

# FUNDING PROPOSAL

HERITAGE | ARTS | CULTURE



FORGE  

---

**CHATTEMOUÉ**

[laforgechattemoue.com](http://laforgechattemoue.com)



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## PROJECT OVERVIEW

The renovation of **La Forge - Chattemoue**, began in 2023. The site will eventually include a Museum, a working Blacksmith's Forge, an Art Gallery and an Education & Cultural Space for the local Community.

Additional revenue streams would come from developing a Residential Recording Studio, an Outdoor Event Venue, supported by a small Café & Shop.

The renovation project is being featured on the Channel 4 Television series *"Help! We Bought A Village"*.

*"Our vision is to create a welcoming, creative, informative and communal space for people to enjoy, learn and visit, time after time"*.

Please see enclosed Cadastral plan of La Forge for dimensions and layout.

La Forge is owned outright by myself with no mortgage or debt. The project so far is self funded.



The unique location of **La Forge**, which historically served the Chattemoue Slate Quarry, provides a charming link to the past, whilst offering a chance to preserve its heritage and provenance for future generations.



**La Forge Studio** is the first project we have begun and the renovation is in full flow.

In conjunction with the Studio facilities, we are setting up a Music Label to represent any artists that record at the Studio, plus existing projects we are involved in.



The Mairie has granted us approval to maintain and develop **The Slate Trail**, which retraces the historic journey that the slate would have made from the Quarry to areas further afield.

We also have permission to install information plaques along the trail linked to La Forge.



**The Museum** will bring to life those by-gone days, when the Quarry was one of France's major producers of the highest quality blue slate. The rich natural diversity and industrial legacy of Chattemoue and it's surrounding areas will be celebrated in the exhibitions, displays and demonstrations on show.

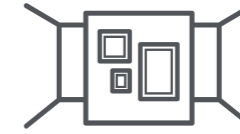
We have contact with *The Welsh Slate Museum* in Llanberis, North Wales, who have already been very helpful in providing information and guidance.

We have also discussed the possibility of forging an official link with them when we are up and running.



**The Forge**, once the working hub of the community, will be carefully restored so it can be used to demonstrate the techniques used by its original inhabitants.

We are working closely with *The Royal Oak Forge* in Betwys-y-Coed, North Wales, to develop The Forge and it's future projects.



**The Annexe** will be an open-plan, multi-functional Arts, Cultural & Educational Centre with a mezzanine level. This space will be used to host classes, lectures and small exhibitions.

Part of the Annexe will include a small office for use as a Hot Desk. Here we will provide a comfortable work space with a fibre optic internet connection, suitable for local businesses and digital nomads alike.



The Café & Shop will offer simple refreshments and gifts, which can be enjoyed in the peaceful surroundings of **The Glade**.

# PROPOSAL ABSTRACT

As the self funded owner of La Forge, my budget and time to carry out renovations is quite limited. The project would benefit from an injection of capital to drive it forward. Whilst there is a philanthropic element to funding this venture, there will be several streams of revenue, as listed below, once the project is up and running. This should appeal to any potential Investors.



## La Forge Studio

As well as serving as a Rehearsal Space and Music Label, the Studio will offer a full suite of professional Engineering, Recording and Mixing services for artists and bands.

There will be room for up to six musicians to reside on site with full use of the facilities.

We are able to provide Session musicians for solo artists as well as Design and Branding services.

Production, Drum and DJ lessons are already available and will be expanded once the Studio is completed.

Residential packages can be tailored for an artists specific needs.



## The Glade & Café

Catering for up to 150 people, **The Glade** will feature a covered stage with plenty of well placed seating, sympathetically nestled in a quiet, natural setting. Here we will be able to host small, intimate events.

Once open, The Glade will host its first major event, the "*Boudin Noire*" eating festival, which the village traditionally hosted until the 1980's!

The event will also feature many local artists, musicians, dancers, story tellers, and performers. Space will be provided for local artisans, craft stall holders and traders.

The Gift Shop will sell products made at the Forge, as well as crystals, rocks and mineral samples, local arts and crafts.

The Café will serve snacks and refreshments to enjoy in the relaxed surroundings of The Glade.



## Museum

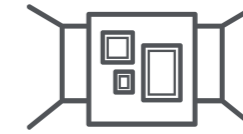
Finally, the Museum forms the focal point of the whole project and will help encourage visitors to the Centre.

The heritage and traditions of the Quarry and it's community will be preserved for future generations in the artefacts and exhibits on display.



## Blacksmith's Forge

The fully working Forge will be used for Demonstrations and Classes in traditional Forging methods, as well as being available to hire for small manufacturing and craft projects.



## The Annexe

Available to hire will be the split level, multi-functional space for Art and Sculpture Displays, Classes, Conferences, Education, Demonstrations, Tuition and Workshops. The fees will be competitively priced by the hour / day / week.

Also available to rent will be a small, fully functional Hot Desk providing basic office facilities and high speed internet. This will also be chargeable by the hour / day / week.

*Every aspect of the project is unique in it's own right, combined together they offer plenty of scope, positive innovations and above all, a sustainable pathway to build on for the future.*

*We have recognised the need to provide services that are unique to La Forge, hopefully helping increase the number of visitors to the area.*

## MY BACKGROUND

My name is **Kevin Muldoon** and I was born in 1975. My background is in Geology, Earth Sciences, Music, Green Keeping, Land Management and Landscaping.

My experience provides me with a varied skill-set. Having owned La Forge for two years and since becoming french resident, I have identified that a more collective push is needed to realise my vision for this unique place. I am innovative, hard working, motivated and I can heavily lean on my experience to push forward the development of La Forge.

Having successfully set up my Landscaping business in France, I have all the equipment and skills needed to carry out the groundworks and landscaping for this project.

I also have over 30 years experience in the Music Industry. Working as a Drummer and DJ, I have been lucky enough to perform at numerous bars, clubs and festivals around the UK and Europe. This, combined with my background in music production and tuition, will help benefit the Recording Studio, Label and Music School's development.

I am currently single with no dependants.



## STATEMENT OF NEED

The buildings at **La Forge** (eleven in total) are all in various states of disrepair. I am seeking funding towards the renovations of up to five of these buildings.

If remaining self-funded, the project could take up to ten years to reach its full potential. To secure funding for all / part of this work would shorten the timescale considerably.

The build phase of the Residential Recording Studio is ongoing, with the Live Room and mezzanine level already constructed.

The main expense will be for new roofs on the Museum, Forge, Annexe & Café.

Once the buildings are watertight, the installations for each individual project will take place.



*As a solo enterprise, taking on the renovations would be a monumental endeavour, but thankfully we have a team of enthusiastic volunteers who are committed to helping realise the project.*



## BUDGET BREAKDOWN

Building Works	Studio	Forge	Museum	Annexe & Hot Desk	Cafe / Shop	Glade	TOTAL €
Roof, framework and guttering	500.00	1,200.00	1,200.00	1,200.00	1,200.00	0.00	<b>5,300.00</b>
Board and insulation for roof	1,000.00	0.00	0.00	1,000.00	0.00	0.00	<b>2,000.00</b>
Fixtures, fittings, furniture and decorations	3,500.00	1,000.00	3,000.00	1,900.00	1,350.00	2,500.00	<b>13,250.00</b>
Building materials	1,200.00	300.00	500.00	1,000.00	200.00	2,800.00	<b>6,000.00</b>
Flooring systems	1,200.00	250.00	0.00	0.00	200.00	0.00	<b>1,650.00</b>
Doors and windows	250.00	300.00	300.00	250.00	200.00	0.00	<b>1,300.00</b>
Plumbing	500.00	0.00	0.00	0.00	300.00	0.00	<b>800.00</b>
Fosse septique waste system	0.00	0.00	0.00	0.00	4,000.00	0.00	<b>4,000.00</b>
Toilets & washroom	500.00	0.00	0.00	0.00	2,500.00	0.00	<b>3,000.00</b>
Electrics (lights and sockets)	1,000.00	500.00	500.00	500.00	300.00	3,000.00	<b>5,800.00</b>
Sound and light equipment	0.00	0.00	0.00	0.00	0.00	4,500.00	<b>4,500.00</b>
Stone for roads / paths	0.00	0.00	0.00	0.00	0.00	300.00	<b>300.00</b>
Decking and fencing	0.00	0.00	0.00	0.00	0.00	500.00	<b>500.00</b>
Hedges, shrubs and plants	0.00	0.00	0.00	0.00	0.00	2,000.00	<b>2,000.00</b>
Artisan wages	500.00	300.00	300.00	700.00	300.00	0.00	<b>2,100.00</b>
Labour costs	3,000.00	2,000.00	3,000.00	3,000.00	1,000.00	5,000.00	<b>17,000.00</b>
Scaffold hire	300.00	300.00	300.00	300.00	300.00	300.00	<b>1,800.00</b>
<b>TOTAL COST FOR EACH PROJECT €</b>	<b>13,450.00</b>	<b>6,150.00</b>	<b>9,100.00</b>	<b>9,850.00</b>	<b>11,850.00</b>	<b>20,900.00</b>	<b>71,300.00</b>

The majority of the works will be carried out by myself, the team of volunteers and, where applicable, registered artisans.

We will keep the rustic nature of the buildings on display, stone walls, vaulted ceilings and bare timbers, preserving as many original features as possible.

After funding is secured we estimate that renovations will take approximately two years to complete.

A Cash Flow Forecast for the each venture is available upon request.

## CONCLUSIONS AND EVALUATION

The various restorations and activities at **La Forge** are borne from its unique geographical position and cultural heritage, combined with our desire to rescue and maintain a once thriving part of our community.

We have recognised the need to provide services and attractions that will be unique to La Forge, thus helping increase the number of visitors to the area.

The charitable **Association La Forge (W533006155)** has been set up to accept funding and donations towards the renovations.

*Our market research has shown that there is a noticeable gap in the market for all of the activities we are planning at La Forge.*

- There are no Residential Recording Studios in the area. There are no Forges that offer demonstrations and educational courses. There are no Hot Desk facilities for 45km. There *are* several Museums in the area, but none offering the same heritage and tradition as we have here in Chattemoue.
- Outdoor Venues are limited in the area. The Glade & Café is well situated to cater for visitors to La Forge, as well as walkers, cyclists and horse riders who already use *The Slate Trail*. We will also establish a strong customer base with local villagers and workers from the two factories situated just a few hundred metres away.

With over 4 million visitors to the region in 2023 alone, there is an exciting opportunity to develop attractions and activities in the Pays de la Loire. We have made links with the Eco Musée in nearby Madré, who will use The Glade & Café during the summer as part of their frequent horse treks.

The Mairie is really behind the project and what we are trying to achieve. They have agreed to let us put information plaques on *The Slate Trail* that link in to the story being told at the Museum. The Mairie will also allow us to advertise the project on the plaques, including menus for the Café, information about classes and educational activities, opening times and updates on exhibitions and events.

Having featured heavily on series 3, we are proud to have the popular UK based TV series "**Help! We Bought A Village**" following our story. We are already filming content for future episodes. This is invaluable exposure to a huge global audience, with series 3 being aired in 21 countries! Feedback from the show, its producers and its viewers, continues to be overwhelmingly positive.

*Every step we make at La Forge is proving to be very successful and continues to move us in the right direction.*

- The enthusiasm the team of volunteers bring is inspiring.
- The local reaction is hugely positive towards our project.
- Due to the accelerating ravages of time, the opportunity to preserve this historic site is sadly slipping away.
- The only remaining barrier is the finance.

*Now is the time to act . . .*

*We are endeavouring to preserve and maintain the village's unique heritage and remember its past.*

*We are rejuvenating and re-instating a focal point for the village and its community.*

*We are encouraging arts, creativity and education for all.*

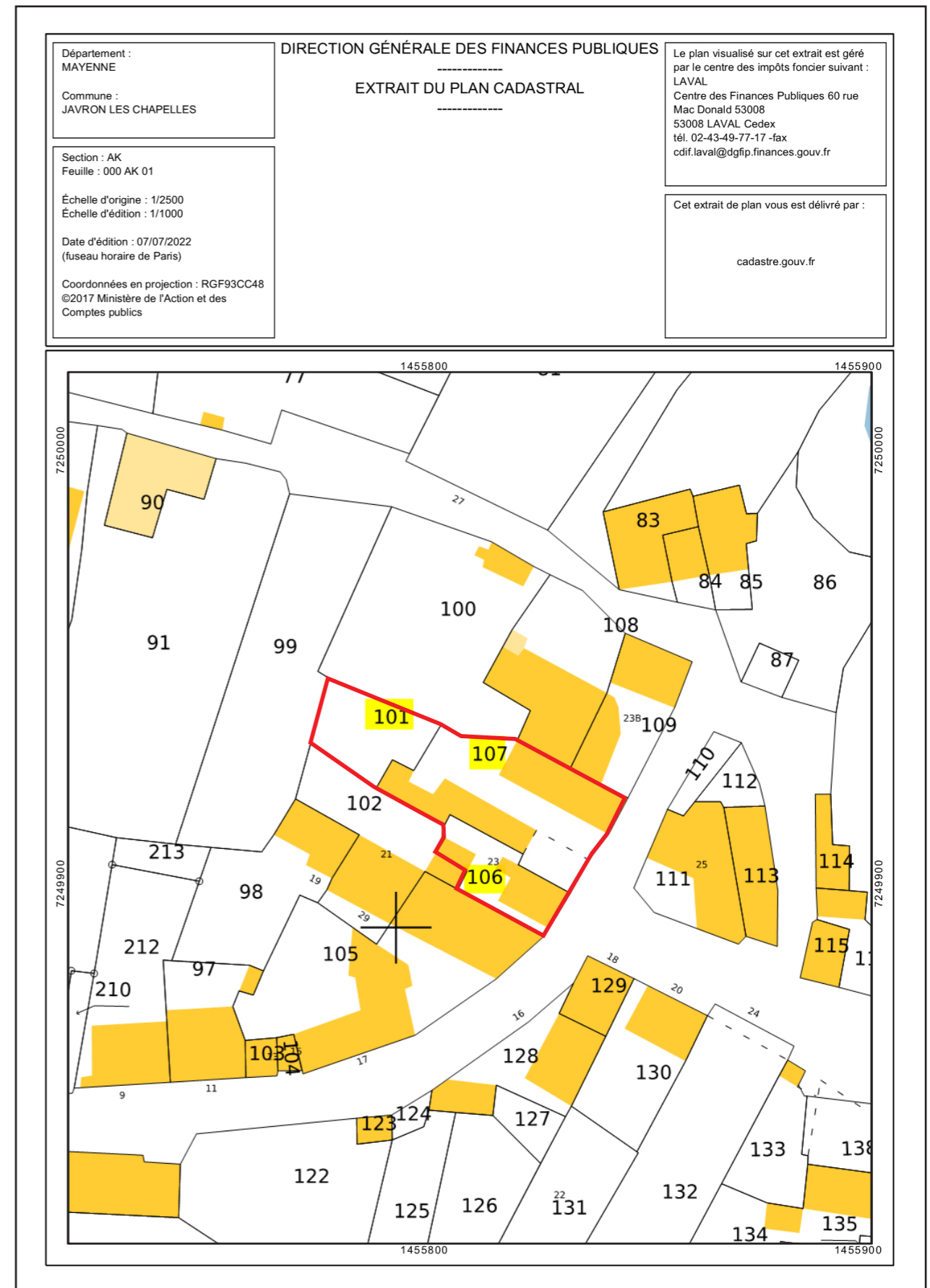
*We are creating potential new employment in the area and forging new links for the future.*

*We are providing a safe and comfortable place for the community to enjoy.*

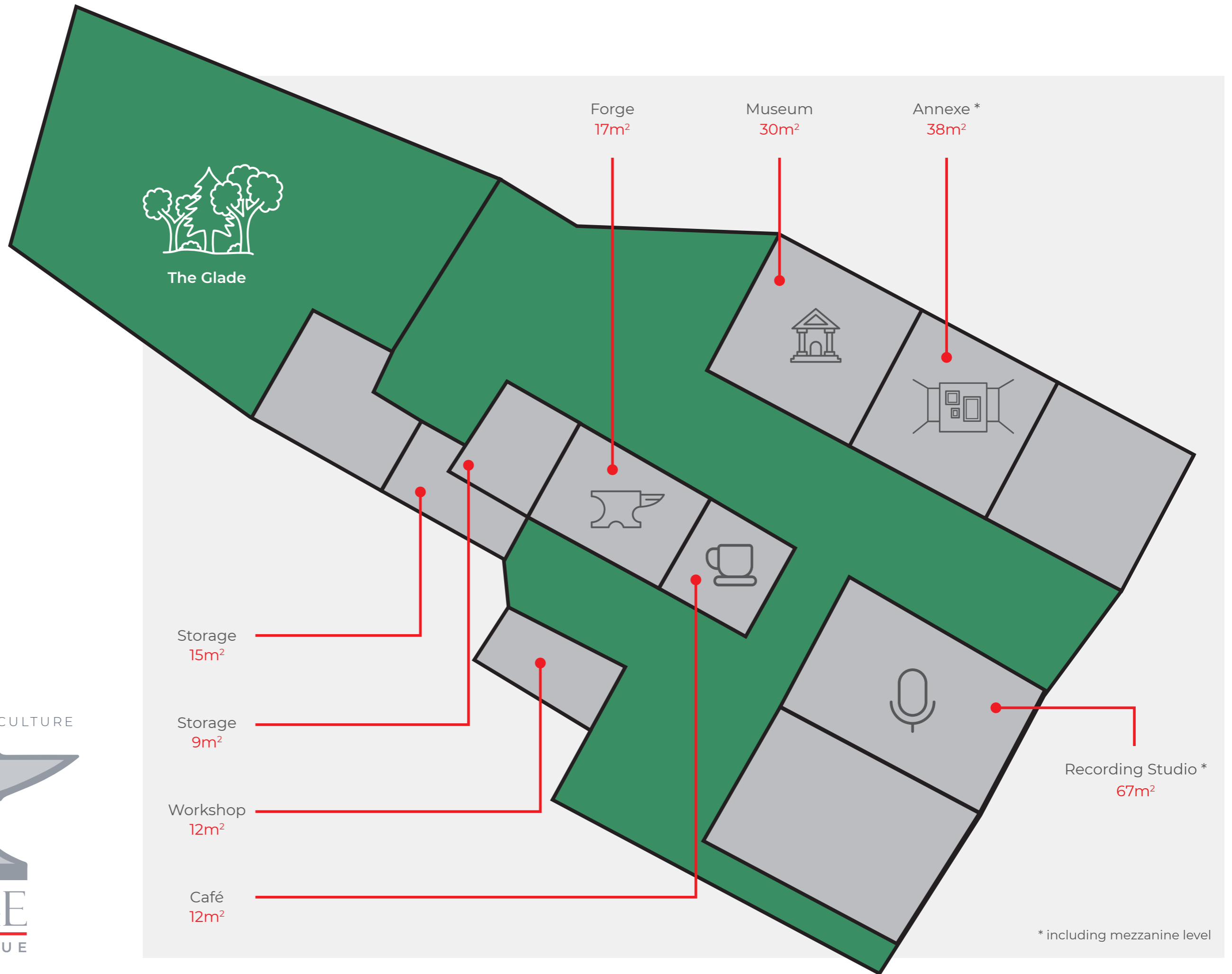


*. . . the preservation of the past cannot wait!*

# APPENDIX



Existing Property



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# CONTACTS AND LINKS

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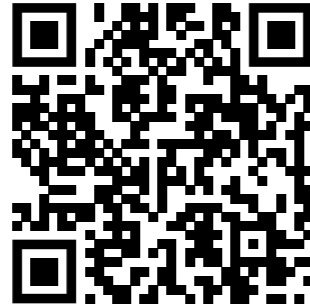


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## WEB



[laforgechattemoue.com](http://laforgechattemoue.com)



[channel4.com/programmes/help-we-bought-a-village](http://channel4.com/programmes/help-we-bought-a-village)

## SOCIAL



[facebook.com/friendsofhelpweboughtavillage](https://facebook.com/friendsofhelpweboughtavillage)



[instagram.com/helpweboughtavillage](https://instagram.com/helpweboughtavillage)

We are also busy creating content for our fledgling youtube channel detailing our progress as we go along



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