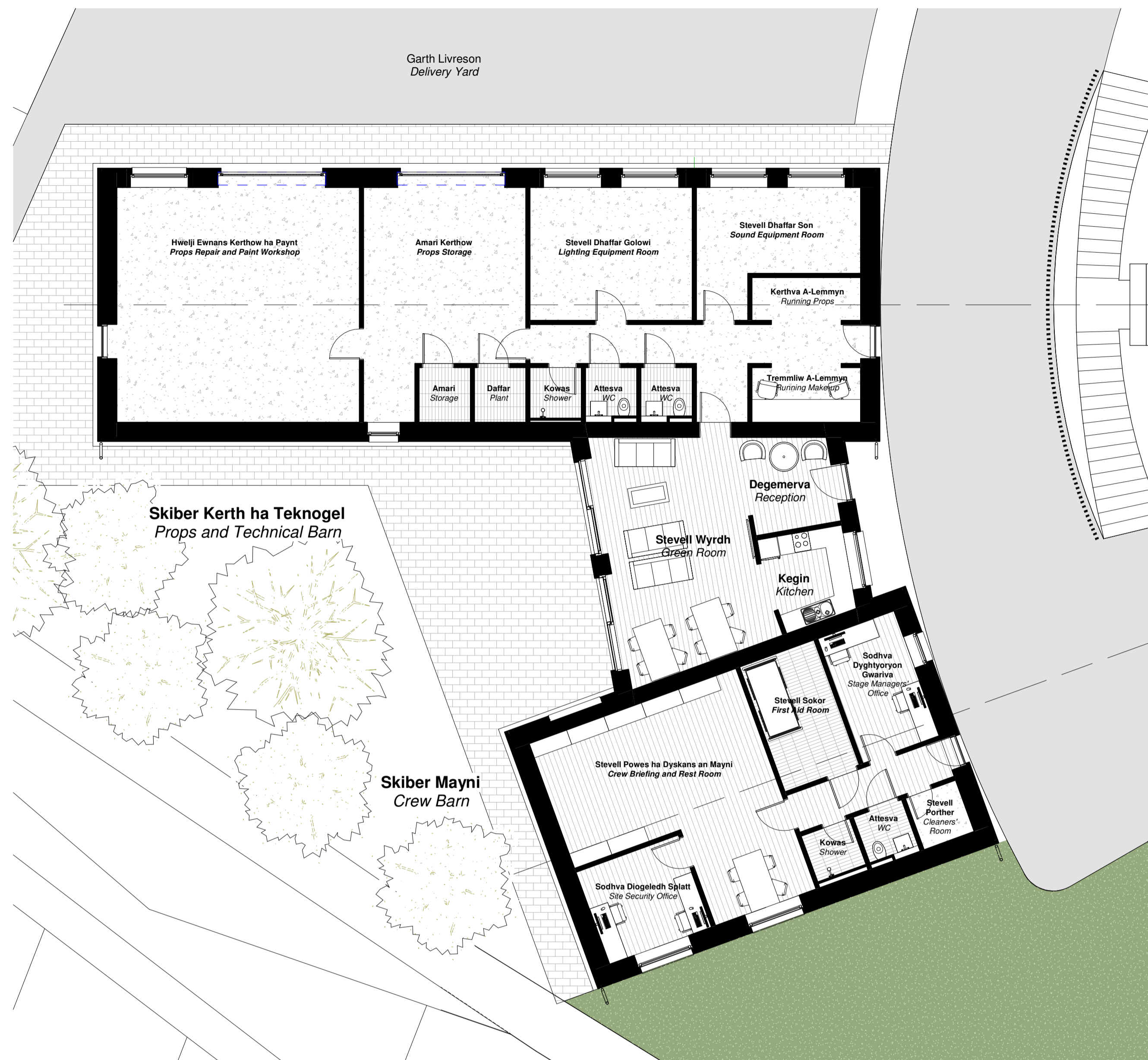
PRELIMINARY

Liabie to change without notice, not for construction

Project Ref.	Dwg No.	Suitability	Rev.
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Scale:	Drawn:	Checked:	Date:
A1 1 : 250	me	MAE	28.06.22

BM Ref: 2402-CAL-XX-ZZ-DR-A-0021_S4-P3



1 Crew & Technical Barns - Ground Floor Layout
1 : 100



2 Crew & Technical Barns 01

3 Crew & Technical Barns 02

P3	me	07.07.22	Room labels and titles updated.
P2	me	07.07.22	Updated in line with client comments to show reduced scheme. Issued for stage report.
P1	me	28.06.22	Issued for comment

Revision Schedule

COWAN ARCHITECTS
West Sussex | London | Dublin
T. 01342 410242
info@cowan-architects.co.uk | www.cowan-architects.co.uk

Job: Plen an Gwari
Client: Golden Tree Productions
Address: Land at Kresenn Kernow Redruth, Kernow

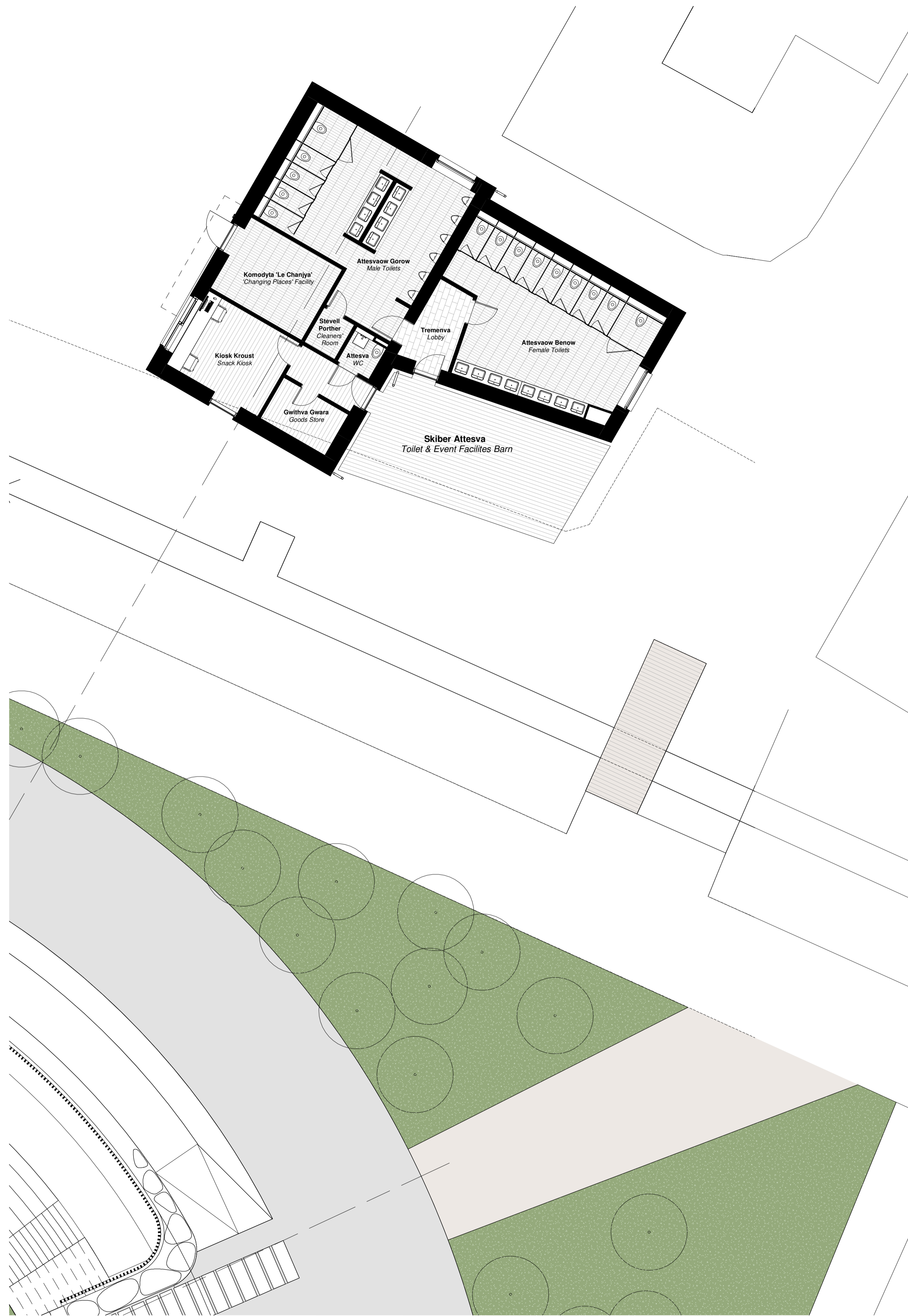
Drawing: Back of House Facilities - Ground Floor Layouts

PRELIMINARY
Liable to change without notice, not for construction

Project Ref.	Dwg No.	Suitability	Rev.
2402	0022	S4	P3

Size: Scale: A1 1 : 100
Drawn: Checked: Date: me MAE 28/06/22
BIM Ref: 2402-CAL-XX-ZZ-DR-A-0022_S4-P3

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1 Ticket Office & Event Toilets Barn - Grnd Floor
1 : 100



4 Toilets & Snack Kiosk View 03



3 Toilet Block View 02



2 Toilet Block & Snack Kiosk View 01

P3	me	07.07.22	Room labels and titles updated.
P2	me	07.07.22	Updated in line with client comments to show reduced scheme. Issued for stage report.
P1	me	28.06.22	Issued for comment

Revision Schedule

COWAN ARCHITECTS
West Sussex | London | Dublin
T. 01342 410242
info@cowan-architects.co.uk | www.cowan-architects.co.uk
Job: Plen an Gwari
Client: Golden Tree Productions
Address: Land at Kresenn Kernow Redruth, Kernow

Drawing: Event Toilets & Snack Kiosk - Ground Floor Layout

PRELIMINARY
Liable to change without notice, not for construction

Project Ref.	Dwg No.	Suitability	Rev.
2402	0023	S4	P3
Size: Scale:	Drawn: Checked:	Date:	
A1 1 : 100	me MAE	28/06/22	
BIM Ref: 2402-CAL-XX-ZZ-DR-A-0023_S4-P3			

APPENDIX B – COST PLAN



Crossley Hill
Chartered Surveyors

NEW PLEN AN GWARI FOR CORNWALL ASSOCIATED INFRASTRUCTURE & ANCILLARY BUILDINGS

COST PLAN 2

FOR

GOLDEN TREE PRODUCTIONS

Prepared by: Phil Crossley MRICS of Crossley Hill Chartered Surveyors
For: Golden Tree Productions
Date: 26/07/2022
Rev: 1.0

Contents

Section 1 Introduction

- Introduction
- Basis of Estimate

Section 2 General Summary

- General Summary
- Breakdown
- Elemental Quantities

VERSION CONTROL		
0.1	11/07/2022	Draft for discussion
0.1A	14/07/2022	Revised following design meeting
0.1C	25/07/2022	Revised following Client meeting
0.1D	26/07/2022	Revised following Client comments

Section 1

Introduction

INTRODUCTION

1.00 This Cost Plan has been prepared by Crossley Hill Chartered Surveyors on behalf of Golden Tree Productions

It sets a baseline budget suitable based upon a Plen an Gwari on the Old Brewery site

1.01 Crossley Hill Chartered Surveyors have been commissioned to prepare a Cost Plan in respect of the creation of a new Plen an Gwari for Cornwall with ancillary buildings.

1.02 The overall estimate is:

The overall estimated **Plen an Gwari construction cost is £2,246,000.**

The overall estimated **Ancillary Building construction cost is £4,438,000.**

Other development costs total £3,851,000

As overall cost summary at Section 2

1.03 It is assumed that the works will be procured via a Design and Build route.

1.06 The high level programme is:

	START	END
Feasibility	01/01/2022	01/06/2022
Concept Design	01/06/2022	01/07/2022
Developed Design	01/08/2023	01/10/2023
Technical Design	01/10/2023	01/01/2024
Procurement	01/01/2024	01/03/2024
Construction	01/03/2024	01/03/2025
Post Completion	01/03/2025	

1.07 Risks on Cost Plan

1.07.01 Unforeseen site conditions

1.07.02 Construction market conditions;

1.07.03 Design creep to satisfy revised regulations, other stakeholders, etc.;

1.07.04 Works below ground

1.07.05 Temporary works;

1.08 Planning considerations: Conditions anticipated

1.09 Site constraints:

Not known yet

1.10 Assumptions

Allowances and assumptions are based upon a 'fair and reasonable' basis.

Infrastructure assumed to be available within the location of the works for connections.

We have assumed that the existing infrastructure is capable of supporting the proposals and no allowances have been made for enhancements such as grid reinforcements, drainage remediations, utility diversions, etc.

INTRODUCTION

1.11 Exclusions

Fees to be paid direct

VAT

Land purchase

No allowances for Sectional costs and fees either as a cost or a contribution to the scheme.

We have assumed no Highways Agency fees

All legal fees are excluded

Contaminated material / land / polluted water.

Tender price inflation beyond Q3 2022 is excluded.

Theatre loose FF&E fit-out except where stated

Any costs expended on the project to date.

2.00 Basis of Estimate

2.01 This estimate has been based using:-

2.01.1 Floor area method;

2.01.2 Functional unit method - state

2.01.3 Elemental method ✓

3.00 Project Information:

3.01 Location of site:

3.02 Proposed building use: ✓

3.03 GIFA/ Functional Units

3.04 Refurbishment: ~~YES~~ / NO ✓

3.05 Initial design brief ✓

3.06 Details of enabling works Assumed none

3.07 Key dates ✓ All key dates shown are assumed

3.08 Specific constraints ✓ Assumed as stated in 1.07 Risks

3.09 Particular site conditions ✓ Assumed as stated in 1.07 Risks

3.10 Budget/ cashflow constraints Assumed none

3.11 Initial procurement options ✓ Assumption stated in 1.04

3.12 Target building life-span ✓ Assumed 125 years

3.13 Are the storey heights abnormal No

3.14 Particular requirements re M & E services installations ✓ External works

3.15 Project/ Design team:

3.16 Other development/ project costs to be included: ✓ Estimate only includes for construction contract fees

3.17 Treatment of inflation: ✓ Based on 3rd Qtr. 2022

3.18 VAT: Excluded/ ~~included~~ ✓ VAT excluded from estimate

3.19 Grants: Funding implications anticipated

4.00 Design Information:

4.01 Planning drawings

4.02 Tenant proposals

The accuracy of the OCE is dependent on the quality and level of information available to the Cost Manager.

The Cost Manager will make assumptions or exclusions where information is lacking or unavailable.

Section 2

Overall Summary

Plen an Gwari, Cornwall | Cost Plan 1
Crossley Hill Chartered Surveyors | Q3 2022

PLEN AN GWARI SUMMARY	£/m2	TOTAL
<i>Plen an Gwari</i>		
1 Plen an Gwari		£2,287,000
2 External Works		£336,000
3 Ancillary Buildings		£4,487,000
4 Land Purchase		EXCLUDED
5 Development Costs		£384,000
6 FF&E		£1,000,000
7 Fees		£1,770,000
8 Early Works		£230,000
9 Marketing and PR		£181,000
10 Contingency		£1,049,000
		<hr/> <hr/>
	TOTAL PROJECT COST	11,724,000

Plen an Gwari, Cornwall | Cost Plan 1
 Crossley Hill Chartered Surveyors | Q3 2022

PLEN AN GWARI SUMMARY				£/m2	TOTAL
<i>Plen an Gwari</i>					
1	Plen an Gwari				£1,774,000
2	Drainage Works	1	item	40,000	£40,000
3	Utility Works	1	item	20,000	£20,000
		<u>2</u>		917,000	<u>1,834,000</u>
4	Overheads and Profit	7%		64,000	£128,000
5	Preliminaries	10%		98,000	£196,000
				1,079,000	<u>2,158,000</u>
				<u>1,079,000</u>	<u>2,158,000</u>
				PROJECT SUB-TOTALS	1,079,000 2,158,000
6	Inflation for procurement 1st Quarter 2024	6%		64,500	£129,000
				<u>1,143,500</u>	<u>2,287,000</u>
				TOTAL PROJECT COST	1,143,500 2,287,000

Site Preparation Works

Site Clearance

Clearing existing site vegetation (shrubs and undergrowth etc); including disposing of all arisings

<i>Heavy growth</i>	2,200	m2	0.50	1,100
<i>Light growth</i>	4,400	m2	0.25	1,100
Taking down tree's; including grubbing up tree stumps and roots; disposal of all arisings; contractor to ascertain exact extents on site	4	nr	250.00	1,000.00
Taking down tree stumps; including grubbing up tree stumps and roots; disposal of all arisings	4	nr	50.00	200.00
Tree protection; details to be ascertained from tree protection officer	1	item	3,000.00	3,000.00
Minor demolition works; including disposal of all arisings	1	item	3,000.00	3,000.00
Application of herbicides; prior to commencement of excavation works	6,600	m2	0.10	700.00
Forming new site contours and adjusting site levels				
Topsoil strip; not exceeding 300 depth	990	m3	3.00	3,000.00
Excavation to reduce levels; deposited onsite	1,154	m3	6.00	7,000.00
Filling with site won selected excavated materials to make up levels	990	m3	4.00	4,000.00
Filling with imported materials to make up levels	2050	m3	15.00	30,800.00
Disposal of excavated materials; off site	0	m3	32.00	0.00
foundations; retaining walls and the like; disposal of all	437	m2	12.00	5,300.00
Breaking out existing hard paving's; including concrete; bitumous bound materials; brick blocks; and other hard materials; including disposal of arisings	1000	m2	12.00	12,000.00
Grubbing up old drainage pipelines; including disposal of all arisings	160	m	15.00	2,400.00
Grubbing up old manholes and the like; including disposal of all arisings	5	nr	50.00	300.00

Crossley Hill Chartered Surveyors | Q3 2022**Plen an Gwari, Cornwall****Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings****Area: Plen**

Filling disused manholes and the like with suitable compacted material	5	nr	50.00	300.00
Removal of existing underground tanks including disposal of all arisings	1	nr	250.00	300.00

Roads, Paths, Paving's and Surfacing's**Roads, Paths, Paving's****Roads**

Tarmac access road; comprising min 450mm of Type 6F1 fill to required levels; 150mm type 1 sub base to DTP spec 803; 85mm AC32 dense base course; 50mm AC20 dense binder course; 30mm SMA 1- surface course	0	m2	105.00	0.00
---	---	----	--------	------

Paved areas, hardstanding's and the like; comprising

Granite paving; comprising type 6F1 fill to required levels; 300mm type 1 sub base to DTP spec 803; 50mm sand laying course; 60mm granite paving	1157	m2	175.00	202,500.00
--	------	----	--------	------------

Granite paving to terraces; comprising type 6F1 fill to required levels; 300mm type 1 sub base to DTP spec 803; 50mm sand laying course; 60mm granite paving	0	m2	225.00	0.00
--	---	----	--------	------

Granite paving to terrace steps; comprising type 6F1 fill to required levels; 300mm type 1 sub base to DTP spec 803; 50mm sand laying course; 60mm granite paving	65	m2	275.00	17,900.00
---	----	----	--------	-----------

Granite plank paving; comprising type 6F1 fill to required levels; 300mm type 1 sub base to DTP spec 803; 50mm sand laying course; granite plank paving	39	m2	475.00	18,600.00
---	----	----	--------	-----------

Steps	140	nr	50.00	7,000.00
-------	-----	----	-------	----------

Tree grills	10	nr	500.00	5,000.00
-------------	----	----	--------	----------

SPECIAL CONSTRUCTION**Devil's Spoon****Construction**

Excavation - included in site excavation	155	m3	9.20	1,426.00
--	-----	----	------	----------

Tunnel construction using 2200 diam pcc drainage rings, concrete bed	27	m	2,033.10	54,893.70
--	----	---	----------	-----------

Steps	45	m2	185.00	8,325.00
-------	----	----	--------	----------

Miscellaneous

Crossley Hill Chartered Surveyors | Q3 2022

Plen an Gwari, Cornwall

Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings

Area: Plen

Ecology/ habitat works	1	Item	15,000.00	15,000.00
------------------------	---	------	-----------	-----------

Soft Landscaping, Planting and Irrigation Systems

Seeding and turfing

Grassed areas; comprising imported topsoil and seed	2709	m2	8.20	22,300.00
---	------	----	------	-----------

Reinforced grassed areas	2709	m2	14.00	38,000.00
--------------------------	------	----	-------	-----------

Maintenance of grassed areas; comprising 12 months following completion	2709	m2	0.20	600.00
---	------	----	------	--------

Planting

Herbaceous borders	124	m	15.00	1,900.00
--------------------	-----	---	-------	----------

Hedges	125	m	60.00	7,500.00
--------	-----	---	-------	----------

Tree's

Standard native tree (planted by schools)	26	nr	25.00	700.00
---	----	----	-------	--------

7.5m canopy size with tree planter	0	nr	2,800.00	0.00
------------------------------------	---	----	----------	------

9.5m canopy size	0	nr	2,750.00	0.00
------------------	---	----	----------	------

12.5m canopy size	0	nr	5,000.00	0.00
-------------------	---	----	----------	------

Tree surgery, thinning, pruning to existing trees	1	nr	2,000.00	2,000.00
---	---	----	----------	----------

Maintenance of planting; comprising 12 months following completion	124	m2	2.50	400.00
--	-----	----	------	--------

Maintenance of trees; comprising 12 months following completion	0	nr	50.00	0.00
---	---	----	-------	------

Maintenance of hedges; comprising 12 months following completion	125	m	2.50	400.00
--	-----	---	------	--------

Fencing, Railings and Walls

Fencing and Railings

Timber fin railings	206	m	185.00	38,200.00
---------------------	-----	---	--------	-----------

Walls and screens

Cornish stone hedge circa 3,000 high	11 257	m	550.00	141,400.00
--------------------------------------	--------	---	--------	------------

Crossley Hill Chartered Surveyors | Q3 2022

Plen an Gwari, Cornwall

Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings

Area: Plen

Cornish stone hedge circa 360 high	1135	m	65.00	73,800.00
------------------------------------	------	---	-------	-----------

Retaining walls

Retaining walls; high level not exceeding 1800 high	230	m	440.00	101,200.00
---	-----	---	--------	------------

External Fixtures

Builders work, etc. for temporary staging	1	item	15,000.00	15,000.00
---	---	------	-----------	-----------

Site/ street furniture and equipment	1	item	5,000.00	5,000.00
--------------------------------------	---	------	----------	----------

Plen an Gwari Audio, Lighting, etc..	1	item	500,000.00	500,000.00
--------------------------------------	---	------	------------	------------

Temporary stage	1	item	30,000.00	30,000.00
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Permanent stage	7	nr	4,306.50	30,200.00
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Sliding gates	2	nr	25,000.00	50,000.00
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Barriers and Guardrails

Granite monolithic entrance stones	28	nr	600.00	16,800.00
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Pedestrian restraint systems; excluded	0	m		Excluded
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External Drainage

Surface Water and Foul Water Drainage

Connections to statutory undertakers sewers	1	nr		1,000.00
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Drainage runs; below ground

Storm Water

Main runs:

150mm diameter pipes; ave. depth n/e 1.5m	50	m	50.00	2,500.00
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Plot runs (1 plot assumed and multiplied by nr of units):

100mm diameter pipes; ave. depth n/e 1m	50	m	40.00	2,000.00
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Foul Water

Main runs:

Crossley Hill Chartered Surveyors | Q3 2022

Plen an Gwari, Cornwall

Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings

Area: Plen

150mm diameter pipes; ave. depth n/e 1.5m	50	m	50.00	2,500.00
Prefabricated channels				
Aco channel	50	m	95.00	4,800.00
Manholes and the like				
Storm Water				
Main runs:				
Gulley traps	6	nr	25.00	200.00
1200 diameter precast concrete manholes; ave. depth n/e 2m	4	nr	1,500.00	6,000.00
1200 diameter precast concrete manholes; ave. depth n/e 3m; with flow control	1	nr	2,250.00	2,300.00
1200 diameter precast concrete manholes; ave. depth n/e 4m; with sump	4	nr	2,500.00	10,000.00
Foul Water				
Main runs:				
1200 diameter precast concrete manholes; ave. depth n/e 2m	4	nr	1,250.00	5,000.00
Testing of installation	10	%		500.00
Commissioning of installation	1	Item		750.00
SUDS schemes				
Attenuation tank; comprising crate system to manufacturers Details	30	m3	725.00	21,800.00
Testing of installation	10	%		2,180.00
Commissioning of installation	1	Item		1,000.00
Land drainage				
Drainage runs; perforated pipe wrapped in geotextile membrane'; backfilling with type b granular fill	100	m	40.00	4,000.00
Testing of installation	10	%		400.00

Crossley Hill Chartered Surveyors | Q3 2022

Plen an Gwari, Cornwall

Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings

Area: Plen

Commissioning of installation	1	Item		500.00
<u>External Services</u>				
Water Mains Supply				
PROVISIONAL SUM for Water Mains Supply	1	nr	450.00	500.00
Electricity Mains Supply				
Provisional Sum for Electrical Mains Supply	1	nr	500.00	500.00
Provisional Sum for Diversions/ groundings	1	PS		20,000.00
External Transformer Devices	1	PS		10,000.00
Pop-up power	1	PS		90,000.00
Electricity Distribution to External Plant and Equipment				
Provisional Sum for Electricity Distribution to External Plant and Equipment	1	PS		60,000.00
Gas Main Supply				
Provisional Sum for Gas Main Supply	1	nr	0.00	0.00
Telecommunication and Other				
Provisional Sum for Telecommunication and Other	1	nr	250.00	300.00
External Security Systems				
Excluded				
External Street Lighting Systems				
Provisional Sum for External Street Lighting Systems	1	PS		10,000.00
Builders Work In Connection with External Services				
Provisional Sum for BWIC	1	PS		19,080.00
				1,774,354.70

Plen an Gwari, Cornwall | Cost Plan 1
 Crossley Hill Chartered Surveyors | Q3 2022

EXTERNAL WORKS SUMMARY		£/m2	TOTAL
<i>External Works</i>			
1	Hard and Soft Landscaping		£121,000
2	Drainage		£90,000
3	External Services		£58,000
			269,000
8	Overheads and Profit	7%	£19,000
9	Preliminaries	10%	£29,000
			317,000
		PROJECT SUB-TOTALS	317,000
10	Inflation for procurement 1st Quarter 2024	6%	£19,000
		TOTAL PROJECT COST	336,000

Site Preparation Works

Site Clearance

Clearing existing site vegetation (shrubs and undergrowth etc); including disposing of all arisings

<i>Heavy growth</i>	400	m2	0.50	200
<i>Light growth</i>	400	m2	0.25	100
Taking down tree's; including grubbing up tree stumps and roots; disposal of all arisings; contractor to ascertain exact extents on site	4	nr	250.00	1,000.00
Taking down tree stumps; including grubbing up tree stumps and roots; disposal of all arisings	4	nr	50.00	200.00
Tree protection; details to be ascertained from tree protection officer	1	item	3,000.00	3,000.00
Minor demolition works; including disposal of all arisings	1	item	3,000.00	3,000.00
Application of herbicides; prior to commencement of excavation works	800	m2	0.10	100.00
Forming new site contours and adjusting site levels				
Grubbing up old drainage pipelines; including disposal of all arisings	160	m	15.00	2,400.00
Grubbing up old manholes and the like; including disposal of all arisings	5	nr	50.00	300.00
Filling disused manholes and the like with suitable compacted material	5	nr	50.00	300.00
Removal of existing underground tanks including disposal of all arisings	1	nr	250.00	300.00

Roads, Paths, Paving's and Surfacing's

Roads, Paths, Paving's

Roads

Tarmac access road; comprising min 450mm of Type 6F1 fill to required levels; 150mm type 1 sub base to DTP spec 803; 85mm AC32 dense base course; 50mm AC20 dense binder course; 30mm SMA 1- surface course

	0	m2	105.00	0.00
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Paved areas, hardstanding's and the like; comprising

Crossley Hill Chartered Surveyors | Q3 2022**Plen an Gwari, Cornwall****Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings****Area: External Works**

Paving; comprising type 6F1 fill to required levels; 300mm type 1 sub base to DTP spec 803; 50mm sand laying course; 60mm granite paving

200 m2 120.00 24,000.00

Steps

20 nr 50.00 1,000.00

Tree grills

4 nr 2,000.00 8,000.00

Miscellaneous

Ecology/ habitat works

1 Item 12,000.00 12,000.00

Soft Landscaping, Planting and Irrigation Systems

Seeding and turfing

Grassed areas; comprising imported topsoil and seed

200 m2 8.20 1,700.00

Reinforced grassed areas

200 m2 14.00 2,800.00

Maintenance of grassed areas; comprising 12 months following completion

200 m2 0.20 100.00

Planting

Herbaceous borders

20 m 15.00 300.00

Hedges

20 m 60.00 1,200.00

Tree's

7.5m canopy size

2 nr 1,500.00 3,000.00

9.5m canopy size

2 nr 2,750.00 5,500.00

12.5m canopy size

1 nr 5,000.00 5,000.00

Tree surgery, thinning, pruning to existing trees

1 nr 2,000.00 2,000.00

Maintenance of planting; comprising 12 months following completion

20 m2 2.50 100.00

Maintenance of trees; comprising 12 months following completion

2 nr 50.00 100.00

Maintenance of hedges; comprising 12 months following completion

20 m 2.50 100.00

Fencing, Railings and Walls

Fencing and Railings

Walls and screens

Cornish stone hedge	20	m	200.00	4,000.00
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Retaining walls

Retaining walls; high level not exceeding 1800 high; assumed blockwork with painted sand cement render with concrete capping; excluded	20	m	440.00	8,800.00
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External Fixtures

Site/ street furniture and equipment	1	item	15,000.00	15,000.00
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External Drainage

Surface Water and Foul Water Drainage

Connections to statutory undertakers sewers	1	nr		2,000.00
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Drainage runs; below ground

Storm Water

Main runs:

150mm diameter pipes; ave. depth n/e 1.5m	100	m	50.00	5,000.00
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Plot runs (1 plot assumed and multiplied by nr of units):

100mm diameter pipes; ave. depth n/e 1m	100	m	40.00	4,000.00
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Foul Water

Main runs:

150mm diameter pipes; ave. depth n/e 1.5m	100	m	50.00	5,000.00
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Prefabricated channels

Aco channel	50	m	95.00	4,800.00
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Manholes and the like

Storm Water

Main runs:

Gulley traps	5	nr	25.00	200.00
1200 diameter precast concrete manholes; ave. depth n/e 2m	10	nr	1,500.00	15,000.00
1200 diameter precast concrete manholes; ave. depth n/e 3m; with flow control	2	nr	2,250.00	4,500.00
1200 diameter precast concrete manholes; ave. depth n/e 4m; with sump	2	nr	2,500.00	5,000.00

Foul Water

Main runs:

1200 diameter precast concrete manholes; ave. depth n/e 2m	10	nr	1,250.00	12,500.00
Testing of installation	10	%		1,250.00
Commissioning of installation	1	Item		750.00

SUDS schemes

Attenuation tank; comprising crate system to manufacturers Details	30	m3	725.00	21,800.00
Testing of installation	10	%		2,180.00
Commissioning of installation	1	Item		1,000.00

Land drainage

Drainage runs; perforated pipe wrapped in geotextile membrane'; backfilling with type b granular fill	100	m	40.00	4,000.00
Testing of installation	10	%		400.00
Commissioning of installation	1	Item		500.00

External Services

Water Mains Supply

PROVISIONAL SUM for Water Mains Supply	4	nr	450.00	1,800.00
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Electricity Mains Supply

Provisional Sum for Electrical Mains Supply	4	nr	500.00	2,000.00
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Provisional Sum for Diversions/ groundings	1	PS		20,000.00
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External Transformer Devices

Provisional Sum for External Transformer Devices	1	PS		0.00
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Electricity Distribution to External Plant and Equipment

Provisional Sum for Electricity Distribution to External Plant and Equipment	1	PS		20,000.00
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Gas Main Supply

Provisional Sum for Gas Main Supply	1	nr	2,000.00	2,000.00
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Telecommunication and Other

Provisional Sum for Telecommunication and Other	4	nr	250.00	1,000.00
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External Street Lighting Systems

Provisional Sum for External Street Lighting Systems	1	PS		6,000.00
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Local/ District Heating Installations

Excluded

Builders Work In Connection with External Services

Provisional Sum for BWIC	1	PS		5,100.00
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268,380.00

Plen an Gwari, Cornwall | Cost Plan 1
 Crossley Hill Chartered Surveyors | Q3 2022

ANCILLARY BUILDINGS SUMMARY

£/m2

TOTAL

Ancillary Buildings

1	Crew Barn	73	m2	2,890	£211,000
2	Props & Technical Barn	187	m2	2,524	£472,000
3	Events Toilets & Snack Kiosk	197	m2	3,239	£638,000
4	Winklow Building - Rehearsals, etc.	480	m2	1,977	£949,000
5	Bonded Warehouse - Visitor Centre	728	m2	838	£610,000
6	Chymbbla Building - Restaurant	175	m2	3,371	£590,000
		<u>1,840</u>		<u>1,886</u>	<u>£3,470,000</u>

8	Overheads and Profit		7%	132	£243,000
9	Preliminaries		14%	283	£520,000
				<u>2,301</u>	<u>£4,233,000</u>

PROJECT SUB-TOTALS 2,301 £4,233,000

10	Inflation for procurement 1st Quarter 2024		6%	138	£254,000
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TOTAL PROJECT COST 2,439 £4,487,000

GF GIFA	187	m2		
FF GIFA	0	m2		
External Perimeter	0	m		
TPI	369	3Q 2022		
DEMOLITIONS AND ALTERATIONS				

0 Demolitions and Alterations

0.00

SUBSTRUCTURES

1A Substructures

Break out surfaces	187	m2	50.17	9,381.79
Reduce levels	112.2	m2	53.51	6,003.82
Excavate rock	11.22	m3	50.17	562.91
Strip Footing	80	m	156.07	12,485.60
Ground floor construction	187	m2	200.66	37,523.42
				65,957.54

SUPERSTRUCTURES

2A Frame

Timber Frame	187	m2	250.83	46,905.21
Steel within frame	1.87	t	2,675.53	5,003.24
Pads	6	nr	178.37	1,070.22
				52,978.67

2B New Floor

0.00

2C Roof

Roof covering	238	m2	340.02	80,924.76
Downpipes	14	m	44.59	624.26
E.O. Feature Eaves/ Verge	80	m	94.76	7,580.80
				89,129.82

2D Stairs

0.00

2E External Walls

Cladding	201	m2	156.07	31,370.07
Mid cladding	31	m2	117.05	3,628.55
Curtain walling - stick build not unitized	14	m2	947.58	13,266.12
				48,264.74

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Plen an Gwari, Cornwall

Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings

Area: Props and Technical Barn

	GF GIFA	187	m2		
	FF GIFA	0	m2		
	External Perimeter	0	m		
	TPI	369	3Q 2022		
2E	Windows and External Doors				
	Fire exit	0	Item	1,200.00	0.00
	Reception door	1	Item	2,787.01	2,787.01
	Front door	1	Item	2,006.65	2,006.65
	Garage door	2	Item	2,200.00	4,400.00
	Window	7.4	m2	668.88	4,949.71
					14,143.37
2G	Internal Walls				
	Partition wall skimmed both sides	203	m2	83.61	16,972.83
					16,972.83
2H	Internal Doors				
	Internal doors double - fire rated	9	Pair	1,150.00	10,350.00
					10,350.00
3A	Wall Finishes				
	Paint	638	m2	7.25	4,625.50
	Decorations to architraves & door linings, etc.	1	item	1,546.96	1,546.96
	Wall tiling to shower and WCs	27	m2	66.89	1,806.03
					7,978.49
3B	Floor Finishes				
	Skirting boards - Painted	199.4	m	16.16	3,221.90
	Vinyl	15	m2	33.44	501.60
	Tiling	10	m2	66.89	668.90
	Residential timber floor	38	m2	78.04	2,965.52
	Garage floor	124	m2	44.59	5,529.16
					12,887.08
3C	Ceiling Finishes				
	GF Ceiling	187	m2	33.44	6,253.28
					6,253.28
4	Fixtures and Fittings				
	Reception kitchenette	1	Item	1,783.69	1,783.69
	Shower room	1	Item	2,229.61	2,229.61
	WC/ Utility: Sink, drainer	2	Item	891.84	1,783.68
					5,796.98
5	Mechanical				
	Commercial/ Office; Standard specification	187	m2	406.90	76,090.30
					76,090.30
5	Electrical				
	Commercial/ Office; Standard specification	187	m2	347.82	65,042.34
					65,042.34
					471,845.44

GF GIFA	73	m2		
FF GIFA	0	m2		
External Perimeter	0	m		
TPI	369	3Q 2022		
DEMOLITIONS AND ALTERATIONS				

0 Demolitions and Alterations

0.00

SUBSTRUCTURES

1A Substructures

Break out surfaces	73	m2	50.17	3,662.41
Reduce levels	43.8	m2	53.51	2,343.74
Excavate rock	4.38	m3	50.17	219.74
Strip Footing	40	m	156.07	6,242.80
Ground floor construction	73	m2	200.66	14,648.18
				27,116.87

SUPERSTRUCTURES

2A Frame

Timber Frame	73	m2	250.83	18,310.59
Steel within frame	0.73	t	2,675.53	1,953.14
Pads	4	nr	178.37	713.48
				20,977.21

2B New Floor

0.00

2C Roof

Roof covering	110	m2	340.02	37,402.20
Downpipes	14	m	44.59	624.26
E.O. Feature Eaves/ Verge	40	m	94.76	3,790.40
				41,816.86

2D Stairs

0.00

2E External Walls

Cladding	144	m2	156.07	22,474.08
				22,474.08

2E Windows and External Doors

Front door	1	Item	2,006.65	2,006.65
Garage door	2	Item	2,200.00	4,400.00
Window	8.6	m2	668.88	5,752.37
				12,159.02

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Plen an Gwari, Cornwall

Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings

Area: Crew Barn

	GF GIFA	73	m2		
	FF GIFA	0	m2		
	External Perimeter	0	m		
	TPI	369	3Q 2022		
2G	Internal Walls				
	Partition wall skimmed both sides	101	m2	83.61	8,444.61
					8,444.61
2H	Internal Doors				
	Internal doors double - fire rated	7	Pair	1,150.00	8,050.00
					8,050.00
3A	Wall Finishes				
	Paint	202	m2	7.25	1,464.50
	Decorations to architraves & door linings, etc.	1	item	489.79	489.79
	Wall tiling to shower and WCs	18	m2	66.89	1,204.02
					3,158.31
3B	Floor Finishes				
	Skirting boards - Painted	63.13	m	16.16	1,020.10
	Vinyl	13	m2	33.44	434.72
	Tiling	4	m2	66.89	267.56
	Residential timber floor	54	m2	78.04	4,214.16
	Garage floor	2	m2	44.59	89.18
					6,025.72
3C	Ceiling Finishes				
	FF Ceiling	73	m2	33.44	2,441.12
					2,441.12
4	Fixtures and Fittings				
	Shower room	1	Item	2,229.61	2,229.61
	WC/ Utility: Sink, drainer	1	Item	891.84	891.84
					3,121.45
5	Mechanical				
	Commercial/ Office; Standard specification	73	m2	406.90	29,703.70
					29,703.70
5	Electrical				
	Commercial/ Office; Standard specification	73	m2	347.82	25,390.86
					25,390.86
					210,879.81

GF GIFA	197	m2		
FF GIFA	0	m2		
External Perimeter	0	m		
TPI	369	3Q 2022		
DEMOLITIONS AND ALTERATIONS				

0 Demolitions and Alterations

0.00

SUBSTRUCTURES

1A Substructures

Break out surfaces	197	m2	50.17	9,883.49
Reduce levels	118.2	m2	53.51	6,324.88
Excavate rock	11.82	m3	50.17	593.01
Strip Footing	80	m	156.07	12,485.60
Ground floor construction	197	m2	200.66	39,530.02

68,817.00

SUPERSTRUCTURES

2A Frame

Timber Frame	197	m2	250.83	49,413.51
Steel within frame	1.97	t	2,675.53	5,270.79
Pads	8	nr	178.37	1,426.96

56,111.26

2B New Floor

0.00

2C Roof

Roof covering	285	m2	340.02	96,905.70
Downpipes	14	m	44.59	624.26
E.O. Feature Eaves/ Verge	80	m	94.76	7,580.80

105,110.76

2D Stairs

0.00

2E External Walls

Cladding	288	m2	156.07	44,948.16
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44,948.16

2E Windows and External Doors

Front door	3	Item	2,006.65	6,019.95
Kiosk servery hatch	1	Item	16,722.05	16,722.05
Window	8	m2	668.88	5,351.04

28,093.04

2G Internal Walls

Partition wall skimmed both sides	171	m2	83.61	14,297.31
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14,297.31

Crossley Hill Chartered Surveyors | Q3 2022

Plen an Gwari, Cornwall

Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings

Area: Events Toilets & Snack Kiosk

	GF GIFA	197	m2		
	FF GIFA	0	m2		
	External Perimeter	0	m		
	TPI	369	3Q 2022		
2H	Internal Doors				
	Internal doors double - fire rated	5	Pair	1,150.00	5,750.00
					5,750.00
3A	Wall Finishes				
	Paint	342	m2	7.25	2,479.50
	Decorations to architraves & door linings, etc.	1	item	829.25	829.25
	Wall tiling to shower and WCs	113	m2	66.89	7,558.57
					10,867.32
3B	Floor Finishes				
	Skirting boards - Painted	106.9	m	16.16	1,727.10
	Vinyl	18	m2	33.44	601.92
	Tiling	150	m2	66.89	10,033.50
	Residential timber floor	26	m2	78.04	2,029.04
	Garage floor	3	m2	44.59	133.77
					14,525.33
3C	Ceiling Finishes				
	FF Ceiling	197	m2	33.44	6,587.68
					6,587.68
4	Fixtures and Fittings				
	Shower room	1	Item	2,229.61	2,229.61
	WC/ Utility: Sink, drainer	1	Item	891.84	891.84
	WC	15	nr	445.92	6,688.80
	Urinal	6	nr	668.88	4,013.28
	WHB	17	nr	445.92	7,580.64
	Mirrors	17	nr	222.96	3,790.32
	Hand dryers	10	nr	668.88	6,688.80
	Belfast sink	1	nr	780.36	780.36
	Nappy change	1	nr	390.18	390.18
	Changing places facility	1	nr	20,066.47	20,066.47
	Cubicles	14	nr	1,337.76	18,728.64
	Vanity Units	1	Item	8,918.43	8,918.43
	Kiosk fittings	1	Item	11,148.04	11,148.04
					91,915.41
5	Mechanical				
	Leisure; Standard specification (excludes sanitaryware)	197	m2	528.42	104,098.74
					104,098.74
5	Electrical				
	Leisure; Standard specification	197	m2	440.35	86,748.95
					86,748.95

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Plen an Gwari, Cornwall

Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings

Area: Winklow Building Prop and Wardrobe Storage

GF GIFA	480	m2		
FF GIFA	0	m2		
TPI	369	3Q 2022	NOTE: SPECIAL TPI SET FOR HEARTLANDS	
DEMOLITIONS AND ALTERATIONS				
0 Demolitions and Alterations				
Dems and Alts	1	item	150,000.00	150,000.00
SUBSTRUCTURES				
1A Substructures				
Subs	480	m2	200.00	96,000.00
				96,000.00
2A Frame				
Frame	480	m2	400.00	192,000.00
				192,000.00
2B New Floor	480	m2	100.00	48,000.00
				0.00
2C Roof	480	m2	600.00	288,000.00
				0.00
2D Stairs	480	m2	-	0.00
				0.00
2E External Walls (in roof)	480	m2	-	0.00
				0.00
2E Windows and External Doors	480	m2	-	0.00
				0.00
2G Internal Walls	480	m2	-	0.00
				0.00
2H Internal Doors	480	m2	-	0.00
				0.00
3A Wall Finishes				
Finishes	480	m2	-	0.00
				0.00
3B Floor Finishes	480	m2	100.00	48,000.00
				0.00
3C Ceiling Finishes	480	m2	-	0.00
				0.00
4 Fixtures and Fittings				
FFE	480	m2	40.00	19,200.00
				19,200.00
5 Mechanical				
Commercial	480	m2	550.00	264,000.00
				264,000.00
5 Electrical				
Commercial	480	m2	350.00	168,000.00
				168,000.00
6 Externals				
	1	Item	60,000.00	60,000.00

Crossley Hill Chartered Surveyors | Q3 2022

Plen an Gwari, Cornwall

Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings

Area: Bonded Warehouse - Visitor Centre, Ticket Office and Admin Services

GF GIFA	728	m2		
FF GIFA	0	m2		
TPI	369	3Q 2022	NOTE: SPECIAL TPI SET FOR HEARTLANDS	
DEMOLITIONS AND ALTERATIONS				
0 Demolitions and Alterations				
Dems and Alts (Exhibition Building rebased)	1	item	58,000.00	58,000.00
SUBSTRUCTURES				
1A Substructures				
Subs (Exhibition Building rebased)	728	m2	-	0.00
SUPERSTRUCTURES				
2A Frame				
Superstructure	728	m2	48.00	34,944.00
				34,944.00
2B New Floor	728	m2	-	0.00
				0.00
2C Roof	728	m2	120.00	87,360.00
				0.00
2D Stairs	728	m2	-	0.00
				0.00
2E External Walls	728	m2	-	0.00
				0.00
2E Windows and External Doors	728	m2	36.00	26,208.00
				0.00
2G Internal Walls	728	m2	12.00	8,736.00
				0.00
2H Internal Doors	728	m2	8.00	5,824.00
				0.00
3A Wall Finishes				
Finishes	728	m2	75.00	54,600.00
				54,600.00
3B Floor Finishes				0.00
3C Ceiling Finishes				0.00
4 Fixtures and Fittings				
	728	m2	13.48	9,813.44
				9,813.44
5 Mechanical				
	728	m2	280.00	203,840.00
				203,840.00
5 Electrical				
	728	m2	260.00	189,280.00
				189,280.00
6 Externals				
	1	Item	60,000.00	60,000.00
				60,000.00
				610,477.44

Crossley Hill Chartered Surveyors | Q3 2022

Plen an Gwari, Cornwall

Title: New Plen an Gwari for Cornwall, Associated Infrastructure & Ancillary Buildings

Area: Chymbbla Building - Restaurant

GF GIFA	175	m2		
FF GIFA	0	m2		
TPI	369	3Q 2022		
DEMOLITIONS AND ALTERATIONS				
0 Demolitions and Alterations				
Refurbishment in other elements	0	m2	-	0.00
SUBSTRUCTURES				
1A Substructures				
Substructures	175	m2	111.00	19,425.00
SUPERSTRUCTURES				
2A Frame				
Superstructure	175	m2	1,730.00	302,750.00
				302,750.00
2B New Floor				0.00
2C Roof				0.00
2D Stairs				0.00
2E External Walls				0.00
2E Windows and External Doors				0.00
2G Internal Walls				0.00
2H Internal Doors				0.00
3A Wall Finishes				
Finishes	175	m2	348.00	60,900.00
				60,900.00
3B Floor Finishes				0.00
3C Ceiling Finishes				0.00
4 Fixtures and Fittings				
	175	m2	78.00	13,650.00
				13,650.00
5 Mechanical				
	175	m2	458.00	80,150.00
				80,150.00
5 Electrical				
	175	m2	306.00	53,550.00
				53,550.00
6 Externals				
	1	Item	60,000.00	60,000.00
				590,425.00

Plen an Gwari, Cornwall | Cost Plan 1
Crossley Hill Chartered Surveyors | Q3 2022

LAND PURCHASE SUMMARY

£/m2

TOTAL

Land Purchase

1 LAND PURCHASE COSTS HAVE BEEN EXCLUDED

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Plen an Gwari, Cornwall | Cost Plan 1
Crossley Hill Chartered Surveyors | Q3 2022

DEVELOPMENT COSTS SUMMARY			£/m2	TOTAL
<i>Development Costs</i>				
1	Golden Tree Management	48 months	6,000	£288,000
2	Legal Fees	48 months	1,000	£48,000
3	Non Construction Consultant Fees	48 months	1,000	£48,000
				<hr/> <hr/>
				384,000

Plen an Gwari, Cornwall | Cost Plan 1
Crossley Hill Chartered Surveyors | Q3 2022

FF&E COSTS SUMMARY		£/m2	TOTAL	
<i>FF&E Costs</i>				
1	Fit Out: Soft Furnishings, furniture, blinds	1 item	200,000	£200,000
2	Restaurant & Kitchen Facilities	1 item	300,000	£300,000
3	Access Control & CCTV System	1 item	20,000	£20,000
4	Communication & Data	1 item	80,000	£80,000
5	Plen an Gwari Equipment	Included in Plen an Gwari Costs		
6	Exhibition	1 item	300,000	£300,000
7	Signage and Interpretation	1 item	100,000	£100,000
			1,000,000	

Plen an Gwari, Cornwall | Cost Plan 1
 Crossley Hill Chartered Surveyors | Q3 2022

FEES COSTS SUMMARY			£/m2	TOTAL
<i>Fees</i>				
1	Enabling Works	1 item	200,000	£200,000
2	Construction Consultants	1 item	1,200,000	£1,200,000
3	Surveys	1 item	40,000	£40,000
4	Planning	1 item	40,000	£40,000
5	Building Regs	1 item	40,000	£40,000
6	Arts and Culture and Exhibition	1 item	150,000	£150,000
7	Catering Design	1 item	100,000	£100,000
				1,770,000

Plen an Gwari, Cornwall | Cost Plan 1
 Crossley Hill Chartered Surveyors | Q3 2022

EARLY WORKS SUMMARY				£/m2	TOTAL
<i>Early Works</i>					
1	Surveys	1	item	45,000	£45,000
2	Golden Tree	1	item	45,000	£45,000
3	Temporary Works - Chymla	1	item	40,000	£40,000
4	Temporary Works - Winklow	1	item	40,000	£40,000
5	Temporary Works - Bonded Warehouse	1	item	60,000	£60,000
					230,000

Plen an Gwari, Cornwall | Cost Plan 1
 Crossley Hill Chartered Surveyors | Q3 2022

MARKETING AND PR COSTS SUMMARY

£/m2

TOTAL

Marketing and PR

1	Marketing	48	months	500	£24,000
2	Initial 3D Visualisation	1	item	20,000	£20,000
3	Website	1	item	25,000	£25,000
4	Community Engagement	48	months	1,500	£72,000
5	Events/ Opening	1	item	40,000	£40,000
					181,000

APPENDIX C – RISKS

PLEN AN GWARI

RISK REGISTER

Revision A

RIBA Stage F

**Project Number
CH19128**

**Date of Assessment
22/02/2022**



Risk is defined by HM Treasury as uncertainty of outcome, whether positive opportunity or negative impact. Some amount of risk taking is inevitable, whatever the project. Risk Management includes all activities required to identify and control the risks relating to the preferred project option.

Nr	Risk Description	Consequence	Likelihood	Impact	Rating	Action/Control Measure	Date	Status/Comment
					L x I			
PLEN AN GWARI								
CURRENT PROJECT RISKS								
FUNDING/ ECONOMIC								
1FR01	Material prices change from the early cost assumptions	Cost. Delays for value engineering.	2	4	8	Continuous monitor and review. Value Management	20/07/2022	Needs to be managed in the next stages
1FR02	Failure to get further Funding	Serious delay to critical path. Additional fundraising. Reduced project.	2	5	10	Continuous working with stakeholders and funders to fulfill conditions and match funding requirements	20/07/2022	Business Plan identifies potential funding sources
1FR03	Failure to get match funding	Serious delay to critical path. Additional fundraising. Reduced project.	2	4	8	Continuous working to satisfy match funding requirements	20/07/2022	Business Plan identifies potential sources
1FR04	Economic situation may lead to rapid changes in material prices	Delays. Additional cost	1	3	3	Continuous monitor and review. Value Management	20/07/2022	Needs to be managed in the next stages
1FR05	Design Creep	Delays. Additional cost	1	3	3	Continuous monitor and review. Value Management	20/07/2022	Needs to be managed in the next stages
1FR06	Client insolvency	Serious delays/ end of project	1	5	5	Communication	20/07/2022	Risk avoided in current phase!
1FR07	Consultant insolvency	Delays	1	3	3	Communication	20/07/2022	Risk avoided in current phase!
1FR09	Unsustainable business plan	Serious delays/ end of project	1	5	5	Proper business plan	20/07/2022	Business Plan needs to evolve with the design to ensure strength
DESIGN								
1DR01	Design does not satisfy Client requirements	Delay to critical path. Additional cost. Reduced project.	1	4	4	Coordinated design process	20/07/2022	Current design satisfies the Client requirements. Needs to be managed as the project evolves
1DR02	Design exceeds sustainable cost budget	Delay to critical path. Additional cost. Reduced project.	1	5	5	Pro-active value and cost management	20/07/2022	Strong cost plan base needs to evolve with design
1DR03	Cost plan robustness	Delay to critical path. Additional cost. Reduced project.	1	4	4	Pro-active value and cost management	20/07/2022	Strong cost plan base needs to evolve with design
SITE								
1SR01	No sites in Redruth suitable to house the Plen an Gwari	Serious delay/ end of project	1	5	5	Desktop and site investigations	20/07/2022	Brewery site identified
1SR02	Discovery of contaminated land leading to additional costs	Delay to critical path. Additional cost. Reduced project.	2	3	6	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR03	Archaeological finds result in constraints being placed on development	Delay to critical path. Additional cost. Reduced project.	2	5	10	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR04	Japanese knotweed	Delay to critical path. Additional cost. Reduced project.	1	2	2	Desktop and site investigations	20/07/2022	No signs of JK on site at the moment. So any treatment if found is likely to be minor.
1SR05	Other invasive species	Delay to critical path. Additional cost. Reduced project.	1	2	2	Desktop and site investigations	20/07/2022	No signs of any other invasive plants on site at the moment. So any treatment if found is likely to be minor.
1SR06	Historic mining	Delay to critical path. Additional cost. Reduced project.	2	4	8	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR07	Reptiles	Delay to critical path. Additional cost. Reduced project.	2	2	4	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR08	Bats	Delay to critical path. Additional cost. Reduced project.	2	3	6	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR09	Other ecology issues	Delay to critical path. Additional cost. Reduced project.	1	3	3	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR10	Ground conditions	Delays / additional costs	2	3	6	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR11	Neighbours	Delay to critical path. Additional cost. Reduced project.	1	4	4	Communication	20/07/2022	Needs to be managed in the next stages
1SR12	Existing landowners	Serious delay/ end of project	3	5	15	Communication	20/07/2022	Needs to be managed in the next stages
1SR13	Existing retaining structures	Delay to critical path. Additional cost. Reduced project.	2	3	6	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR14	Party Wall issues	Delay to critical path. Additional cost. Reduced project.	2	1	2	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR15	Asbestos and other buried waste	Delay to critical path. Additional cost. Reduced project.	2	3	6	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR16	Unsuitable ground for re-use as fill	Delay to critical path. Additional cost. Reduced project.	1	4	4	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR17	Existing infrastructure capacity	Delay to critical path. Additional cost. Reduced project.	1	3	3	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR18	Existing services needing diversion	Delay to critical path. Additional cost. Reduced project.	2	4	8	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR19	Gazzumped	Serious delay/ end of project	2	5	10	Comms and political pressure	20/07/2022	Needs to be managed in the next stages
1SR20	Planning Approval / Adherence to Conditions	Serious delay/ end of project	1	5	5	Comms and political pressure	20/07/2022	Needs to be managed in the next stages
1SR21	External objection to project	Delay to critical path. Additional cost. Reduced project.	1	4	4	Comms and political pressure	20/07/2022	Needs to be managed in the next stages
1SR22	Flooding	Delay to critical path. Additional cost. Reduced project.	2	4	8	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages

Nr	Risk Description	Consequence	Likelihood	Impact	Rating	Action/Control Measure	Date	Status/Comment
					L x I			
PLEN AN GWARI								
1SR23	Other developments	Delay to critical path. Additional cost. Reduced project.	2	4	8	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR24	Pedestrian rights of way	Delay to critical path. Additional cost. Reduced project.	2	2	4	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages
1SR25	Wayleaves on the site	Delay to critical path. Additional cost. Reduced project.	2	2	4	Desktop and site investigations	20/07/2022	Needs to be managed in the next stages

RISK RATINGS (L x I)

	Likelihood	Impact
5	Highly Likely	Severe / v Large
4	Likely	Significant / Large
3	Even Chance	Medium
2	Unlikely	Insignificant / Small
1	Very Unlikely	Negligible / v Small

		L (Likelihood)				
		1	2	3	4	5
I (Impact)	1	1	2	3	4	5
	2	2	4	6	8	10
	3	3	6	9	12	15
	4	4	8	12	16	20
	5	5	10	15	20	25

RATING

Rating	Description	Action required
15 & over	Undesirable	Attempt to avoid or transfer risk
6 -14	Manageable	Retain and manage risk
Up to 5	Negligible	Can be ignored

 APPENDIX D – BUSINESS PLAN

Golden Tree CIC

Business Plan for a new *Plen an Gwari* for Redruth and Kernow

*In April 2022 Golden Tree commissioned Counterculture to support them to develop a business plan for a *Plen an Gwari* in Redruth. This document sets out the business case for such a venture and will need to be developed further once the site is identified and there is more clarity around potential partners, competition and costs.*

1. Introduction
2. Vision, Mission, Values
3. Context
 - Redruth past and present
 - National & local funding landscape
 - Economic Impact
 - Audiences
4. What the *Plen an Gwari* will do
5. Comparators
6. Competitors & Partners
7. How we operate
 - Governance & Staffing
 - Partnership
 - SWOT Analysis
 - Indicative budget
 - Investment Plan
8. How we'll get there

1.1 Introduction

Golden Tree is a production company that creates multi-disciplinary experiences in collaboration with audiences that are currently under-engaged in heritage and arts, particularly those that are disadvantaged. We do this by designing cultural, educational and environmental solutions intended to make a meaningful and lasting difference to these communities.

For every project we work on we guarantee i) authentic Cornish provenance, ii) genuine contemporary relevance, and iii) highest artistic quality.

We have identified an opportunity to build the first medieval Cornish amphitheatre to have been constructed in the last 500 years. Such a project has the potential to become a vital community green space and cultural and heritage visitor destination - the national *Plen an Gwari* for Kernow with an international reputation and profile.

Medieval Cornwall was the crucible of an extraordinary and vibrant theatre tradition rooted in our unique form of amphitheatre, the *Plen an Gwari*. These structures were essentially flat circular arenas some 30m in diameter enclosed by a bank over 2m high. Audiences of thousands at a time would throng through the whole space, on the hoof, with elaborate pavilion stages surrounding them 360°: epic, immersive theatre. Whilst two amphitheatre sites remain in some degree of preservation, more than 40 other sites have also been identified across West Cornwall.

The construction of a contemporary, full-sized *Plen an Gwari* has been a long-cherished dream of the Cornish language and theatre-making community and has been positively received by members of the public and the consultants developing the Town Vision and Masterplan for Redruth.

The preferred location is the former Redruth Brewery site, which is also home to Cornwall's national archive centre, Kresen Kernow, and has several historic buildings that have the potential to be repurposed as a Visitor Centre and heritage attraction for the *Plen an Gwari*. Alongside the new archive centre, the remainder of the Redruth Brewery site forms part of the wider regeneration of Redruth Brewery Quarter. Owned by Hong Kong based landowners 'Hong Kong Investors' this wider regeneration is being led by Redruth Neighbourhood Plan. AECOM have been commissioned to prepare a masterplan and to develop options for the site, which is expected to provide a mix of residential/commercial development, a microbrewery and dedicated civic open space.

1.2 Vision, Mission, Values

Plen an Gwari means "playing place", a form of medieval amphitheatre specific to Cornwall. Historically, the arena would be used for a range of gatherings, sports events, and the production of plays. In this context we aim to expand on the notion of a National "playing-place" for Cornwall, encompassing diverse forms of Cornish cultural expression, community engagement, heritage and learning.

Our Vision:

The National *Plen an Gwari* for Kernow embedded in its community with an international reputation and profile.

Our Mission:

To be an inspiring and relevant space for the celebration of traditional and contemporary Cornish culture, where one and all feel welcome and included.

Our Values:

- Highest Artistic Quality
- Authentic Cornish Provenance
- Genuine Contemporary Relevance

1.3 Context

Redruth is a town rich in Cornish heritage, identity and potential. Its residents rank the highest percentage of people in Cornwall to identify as Cornish, with a natural affinity for and connection to Cornish culture. Unlike many other towns of similar size in the Duchy it has yet to become a significant draw for tourists and second homers, and there is a sense of immense local pride among its population.

However, the area does come with its own challenges. Significant pockets of deprivation exist in Redruth, making it among the top 10% of most deprived areas in Cornwall and England, based on the 2019 Index of Multiple Deprivation. In comparison with England, Cornwall has fewer children, young people and adults under 45; with significantly more people aged 65 and over. Redruth has a considerably higher percentage of people with low level qualifications, or none compared with the rest of Cornwall and England, and the percentage of people with degrees or higher qualifications is markedly lower than Cornwall and England. Fewer residents of Redruth work in managerial, professional and technical occupations than those in the rest of Cornwall and England, and are more likely to work in skilled trades, care and leisure occupations, as machine operatives and in elementary occupations.

The connections to Cornish culture, sports, language, literature, and performance are strong in the town, including evidence of a former Plen an Gwari in the 'Plain-an-Gwarry' area. Once the urban centre of the Cornish Mining industry, Redruth is at the heart of the Cornish World Heritage Site designated in 2006 by UNESCO. Built on its mining prowess, the historic architecture of the town reflects its once great wealth. However, the population has continued to grow and opportunities and civic green spaces for communities to gather and to celebrate this unique culture are few. According to recent the research by CT Consults Hemmingway Design: 'For most, 'culture' takes place at the Rugby Club, in the cinema, occasional music gigs in pubs - and specifically set-piece daytime events and festivals like St Pirans, Murdoch Day and the International Pasty Festival'. Redruth wants to become a contemporary version of its past - trading / markets / social events / vibrancy / culture / 'the enterprising capital' town of the region.

The town has benefited from significant investment in recent years. In terms of culture and creativity, most notably the development of Kresen Kernow ('Cornwall Centre') which houses the world's largest collection of documents, books, maps and photographs related to Cornwall's history and Krowji, the Duchy's largest creative hub, providing studios, workspaces, meeting rooms and services for a diverse range

of creative businesses. Building on the success of this momentum, an opportunity exists to develop a unique dedicated space for the local community and Cornish people in which to celebrate, amplify and develop a new Cornish culture. A place in which Cornish communities and visitors can come together to experience, learn, create and, develop notions of Cornish identity in the 21st century.

This business plan sets out the case for the development of a contemporary *Plen an Gwari*, based on the original principles of a 'playing place' for and of the people of Redruth and Cornwall. In developing this business plan, we have incorporated insights from a number of interviews with key stakeholders, including representatives of local government, non-governmental bodies, local artists and cultural professionals; undertaken research of key strategic documents including but not limited to the following:

- Redruth Vision and Investment Plan
- Redruth Place Brand Report
- Redruth Economic Profile
- Cornwall's Creative Manifesto
- Cornwall Council's Annual Report and Strategy
- Strategies of the local authority and of Arts Council England; and
- Audience Agency Southern England Audiences Report.

and drawn from existing public consultation commissioned to inform the neighbourhood plan.

i) National & local funding landscape

From recent public consultation we know that many residents of Redruth see creativity, culture and climate as the modern drivers for economic growth and societal well-being in the town. The Redruth *Plen an Gwari* has the unique potential to create a significant impact, enhancing the areas' offer and enriching the lives of its residents.

Britain's exit from the European Union has had and is likely to continue to have a significant impact on funding and opportunity for communities and culture, particularly in Cornwall. Cornwall received more than €1bn in EU structural funds since 2000, yet, in common with other economically disadvantaged regions, there were more people in Cornwall who voted to leave the EU than to remain. Clarity around and/or any benefit from the distribution of the new UK Shared Prosperity Fund has yet to be seen.

However, ambitious plans are underway through the High Street Heritage Action Zone and Town Vision work creating an opportune moment to capitalise on the joint momentum and to (re)establish Redruth as the ‘cultural heart’ of Cornwall.

The *Plen an Gwari* will be at the heart of the community, showcasing Cornish Culture and working in with Kresen Kernow and Krowji to create a cultural hub for Kernow. Built on the historical vision of a ‘playing place’ the structure will respond to the needs of the community it serves, providing opportunities for people to enjoy its green spaces, attend markets and events, learn from and participate in theatre and spectacle. As a centre for Cornish Culture, it will have a year-round programme, engaging with residents, voluntary groups and schools. It will build partnerships and collaboration with higher education (internationally), strengthening links between sectors and residents and creating a self-sustaining network of Cornish creators, artists, craftspeople and creative businesses. It will deliver a number of key agendas both locally and nationally and has the potential to attract funding from a number of sources.

Significant investment has been made over recent years with the addition of some notable cultural venues and the growth of local creative industries, such as Kresen Kernow and Krowji among others. While these have had a significant impact on the community, most notably for those involved with or working in the arts and creative sector, there is still a gap to be bridged between the community, its needs, and aspirations and the creative sector. Creating a *Plen an Gwari* on the proposed old Brewery Site; which will be deeply rooted in its local community; will help increase the sense of pride, place and identity of Redruth. It will become an extraordinary meeting place and melting pot for locals and visitors, increasing people’s connection to nature and creativity through use of its green civic space and complementing the work of its neighbouring institutions.

The values of the *Plen an Gwari* align with the key investment principles of Arts Council England (ACE) and that of many other funders and the local authority, including Cornwall’s Creative Manifesto 2021-25. Founded on the principles of a ‘playing place’ for Cornwall; the development will contribute to ACE’s ambition ‘to be a country in which the creativity of each of us is valued and given the chance to flourish, and where every one of us has access to a remarkable range of high-quality cultural experiences.’

In line with **ACE’s investment principles**, this new ambitious people’s place, will provide opportunities to develop:

- CREATIVE PEOPLE Everyone can develop and express creativity throughout their life
- CULTURAL COMMUNITIES Villages, towns and cities thrive through a collaborative approach to culture
- A CREATIVE & CULTURAL COUNTRY the cultural sector is innovative, collaborative and international

By 2030, ACE envisions 'a country transformed by its culture and at the same time constantly transforming it: a truly creative nation in which every one of us can play a part.' For the *Plen an Gwari*, this is a key aspect of its vision. The space will support a range of opportunities for constantly evolving cultural expression and engagement. Built on the distinctive cultural heritage of Cornwall, it will actively encourage new collaborations, exploration, and experimentation of new forms of Cornish culture.

The *Plen an Gwari* will also deliver against the key ambitions of **Cornwall Council's Creative Manifesto 2021-25** which states:

'Ambition for communities. *We want everyone in Cornwall's communities to have more opportunities to participate in and benefit from culture in the area. We will enable the creative ideas of our communities to have the support they need to flourish and thrive. We will ensure that as many people as possible are able to enjoy and take part in culture and that young people in particular are inspired and supported to realise their ambitions.'*

The *Plen an Gwari* will be embedded in its local and regional communities. The space will be open to local residents as a green site (outside of theatre performances) and provide a focal point for gathering and exploring Cornish culture and heritage. An on-site café will be open year-round providing affordable high quality local produce and its ancillary buildings and green space will be animated by a programme of events, and community usage. We will encourage community engagement and feedback, through focus groups, governance and consultation and dedicate a significant portion of the programme to community activities.

Ambition for changing the way things work. *We want to explore and enable ways of working that support our dispersed cultural and creative sector communities.*

We will explore ways in which we can work together to enhance the cultural offer of Redruth. Opportunities to partner with Kresen Kernow, other *Plen an Gwaris*, theatre and performance companies, cultural and community organisations, educational establishments and many others will be encouraged. We will actively seek ways in

which we can share learning and resources and develop a digital heritage and cultural offer.

Ambition for more creative people. *We want creatives to have the chance to thrive in Cornwall at all stages of their life and career. We will encourage the nurturing and development of all creative talents. We will stand for a diverse and inclusive creative sector, encouraging different pathways for creative talent.*

The *Plen an Gwari* will provide opportunities for local employment and skills development in the cultural and creative sectors. It will support pathways into cultural careers and welcome community engagement through apprenticeships, voluntary positions and governance roles.

Ambition for everyone to be involved in looking after the planet. *We want to increase the number, diversity and inclusion of local residents engaging with culture and the creative industries whilst encouraging environmental and business sustainability for the creative sector. It is critical that our cultural and creative sector is open to all voices, experiences and perspectives, while our growth is developed in a sustainable and thoughtful way.*

The *Plen an Gwari* site will function as a civic green space for a significant portion of the year building visitor's connection to nature and the environment. It will be managed and maintained by a dedicated expert, ensuring that the site remains undamaged and widely used. We will seek out ways to construct and work sustainably, offsetting our carbon emissions, and encouraging awareness of the climate through the engaging programme.

The project will align with the **Redruth Town Vision** including:

- Improve the income, wealth, economy and wellbeing of the local community
- Attract knowledge workers and creative talent
- Create a more engaging town centre experience
- Encourage business start-ups and entrepreneurship (F&B/ retail focus)
- Celebrate its history, heritage and culture and re-purpose historic buildings
- Reopen historic footpath from Penventon enabling connectivity between Krowji and Kresen Kernow
- Support the creation of routes into the town centre

ii) **Economic Impact**

The *Plen an Gwari* could make a vital contribution to the local economy, with the potential to be a significant local employer. Prior to COVID-19, the Creative Industries sector had been one of the fastest growing sectors in the UK, with GVA growth of 58% between 2011-19 – more than twice that of the economy as a whole. The sector contributed more than £114 billion GVA to the economy in 2019 – 5.9% of total UK GVA (DCMS 2020, 2021b).¹ This figure dropped to £102.5 billion in 2020 with output in April-June 2020 (the first national lockdown) being 23% lower than the previous quarter (Jan-Mar 2020). Since then, output has risen steadily and (by June 2021) had nearly, but not quite, returned to pre-COVID levels.

The sector accounted for more than 2.1 million jobs in 2019 - 6.3% of the total UK workforce. Employment in the sector increased by 34.5% from 2011 to 2019 - three times the growth rate of employment in the UK overall (DCMS 2019, 2021a). Despite the impacts of COVID-19, employment in the sector has continued to rise in 2020 and 2021 with DCMS estimates for July 2020 to June 2021 indicating 2.3m filled jobs in total.

In addition to employing full-time and casual staff, the *Plen an Gwari* would support local businesses, directly through its catering offer and accommodation for visiting companies and professionals, as well as indirectly by attracting visitors to the town. We commit to sourcing goods and services from Kernow and working with partners such as Hall for Cornwall and Krowji to support local and regional sector development.

iii) **Audiences**

UK National Picture

Post Covid 19, the UK arts, culture and heritage sector has been faced with unprecedented challenges through the pandemic. Recent research by the Audience Agency tells us that,

‘Even among these more cautious groups though, taking attending live performance as an example, 1/3 people expect to attend closer to home than pre-pandemic. This trend towards increased local attendance and away from greater travel to cultural

¹ Gross Value Added (GVA) is a measure of the value of goods and services produced in a geographical area, industry, or sector of the economy. It is a measure of economic output. Simply put, GVA comprises (within a sector or area) total business income, after costs of sales. It includes business profits and expenditure on wages, salaries, and overheads.

events holds across most art forms. Nearly 30% of people say that they have discovered new cultural things to do in their local area that they didn't know about before Covid-19, indicating that awareness about engaging with the arts locally (and therefore likelihood to do so) is very much on the rise.'

Regional Context

Like many sources of data, the Audience Agency's Covid-19 Monitor Report does not dis-aggregate the data for Cornwall but includes this data within 'Southwest of England'. Bearing in mind that such 'clumping' frequently masks the pronounced social and economic disadvantages faced by Cornwall, the following observations remain of interest:

Summary Findings:

- Southern England had levels of arts and cultural engagement before COVID in line with the UK average (slightly higher for SE, and lower for SW and E), and dropped at similar levels since March 2020 (lower drops for visual arts SW and higher for E), similar for creative activities (with higher proportions reading for pleasure).
- As of the beginning of November, COVID appears to have had a lesser impact on SM in terms of time and money available. Lower proportions in Southern England faced local lockdowns (esp. SW and SE).
- Fewer E and more in SW / SE are ready to start attending in person than UK average.

In Person Engagement:

- 32% E, 36% SW and 39% SE had attended any arts/heritage since Mar 2020, below and above the overall UK average of 34%: 96, 107 and 115 cf. to an index of 100.
- In the 12 months before, it was 81% E, 83% SW and 88% SE, below UK average (85%) for E and SW and above for SE.
- Attendance dropped at similar levels to overall, compared to pre-March 2020 level.
- Higher drops in attendance are seen for visual arts in E, outdoor and performing arts for SW.
- While lower drops were seen for visual arts in SW and heritage in SE and SW.

Creative Activities:

Comparing creative activities before and after March 2020, four things stand out:

- Almost all activities were done by fewer people
- SW read for pleasure at (slightly) higher than average levels before, and increased just above average after March
- SW had lower engagement with crafts and visual arts than average before and slightly higher than average after
- Overall, the activity levels of SW had reduced at similar levels to those for the UK overall.

For other activities:

- Most were more in SW before March 2020
- And had fallen less in SW than elsewhere since March 2020
- The overall ranking of activities is similar for SW compared to the whole of the UK.

Local Context

Current and pre-Covid levels of cultural engagement in Redruth and the surrounding area are relatively low which may be for a number of reasons and not on the whole indicative of a lack of interest. From recent research we know that the town and surrounding area currently lack a significant cultural offer or sufficient civic green space. The area ranks amongst the top 10% of most deprived in Cornwall and England and the majority of residents currently engage with culture through the various festivals, at the Rugby Club, in the cinema, and at occasional music gigs in pubs.

From previous research it is evident that the residents of Redruth are proud of their local and national heritage and wish to amplify its unique qualities rather than copy other Cornish or non- Cornish towns of a similar size. The fewer number of homes owned by visitors, mean that Redruth remains very much of the local people and rather than relying on past glories, residents express a vision to become 'a contemporary version of its past with trading markets, social events, vibrancy, culture and to be known as the enterprising capital town of Cornwall.'

As recent research by Hemingway Design found *'It's important to recognise and respond to the inequality and poverty, to stay affordable, not 'sell out' and crucially not drive out locals'*. Any cultural offer will need to reflect these elements in its programme and pricing structure.

1.4 What the *Plen an Gwari* will do

i) Year-round heritage offer

Central to the site is a visitor centre that will tell the history of the Cornish *Plen an Gwari* and its role in Cornish language and identity, a resource for residents, tourists, students, educators and other professionals. There will be a tiered offer from permanent exhibition to audio tours to virtual and/or augmented reality experiences. We would work closely with Kresen Kernow and others to create a compelling heritage package that attracts local, national and international visitors.

ii) Community Space

The *Plen an Gwari* will be a free to access, green, social space, with an affordable café in operation. It will encourage community cohesion & connection to the natural environment. We will also look to incorporate spaces for young residents who already use the site as a place to hang out. During this time, it will be available to hire for selected private events.

Usage: approx. 50%

The *Plen an Gwari* will serve as a focal point for local festivals and other community events that showcase Cornish culture, such as Redruth Feast, the International Pasty Festival, St Piran's Day, Murdoch Day. It will also provide an opportunity for such events to have an evening entertainment offer, increasing the 'festival' nature of some of these events. But it will also provide a space for the likes of Lowender Peran interceltic festival, as well as sporting events such as Cornish wrestling and hurling.

Usage: approx. 15%

iii) Medieval Theatre Programme

For a limited number of weeks through the summer months (May to September) Golden Tree will activate the *Plen an Gwari* with spectacular medieval theatre productions (such as 'Bewnans Uni/The Life of St Euny') involving the participation of a large number of community members and engaging large audiences of local residents and visitors. These immersive productions will offer a unique and authentic experience with spectacular action surrounding and involving the

audience. The programme also provides the opportunity for international professionals of medieval drama and theatre practitioners to come together for conferences that offer opportunities for practice-based research and experimentation.

Usage: approx. 15%

iv) Other professional events programme

In addition to the medieval theatre programme, selected visiting companies would be invited to perform at the *Plen an Gwari* in April and September. Early conversations with world class producers such as the Globe Theatre, London, suggest the venue would be a very welcome and exciting addition to the UK touring circuit. This activity strand would allow for a mixed programme of theatre and more popular art forms such as comedy, outdoor cinema and music delivered in partnership with local and national organisations.

Usage approx. 8%

v) Café & Dining Experiences

The food and beverage offer will be critical to the financial viability of the *Plen an Gwari*. It must be able to satisfy local residents and visitors looking for an affordable coffee and simple lunch as well as those looking for a more sophisticated dining experience. To this end we will:

- i) run a year-round family friendly licensed café serving affordable local Cornish produce.
- ii) host regular pop-up dining experiences with local food producers and restaurateurs,
- iii) embrace authentic Cornish cooking both in the food and how it is cooked, offering experiences and feast nights.
- iv) offer a range of picnic hampers to be enjoyed in the *Plen an Gwari* from low-cost family options to baskets for special occasions.

The food offer will align with the *Plen an Gwari's* celebration of authentic Cornish experiences.

1.5 Comparators

The proposed Redruth *Plen an Gwari* is unique in its blend of community usage and professional outdoor theatre.

In terms of a 'community usage' the closest comparator would be St Just's Plain-an-Gwarry which is owned and managed by the town council and a focal point of the town centre much valued by the local community. It continues to be used by local groups and organisations, including taking centre stage in the annual Lafrowda Day celebrations in July. The Plen can be hired for public events on application to the Town Council.

Since 2000 local artists have been staging re-enactments of the Cornish *Ordinalia* cycle. Productions involve 250+ local people as makers, actors, musicians, choir members and crew, supported by a core group of paid local professionals as writer, director, production manager, set designer, costume designer & musical director/composer. There is a simple 'backstage' facility for changing rooms and props and costume storage. The most recent large scale community event took place in 2021. Over 230 volunteers came forward and participated in the 15 performances over a 2-week period.

In terms of 'professional outdoor theatre', however, parallels can be drawn with The Globe Theatre (GT), London; Minack Theatre (MT), Porthcurno; and Regent's Park Open Air Theatre (RT), London, who are also potential programming partners:

Key findings from these comparators include:

- No Arts Council England or other public subsidy
- MT and GT have strong heritage visitor offer with considerable sales income from tours and trips
- Significant % income earned from catering and retail sales
- GT has strong and lucrative education and research in action in programme
- GT has strong digital offer supported by Warner & Garfield Weston (£750k to make films of back catalogue) - important to have expert partner in this area
- Registered charities/ CIOs in receipt of considerable donations and sponsorships but do not raise significant income via grants
- All have varied programmes (self-produced and receiving) with popular programmes such as comedy/ tourist offer to support a more challenging theatre programme.

- MT supportive of local professional and amateur performance.
- Visitor analysis shows that 80% of those attending MT performances in 2020 came to the Minack as part of their holiday experience (2019: 73%).
- MT and RT primarily present artistic programme in the warmer/ dryer months.
- All offer wide ranging ticket price:
 - GT - £25-£62 seated/ £5 standing
 - MT - £10-£25 adults/ £5-£12 under 16
 - RT - £25-65/ £10 aged 18-25

1.6 Competitors/ Partners

Heritage

Redruth has a strong heritage offer from museums, ancestral houses, castles and the Cornish Mining World Heritage Site. Several of the attractions below are free to enter making it critical for the Redruth *Plen an Gwari* to offer a broad offer from free access to the *Plen an Gwari* itself through to a range of activities via the Visitor Centre from low-cost entry to exhibitions to more expensive audio tours and VR experiences. The current visitor offer is significantly different to the proposed Redruth *Plen an Gwari* experience, although there is a strong potential partner in Kresen Kernow, particularly in terms of the academic and professional research audience.

The Flat Lode

An immersive heritage walk in the UNESCO Cornish Mining World Heritage Site near Redruth, C19th 'Mining Capital of The World'. Visitors enjoy views to the coast from a mining landscape, now reclaimed by nature, on a guided walk with local Cornish guides whose ancestors were part of the Great Migration that spread Cornish culture across the world. Ticket price £15.

Kresen Kernow

Based at the proposed site for the *Plen an Gwari*, Kresen Kernow ('Cornwall Centre') is home to the world's largest collection of documents, books, maps and photographs related to Cornwall's history. Everyone is welcome to visit and explore these amazing collections. It is a state-of-the-art new archive centre built in the shell of the former Redruth Brewery. As well as 14 miles of shelving to store over 1.5 million of Cornwall's treasured archives, the centre has exhibition spaces, learning rooms and a digitisation suite. Visitors can carry out research, pop in and browse, or

take part in our varied activity programme featuring workshops, courses and fun family events. Currently open to research visitors and the general public on Tuesdays, Wednesdays, Thursdays and Saturdays, from 9.30am to 4pm. Café offer. Free entry.

Togus Tin Mine

Described as a national treasure Tolgus Mill is Cornwall's last working tin mill. Visitors can discover the process of tin streaming and how tin ore is recovered from the stream running through the park before being smelted on-site to create unique Cornish jewellery. Tolgus Mill is an ongoing restoration project. The proceeds from the Tolgus jewellery collection along with visitor donations support running costs. Free Entry.

Cornwall Gold

Set in 18 acres of beautiful grounds, is the country's largest jewellery showroom alongside an award-winning Cornish Pantry where visitors can enjoy a mix of local favourites and traditional Cornish dishes, all prepared with fresh seasonal ingredients from the Duchy. Family friendly with teddy bear making, pottery painting, crazy golf and panning for gold activities.

Cornwall Heritage Trust (CHT) sites

The sites managed by CHT hold significant archaeological and environmental importance from certified 'Areas of Outstanding Natural Beauty' to 'Sites of Special Scientific Interest', World Heritage Mining Sites and ten Scheduled Ancient Monuments.

Arts & Culture

Within easy travelling distance of Redruth there are several cultural venues and attractions that have a compelling offer for local residents and tourists. Whilst several offer outdoor performances with a picnic/ food offer, there is very little competition for outdoor theatre at the scale proposed by Golden Tree. There is the potential to work closely with some organisations on creating heritage packages, co-production of performances and on talent and skills development programmes

Hall for Cornwall

A social enterprise and charity, Hall for Cornwall bring a mixed programme of theatre, comedy and dance to their main venue Cornwall Playhouse. They produce and tour work as well as present touring productions and run a programme of creative work with young people, families, local communities and schools that drives their social purpose. **Their new venture, Husa**, combines a co-working space and artist development programmes to nurture and support Cornish performance artists and the creative industries.

Tickets: £15 - £28.50

Minack Theatre

Possibly the best-known open-air theatre in Cornwall, the Minack put on a season of plays and music events, and a programme of story-telling performances in the school holidays. They provide a comprehensive education programme, offering opportunities for local school children, the wider local community and visitors to Cornwall to learn and develop skills associated with performing arts and theatre. It's three core objectives are to:

- Engage the public through creative performance and the living and visual arts embodied in the Minack Theatre
- Enhance people's lives through the shared experience of live performance and visiting the Minack Theatre
- Inspire people by the remarkable story of Rosanna Cade, and young people especially through active participation in creative activities

Tickets: £10 - £25

Café offer, unlicensed but visitors can bring own alcohol

Miracle Theatre productions

During the summer months Miracle pop-up in extraordinary & unexpected places: on beaches and cliff tops and in amphitheatres, gardens, castles. With a catalogue of classic and contemporary plays.

Tickets: Adult £17/ Family Ticket £45/ Concessions £13/ Food £6.50

Penlee Park Open Air Theatre

This charming theatre is in the park in the heart of Penzance. Penlee Park hosts a varied season each summer, including circus, choirs, bands, musicals and theatre performances. Seats are provided. Tickets range from £5 to £62.

Strerts Theatre

Starts Theatre is the South West's only permanent outdoor, undercover auditorium, just 10 minutes north of Liskeard nestled on the edge of the atmospheric Bodmin Moor. The unique open-air auditorium provides a Covid secure space with the floating roof making it a perfect all-weather venue which is accessible for all. It presents a mixed programme from June through to September, with live music and contemporary theatre to toe tapping operettas, stand-up comedians, family shows, and afternoon puppet shows to Shakespeare classics. They also have a youth theatre.

Trelissick Garden

This National Trust property near Truro is a tranquil, varied garden in an enviable position looking onto the River Fal – a delightful spot for outdoor theatre. Trelissick hosts productions from all over England. It is a proper picnic spot and audiences are

encouraged to bring blankets, camping chairs and snacks. It has very little in the way of infrastructure for professional performance.

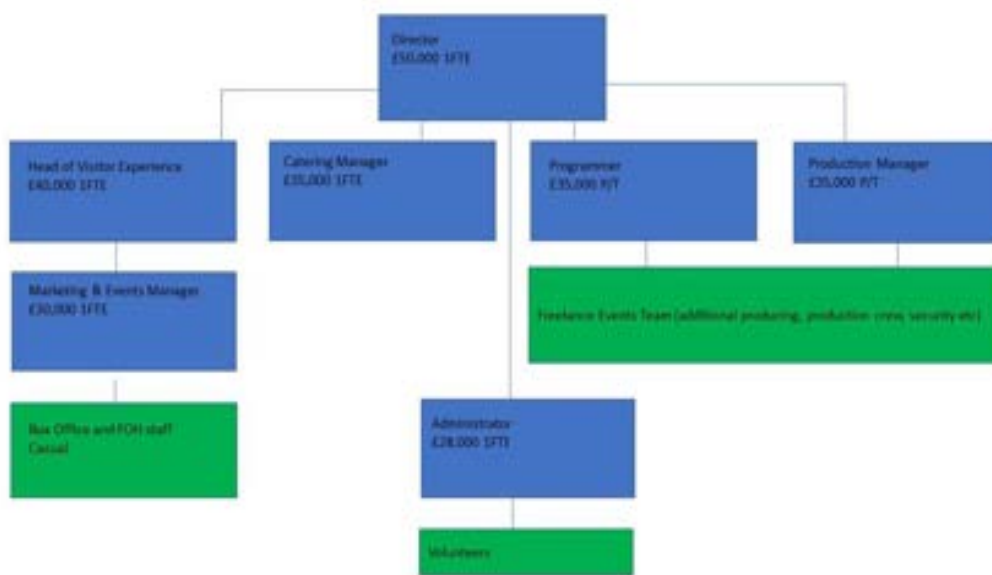
1.7 How we will operate

i) Governance and Staffing

Golden Tree is currently a CIC with a board of six trustees. Golden Tree is intending to transition into a charitable organisation by Spring 2023.

During the next phase of project development, the board will consider whether the *Plen an Gwari* would best be constituted as a separate entity and registered charity. The current thinking is that a separate charity would be established to manage and run the *Plen an Gwari*. Such a charity would recruit a Board of Trustees to include representation from interested parties such as Redruth Cultural Consortium, councillors, prospective funders and leaders from the cultural and heritage sectors.

Key management roles required to deliver the programme of activity are suggested below.



Director – Strategy & Planning, Fundraising & Partnership development, Finance & HR

Head of Visitor Experience – Design & Deliver on/offline strategy, brand, customer service, data analysis, sustainability

Catering Manager – contract negotiations, planning menus and overseeing venue, equipment, food, and service preparations, hiring, training, and supervising catering staff, scheduling and stock control

Programmer – work with freelance team to design and deliver self-produced events and support third party hires, manage freelance teams and casual staff

Production Manager – building maintenance and repairs, line managing technicians and crew for self-produced and third-party events, managing hires of set, prop and costume

Marketing & Events Manager – generating visitor sales, audience development, managing box office, and data analysis, monitoring targets and evaluation

Administrator – Supports office, finance, marketing and production administration, and reporting to funders

ii) Partnership

Partnerships with local organisations, particularly with Kresen Kernow and Redruth council will be key to our success. In the next stage of development, we will develop a stakeholder engagement plan to ensure their early involvement in planning and shaping the project and effective communication.

iii) Indicative/ example budget

Construction of the *plen an gwari* itself is estimated to be in the region of £2.5M, however with full ancillary buildings etc the total development budget is in the region of £10M. Full details available in the Cost Plan.

The *Plen an Gwari* has a diverse potential funding pipeline and a particularly compelling case for heritage funders – see chapter 9 Potential Funding Sources.

A detailed 5-year forecast will be developed once a site is confirmed and a full options analysis with business case has been completed. The following tables outline estimated operation costs and income streams, benchmarked against comparable organisations with a mixed heritage and performance offer.

Figures reflect the current challenging funding climate and unpredictable audience/visitor behaviour as the cultural and heritage sectors recover from Covid-19. Pricing is affordable and figures reflect discounts and offers for local residents. Catering and Visitor income are critical to the proposed business model and appropriately skilled personnel will need to be recruited to manage these operations.

INCOME		Estimated total	% Turnover
Earned income	Visitor Centre: Entry fee £5 (<i>approx. 50k visitors per annum</i>) Audio Tour - £10 (<i>50% attenders</i>) VR experience - £20 (<i>25% attenders</i>)	£750k	48%
	Box Office Events & Conferencing	£52k	3%
	Hires (venue and props etc.)	£54k	3%
	Catering	£500k	32%
	Programmes and Merchandise	£50k	3%
Private	Friends' subscriptions	£5k	0.3%
	Grants - project funding (revenue)	£150k	10%
		£1,561,000	

EXPENDITURE		Estimated total	% Total cost
Salaries	Core staff	£293k	19%
Wages	Casual staff	£436k	28%
Cost of Operating Activity	Repairs & Maintenance, running, communications	£397k	25%
	Heritage offer & Production	£435k	28%
		£1,561,000	

1.8 How we'll get there

i) SWOT analysis

A national *Plen an Gwari* in Redruth would support Redruth's growing reputation for Cornish heritage and culture. It would address the current lack of green and social spaces and provide a sustainable heritage and visitor offer that both bolsters the local economy and benefits the community. It will provide local education and employment opportunities, particularly for the growing arts and creative sector.

It will be primary importance to find the right balance between community and commercial use it is vital to make sure the community are key beneficiaries in order to preserve Redruth's strong Cornish identity and authenticity. Our proven track record in producing high quality work at scale and our excellent community relationships mean we are well placed to deliver this project. Additional support may need to be found to manage a capital development of this scale and we will recruit expert personnel to manage the site once built.

We will seek out partnerships and work collaboratively with existing organisations, educational institutions and community groups where possible to develop and deliver a range of complimentary cultural activities which build on existing provision and make the most of this unique site.

STRENGTHS	WEAKNESSES
<p>Golden Tree</p> <ul style="list-style-type: none"> • Strong ambition and commitment • Specialist knowledge of Cornish culture and Plen an Gwari • Expertise in community engagement • Well developed existing networks • Strong track record of creating spectacular work <p>Redruth</p> <ul style="list-style-type: none"> • Authenticity of place and people • Strong Cornish identity – higher than rest of Cornwall • Strong sense of local pride • Lower number of second homes owned by non-Cornish; fewer tourist visits • Growing creative arts community and creative economy • Sense of momentum with recent regeneration projects – KK; HSHAZ; Buttermarket; TVF • WHS /UNESCO inscription • Stated desire to build on culture, creativity and climate change • Good road and rail links <p>Brewery Site</p> <ul style="list-style-type: none"> • Strong cultural infrastructure neighbouring the proposed site • Adjacent to KK • Meets the need for more civic green sites • Adjacent to historic Plen An Gwari site • Connectivity to recreational + tourist destinations (Tolgus & Mining Trails, Coast, Carn Brea) 	<p>Golden Tree</p> <ul style="list-style-type: none"> • Limited experience of capital development projects • Lack of experience managing a venue and year-round programme of activity <p>Redruth</p> <ul style="list-style-type: none"> • Limited local audience currently engaged with culture • Not currently a draw for significant tourism • Significant pockets of acute deprivation • Slow to reinvent itself economically • Lack of Town Centre Manager / business support/ digital initiatives/marketing etc • Poor perception and self-image • Poor public transport to outlying parish villages • Socio-economic/employment – weak in the service industry, knowledge economy, retail, tourism, food • Poor shopping / town centre offer / lack of high street shops • High levels of town centre/retail vacancies (• Socio-economic – low workforce qualifications with a big gap at graduate/post grad level • Lack of F+B offer and lack of night-time economy

OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • To develop Redruth as the heart of authentic Cornish cultural offer (<i>plen an gwari</i>, music festival, bookshop, food etc) • To align with opportunities identified by Town Vision • Reopen historic footpath from Penventon enabling connectivity between Krowji and Kresen Kernow • To plug the gap around F&B offer in Redruth with a year-round community offer, catered picnics, pop ups with local food producers and restaurateurs. • To develop international relationships with academic institutions and interested parties, and host annual conferences for medieval drama • To create a visitor cluster with Kresen Kernow, Krowji and existing festival and events offer. • To safeguard community access to the Plen by building a separate Visitor Centre. • To provide an affordable events offer for the local community (potentially in Cornish language) • Compelling volunteer offer for local people • To stage the development of programme of activity to ensure local buy in and encourage people to come on the journey. 	<ul style="list-style-type: none"> • Inability to secure Brewery site due to ownership and historical local politics • Weather/flood risk • Competition for buildings on site from housing and property development • Inability to secure community engagement/ buy in • Current fundraising climate • Cost of building/ inflation • Sustainable financial model vs desired level of community use. • Finding the balance between community vs professional use • Finding the balance between community vs tourist benefit

ii) Potential Investment			
Source	Name	Description	Themes
UK Government	Shared Prosperity Fund	<ul style="list-style-type: none"> Annual fund of £1.5bn launching in 2022 to replace European Structural Funds. Two funding elements: place-based for most in need areas in the UK (e.g., ex industrial areas) focused on regeneration and innovation; second, for people most in need through bespoke employment and skills programmes that address local need. 	Levelling up, regeneration, employment and skills, placemaking
UK Government	UK Community Ownership Fund	<ul style="list-style-type: none"> Running until 2024/25, it provides communities with funding to take ownership over assets and amenities at risk of loss. Bids are up to £250k, must be match-funded and can only be made by community groups, organisations or assets. 	Community, culture at risk, infrastructure
UK Government	UK Infrastructure Bank	<ul style="list-style-type: none"> Financial assistance and advisory services (development and delivery) for local authorities and private sector infrastructure projects that support government objectives on climate change and regional economic growth. Focused on development and delivery. 	Infrastructure, sustainability
UK Government	Plan for Jobs	<ul style="list-style-type: none"> Government employment support programme, including £7m funding to employers in England for apprenticeships. 	Employment, skills, business
UK Government	Stronger Towns Fund	<ul style="list-style-type: none"> Fund from 2019-2026, targeted at regeneration of town centres and to create new jobs, improve local skills and boost economic activity. Typically involves creating a town board, and subsequent town investment plan with project proposals for direct grant funding. 	Regeneration, levelling up, infrastructure, employment and skills, placemaking
UK Government	Levelling Up Fund	<ul style="list-style-type: none"> Competitive fund for local authorities for up to £20m between 2021-25. Supports regeneration through local infrastructure with high social impact. First round of funding themes were 	Infrastructure, community, placemaking, regeneration

		<p>transport, regeneration/town centres and cultural and heritage assets.</p> <ul style="list-style-type: none"> • Aimed at areas in need, those facing particular challenges, and those that have received less government investment in recent years. 	
National Lottery	National Lottery Heritage Fund	<ul style="list-style-type: none"> • Heritage fund with streams including community heritage; landscapes, parks and nature; places of worship; and areas, building and monuments. • £1.2bn fund between 2019-2024, awarding between £3,000 and £5m per project. 	Heritage, community, environment, infrastructure
Historic England	Grants schemes	<ul style="list-style-type: none"> • People who own or manage individual historic sites and need to repair them or understand them better • Local authorities, for sites and buildings in their area • Organisations who want to encourage better understanding, management and conservation of the historic environment in its many and varied forms. 	Infrastructure, organisational development, heritage
ACE	National Portfolio	<ul style="list-style-type: none"> • Regular funding to organisations and in return helps deliver ACE's 10-year strategy 'Let's Create'. • Currently provides core funding to 828 arts and culture organisations across England within its National Portfolio 2018-22. 	Organisational development, programming
ACE	National Lottery Project Grants	<ul style="list-style-type: none"> • Supporting individual practitioners and cultural organisations with cultural and creative projects. Grants range from £1,000 to £100,000. • Projects can be for cultural activity, or for organisational development, sector support etc. 	Organisation development, programming, individuals / entrepreneurs
ACE	Cultural Investment Fund (<i>if extended</i>)	<ul style="list-style-type: none"> • £18.5m for 2021-22 providing grants for place-based initiatives. The focus is on infrastructure – e.g., equipment and constructing new or refurbishing existing buildings. 	Levelling up, infrastructure, placemaking

		<ul style="list-style-type: none"> • Current focus is on museums, libraries and cultural development. 	
ACE	Creative People and Places	<ul style="list-style-type: none"> • £39m between 2020-24 for places identified as the 'least engaged' in arts and culture across England, according to the Active Lives survey (2015-17). • Fund supports a range of community-driven activities. 	Community participation, programming, levelling up, placemaking
ACE	Developing Your Creative Practice	<ul style="list-style-type: none"> • Fund for individual artists or creative practitioners of between £2,000 and £10,000, who want to take time for creative development, to build networks and produce new work. 	Individuals / entrepreneurs, creative development.
ACE	Thriving Communities Fund	<ul style="list-style-type: none"> • New national support programme for voluntary, community, faith and social enterprise groups, supporting communities impacted by COVID-19 in England, working alongside social prescribing link workers. The fund will help share learning, gain new ideas, access funding and develop partnerships across sectors. 	Organisational development, community participation, programming

 APPENDIX E – CULTURAL PROGRAMME

	PLEN DELIVERED EVENTS	NON-THEATRE / COMMUNITY	VISITING THEATRE	ACADEMIC CONFERENCES/ WORKSHOPS ETC
JAN				
FEB		REDRUTH FEAST		
MAR		ST PIRANS DAY		
APR			PERFORMANCE (NON-CORNISH MEDIEVAL)	
MAY	BEWNANS UNI			
JUN		MURDOCH DAY		
JUL	MEDIEVAL CORNISH THEATRE	CORNISH WRESTLING		
AUG	CORNISH FEAST			
SEP		PASTY FEST -		
OCT		LOWENDER PERAN <small>(music festival)</small>	PERFORMANCE	
NOV				
DEC		HURLING CHAMPIONSHIPS		

CURRENT PROPOSAL	% Usage based on 48 wks
30 weeks - passive community space	63
7 weeks - community event	15
7 weeks - closed for medieval	15
4 weeks closed for visiting theatre	8

KEY:
Passive state - community space
Community Event
Restricted Access for rigging etc
Closed to the public for performances



Masterminded by
**GOLDEN
TREE**

Golden Tree Productions CIC
Trelawney Suite,
6 Clinton Road,
The Old Arts School,
Redruth
TR15 2QE

T: 01209 206169

E: info@goldentree.org.uk

goldentree.org.uk

I: @goldentreecornwall

FB: @ GoldenTreeProductions

Tw: @GoldenTreeUK

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