



## **Open Call for expressions of interest in renting a retail unit and/or a restaurant unit at Canolfan Yr Hen Bost, Bethesda**

### **Background**

Partneriaeth Ogwen has bought the Hen Bost site (the old Spar building) on Bethesda High Street with the intention of developing it into an iconic multi-purpose centre that will contribute towards the regeneration of Bethesda High Street. The vision is to improve the tourist offer and develop Bethesda as a gateway for sustainable visitors to Snowdonia but to do this in a way that gives priority to local residents. We will do this by developing the Hen Bost building as:

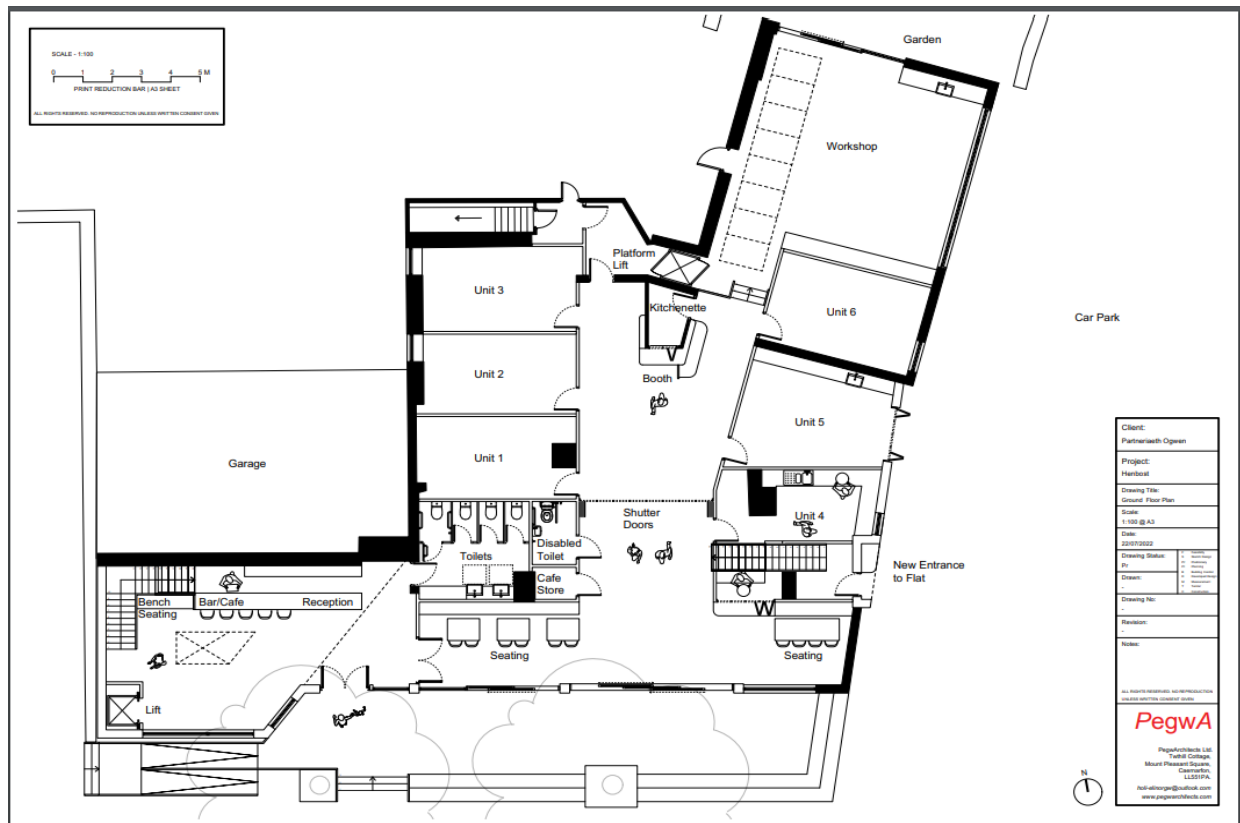
- an open retail space where local artisans will be able to work and sell their work,
- restaurant space that will offer a restaurant to local residents and visitors and
- developing an impressive heritage centre in the form of a modern extension to the building.

Conceptual drawings of the building in its new form are attached.

We are now making an open call for expressions of interest from potential businesses who would like to rent space in the new centre. There are further details on the spaces available and the type of unit holders we are looking for below.

## The spaces that will be developed in the building

Yr Hen Bost building is a large building and our intention is to make the most of the space by creating workshop/studio units for local craftspeople, creating a multi-purpose room that opens out to an open garden at the back, creating a bicycle hire unit for visitors and locals and a large unit at the front which would be a restaurant. Further details of these units are set out below:



## Workshop / Studio / Shop Units

There will be 6 units in total varying in size. These units will be self-contained with the front of the unit being glass and opening out onto a wide and bright corridor. This corridor will have the feel of an indoor market and we will be looking for unit holders who want to create/work from the space but also sell their work to visitors to the centre. The idea is that visitors get a taste of the creation as well as an opportunity to buy.

One of the units (unit 5) has already been set aside for the hire of electric bikes for visitors and unit 4 has also been set aside as a preparation kitchen for the restaurant space. Units 1,2,3 and 6 are available to hire. In terms of size, the smaller units are approximately 5.5m x 3m and the larger units are 5.5m x 4m.

The rental prices of these units will vary slightly as some are slightly larger than others. We have not determined the costs yet but we assume that each unit will be between £200 and £300 for rent plus utility costs. Note below that we intend to develop the building to zero carbon standards which means that running costs will be lower than traditional buildings.

We give priority to unit holders who:

- i. create or sell goods that are inspired or created from local raw material and that reflect the culture of the area.
- ii. Local companies from the Dyffryn Ogwen catchment area.
- iii. Companies that would make use of the multipurpose room for community workshops.
- iv. Companies that will add value to the whole centre.

## Multi-purpose room

This room will be available for the unit holders to hire to hold art workshops etc. and available for the community to hire occasionally. The room will potentially have small kitchen facilities for the use of the unit holders but also for the use of small events. The room will be very bright with doors opening to a small community garden at the back of the building. This green space will be a 'spill-out' of the multi-purpose room.



## **Restaurant**

At the front of the building, there will be a larger unit to be rented out as a commercial restaurant space. The space will come with one additional unit which will be a dedicated preparation kitchen (located in unit 4 on the designs below). The restaurant space will seat approximately 20 people depending on the restaurant's requirements, with additional dining space cascading out into the outer space. We want the external space to create a social and warm feeling where locals and visitors would want to come and eat. As there is already a small day café located next to Yr Hen Bost site, we want the new restaurant's food offer to be different to what is offered at Caffi Seren. There is a new opportunity to establish a different kind of restaurant and we would prefer applications from companies who would:

- i. offer a different food offering to what is already offered by restaurants on Bethesda High Street
- ii. Collaborate with Caffi Seren to ensure a wide range of food choices for people who visit the centre.
- iii. Use local produce in the food offer offered.



*Blas Lon Las veg box as part of Cadwyn Ogwen –  
one of Partneriaeth Ogwen's projects*

## Extension – Heritage Centre

The Heritage Centre will be a 2-3 storey extension between the current building and Caffi Seren. This extension will house permanent and roaming heritage exhibitions. Partneriaeth Ogwen is discussing with the National Museum of Wales and other partners the requirements for developing this space, but the intention is to create an impressive extension with a design that complements the story that will take place within the building itself.

The exact content of the heritage to be recorded will be discussed with our community.



*Some of Partneriaeth Ogwen's recent heritage projects – Pesda 200 and Llechi Cerfiedig*

## Core Principles of Hen Bost Development

### Impressive Architecture echoing our heritage

We have commissioned the architect Elinor Gray-Williams from PegwA Architects to lead on the designs of Yr Hen Bost. Elinor is a conservation and heritage architect who has won national awards for her work. She is aware of the importance of Ogwen Terrace from a Bethesda heritage perspective and the requirements and opportunities of the recent World Heritage Site designation for the Slate Mining Communities. She will create a design that recognises our history and interprets it in a contemporary and iconic way. The draft designs can be seen in the attached drawings giving an idea of the layout and feel of the new building.

### Sustainability

Sustainability is a core part of all Partneriaeth Ogwen's projects and we work hard to improve the efficiency of all our buildings. The building will be developed as a carbon neutral building with high standards in terms of energy efficiency, waste reduction and renewable energy production. A sustainability consultant is already looking at how to make the building carbon neutral, energy efficient and sustainable. This will be consistent with our vision as a company but will also reduce the running costs of the building and the units let to tenants.



*Ynni Ogwen Solar Panels on one of Partneriaeth Ogwen's buildings – Llyfrgell Gymunedol Dyffryn Ogwen community library*

## Language, History and Culture

The Welsh language and culture are also core to the ethos of Partneriaeth Ogwen's work as a community initiative and unit holders will be required to use the Welsh language in their branding and marketing materials. Partneriaeth Ogwen staff will be available to advise on this.

We will also favour applications from unit holders who create a product that responds/conveys the local culture of the area (in terms of materials or inspiration).



*Local craftwork from AmserAI*

## Partneriaeth Ogwen's wider vision

The development will be part of the wider sustainable tourism plans of Partneriaeth Ogwen. We will relocate our electric bike hire service to the centre and our new electric shuttle bus service will collect people from a bus stop located outside the centre to take them up to Llyn Ogwen and back. This will ensure a better flow of visitors to the High Street which will benefit the new centre and the other local businesses.

Partneriaeth Ogwen also plans to develop a community boutique bunkhouse at Canolfan Cefnfaes. A community bunkhouse also exists at the Fic and at Caban Gerlan and we will work together with these social enterprises to attract more cultural tourists to Yr Hen Bost and to the High Street.



*Beics Ogwen project will be hiring electric bikes from Canolfan Yr Hen Bost*

## Work with businesses

We are keen for the centre to be an asset for the High Street and see its development as an opportunity to revitalise Bethesda. A number of businesses have closed over the years but together, we can raise the confidence of more businesses to open shops on the High Street again. The Hen Bost will hopefully be a catalyst for this to happen and build on our good work supporting small businesses in the area.



CELF LLECHEN / SLATE ART



CJ PHYSIOTHERAPY



CL JONES



COEYN CYMRU



CROCHENDY BETHESDA



CWMNI BRYD MŌR MENAI CYF

Activate W

[www.ogwen.cymru](http://www.ogwen.cymru) – Website to promote local businesses administered by Partneriaeth Ogwen

## Funding

Partneriaeth Ogwen has succeeded with significant grant applications to buy and keep this building in local ownership. We are now applying for more grant money to renovate the building as a pivotal development for the future of Bethesda High Street. The costs of doing so are going to be significant and initial estimates are around £1.6 million. A significant application towards these costs has been submitted to the Westminster Government's Levelling Up Fund and we will work together to apply for grants from a number of other sources over the coming months. Partneriaeth Ogwen will also invest its own money into this important initiative.

In terms of timetable, the Levelling Up application will be assessed in the autumn. Meanwhile, other applications are being submitted to the Welsh Government and other funders.

## Timetable

This is a long-term project and the timetable is going to vary depending on the funding we secure. Should the Levelling Up application be successful, we would look to start construction before the end of 2022 with work on the current building completed by mid-2023 and the extension completed by the end of 2023.

## Declaration of Interest

The intention now is to ask for declarations of interest from businesses/artisans/caterers who would be interested in having a presence in the new centre. Declaring an interest is not a commitment but it would help us to start a constructive relationship with potential unit holders.

If the details of this package excite you and you want to be part of a very exciting development in Bethesda, please complete the form below and return it to [partneriaeth@ogwen.org](mailto:partneriaeth@ogwen.org) or our office.

# EXPRESSION OF INTEREST FORM

This form is to express an interest in taking on a unit or restaurant space in the Canolfan Yr Hen Bost development. This form does not tie us into an agreement but it is a first step as we choose unit holders for the new centre.

**Name:**

**Company name:**

**Address:**

**Email:**

**Contact Number:**

Please note which unit would be of interest to you:

5.5 x 4m Unit ☐      5.5 x 3m Unit ☐      Restaurant ☐

Please note below any further questions or comments:

Please return this form to: [partneriaeth@ogwen.org](mailto:partneriaeth@ogwen.org) or 26 Stryd Fawr Bethesda LL57 3AE