

UNDERSTANDING THE BUILDING

2.4 HISTORICAL DEVELOPMENT OF THE BUILDING

In the late 19th century, Porthcawl was developing from a rural landscape into a seaside resort. Developments during this time included the building of the Marine Hotel, the Esplanade Hotel and the Esplanade itself, which took place between 1886 and 1887.⁰³

Historic mapping shows how the granting of building leases around the site in the late 19th-century saw a proliferation of infrastructure and domestic dwellings.



○ Approximate site of the Grand Pavilion

Porthcawl as it appears in the OS map surveyed in 1876, prior to the establishment of the Esplanade. The area to the east of the docks (which closed in the early 20th century) is relatively un-developed at this point. Series: Ordnance Survey. Six-inch to the mile. Surveyed 1876. Published 1884.



○ Approximate site of the Grand Pavilion

Porthcawl in 1913-14, showing the Esplanade and a proliferation of hotels and housing. Series: Ordnance Survey. Six-inch to the mile. Revised: 1913 to 1914. Published: 1921



○ Tennis Court in situ by 1943

The Grand Pavilion as shown in the Ordnance Survey of 1943. This map indicates that the gardens originally laid out to the east of the building had by this time been reconfigured to serve as tennis courts. Series: Ordnance Survey, 25 inch to the mile. Revised: 1943. Published: 1947

⁰³ The Porthcawl Civic Trust Society. Porthcawl: Much More Than Meets The Eye Stage II, Part B: 'Old Porthcawl', Trade and Commerce, July 2015. https://historyofporthcawl.weebly.com/uploads/1/2/9/7/1/29775269/stage_II_part_b_main_report_revised_10_march_compressed.pdf

UNDERSTANDING THE BUILDING

Completed in 1932, the Grand Pavilion is an early example of ferrous concrete construction, undertaken under the direct supervision of Louis Gustave Mouchel, a pioneer of this then-very-innovative form of construction. Sponsored by Russell Mabley, elected Porthcawl's chief citizen in 1931, it is understood to have cost £25,000, and is constructed in an eclectic style, characterised by its graceful curving form, elegant dome, crisp, moulded details, and rendered elevations.

Originally conceived as a Palm Court, with adjacent paired shelters or 'loggias' from which to take the bracing airs of Porthcawl, the building appears to have evolved quickly – perhaps even during its construction – to become a theatre space, with its main auditorium located below the central octagonal dome, and a fly tower and dressing rooms to the north. The gardens on the lower level behind the building appear to have been under-utilised and were later resurfaced to provide a tennis court to the east, and vehicular parking to the west, whilst the shelters were infilled in the 1990s to provide staff offices, and a public café.

The Grand Pavilion opened in August 1932, with a 'promise [...] that the entertainment provided should be of standard worthy of the building.'⁰¹ According to an article published in the the Glamorgan Advertiser in April 1950, the Pavilion was at that time home to a 'Lafleur-Hammond organ', installed in 1938, 'one of the first electronic instruments installed in [the] country.'⁰²

The adjacent table provides a record of planning applications approved since 1995 (the earliest available records for the Pavilion on the planning portal.)

Ref	Date	Scope of Works
P/17/1053/LIS	2018	Redecoration of building [auditorium]
P/12/798/LIS	2012	Installation of fresh air inlets and ground and first floor level including 18.no. aluminium grilles
P/07/617/BCB & P/07/614/LIS	2007	Internal & External Alterations For Construction Of Lift Shaft To Rear
P/97/917/BCB	1997	Disabled Access Ramp And Platform With Railing To Front Elevation
P/95/691/OBC	1995	Alterations To Form Bar, Offices And Covered Way



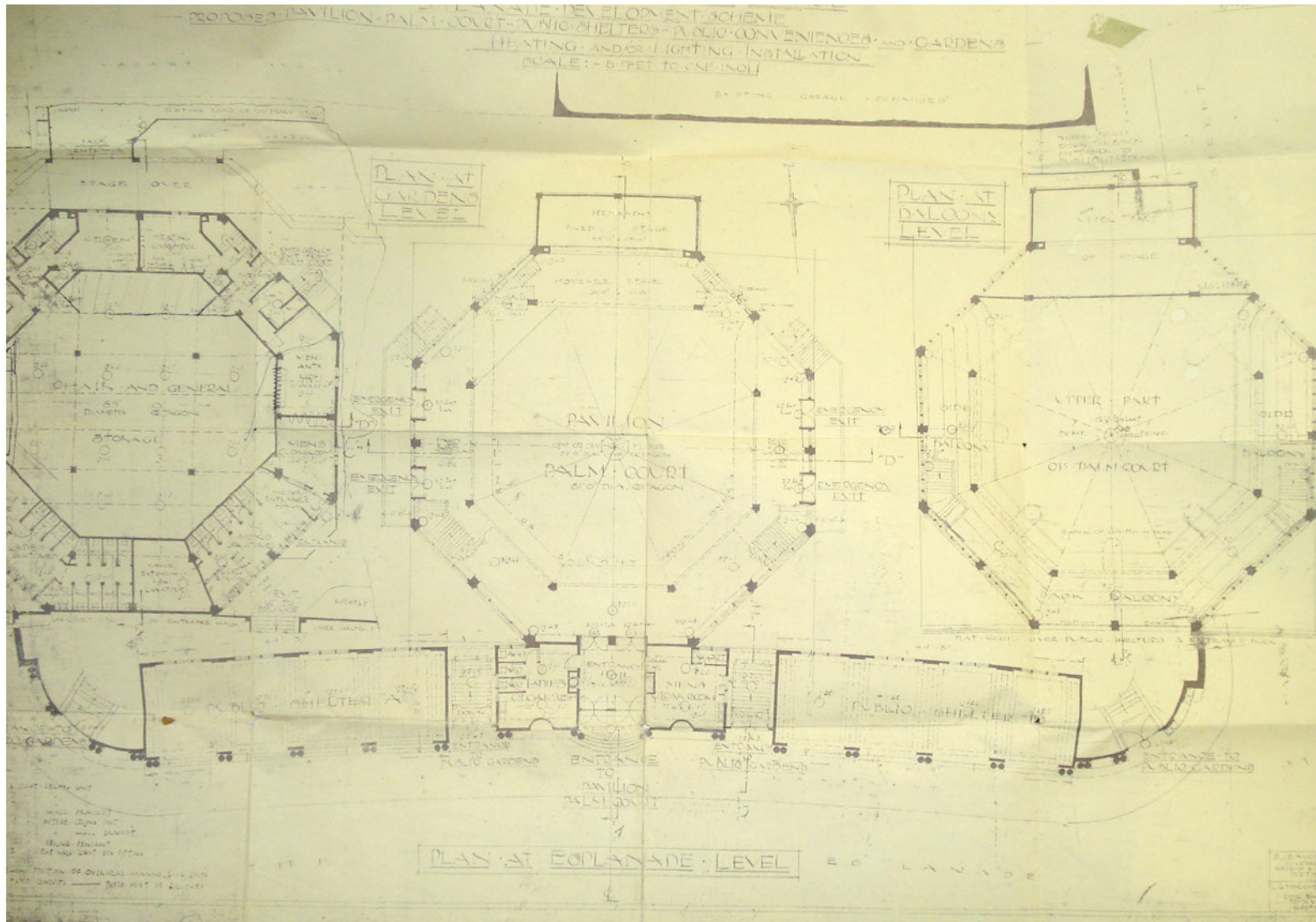
Postcard from Y Llynfi collection

⁰¹ Glamorgan Advertiser - Friday 19 August 1932

⁰² Glamorgan Advertiser - Friday 28 April 1950

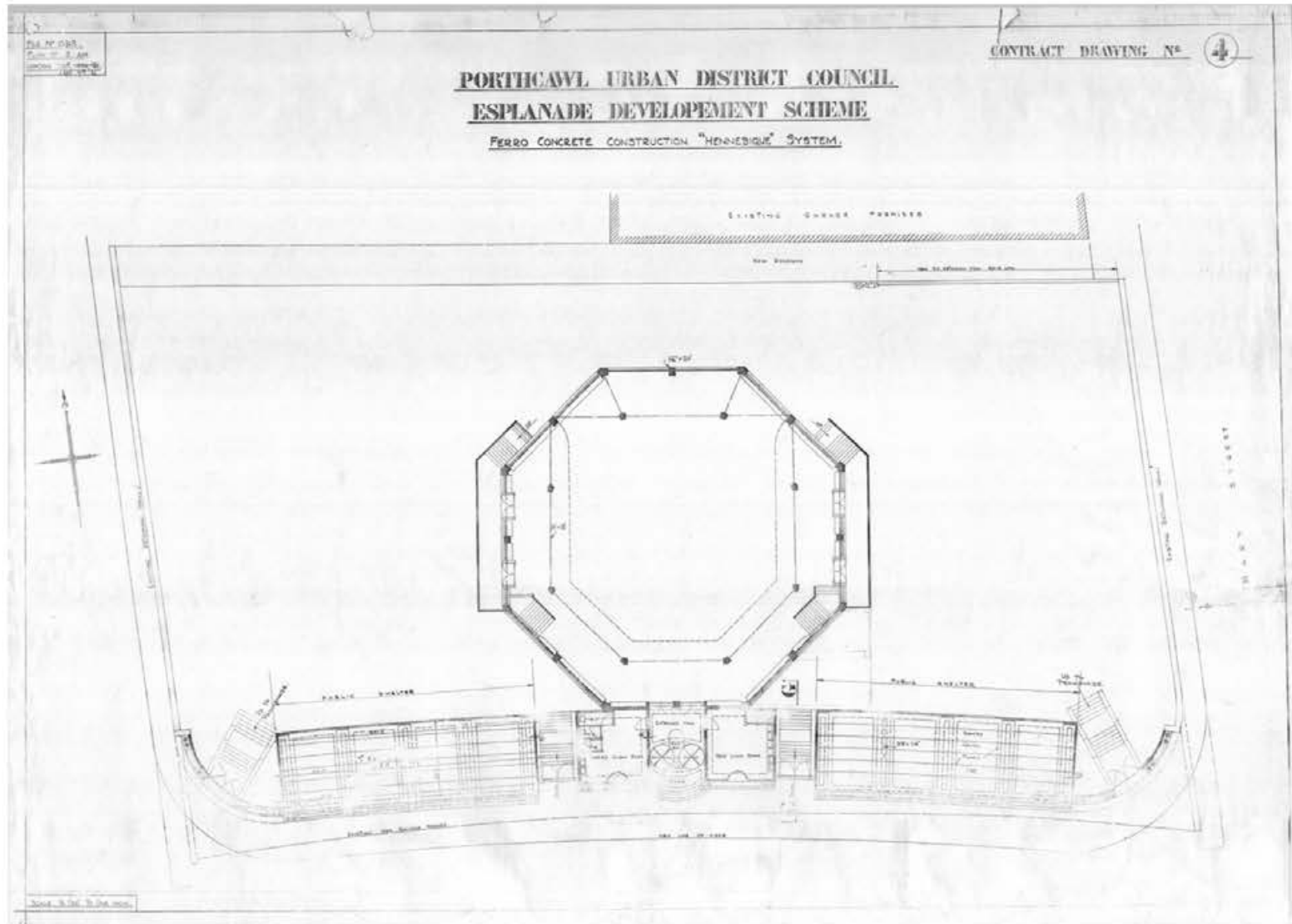
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ORIGINAL PLANS



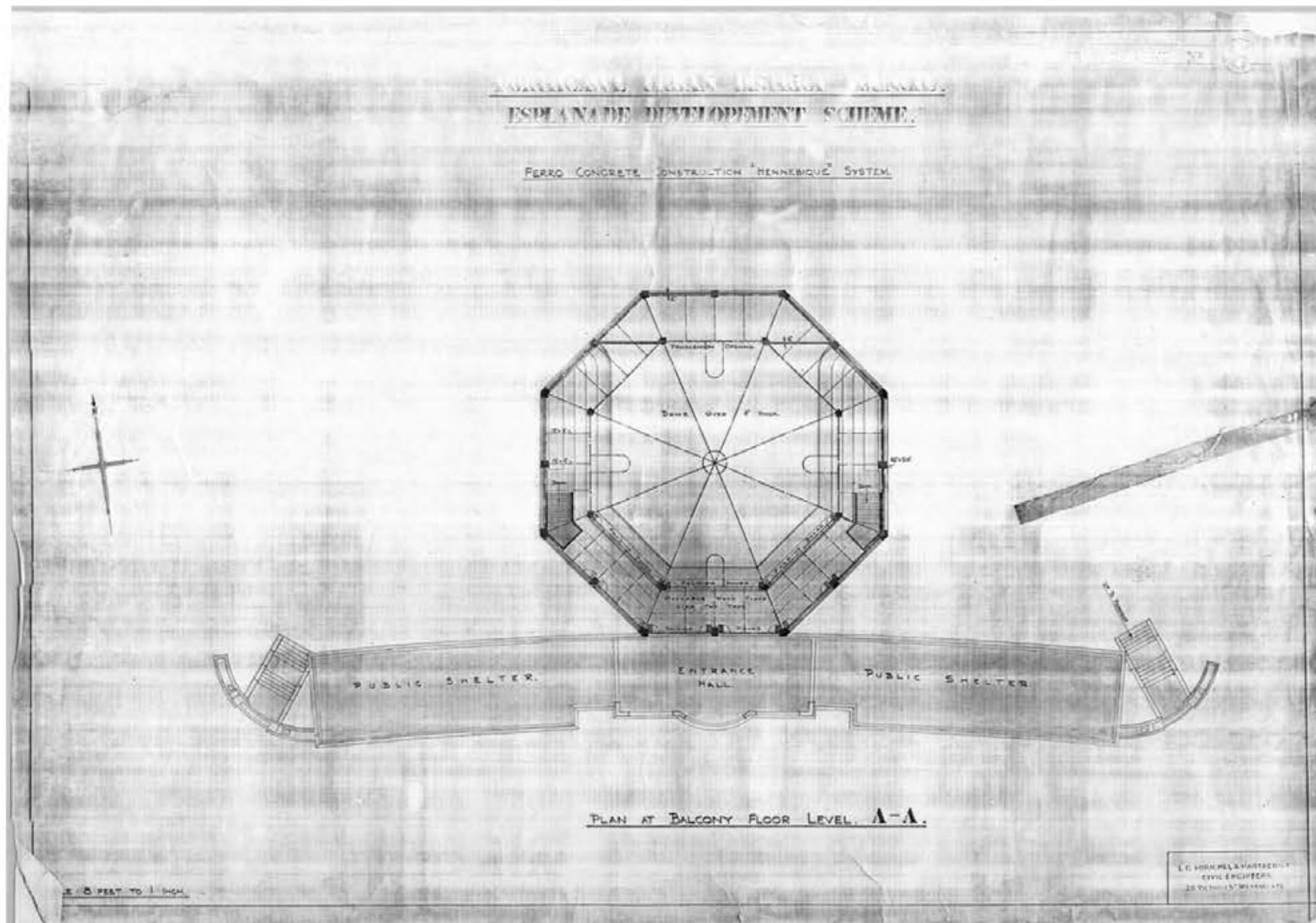
Architects 1932 floor plans

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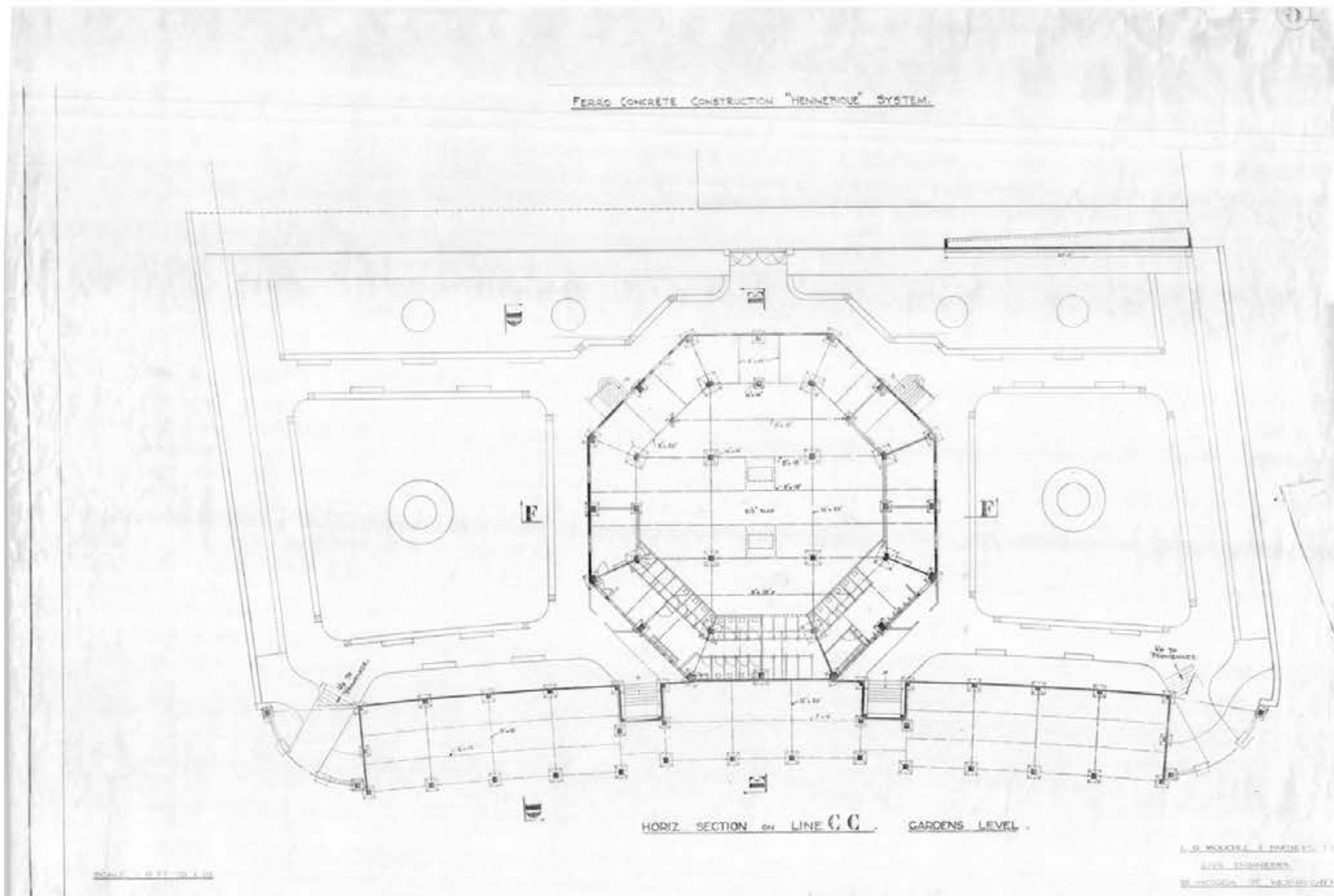
Mouchel ground plan.

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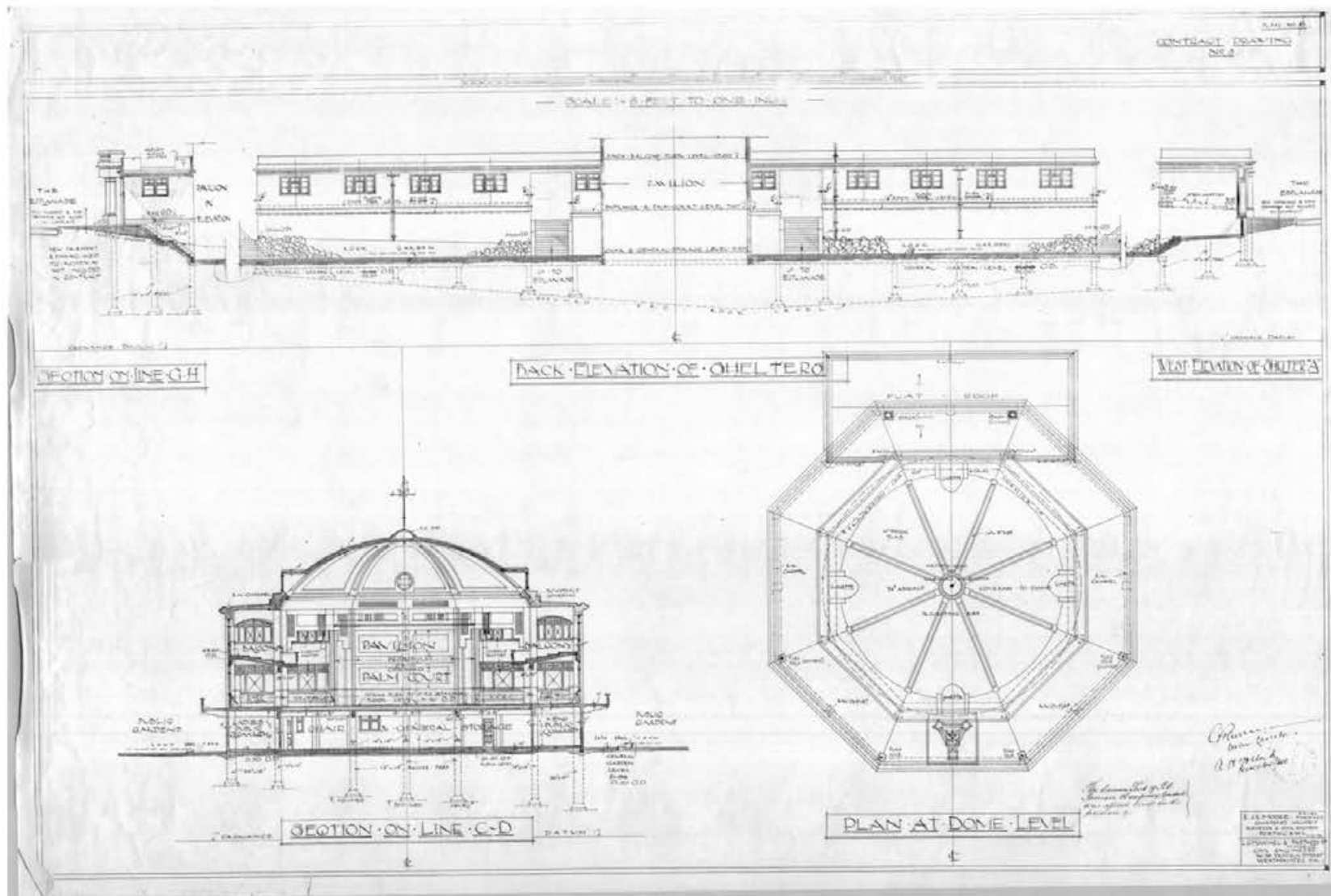
Mouche balcony level plan

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Mouchel gardens level plan

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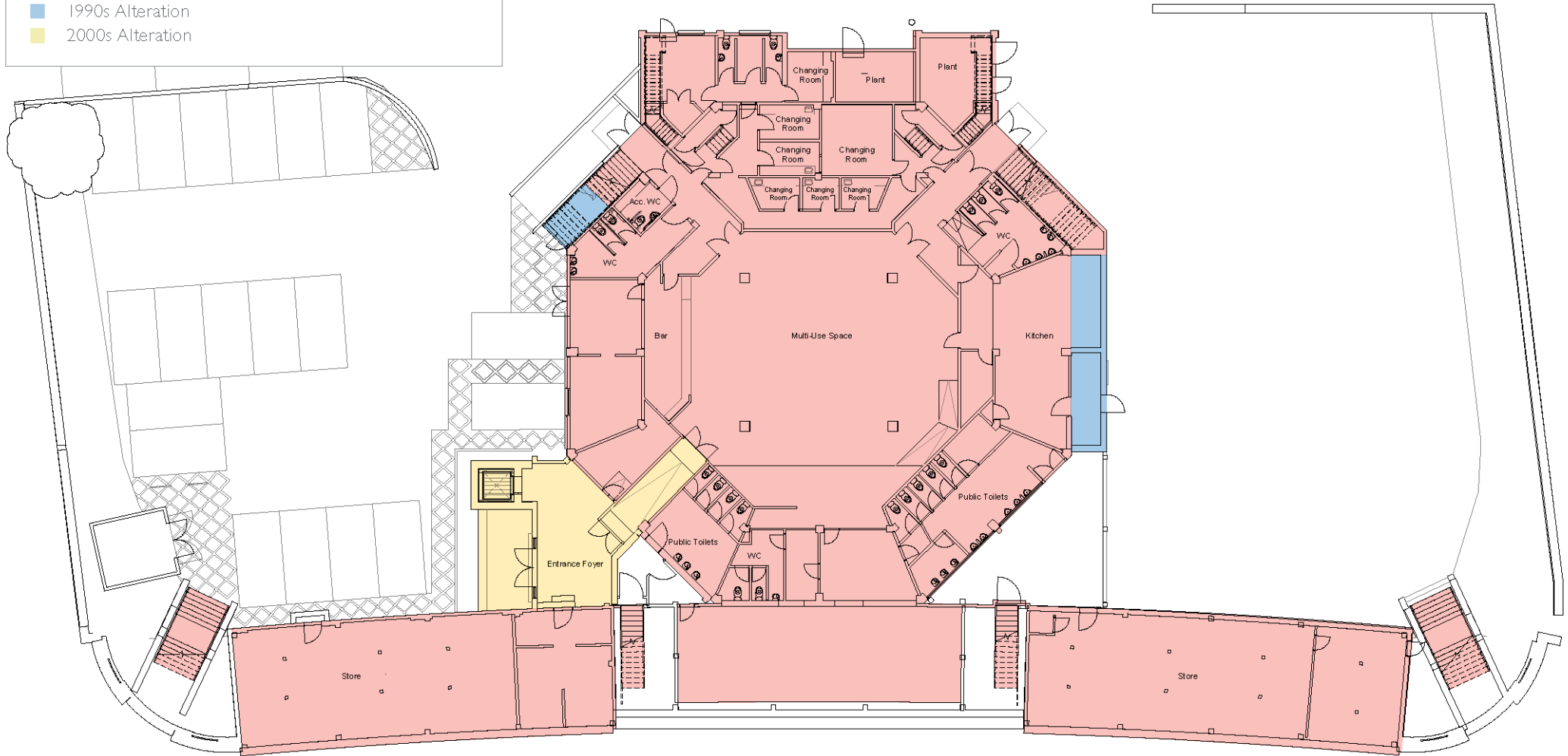
Vertical section and dome details

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HISTORIC DEVELOPMENT PLAN

BASMENT FLOOR

- Original
- 1970-80s Alteration
- 1990s Alteration
- 2000s Alteration

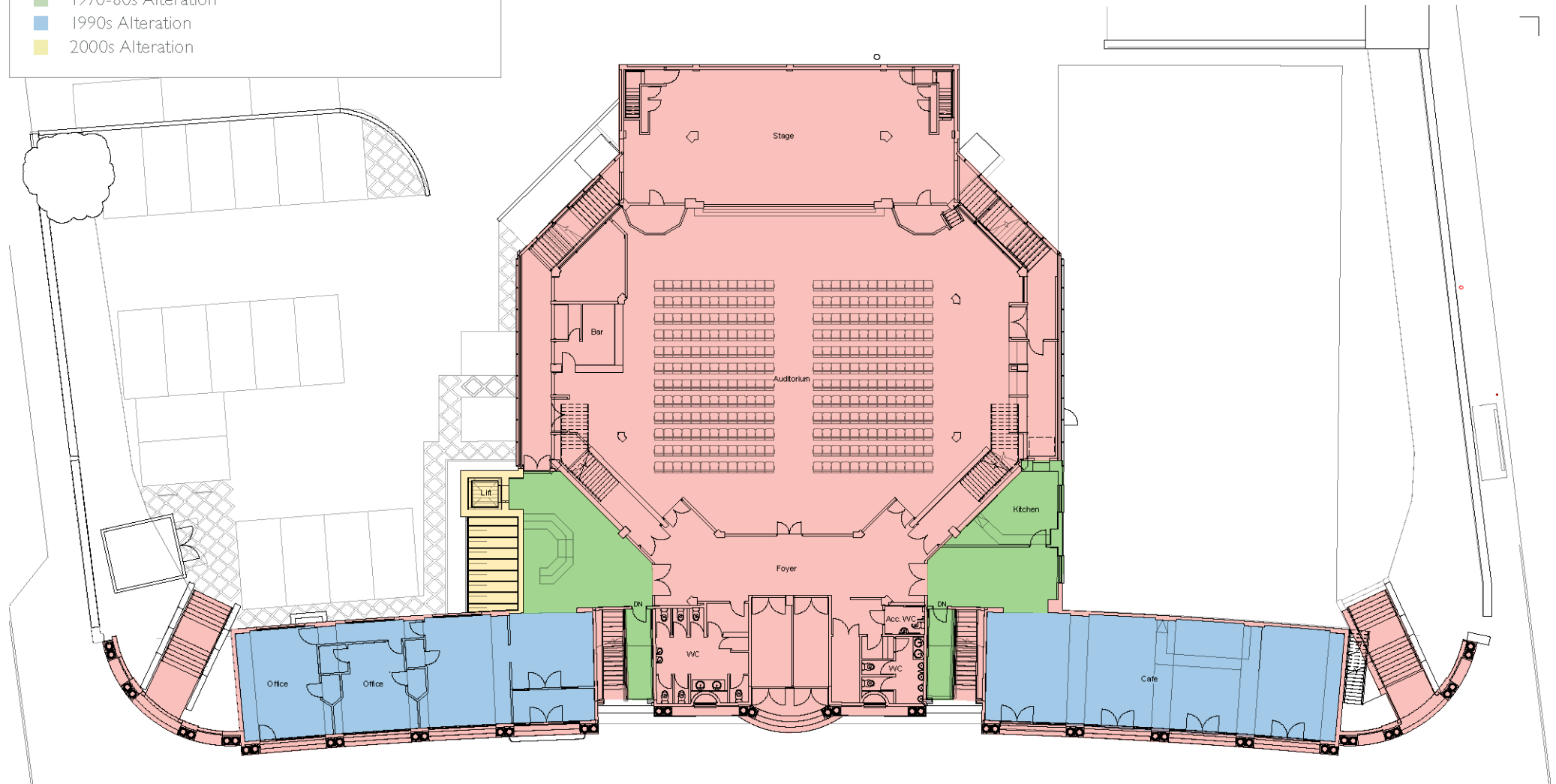


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HISTORIC DEVELOPMENT PLAN

GROUND FLOOR

- Original
- 1970-80s Alteration
- 1990s Alteration
- 2000s Alteration

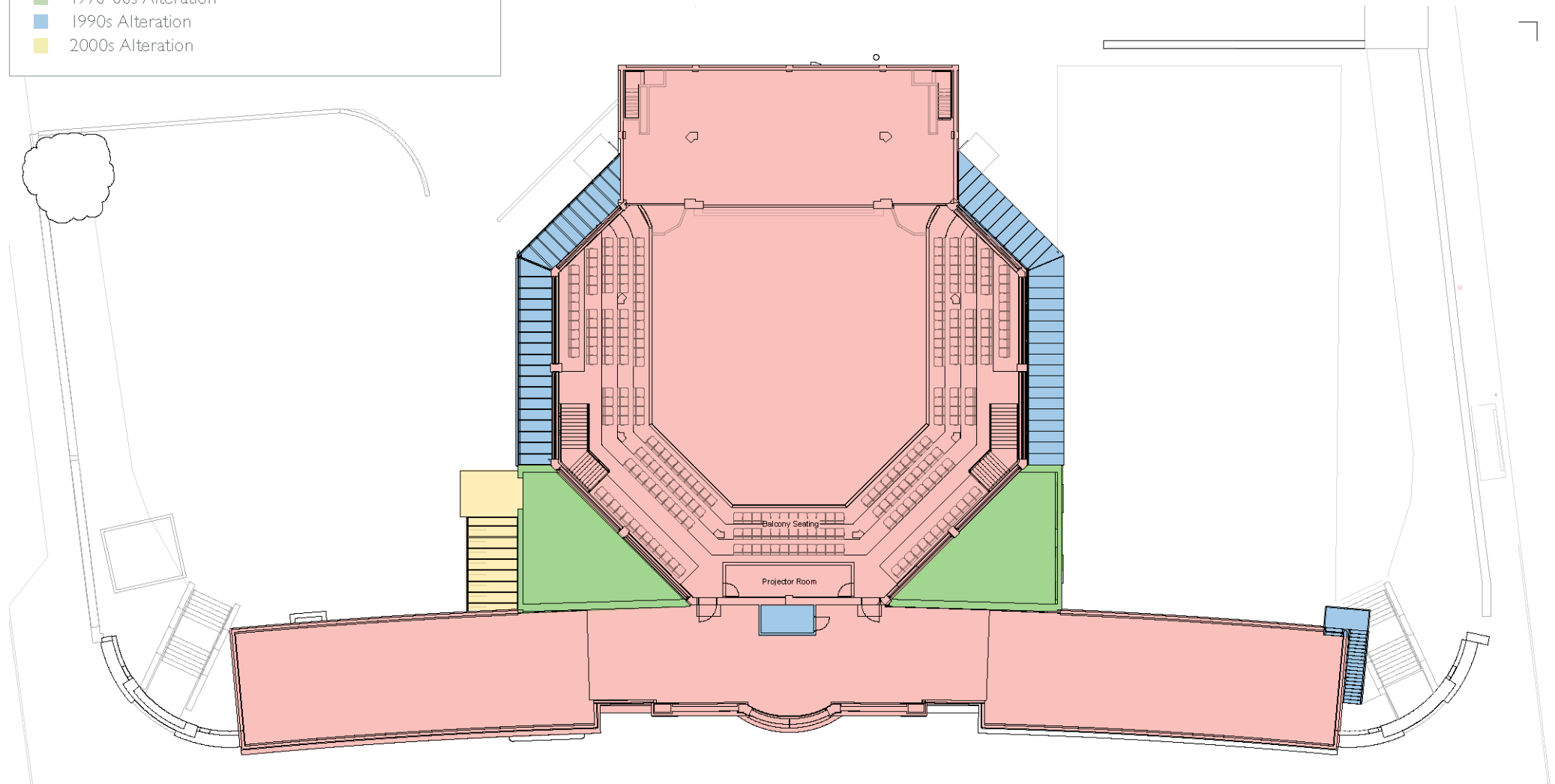


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HISTORIC DEVELOPMENT PLAN

BALCONY FLOOR

- Original
- 1970-80s Alteration
- 1990s Alteration
- 2000s Alteration



UNDERSTANDING THE BUILDING

2.5 OPPORTUNITIES FOR ENHANCEMENT

The following features could be either reinstated or revealed to enhance the character and significance of the building:

- Exposing the lunettes in the dome which are currently boarded over
- Exposing the RC balustrades to the walkways either side of the auditorium
- Repairing and reinstating the original finial and 'galleon' weathervane at the apex of the domed roof
- Reinstating cast-iron rainwater pipes where these have been replaced with other materials
- Repairing the original timber windows around the base of the dome.

SECTION 3.0

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

3.1 NATIONAL LEGISLATION, POLICY AND GUIDANCE

Due to the Grade II listed status of the Grand Pavilion, the following planning legislation, policy and guidance should be considered when developing proposals:

- Planning (Listed Buildings and Conservation Areas) Act (1990)
- Planning Policy Wales Edition 11 (February 2021), specifically section 6.1: The Historic Environment
- Technical Advice Note 24: The Historic Environment (May 2017)
- Conservation Principles for the sustainable management of the historic environment in Wales (2011).

Planning Policy Wales contains the following advice which is of particular relevance to this case:

Para 6.1.11. For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate.

Para 6.1.13. Applicants for listed building consent must be able to justify their proposals show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.

3.2 LOCAL PLANNING POLICIES

The local planning authority is Bridgend County Borough Council. The Replacement Local Development Plan (Deposit Plan 2018 -2033), for which consultation ended in July 2021, includes policies for the Porthcawl Waterfront Regeneration Site area with the aim of revitalising the town as a premier seaside resort.

Objective 1d: *To realise the potential of Porthcawl as a premier seaside and tourist destination by prioritising the regeneration of its waterfront and investing in key infrastructure. This will also improve the attractiveness of the town as a place to live and work, whilst enhancing the vibrancy of the Town Centre.*

Policy PLAI: Porthcawl Waterfront, Porthcawl Regeneration Growth Area.

With regard to listed buildings:

Policy DNPI0 seeks to ensure that, where a development proposal affects a listed building or its setting, special regard must be had to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. This is a primary material consideration and statutory requirement. Applications must be fully justified by means of a Heritage Impact Assessment and Statement in accordance with National Planning Policy and Guidance.

Policy DNPI0 1) states that 'development proposals affecting listed buildings and their settings will only be permitted where (amongst other criteria) the sensitive alteration and/or extension to a listed building or its curtilage can be justified as being desirable or necessary and ensures that the special architectural character or historic interest is preserved.'

SECTION 4.0

SIGNIFICANCE OF THE BUILDING

4.1 HERITAGE VALUES

Cadw provides the following guidance on understanding heritage values and assessing significance:

To help reach a shared understanding of the special qualities of our historic assets, we can consider significance as a family of four heritage values.

- **Evidential value:** every historic asset has a unique story to tell. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time. Pictorial and documentary sources may also increase our understanding.
- **Historical value:** historic assets may illuminate particular aspects of the past. They can help us to understand how people lived and worked, and the beliefs and values they cherished. They may be associated with notable people or events. Through evocation and association, historic assets can connect past people, aspects of life and events with the present.
- **Aesthetic value:** we may value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over time. Tastes alter and so do historic assets: earlier records and careful analysis of what survives may help in appreciating aesthetic value.
- **Communal value:** historic assets may be cherished by the people and communities who relate to them, and they may play an important part in collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment.

4.2 ASSESSMENT OF HERITAGE VALUES

4.2.1 Evidential Value

The Grand Pavilion is an early example of ferrous concrete construction, undertaken under the direct supervision of Mouchel, a pioneer of this then innovative form of construction.

Alongside documentary evidence in the form of original plans, sections, elevations and historic photographs from the construction period, the Grand Pavilion evidences an early application of this new technology.

The existence of pictorial evidence and the well-documented history of ferro-crete structures does, however, reduce the potential for the historic fabric to reveal new information pertaining to the construction of the building.⁰¹

4.2.2 Historical Value

The Grand Pavilion is a relatively rare example of a seaside entertainment building dating from 1931/32. Sponsored by Russell Mabley, elected Porthcawl's chief citizen in 1931, it is understood to have cost £25,000. It was designed in an eclectic style, unlike the better-known modernist examples of seaside leisure buildings which followed in the 1930s such as the De La Warr Pavilion at Bexhill-on-Sea (1935) and the Tinside Lido in Plymouth (also 1935).

Two other comparable examples of similar date, also facing the Bristol Channel are:

The Pier Pavilion at Penarth, completed in 1929. It is listed at Grade II. It has a similar history as an entertainment complex. Designed by M F Edwards, the pavilion adopted the fashionable Art Deco style, with Mughal architectural influences. The pier and pavilion

underwent a restoration completed in 2013 and costing over £250,000. The most notable change following the restoration was the addition of zinc cladding to the roofs of the pavilion and wings.

The Winter Gardens Pavilion, Weston-super-Mare, opened 1927. This was designed in 1924 by Thomas Mawson and town surveyor Harry Brown. It had a sunken ballroom and a small domed roof. Ownership transferred from North Somerset Council to Weston College in 2016. A major refurbishment was completed in 2017. This has preserved the historic 1920s portion of the building for public use and included the refurbishment of the ballroom and kitchen. Applications to list the building have been unsuccessful.

4.2.3 Aesthetic Value

Completed in 1932 to the designs of architect E J E Moore, the Grand Pavilion is eclectic in style, combining some Art Deco decorative elements, such as the clock tower, with a Beaux Arts treatment of the planning and external elevations.

Originally conceived as a Palm Court, the building appears to have evolved quickly – perhaps even during its construction – to become a theatre space, with its main auditorium located below the central octagonal dome, and a stage to the north.

The gardens appear to have been under-utilised and were later resurfaced to provide a tennis court to the east, and vehicular parking to the west, whilst the loggias were infilled in the 1990s to provide staff offices, and a public café.

Nevertheless, despite these later changes, the Pavilion remains a fine and substantially-intact example of sea-front architecture in Wales. The interior of the main auditorium is particularly fine in its design.

⁰¹ English Heritage, Practical Building Conservation, Concrete, 2012, 11; International Ferro-Cement Society, <https://www.ferrocement-ifs.com/history.html>

SIGNIFICANCE OF THE BUILDING

4.2.4 Communal Value

The Grand Pavilion, being completed in 1932, played a significant role in C20th social history in South Wales, having contributed to the temporary relief and wellbeing of visitors not only during the Great Depression, but throughout the peak periods of mining in the Welsh Valleys.

A particularly renowned example of the Grand Pavilion's cultural outreach during these periods was in 1957 when, at the Porthcawl Miners' Eisteddfod, the famous American singer and Civil Rights Activist Paul Robeson was intended to perform in person, however due to a US travel ban the performance was secretly arranged via a two-way transatlantic telephone link, where Robeson thrilled a capacity audience.

The setting of the Grand Pavilion, being so prominent on the popular seafront Esplanade, contributes greatly to Porthcawl's public realm. The Grand Pavilion is very much a focal point of the Town's seafront activity both with local residents and tourists. It is a key element of Porthcawl's coastal frontage, with its community cafe, cultural offer and areas of outdoor seating with sea views. The Grand Pavilion continues to host a wide-ranging programme of arts and cultural performances, from local events such as Porthcawl's weekly park run, through to hosting the annual, nationally recognised Porthcawl Elvis festival.



Opening of the Grand Pavilion on 8th August 1932 : Councillor Russell Mabley, J.P. and Mrs Gladys Mabley, seated centre with their son Vivian at their feet. Y Llynfi collection.

HIGH-CLASS ENTERTAINMENT OF A VARIED CHARACTER IS PROVIDED THROUGHOUT THE WHOLE YEAR BY THE

PORTHCRAWL COUNCIL

at the

GRAND PAVILION

SEATING CAPACITY—OVER 1,000



Resident Professional Orchestra and Organist
featuring Versatile Music of High Quality

Normal Weekly Programme :

- ☆ Afternoon and Evening Dances (Old Time and Modern)
- ☆ Thursdays—Variety Concerts
- ☆ Sundays—Orchestral, Choral and Celebrity Concerts

Light Refreshments available at all performances

The Grand Pavilion is "The Ideal Conference Hall" and is available for hire by Organisations requiring same. Further details can be obtained from the Manager—
Telephone 3860.

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SIGNIFICANCE OF THE BUILDING

4.3 SIGNIFICANCE PLANS

The following series of keyed plans and elevations set out the significance of the Grand Pavilion's physical fabric, as identified by Purcell through site visits and archival research. The significance of built elements relates to the categories above.

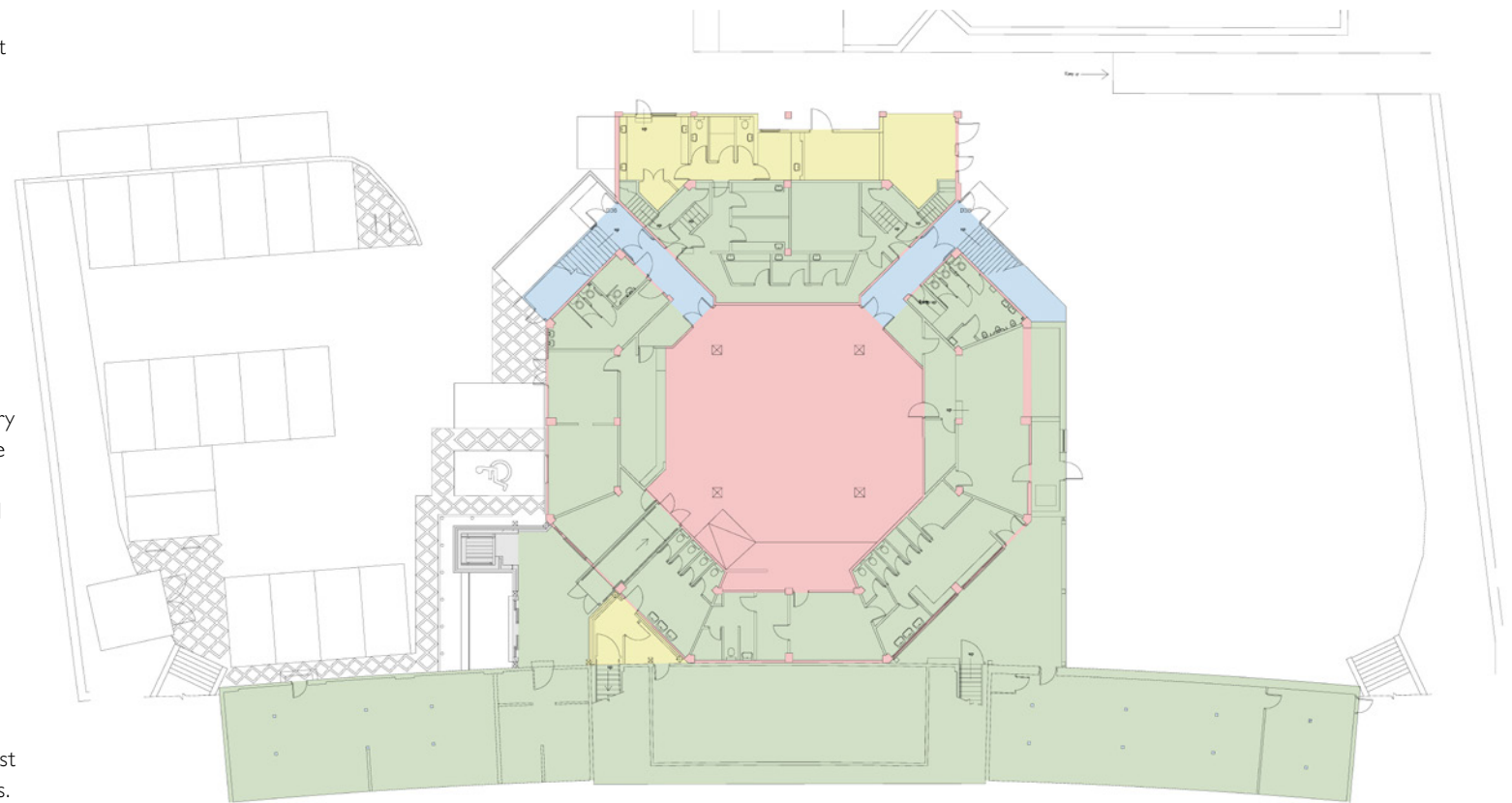
High significance: The primary ferro-concrete structure, including the front facade, the octagonal auditorium, columns, balcony and dome due to their architectural heritage value and their largely intact structure.

Medium significance: The eastern and western gallery walkways. Although these retain the original concrete structure forming the floors and balustrades, they were originally open but have been infilled with solid panels.

Low significance: Generally the infill and partitioning of spaces which do not contribute towards the character of the Grand Pavilion, nor its heritage significance.

Neutral significance: The non-original infill to the east for the existing cafe, and the west for the staff offices. Additionally, the portion of assumed non-original infill to the north of the basement dressing room spaces is classed as neutral, as there is evidence that the original concrete structure was once open in this area.

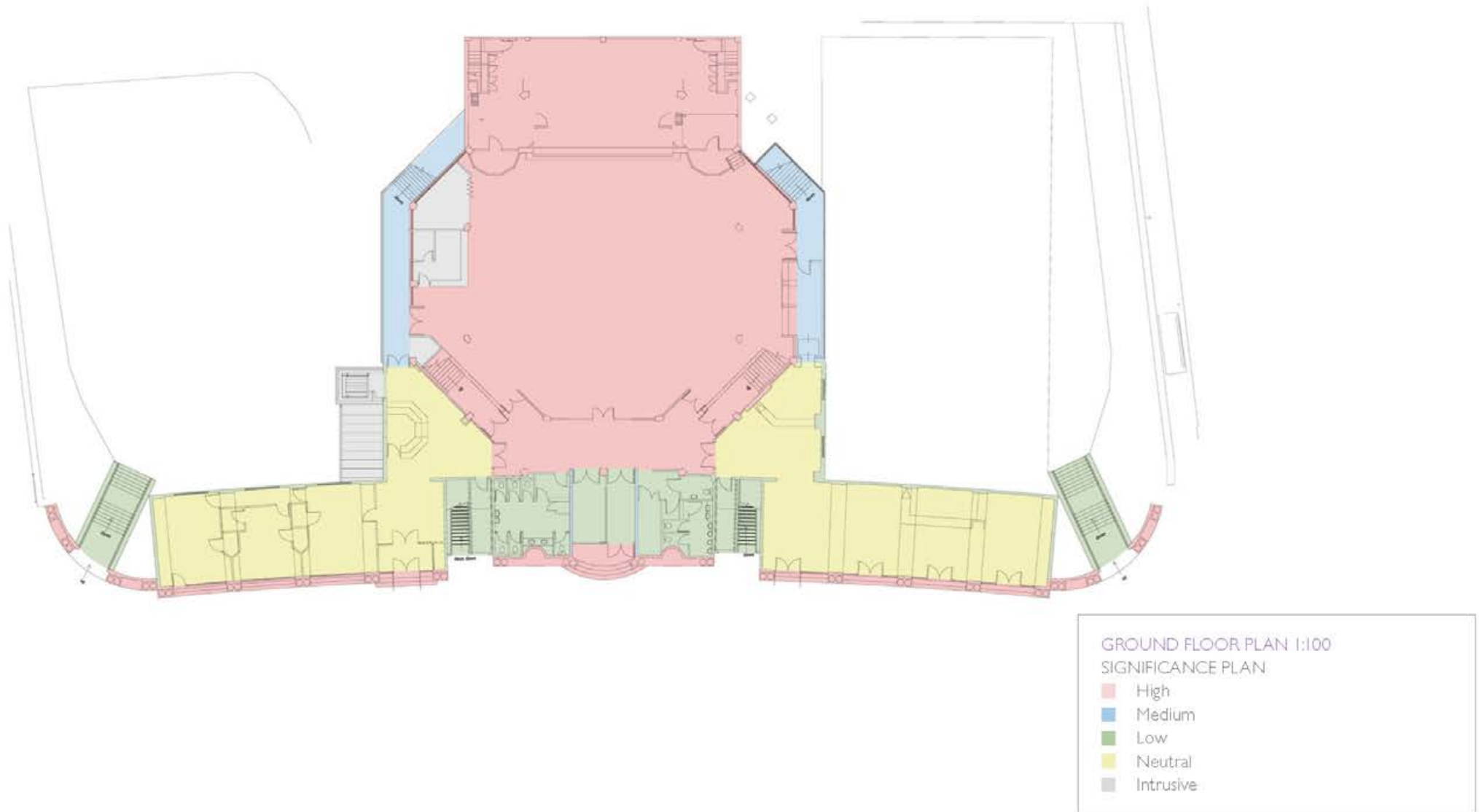
Intrusive: The modern extension to the western carpark. Modern service fittings and fixtures fixed externally e.g. conduit, floodlight fittings, condenser units.



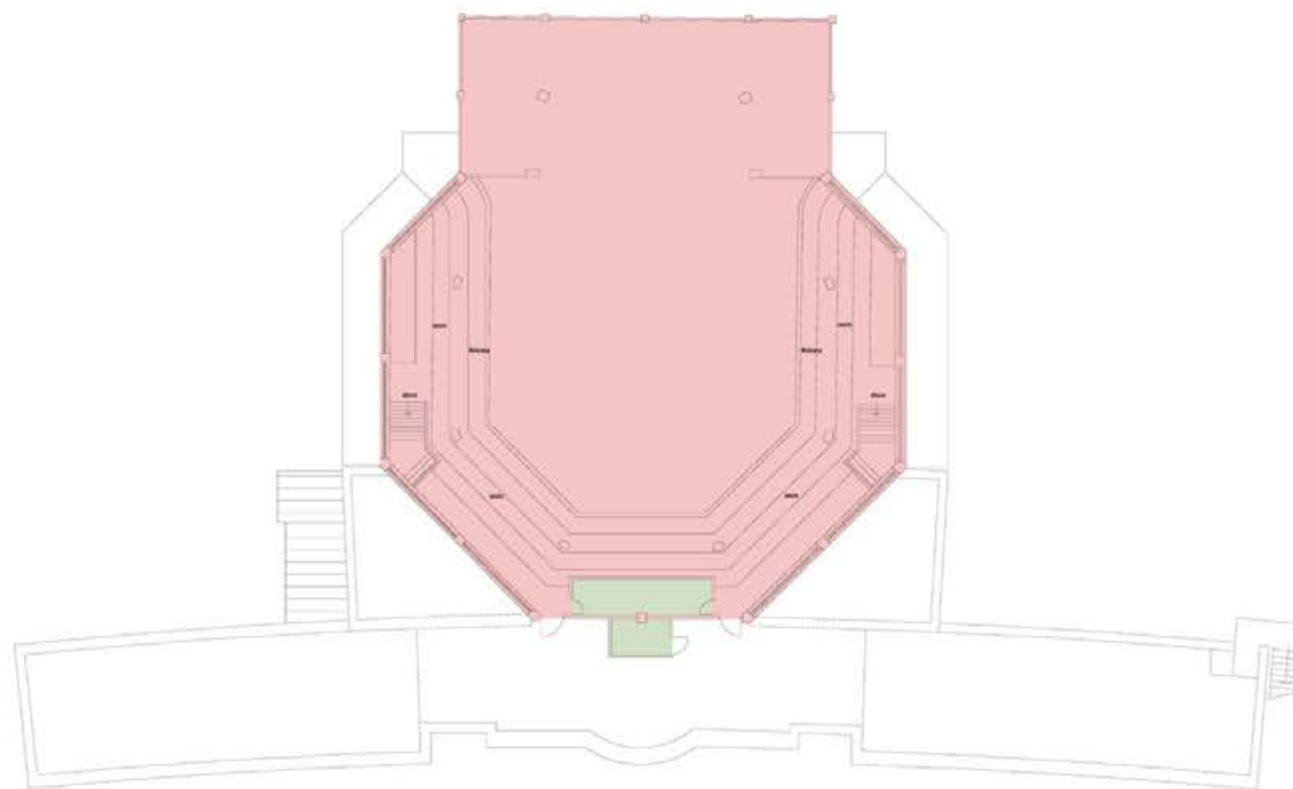
BASEMENT PLAN 1:100
SIGNIFICANCE PLAN

- High
- Medium
- Low
- Neutral
- Intrusive

SIGNIFICANCE OF THE BUILDING



SIGNIFICANCE OF THE BUILDING

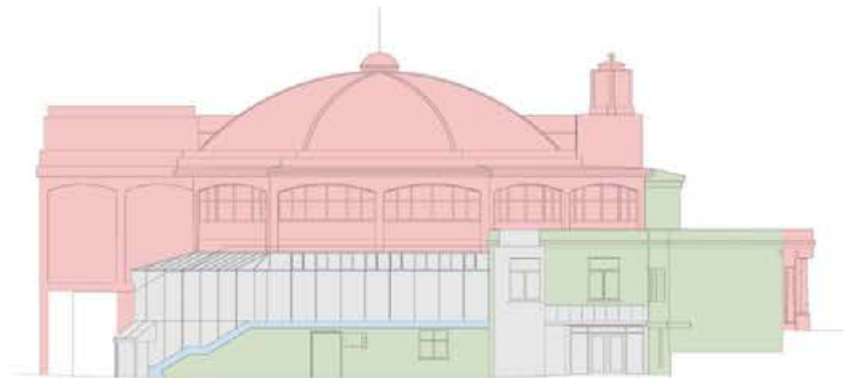
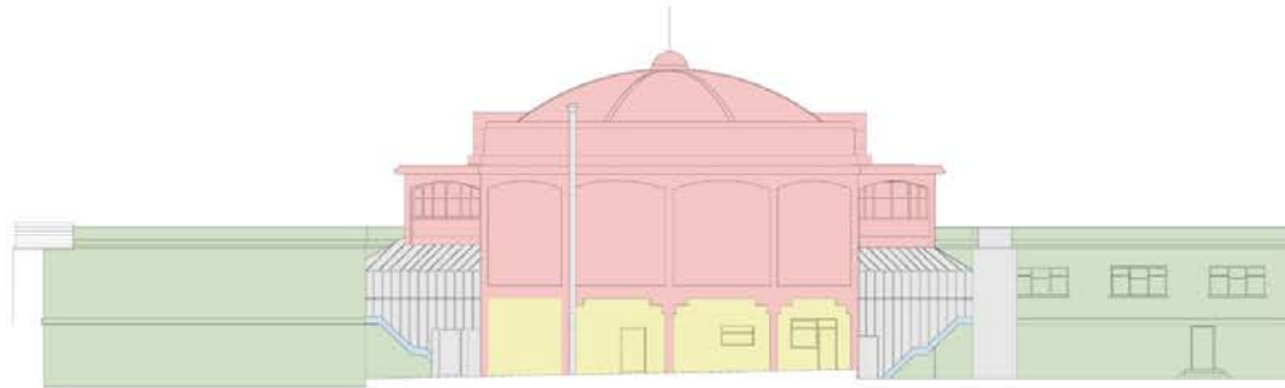


BALCONY PLAN 1:100

SIGNIFICANCE PLAN

- High
- Medium
- Low
- Neutral
- Intrusive

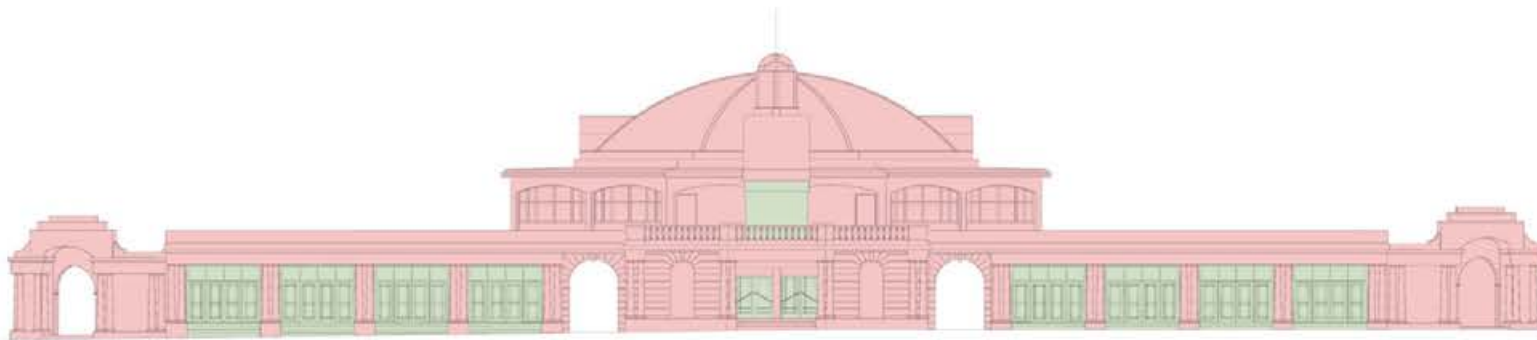
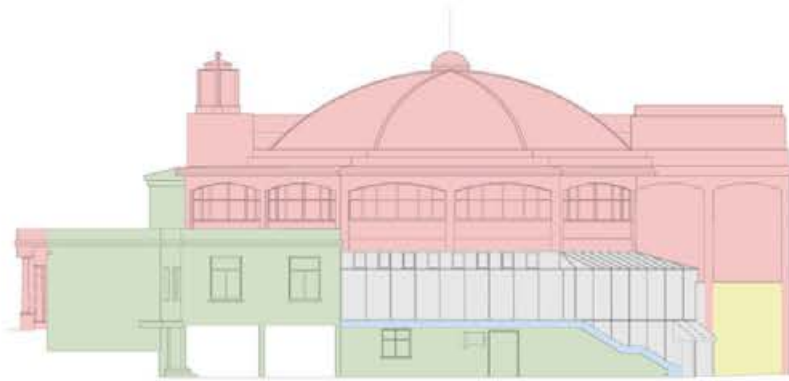
SIGNIFICANCE OF THE BUILDING



NORTH AND WEST ELEVATIONS PLAN 1:100
SIGNIFICANCE PLAN

- High
- Medium
- Low
- Neutral
- Intrusive

SIGNIFICANCE OF THE BUILDING



SOUTH AND EAST ELEVATIONS PLAN 1:100
SIGNIFICANCE PLAN

- High
- Medium
- Low
- Neutral
- Intrusive

SECTION 5.0

HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF THE PROPOSALS

A full description of the scheme can be found within the Design and Access Statement and the suite of planning drawings, which should be reviewed in conjunction with this assessment. Overall, the proposals aim to rejuvenate the Grand Pavilion through sensitive conservation repair and alteration and broaden the provision within the building through the construction of a new studio theatre. In addition, there will be new community spaces, improved accessibility and new roof top pavilions accessing a terrace on a new flat roof of the wings. The domed roof will be sensitively restored, new insulation applied, and the original weathervane will be reinstated.

HERITAGE IMPACT ASSESSMENT

5.2 IMPACT TABLE

PROPOSAL	SIGNIFICANCE	ASSESSMENT OF IMPACT
Lower Ground Floor		
Demolition of internal and external fabric	Low to neutral	The significance of the lower ground floor is low or neutral and many of the partitions being lost are modern. Furthermore, the uses at this level are ancillary – storage, WCs etc. The external walls are of some low significance but are again secondary and viewed only from the sunken car park or rear alleyway, which lessens their contribution to the overall significance of the listed building. The loss of fabric resulting from this element of the proposals will cause limited harm to the significance of the listed building.
New arrangement of lower ground floor	N/A	The proposed partitions will create a more rational layout than the current arrangement and continue to provide ancillary facilities including dressing rooms, WCs and storage. The central space will be freed of excess partitions to create a new multi-use space with dedicated bar and store. The south-west and south-east will also be opened up to form new feature staircases in a generous foyer at this level. The new partitions will be of lightweight construction where possible to ensure they are differentiated from historic fabric. The new arrangement will enhance the significance of the listed building by supporting the enhanced theatre use of the building.
Ground Floor		
Demolition of internal and external fabric	High to intrusive	<p>The proposed demolition at ground floor level comprises removal of all fabric to the rear of the principal elevation of the wings including the roof, central WCs and triangular infills. The significance of this fabric ranges from low to neutral, the former comprising the original ferro-concrete external walls of the wings and layout of the central area and the rest being neutral, modern fabric. Whilst this loss of low significance fabric would result in some harm to the significance of the listed building, this is considered to be low and acceptable in the context of the wider proposals which include the reopening of the main central entrance. Furthermore, the main ferro-concrete elevation to the south is to be retained and repaired; the rear and side elevations are lower quality and have undergone greater alteration.</p> <p>Within the auditorium, the limited amount of fabric being removed comprises intrusive modern partitions such as the bar area with the exception of the 'ash trays' which are historic. There is potential for there to be a slight harm to the significance of the building as a result of the loss of the 'ash trays', however this is mitigated by their reinstatement but containing improved access to the stage, including a lift (see below). The removal of modern features is beneficial.</p> <p>The existing enclosing fabric of the walkways and staircase wrapping around the auditorium is intrusive, concealing these original and unique features. The removal of this fabric will better reveal the significance of the listed building.</p>

HERITAGE IMPACT ASSESSMENT

PROPOSAL	SIGNIFICANCE	ASSESSMENT OF IMPACT
New arrangement of ground floor	N/A	The arrangement of the auditorium and its circulation will be largely unaltered apart from the new partitions to form stores to the east and west sides. New versions of the 'ash trays' will also be constructed to provide lift and step access to the stage. South of the auditorium, the area behind the principal elevation will be rebuilt to form a new, generous open plan foyer with two top lit staircases and new lift connecting all levels of the building. The foyer will also connect to the café and community spaces within the wings. The other principal move at ground floor is the reinstatement of the central entrance in the south elevation, which will include ramped as well as stepped access (the historic steps retained below the ramp). Reinstating this entrance will be a considerable enhancement to the significance of the listed building. The generous foyer will enhance the experience of the listed building for visitors and will also allow space for heritage interpretation, better revealing the significance of this building and Porthcawl more widely.
New floor in auditorium	High	
Reopening of the external walkways with glazing	Medium	Although the walkways and staircases wrapping around the auditorium were originally open, the proposal to enclose them with glazing on the western elevation still constitutes an enhancement to the significance of the listed building. It will return the appearance of these parts of the building back towards their original appearance and intent and also better reveal the historic fabric of the walkways.
First Floor		
Removal of fixed seating at in the gallery of the auditorium and removal of part of stepped floor to create a level area for accessible seating. New fixed seating to stepped areas	High	Whilst this area is of the highest significance, the seating is not original, dating to c.1990s, and is no longer fit for purpose. Its replacement with similar, but modern seating that meets current standards will mitigate the loss of the historic seating. Further mitigation is delivered by the proposals ensuring the building continues in its theatre use which is critical to its significance. Localised loss of the floor fabric will have a limited and localised impact and is mitigated by the public benefit of ensuring equal access to this area of the auditorium.
Removal of two windows to create access into roof pavilions	High	The loss of these two original windows will cause harm to the significance of the listed building. The justification for their loss is to provide access to the new roof pavilion and terrace. These features will enhance the communal value of the building and enhance the visitor experience and economic potential. The loss of the windows will be balanced against these benefits and the wider benefits of the proposals to regenerate this important Porthcawl building and restore its place at the heart of the seaside resort.
Removal of internal window linings to auditorium windows and restoration of the windows	High	The conservation and repair of the windows will ensure their significance is maintained for this and future generations and is a heritage benefit. The revealing of the windows through the removal of the later linings is also positive and will allow these original features to be better appreciated by those using the building.

HERITAGE IMPACT ASSESSMENT

PROPOSAL	SIGNIFICANCE	ASSESSMENT OF IMPACT
Roof		
Reinstatement of original weathervane	N/A	The current weathervane is a replica, the original weathervane, which is currently in storage, will be reinstated. This will enhance the significance of the listed building.
Insulation and new metal standing-seam roof covering to domed auditorium roof		The existing roof covering has been overpainted with waterproofing treatment and has lost its definition. In addition to the heritage benefit of returning the roof more towards its crisp historic appearance, the addition of insulation will improve the thermal performance of the building which is a public benefit. The metal cladding will bear a similar colouration to the existing roof meaning limited change in the visual appearance from street level.

HERITAGE IMPACT ASSESSMENT

PROPOSAL	SIGNIFICANCE	ASSESSMENT OF IMPACT
New development		
Extension to the north, west and east	Low	<p>Three areas of new development are proposed. These are all located on the historically open spaces to the east and west of the auditorium. The significance of these spaces is low, as, although they remain largely open spaces, their historic character has been all but eroded. They are now in use for car parking and as a service yard and do not contribute in a meaningful way to the significance of the listed building.</p> <p>The first, to the north (rear) of the building, forms further back of house areas and a new stair and BOH lift. This extension infills and rationalises the north elevation of the building at lower ground floor level along with a new circulation core. The height of the circulation core is such that it will not compete with the principal building volume. The elevational treatment of the extension will be fluted bronze cladding differentiating it from the historic fabric whilst emulating the deco style of the building. This extension will have limited visibility in the context of the principal, public facing elevations of the building but the high quality of the articulation and materiality will ensure that when it is seen it will be a positive addition.</p> <p>The west extension will increase the depth of the west wing and increase the floor area; it will be occupied by staff areas, offices and a multi-use, community space. The two storey (lower ground and ground) range will be clad in pre-cast concrete sympathetic to the rendered ferro-concrete of the original building. It will be articulated to the rear (car park) elevation with projecting portals infilled with glazing and decorative panels presenting the history of Porthcawl. The scale of the range is commensurate with the existing volume, which will be demolished (see above) and is therefore in keeping with the existing character of the site.</p> <p>The east extension has the greatest potential to impact on the listed building due to its size. The extension provides a new studio auditorium, street level gallery, catering kitchen, plant and storage spaces. The provision of a new studio will enhance the significance of the listed building in that it will expand and enhance the performance and theatre offering that can be provided, which is a critical component of the building's significance. Although a considerable amount of new volume adjoining the listed building, the extension has been designed to be subordinate. The extension utilises the sunken yard, appearing only single storey at street level and the taller studio auditorium volume set back and not visible from the street. The mass will further be broken down through its materiality and articulation. Bronze fluted cladding will be used to mirror that used in the north extension and visual separation between the old and new volumes. The main mass of the extension will be pre-cast concrete with portal frames as used in the west extension and further decorative panels. The street-facing elevation will also be articulated with portals, infilled with glazing to the gallery within. Glazing will also be used to visually separate the extension from the deco wing with its arched entrance piece.</p>

HERITAGE IMPACT ASSESSMENT

PROPOSAL	SIGNIFICANCE	ASSESSMENT OF IMPACT
Roof pavilion	The pavilion will be located on top of the high significance wings forming the principal elevation of the building	The streamlined profile and curvilinear form of the pavilion will complement the deco architectural style of the wings whilst also appearing a clearly contemporary addition. The fully glazed elevations with slender aluminium and timber roof, will ensure the new structure appears a lightweight addition and the lower roof height of the central portion will maintain views of the dome and clock tower from the Esplanade. The pavilion will provide a new function room, café / bar and access to the proposed roof terrace with views over the Bristol Channel. Collectively, these will considerably enhance the public offering of the Grand Pavilion increasing its communal value. Visitors will be better able to experience and enjoy the historic building; its significance will be enhanced.
Conservation Repairs		
Ferro-concrete repairs to principal elevation	High	The ferro-concrete structure is of considerable significance being an early example of this construction method and overseen by Mouchel himself. Although parts of the original structure are to be lost (see above), the principal and highly significant south elevation fronting the Esplanade is to be sensitively repaired. This will considerably enhance the significance of the listed building and will ensure the survival of this important fabric.
Repairs and redecoration of timberwork in auditorium	High	The interior of the auditorium is of high significance but much of the timberwork is in need of repair and redecoration. The proposals to undertake sensitive conservation repair and redecorate in a historically sympathetic palette will enhance the significance of the listed building.
Landscape and setting		
Demolition of historic boundary wall	Low	This wall pre-dates the Grand Pavilion, first appearing on the OS map of 1900. It therefore has some low historic value and also makes a contribution to the street scene. In order to construct the new extensions, the eastern length of wall and part of the western length need to be demolished. The loss of this historic fabric will undoubtedly cause some harm to the significance of the site. However, this is limited by the ancillary nature of the wall and its low significance. The harm to significance is balanced against the high-quality design of the new extensions which will present a contemporary and worthy new elevation to Mary Street and Esplanade Ave. There is also mitigation in the retention of much of the western wall and therefore the understanding of the evolution of the site is maintained.
Construction of new substation	N/A	The existing substation is of no heritage value and required demolition to make way for the west extension. A new single storey masonry substation will be located in the car park. The footprint and building height are the smallest that is feasible, and the position of the structure has been discretely positioned in the corner of the car park.
Landscaping and car parking	Neutral	New soft landscaping will be introduced around the perimeter of the car park into which e-charging points for cars will also be installed. These visual improvements to the car park will enhance the significance of the setting of the listed building.

SECTION 6.0

CONCLUSIONS

The Pavilion's primary heritage significances derive from its eclectic period design, innovative form of construction and importance as a community asset. The proposed extensions and alterations will provide a sustainable future use for the building whilst retaining its key characteristics.

The proposals have the potential to bring significant heritage benefits by repairing the fabric of the building and revealing aspects of its interior which are currently concealed or poorly presented.

Externally, the proposals for glazed pavilions on the upper level are bold yet complimentary to the building's character, having simple horizontal lines and a streamlined character. They will help to reinforce the building's role as a landmark on Porthcawl's seafront.

Internally, the scheme provides a series of flexible spaces at many different scales. The most significant space is the auditorium and this will remain largely unchanged from its original 1932 appearance with only minimal changes to improve its functionality. The reintroduction of the main entrance with an accessible ramp will be a significant benefit. Elsewhere, the interior of the Pavilion has been much altered since it was first built and is capable of considerable change without harm to the building's significance. Above all, the ambitious plans for improving and enlarging the building's facilities will greatly enhance the Grand Pavilion's traditional role as a focus for community and cultural activities.

APPENDIX A

CADW LISTING REPORT

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Full Report for Listed Buildings

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
19364		II	Designated	17/02/1998	17/02/1998

Name of Property	Address
Grand Pavilion	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Bridgend	Porthcawl	Porthcawl	Porthcawl	281628	176677

Street Side	Location
N	On the seafront a little W of the town centre.

Description

Broad Class	Period
Recreational	

History

Built 1931-2 by E J E Moore with L G Mouchel as consultant engineers for the concrete dome, an important example of ferrous-concrete (Ferrocete) work. Sponsored by Russell Mabley, elected Porthcawl's chief citizen 1931. Original plans

<https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=19364>
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held by Porthcawl Museum. Cost c £25,000. Formerly surrounded by Winter Gardens. Became centre for live entertainment and also conferences of South Wales miners. Lower promenade opposite, an addition to Brogden's Esplanade of 1877, opened 1935. Front open until 1995.

Exterior

Rendered, the dome of ferrous concrete. Plan of an octagonal central dome with entrance bays flanked by two loggia wings. Silver coloured dome tiered at base and divided into sections by flat ribs is surmounted by a weathervane; octagonal walls have wide segmental arched Diocletian windows on upper floor, double to sides; attached rear service wing with blind panels and a triglyph-derived motif. Added wings at sides and some alterations to windows. Attached at front is clock tower with two angled clock faces rising from a square plinth with relief lettering in moulded panels and date and an orb finial. Symmetrical main frontage is one storey high, the central section topped by a balustraded parapet ending in chunky moulded end piers on a moulded cornice; central below is a curved entrance bay flanked by pairs of tapered Tuscan columns on a plinth; matching curved concrete steps with terrazzo floor incorporating Porthcawl anchor motif lead to recessed replaced doorway with 30's style lettering in overlight. On either side of entrance are bays with deeply channelled render and heavy keystone over full length window with replaced glazing flanked by a second pair of columns. On either side are slightly recessed wide round headed arches, again deeply channelled with keystone and impost, leading to side entrances and stairs to lower level. Breaking forward on each side are the loggia wings comprising 5 pairs of columns, steps to replaced full length windows surmounted by entablature with triglyph derived frieze and plain parapet. The end bays on each side form an elaborate archway leading to former Winter Gardens comprising pairs of columns on a plinth supporting an entablature on each side of a central recessed archway of 2 orders with a deep stepped flat topped pediment, all with heavy channelling of voussoirs and masonry joints.

Interior

Interior although substantially refurbished retains much of its original plan. Central hall has a tent-like roof, balcony with moulded front, stage with some decorative plaster mouldings to surround and wall, sprung floor.

Reason for designation

Included as an important seafront building retaining much of its original character and reflecting Porthcawl's development as a major South Wales sea-side resort after the closure of the docks in 1906; also for its importance in its use of ferrous concrete.

Cadw : Full Report for Listed Buildings [Records 1 of 1]

<https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=19364>
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