

PROPOSED EXTENSION TO PORTHCAWL CONSERVATION AREA AND PROPOSED ARTICLE 4(2) DIRECTION

1. Purpose of Report

1.1 The purpose of this report is to advise Members of the feedback received from the public consultation on the proposed extension of the Porthcawl Conservation Area, and to seek approval for revising the designation to include the new area.

2. Connections to Corporate Improvement Objectives/Other Corporate Priorities

2.1 The conservation area appraisal and management plan and proposed extension of the Porthcawl Conservation Area will contribute towards Priority One of the Corporate Plan 2016-20 "Supporting a Successful Economy"

3. Background

3.1 A draft Conservation Area appraisal and management plan has been produced for Porthcawl Conservation Area, along with each of the fourteen other conservation areas in the County Borough. In line with one of the recommendations of the appraisal, and with our statutory duties in relation to the need to review our conservation areas from time to time, on 15th October 2015 this Committee authorised Officers to consult on the proposed extended boundary. This decision was made in the context of the benefits of conservation area designation in preserving or enhancing the special character of Porthcawl, and with a view to the submission of a Phase II THI bid to the Heritage Lottery fund in August 2016.

3.2 The consultation was launched at the Jennings Open Day on 20th November 2015. Consultation letters were sent to all properties within the existing and proposed conservation area. An exhibition was held for two weeks in the Grand Pavilion Café where Officers attended each morning to discuss issues and views raised by local residents and visitors on the proposed plans to extend the conservation area. Two evening drop in sessions were also held on 16th February 2016 and 1st March 2016 for the same purpose. Interested parties were asked to complete the survey form enclosed as Appendix A. Over 120 individuals registered as attending the exhibition during the morning and evening drop in sessions and 65 comment forms were submitted. Support was received from Porthcawl Civic Trust Society and the Victorian Society. A summary of the written responses received are contained in Appendix B for Members information.

4. Current Position

4.1 The majority of the written and verbal responses at the exhibition were in support of the proposed extension of the conservation area and welcomed the existing and proposed improvements to historic buildings in the area enabled via the Townscape Heritage Initiative Scheme. Comments were also received on the quality of design of new buildings in the area and also general references made about the condition of some historic buildings and general highway maintenance issues. Particular reference was also made to the reasons why Mary Street and the northern end of Picton Street were excluded from the area and the need for additional controls in Esplanade Avenue for the removal of the decorative balconies and porches, the majority of which are still intact. Along with other architectural details, these make a positive contribution to the conservation area. As a result of these comments being received these areas were re-assessed and it was concluded that:

1. Whilst there are examples of fine Victorian terraces in both Mary Street and the northern end of Picton Avenue, the unity and rhythm of the terraces has been interrupted by unsympathetic alterations to some of the properties. To include these areas would therefore dilute the “special” interest of the existing and proposed conservation area;
2. The special architectural character of Esplanade Avenue & the southern end of Picton Avenue remain largely intact, with many buildings having the original features still in place, with a limited amount of unsympathetic alterations. Proposed changes that would be deemed to have a material effect on the appearance of a building would be dealt with through the planning process; and
3. Other issues raised in terms of public awareness of conservation matters can be addressed through proposed actions contained within the draft conservation area management plan.

4.2 If Members resolve to extend the conservation area, the Council will control works through the planning process in that may otherwise be classed as permitted development, including the demolition of buildings, removal of chimneys and external cladding and removal of trees

5. Effect Upon Policy Framework & Procedure Rules

5.1 Local Authorities have a statutory duty to consider whether areas merit the designation of a conservation area. Strategic Policy SP5 in the adopted LDP will also be relevant in the determination of planning applications.

6. Equality Impact Assessment

6.1 A screening exercise using this Authority’s Equality Impact Assessment Toolkit has been undertaken. There will be no impact on any groups identified and communications will be presented bi-lingually.

7. Financial Implications

7.1 There are no direct financial implications from this report.

8. Recommendations

8.1 Members are recommended to:

8.1.1. Approve the extension of the Porthcawl Conservation Area to include the additional area shaded red in Appendix C, and

8.1.2 Authorise officers to notify property owners affected.

MARK SHEPHARD

Corporate Director – Communities

12th May 2016

Contact Officer: Claire Hamm

Telephone: 01656 643164

E-mail: claire.hamm@bridgend.gov.uk

Background documents

Report to Development Control Committee 15th October 2015

APPENDIX A



PROPOSED EXTENSION TO PORTHCAWL CONSERVATION AREA – CONSULTATION

Bridgend County Borough Council is seeking your views as part of its statutory duties to review the boundary of its conservation areas. A programme of conservation area appraisals has been undertaken of its 15 conservation areas, including Porthcawl and it was proposed that the existing conservation area boundary be extended to incorporate the areas identified on the plan.

As someone who lives, works or spends time in this conservation area, we would value your feedback on the following 9 questions:

1. **Prior to receiving this communication, were you aware there was a conservation area designation for Porthcawl?**

Yes No

2. **Do you feel the conservation area status has made a difference to this area (since being designated in 1970s)**

Yes No Don't know

3. **What are your views on the control and guidance applied to developments within the conservation area?**

- About right
 Not doing enough
 Too tightly controlled
 Don't know
 Other. Please Comment.

4. What do you think is special about this conservation area, its buildings, and the surrounding area? Please comment.

5. If there is one physical feature of the area you would like to save or restore, which would you choose? Please comment.

6. What do you think could be improved about this conservation area? Please comment.

7. What do you think about the proposed extension to the existing conservation area boundary (please refer to the map enclosed) ?

- Looks about right It's too wide I would change a part of it
It's too small Don't know

Comments:

8. Would you like any further information?

- No, thanks Yes, on conservation and planning guidance Yes on how to maintain and repair historic buildings, and any funding available.
 Yes, on how I can become more involved in local heritage Yes, on local community heritage and conservation projects

Yes, on the Bridgend Heritage Network training and skills.

Yes, on conservation

Other, please comment.

9. Do you have any historical information, photographs or memories that you would like to share with us?

Yes

No

If yes to Q8 or Q 9, please enter an email address or contact telephone number below:

Further information can be obtained from conservation&design@bridgend.gov.uk Contact **Wendy Gardner 01656 815214, or Claire Hamm 01656 643164.**

Or

Please return the completed survey to Friday 11th March 2016

Claire Hamm, Team Leader Conservation and Design, Level 3 Civic Offices, Angel Street, Bridgend, CF31 4WB

Telephone 01656 643164 claire.hamm@@bridgend.gov.uk

APPENDIX B

PROPOSED EXTENSION TO PORTHCAWL CONSERVATION AREA – CONSULTATION - FEB/MARCH 2016

TOTAL AMOUNT OF COMPLETED QUESTIONNAIRES - 65

Question 1 - Prior to receiving this communication, were you aware there was a conservation area designation for Porthcawl ?			
YES – 31		NO - 32	
Question 2 - Do you feel the conservation area status has made a difference to this area ? (Since being designated in 1970s)			
YES - 31		NO - 17	DON'T KNOW - 15
Question 3 - What are your views on the controls and guidance applied to developments within the conservation area ?			
ABOUT RIGHT - 20	NOT DOING ENOUGH- 26	TOO TIGHTLY CONTROLLED - 2	DON'T KNOW - 10
OTHER - 6			
<ul style="list-style-type: none"> • SWIMMING POOL & INDOOR SPORTS NEEDED 			
<ul style="list-style-type: none"> • INWARD INVESTMENT NEEDED TO RE-OPEN EMPTY SHOPS AND PUBS AND REGENERATE LOCAL BUSINESS 			
<ul style="list-style-type: none"> • Within proposed are a lot of "Rented" properties. Landlords in general do not re-invest. Property maintenance needs addressing. 			
<ul style="list-style-type: none"> • Don't like the "Bottle Bank". 			
<ul style="list-style-type: none"> • Mostly good, however the "Bottlebank" development is completely out of keeping on the seafront 			
<ul style="list-style-type: none"> • Since knowing, I can see some benefits. 			
<ul style="list-style-type: none"> • What happened to conservation guidelines for the beautiful "Bottlebank" ? 			
<ul style="list-style-type: none"> • Only lived in the area 6 months 			
<ul style="list-style-type: none"> • I would have liked to hear the views (For and against) of people with experience of the existing conservation area since 1973 			
<ul style="list-style-type: none"> • How could conservation allow the type of building called Esplanade House – Locally the "Bottlebank" ? 			
<ul style="list-style-type: none"> • The "Bottlebank" is the most nauseating building I have encountered. Big mistake. How was it allowed ? 			
<ul style="list-style-type: none"> • If the Knights Arms is in the conservation area, it's an appalling eyesore and has remained dilapidated for years. Demonstrating the inadequacy of Porthcawls designation as a conservation area. 			
<ul style="list-style-type: none"> • I feel that those living in the conservation area are not given sufficient information about ongoing plans and work being carried out. 			
<ul style="list-style-type: none"> • Porthcawl has a distinct character & charm that needs to be retained. 			
<ul style="list-style-type: none"> • Town being spoilt, urgent action needed 			
<ul style="list-style-type: none"> • No overall plan – other than the availability of grant aide. No architectural theme – A total mismatch – Agreed by BCBC planning ?? 			
<ul style="list-style-type: none"> • The Esplanade Hotel which had a traditional frontage, was demolished despite efforts locally to retain its extension. 			
<ul style="list-style-type: none"> • The "Bottlebank" completely ignores the conservation area status of the Esplanade and has created enduring harm to the seafront. 			
Question 4 - What do you think is special about this conservation area, its buildings and the surrounding area ?			
<ul style="list-style-type: none"> • Still fairly original 			
<ul style="list-style-type: none"> • It really reflects the history and development of the town 			
<ul style="list-style-type: none"> • Looks a bit better 			

<ul style="list-style-type: none"> • Bridgend town centre and Cowbridge are full of empty shops. The Arts centre in the Old Bridgend Central library has not been open for the public so far and none of the shops in the street are open. Why not ? Is Porthcawl about to suffer the same fate ? I hope not !
<ul style="list-style-type: none"> • Retaining original character + uniqueness of the town is key. This helps attract visitors + business.
<ul style="list-style-type: none"> • Porthcawl has some beautiful buildings/areas, but these have been allowed to deteriorate
<ul style="list-style-type: none"> • Jennings building. Harlequins antiques building. Cosy corner
<ul style="list-style-type: none"> • It gives us confidence, sorry the Esplanade was demolished. Maintains the character of Porthcawl town centre.
<ul style="list-style-type: none"> • Heritage. Lovely to keep historic architecture preserved
<ul style="list-style-type: none"> • Good to keep Victorian/Edwardian facades
<ul style="list-style-type: none"> • Offers an outlet for people to relax and walk in comfort – its flat ! Car parking is an issue for residents of the town centre, but I welcome a safe place/ attractive environment.
<ul style="list-style-type: none"> • It's such a lovely place to visit and needs to be protected.
<ul style="list-style-type: none"> • Love the Pavilion and its old style charm. Very pleased the harbour has been improved and shortly the Jennings Building will be updated.
<ul style="list-style-type: none"> • Victorian seaside area should be preserved
<ul style="list-style-type: none"> • There are very few buildings that are special here in Porthcawl.
<ul style="list-style-type: none"> • Area should be extended to include the Rest Home along Western Prom, also to include Eastern Prom.
<ul style="list-style-type: none"> • Its sense of character, heritage + history. Also the opportunities to ensure individual development proposals align with the bigger picture.
<ul style="list-style-type: none"> • Keeps the character of the area, also enhances the town.
<ul style="list-style-type: none"> • It would be great to see the Old Harlequins building restored to its former glory, as part of the railway station that existed in Porthcawl before 1963.
<ul style="list-style-type: none"> • Healthy area, especially for people with respiratory problems – asthma etc.
<ul style="list-style-type: none"> • Most of the old buildings have been kept/restored.
<ul style="list-style-type: none"> • The seafront, Harbour (Marina) + Jennings building
<ul style="list-style-type: none"> • The design + character of the streets + buildings.
<ul style="list-style-type: none"> • Nothing particularly special, it seems like one rule for one and one for another. E.g. The difficulty the owners of the Marine/Waterfront had in upgrading/freshening the front of their premises, in order to maintain the look of Porthcawl seafront. However it was acceptable to have the "Bottlebank" Flats replace an original building. No attempt to replicate or do something similar/more appropriate.
<ul style="list-style-type: none"> • We would like to see special buildings e.g. Pavilion, Seabank Hotel, shelter on the green, preserved along with the Edwardian seafront.
<ul style="list-style-type: none"> • Fair standard
<ul style="list-style-type: none"> • Its nearness to the coast
<ul style="list-style-type: none"> • Much in the existing area can be considered as part of porthcawl's tourist area. Whereas the proposed streets of Esplanade Avenue and Picton Avenue are purely residential – with exception of Lorelei Public house/hotel.
<ul style="list-style-type: none"> • Historical elements should be retained
<ul style="list-style-type: none"> • It all looks very clean, except the large building on the eastern prom + the toilet block in that area, which are an eyesore.
<ul style="list-style-type: none"> • The original Victorian building
<ul style="list-style-type: none"> • It's essential to keep historic building
<ul style="list-style-type: none"> • All the 'Old' Porthcawl seaside looks
<ul style="list-style-type: none"> • Victorian, Marine & Tourism elements are an essential feature of the heritage of Porthcawl & in order to improve & move forward, we need to secure the historic assets
<ul style="list-style-type: none"> • There is no doubt about the physical improvement & better appearance of most of the buildings. Esplanade Avenue is a typical example where the majority of the buildings have been significantly improved + makes it an obvious contender for conservation area status.
<ul style="list-style-type: none"> • The villa terraces should be preserved immediately- especially Esplanade Avenue. People are ripping out balconies + windows. There are plastic windows inserted. There is one house with plastic windows and that has done it tastefully though.

<ul style="list-style-type: none"> • The industrial/maritime history of Porthcawl is important, but the appalling state of the Jennings building, Knights Arms, harbour area in general detracts from its significance and makes a mockery of the word 'Conservation' area.
<ul style="list-style-type: none"> • The building at the "seafront"
<ul style="list-style-type: none"> • So much could be done. In particular, the houses in Hillsboro Place are of extreme historic interest. Please see my attached synopsis.
<ul style="list-style-type: none"> • Good, except for "BOTTLE BANK"
<ul style="list-style-type: none"> • The Victorian/Edwardian buildings/railings etc are beautiful and distinctive. The area is full of character and charm.
<ul style="list-style-type: none"> • Supporting our history and understanding how we developed into Porthcawl as we are today and protecting our history for our future /children's future.
<ul style="list-style-type: none"> • The seafront and its buildings are part the character of Porthcawl. Whether on a summers day or an autumn walk. The pleasure this brings to residents and visitors alike is immeasurable.
<ul style="list-style-type: none"> • Pre-Victorian frontages should be a tourist attraction, not spoilt by over modernisation.
<ul style="list-style-type: none"> • Some of the elevations do require help ! However to force old architectural solutions on these buildings when modern solutions are available is questionable ??
<ul style="list-style-type: none"> • Keeping historical buildings is vital to keep our future as strong as our heritage ! Extend the conservation area, restore, revitalise our town in order to keep our town thriving !
<ul style="list-style-type: none"> • The uniqueness of the buildings
<ul style="list-style-type: none"> • Of historical interest and enhances Porthcawl.
<ul style="list-style-type: none"> • As in any location, preservation should be paramount, above.
<ul style="list-style-type: none"> • Character buildings should be restored.
<ul style="list-style-type: none"> • This particular area is visited by day trippers and holiday makers. It is part of the very core of Porthcawland adds to its unique beauty.
<ul style="list-style-type: none"> • Wall on Marina really good – Do not like new modern hotel. Rest of harbour area needs to be finished.
<ul style="list-style-type: none"> • There are some great architectural features on buildings that require enhancing.
<ul style="list-style-type: none"> • Visually pleasing, drawing favourable comments from many visitors. Local residents too, make efforts to retain + improve the fine facades.
<ul style="list-style-type: none"> • It contains within its boundaries the foundation history of Porthcawl
<p>Question 5 - If there is one physical feature of the area you would like to save or restore, which would you choose?</p>
<ul style="list-style-type: none"> • Restore the Knights Arms + Jennings building. Save the Pavilion
<ul style="list-style-type: none"> • "The Esplanade Hotel"
<ul style="list-style-type: none"> • Shelters and paving on the Promenade are in a dilapidated state and need to be taken down and paving renewed. Harlequins building needs to be restored.
<ul style="list-style-type: none"> • The remaining architecture is unique and deserves to be maintained. The John Street area could allow more traffic and have fewer pavement cafes, which are unsafe and have led to serious accidents.
<ul style="list-style-type: none"> • Paving stone replacement not tarmac. Introduce bollards to prevent lorries mounting the pavements
<ul style="list-style-type: none"> • The Old railway Station, Seafront Pavilion e.g. end Locks common on seafront + harbour – Jennings building.
<ul style="list-style-type: none"> • Harlequins Antiques has always been part of the "Old Porthcawl", when the railway station existed.
<ul style="list-style-type: none"> • Harlequins Antiques, good to see the Pavilion and Band Stand protected.
<ul style="list-style-type: none"> • Not happy about the proposed new building at "Cosy Corner". Not necessary, would spoil that area. Would prefer open play area adjacent to Jennings building.
<ul style="list-style-type: none"> • Jennings building. Very happy about proposed work, however not so happy about other buildings in Cosy Corner.
<ul style="list-style-type: none"> • Glad that Jennings building is being utilised. However not keen on new building at Cosy Corner, much better restoring to open space, Sailing/paddling pool as it was in the past.

<ul style="list-style-type: none"> I would like the buildings and the whole appearance of John Street to improve. It looks shabby and uncared for.
<ul style="list-style-type: none"> Cosy corner should be maintained + enhanced as a "Green" attractive seating/play area. John Street + Commercial streets – Dock St – enhanced with paint etc.
<ul style="list-style-type: none"> Knights Arms
<ul style="list-style-type: none"> The Knights Arms which was an important building in years gone by. Railway station, Public Houses.
<ul style="list-style-type: none"> The Knights Arms
<ul style="list-style-type: none"> Salt Lake "Car Park" – According to my mother, there seemed to be more in Porthcawl before the war. The Salt Lake area is in the middle of town and should have plenty of potential. But all it is now is a wasteland.
<ul style="list-style-type: none"> Difficult to pinpoint one feature as there are so many (Rest Home, Jennings Building, Knights Arms etc) In past, big mistakes made by council not being strict enough on developments e.g. Bottle Bank – Façade of Esplanade Hotel was supposed to have been retained !
<ul style="list-style-type: none"> Harlequins + Train Station
<ul style="list-style-type: none"> Harlequins
<ul style="list-style-type: none"> The frontage, Pavilion, Hotels etc.
<ul style="list-style-type: none"> The green area by the harbour
<ul style="list-style-type: none"> Jennings building and Knights Arms already in hand. Harlequins building to be restored.
<ul style="list-style-type: none"> The square area, The old pub looking an eyesore (Knights Arms), Restore or demolish !
<ul style="list-style-type: none"> THE GRAND PAVILION ! This building attracts 1000s of people to Porthcawl and benefits local businesses. It should be a beautiful feature of the seafront, but instead its looking more and more "Slobby" each year. It has the potential to look amazing !
<ul style="list-style-type: none"> We would like to see special buildings e.g. Pavilion, Seabank Hotel, shelter on the green, preserved along with the Edwardian seafront. Also, Eastern promenade is a disgrace to the town !
<ul style="list-style-type: none"> Land at rear of Costa and Portway surgery needs landscaping.
<ul style="list-style-type: none"> Pavilion theatre
<ul style="list-style-type: none"> Front gardens not used as a bin store.
<ul style="list-style-type: none"> Harlequins building
<ul style="list-style-type: none"> House on corner of the Esplanade and Picton Avenue (Currently up for sale)
<ul style="list-style-type: none"> All these of value
<ul style="list-style-type: none"> The building above should be developed and the toilet block also needs work
<ul style="list-style-type: none"> The Harlequins building
<ul style="list-style-type: none"> The Promenade
<ul style="list-style-type: none"> The building on the Eastern Promenade has had the safety barriers around it for too many years to remember and it's the type of building that was expected at the seaside – was this missed on purpose ?
<ul style="list-style-type: none"> As a trader we discussed with Claire the need to include the public carpark at school lane & to improve the look for visitors. Arts project was discussed. Also we need to consider the other carpark.
<ul style="list-style-type: none"> (a) The continued presence of trees in the street. (b) The continuation of real pavements rather than Tarmaced. (c) The continued existence of a mix of proprietors – Hotels, Guest House, Flats, Residences.
<ul style="list-style-type: none"> People must keep bushes, trees and plant them for birds. People must pant bee friendly plants for all our sakes + not use pesticides.
<ul style="list-style-type: none"> The ceramic tiles on the side of the Indian restaurant, beside the side road leading to The Square. There is no information about their origin i.e. when they were made or who by. They're exposed to the elements and easily damaged. They should be preserved.
<ul style="list-style-type: none"> I would like to see the front of old buildings that are to be developed, retained so that the area does not look like a new development.
<ul style="list-style-type: none"> Hillsboro Place
<ul style="list-style-type: none"> Difficult question – The Harbour, The houses with pitch roofs and railings, The seafront – Are all beautiful. If I won the lottery, I would buy 'The Rest' and restore it as it is heart-breaking to see its decay.

<ul style="list-style-type: none"> • Development of cosy corner
<ul style="list-style-type: none"> • No vast development i.e. housing estates. Develop our services and tourism.
<ul style="list-style-type: none"> • I would restore The Esplanade Hotel and restore The Railway. I would also restore the paddling pool, which was in front of The Grand Pavilion
<ul style="list-style-type: none"> • All of the Victorian frontages
<ul style="list-style-type: none"> • “The Esplanade Hotel” – As this has been demolished – None. I have no problem with the new building, it is a move into modernising the promenade.
<ul style="list-style-type: none"> • Harlequins, Railway Station, Salt lake car park ! Why have you let it get so run down and desolate ? As expensive rate payers, we deserve far better ! I for one am totally ashamed !
<ul style="list-style-type: none"> • Large building by the harbour
<ul style="list-style-type: none"> • Esplanade Avenue etc
<ul style="list-style-type: none"> • “Harlequin” building, Dock Street
<ul style="list-style-type: none"> • Pavilion is very important
<ul style="list-style-type: none"> • The building that houses the Post office and Spar – it features a balcony on the first floor, as it was once a cinema.
<ul style="list-style-type: none"> • Eastern promenade – upper + lower.
<ul style="list-style-type: none"> • The museum in John Street
<ul style="list-style-type: none"> • Retain the small shops + boutiques which are very much part of the attraction to visitors + residents alike.
<ul style="list-style-type: none"> • Porthcawl Hotel requires fundamental external restoration.
<p>Question 6 - What do you think could be improved about this conservation area ?</p>
<ul style="list-style-type: none"> • Sort out the road surface
<ul style="list-style-type: none"> • To extend a little
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • Extended to include the 3 Villas at the top of Esplanade Avenue in Gordon Road and Lias Cottages
<ul style="list-style-type: none"> • Reduce amount of pavement cafés, bars and enforce shop owners to remove pavement displays.
<ul style="list-style-type: none"> • Inclusion of Mary Street
<ul style="list-style-type: none"> • Not very sure, but feel that it is within reasonable boundaries.
<ul style="list-style-type: none"> • Kerbside cleaning, general maintenance i.e flower beds. Pedestrian tidy up i.e Eastern Prom, very scruffy.
<ul style="list-style-type: none"> • Need to change the way seats are barriered around, tables+chairs for the visually impaired – in pedestrian area.
<ul style="list-style-type: none"> • Develop derelict land ! Absolute eyesore !
<ul style="list-style-type: none"> • Perhaps to include Picton Avenue as well ?
<ul style="list-style-type: none"> • Glad that Jennings building is being utilised. However not keen on new building at Cosy Corner, much better restoring to open space, Sailing/paddling pool as it was in the past.
<ul style="list-style-type: none"> • I would like the buildings and the whole appearance of John Street to improve. It looks shabby and uncared for.
<ul style="list-style-type: none"> • I would like to see the eastern promenade and Salt lake car park improved. The whole area is an eyesore !
<ul style="list-style-type: none"> • General maintenance – weed control in lanes + street corners. Replant trees.
<ul style="list-style-type: none"> • Restore the rundown buildings that are an eyesore
<ul style="list-style-type: none"> • The Tar mac beach needs updating urgently with a sympathetic design.
<ul style="list-style-type: none"> • Tar mac beach removed.
<ul style="list-style-type: none"> • Get rid of the two rotting concrete structures on the Eastern Promenade – In fact the whole of the Eastern Promenade is a disgrace !
<ul style="list-style-type: none"> • Much stricter controls over so called “Building improvements and extensions”. All should be in keeping with a Victorian seaside town.
<ul style="list-style-type: none"> • Aspects of public realm
<ul style="list-style-type: none"> • Pavements for safety of pedestrians, prams, wheelchairs etc.
<ul style="list-style-type: none"> • A walking trail around the conservation area, detailing all the buildings.
<ul style="list-style-type: none"> • The square area, The old pub looking an eyesore (Knights Arms), Restore or demolish !

<ul style="list-style-type: none">• The Grand Pavilion, The Seabank Hotel. The seafront needs a complete freshen up.								
<ul style="list-style-type: none">• Lias cottages should be included. What about Old station masters house ? (Harlequins antique shop) – looks a mess at present.								
<ul style="list-style-type: none">• Land at rear of Costa and Portway surgery needs landscaping.								
<ul style="list-style-type: none">• Refurbish John Street								
<ul style="list-style-type: none">• Try to “Inspire” residents to have a civic pride in their homes + gardens + area.								
<ul style="list-style-type: none">• Mary Street should be included to stop further abuses of historic buildings.								
<ul style="list-style-type: none">• The car parks at the pavilion theatre could be cleaned up + the bins moved out of sight. As a resident of Pavilion Court, this applies to not only residents, but also looks bad from the promenade.								
<ul style="list-style-type: none">• Extension to the conservation boundary is a good thing								
<ul style="list-style-type: none">• Remove the harbour offices – 2 Porta cabins + shipping container from the kids play area – The previous swimming pools.								
<ul style="list-style-type: none">• ‘Gateway’ at the top of Hillsborough place – We suggested a ‘Beach Hut’ market on this area. Both sites are owned by BCBC but not maintained or invested in & both areas are very important. Gateways to the historic town centre & Band stand, we have lots of ideas on how to improve this.								
<ul style="list-style-type: none">• I am in favour of residents permit parking – it can’t continue to be free parking for workers and businesses in town.								
<ul style="list-style-type: none">• The proposed one ? Or the one already in ? Litter + faeces. Both totally fixable.								
<ul style="list-style-type: none">• The Square area and Harbourside area are in urgent need of conservation i.e. improvement in appearance and information provided to all as to how and when this will happen.								
<ul style="list-style-type: none">• I like it to be extended to include the whole of the “Green Avenue” as this is such a pleasant road.								
<ul style="list-style-type: none">• Roads and car parks								
<ul style="list-style-type: none">• Perhaps tighter controls to restore character. Trees in streets and olde-worlde street lights.								
<ul style="list-style-type: none">• Development of cosy corner – Details requested.								
<ul style="list-style-type: none">• No vast development i.e. housing estates. Develop our services and tourism.								
<ul style="list-style-type: none">• The area should be extended to encompass the Eastern Promenade.								
<ul style="list-style-type: none">• Speed of protection								
<ul style="list-style-type: none">• “Invest in the seafront” Look at Barry and Port Talbot !!								
<ul style="list-style-type: none">• Why has nothing been done with Salt Lake car park ? It’s an eyesore ! Eastern promenade also needs urgent work !!								
<ul style="list-style-type: none">• Building known as “The Bottlebank”								
<ul style="list-style-type: none">• Avoid buildings encroaching on Promenade								
<ul style="list-style-type: none">• Knock down the “Bottle Bank” and put back suitable frontage.								
<ul style="list-style-type: none">• Reorganise character of beach (Terracing)								
<ul style="list-style-type: none">• The existing conversion area, added to the proposed extension would be a great improvement								
<ul style="list-style-type: none">• Remove tarmac beach								
<ul style="list-style-type: none">• Salt lake car park is a disgrace and should be returned to a harbour.								
<ul style="list-style-type: none">• Planting of more trees, especially in the long avenues.								
<ul style="list-style-type: none">• John Street shop fronts need stronger planning control. The Porthcawl regeneration strategy town improvement grant procedure guidance should be firmly applied.								
Question 7 - What do you think about the proposed extension to the existing conservation area boundary ?								
<table border="1"><tr><td>LOOKS ABOUT RIGHT – 39</td><td>ITS TOO WIDE - 2</td><td>ITS TOO SMALL - 7</td><td>I WOULD CHANGE PART OF IT - 8</td></tr><tr><td>DON’T KNOW - 6</td><td></td><td></td><td></td></tr></table>	LOOKS ABOUT RIGHT – 39	ITS TOO WIDE - 2	ITS TOO SMALL - 7	I WOULD CHANGE PART OF IT - 8	DON’T KNOW - 6			
LOOKS ABOUT RIGHT – 39	ITS TOO WIDE - 2	ITS TOO SMALL - 7	I WOULD CHANGE PART OF IT - 8					
DON’T KNOW - 6								
<ul style="list-style-type: none">• What are we conserving here ? See above, suggested removal of market-style shops from pavements and road area, along John Street.								
<ul style="list-style-type: none">• Would probably include Picton Avenue.								
<ul style="list-style-type: none">• Concerned about the cost to home owners of maintaining/improving house fronts to meet conservation standards ? Replace/replant flower beds in the Grand Pavilion – Both sides + make								

toilets more accessible.		
<ul style="list-style-type: none"> Extend area to include Rest Bay Home along Western Prom, also Eastern Prom. 		
<ul style="list-style-type: none"> A great idea to cover all of John Street 		
<ul style="list-style-type: none"> No problem 		
<ul style="list-style-type: none"> Concerned about how being included within conservation area (Picton Avenue) will affect our abilities as home owners to make decisions on upgrades and improvements to our homes. 		
<ul style="list-style-type: none"> Work carried out on Watch tower etc looks very good. Progress on Knights Arms extremely SLOW ! 		
<ul style="list-style-type: none"> Include Mary Street and exclude Picton Avenue (At the moment only half is included) 		
<ul style="list-style-type: none"> Porthcawl is a lovely place to live, anything you can do to improve it, will be greatly appreciated. 		
<ul style="list-style-type: none"> Extended to include the 3 Villas at the top of Esplanade Avenue in Gordon Road and Lias Cottages 		
<ul style="list-style-type: none"> The remain of Picton Avenue should be included and Mary Street. The Eastern Prom on the seaside – Always was part of any visit to Porthcawl. 		
<ul style="list-style-type: none"> Ideally Mary Street would appear to stand out as a logical extension, but the condition of most of the properties in the street would presumably exclude that. 		
<ul style="list-style-type: none"> The whole of Picton Avenue should be included in the conservation area, which should be extended to include the shelter near the harbour area on the eastern promenade, which is in an appalling run-down condition and detrimental to Porthcawl as a tourist town. 		
<ul style="list-style-type: none"> I like it to be extended to include the whole of the “Green Avenue” as this is such a pleasant road. 		
<ul style="list-style-type: none"> However the whole area could do with a good clean. 		
<ul style="list-style-type: none"> I wonder why only half of 1 street (Picton Avenue) is included. Otherwise, it looks ok. Esplanade Avenue is a must. 		
<ul style="list-style-type: none"> Protect our town. I am not knowledgeable about certain areas, but I feel I need to know more 		
<ul style="list-style-type: none"> The area should be extended to encompass the Eastern Promenade. 		
<ul style="list-style-type: none"> Far too small 		
<ul style="list-style-type: none"> You can never return to Victorian/ Elizabethan Porthcawl, so please don't force it on us !! 		
<ul style="list-style-type: none"> Needs to include John St, Mary St and Eastern Promenade. Why left out when they are the busiest streets ? 		
<ul style="list-style-type: none"> It would be a great improvement if it actually happens ! Of benefit to all. We, as a town have been promised a lot that hasn't happened ! 		
<ul style="list-style-type: none"> Let's hope there are not going to be loads of consultations, where the views of the people of Porthcawl are ignored. Wake up BCBC. 		
<ul style="list-style-type: none"> It should include Salt lake to ensure that any future development is sympathetic to the towns architecture and to the historical association of the area to its maritime origins. 		
Question 8 Would you like any further information ?		
NO - 33	YES – CONSERVATION & PLANNING GUIDANCE - 14	YES – MAINTAINANCE & REPAIR OF HISTORIC BUILDINGS & ANY POSSIBLE FUNDING - 13
YES – ON BECOMING MORE INVOLVED IN LOCAL HERITAGE - 8		YES – LOCAL COMMUNITY HERITAGE & CONSERVATION PROJECTS - 17
YES – BRIDGEND HERITAGE NETWORK - 8		YES – ON CONSERVATION TRAINING & SKILLS - 9
OTHER, PLEASE COMMENT - 3		
<ul style="list-style-type: none"> The building at the display were all in private ownership and yet the money comes from our “Lotto” or “Rate” moneys. 		
<ul style="list-style-type: none"> Wildlife conservation 		
<ul style="list-style-type: none"> I am committed in protecting my town – I need to be proactive. 		
Question 9 - Do you have any historical information, photographs or memories that you would like to share with us ?		
YES - 8		NO – 55

<ul style="list-style-type: none"> • Only postcards, probably already in your stock. • I tend to send stuff to the Porthcawl Museum • Already brought in photo of John Street in 1938 to show Sue. • See map attached to questionnaire 36 • The building that houses the Post office and Spar – it features a balcony on the first floor, as it was once a cinema. 	
OTHER ISSUES RAISED VERBALLY	
<ul style="list-style-type: none"> • Porthcawl wants swimming pool + Indoor sports now ! • I feel open space with attractions e.g. play area, would benefit restaurants/businesses. • Promises have been made for more years than I care to remember, that sports facilities, new shopping facilities and Sandy bay/ Salt lake car park, would be utilised for the residents and tourists of Porthcawl. Nothing has happened and the whole place looks run down, like a shanty town ! • What has happened to the promised indoor sports facilities/swimming pool ? It would be a great improvement to the area and provide much needed facilities for the whole area. • Paving from front of Coney beach, all the way up to the sea front is in a terrible mess ! It needs to be renewed as there are accidents every day with people falling due to the slabs. Especially OAPs and small children, think how much the council is paying out in accident claims ! Please show some care and investment to Porthcawl ! It has looked in a dilapidated state for far too long ! • Is any money forthcoming for conservation ? No sign of it as yet ! • V2Coast house in Picton Avenue – needs care + the gardens are a mess- as no one has “Ownership” or care of it. • PeterBurcher@btinternet.com. Proposed scooter shelter at Middleton Court – See planning dept and respond (CH) • Information of this important nature, should be put in the Seaside magazine (Posted free to all residents in Porthcawl and surrounding area), not just put in the Gazette, as many people have stopped purchasing this paper, due to cost and quality ! • Include Mary Street in the CA • Include the car park r/o John St, it’s the first thing many visitors see- Could we tidy it up + have some artwork on the boundary wall ? (Abbey from Home+Colonial) • Cover over part of John Street (Michelle from Divine lady) Chair of town partnership – Some form of cover for shoppers in the street – Will be getting feasibility study done to look into it. • FAQs on the website or as a handout to residents. • Include Lias Cottages in the area. • What is happening with the proposed supermarket/Retail outlets at Salt lake car park ? 	
Major Complaints – John Finney	
(a) This package was delivered in the afternoon of Tuesday 16/02/16 – Just not good enough !	
(b) Why wasn’t these packages delivered at least 4 weeks before ? At the display I was told the delay was to have a welsh copy – shouldn’t you have known this ?	
(c) Display at the pavilion didn’t have it in welsh – Reason given me it would cost £200. I am very disappointed with the way this was done – see Questionnaire 39.	
<ul style="list-style-type: none"> • Would all this conservation affect the council taxes paid by local residents ? • Does the council realise the significance of the road known as Hutchwns Terrace. These 5 houses made up the residences of the Harbour Master, his 2nd in command, 3rd in command, 4th in command and finally 5th in command. These houses were built to accommodate the officers in houses to fit their rank. No 1 Hutchwns Terrace – Double fronted No 2 Hutchwns Terrace – Single fronted No 3 Hutchwns Terrace – Slightly narrower Single fronted 	

No 4 Hutchwns Terrace – Slightly narrower single fronted

No 5 Hutchwns Terrace – Slightly narrower single fronted

My mother + father lived in 36 Hutchwns Terrace for many years, 1946-1989. My name is David Williams. I live in 14 Sandymeers, Porthcawl and my email address is daiwilli@hotmail.com.

- **The building that houses the Post office and Spar – it features a balcony on the first floor, as it was once a cinema.**
- **The railway which once brought trainloads of visitors to enjoy the beaches & scenery. To restore it would be fantastic !**

Proposed Extension to Porthcawl Conservation Area – Consultation

Continuation sheet

4. The whole area suggested as an extension to the existing Conservation area is unique in the history of Glamorgan as it was constructed at the turn of the 19th Century when Porthcawl was in the throes of a transition. Maritime trade at the port of Porth Cawl had become a thing of the past and the town was turning its energies towards becoming a thriving seaside resort fit for the 20th Century.

Porthcawl was effectively a new town and the architecture and buildings within the parameters of the present Conservation area and its surroundings were constructed in a comparatively short period of time and reflect the design and building methods popular during the Edwardian period. James Brogden and his wife Caroline were the prime instigators of this vision and all roads were built on a grid system that led to the seafront.

5. Saving and restoring the gabled rooflines and exterior villa style of the terraced buildings with their ornamental balconies and railings should be of the highest priority.

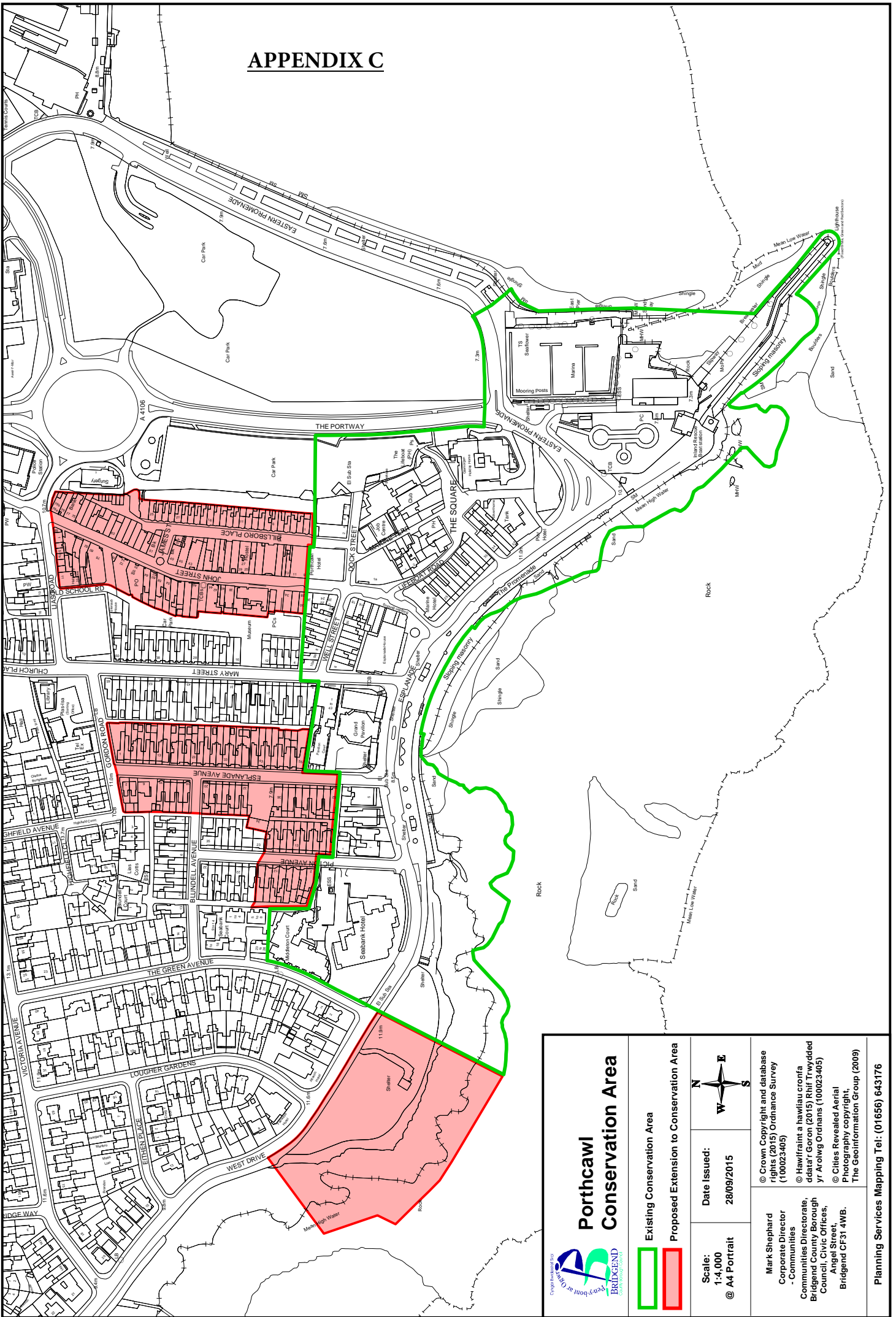
6. Firstly, the Conservation area could do with a general clean and tidy-up. It would also be desirable if some additional rubbish bins of a conservation design and quality could be provided.


Secondly, the existing requirements attached to the area, which is important enough to be a designated area of Conservation, should be much more rigorously enforced, for example all the shop fronts in John Street should, at the very least, be of a conservation design and quality. Not all are. Some are really cheap and nasty and do not either reflect or befit the Edwardian period in which the buildings were originally constructed. Arguably, they are also not good examples of the best that the 21st Century can offer.

Thirdly, those shop fronts are not compatible with the upper floors of the buildings of which they front. Generally, the upper storeys of the buildings in John Street are in much better state of preservation and, as a whole, remain in keeping with the Edwardian look of the town lying within the Conservation area.

7. Although a number of developments that have taken place in Mary Street have detracted from the overall appearance of the road and its Edwardian origins, there are a sufficient number of older properties remaining with their gabled rooflines, iron railings and balconies for the whole of the road to be included in an extended Conservation area. Nowadays, being part of a Conservation area is, for many people, an incentive to restore and/or maintain property while for others, it is both an encouragement and a cue to invest in property within its boundaries. For that same reason, the area around the bottom half of Victoria Avenue, and Philadelphia Avenue could also be usefully included in an extension of Porthcawl's Conservation area.

APPENDIX C






**Porthcawl
Conservation Area**

Existing Conservation Area

Proposed Extension to Conservation Area

Scale:
1:4,000
@ A4 Portrait

Date Issued:
28/09/2015



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