



December 2025

Grade II Listed Public Conveniences, John St, Porthcawl:

# BUILDING CONDITION SURVEY



PORTHCAWL  
TOWN COUNCIL

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On behalf of Initiate Architecture Ltd

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## 1.0 Introduction

### 1.1 Purpose of the Survey

Initiate Architecture has been appointed by Porthcawl Town Council to prepare a comprehensive Building Condition Survey, identifying the current condition and the scope of repairs required to safeguard the future of the Grade II listed Public Conveniences.

Initiate Architecture has also appointed TC Consult, heritage specialist cost consultants, to prepare a cost plan of identified repairs scope. This will provide Porthcawl Town Council with an informed understanding of the existing repairs liability, supporting decision-making in relation to a proposed Community Asset Transfer (CAT) with the building's freeholder, Bridgend County Borough Council.

### 1.2 Methods of Inspection

Site investigations were undertaken over several days in October 2025, during cold and occasionally wet conditions. These investigations were supported by Coombs Land Surveyors, who were commissioned to provide an updated CCTV inspection survey of the below-ground foul drainage system, together with an associated condition report (refer to Appendices).



### 1.3 Conservation Principles

The Public Conveniences are Grade II listed and hold considerable significance as an increasingly rare example of early twentieth-century local authority built provision. It is therefore important that all recommended repairs and proposed methodologies are carefully considered against recognised Conservation Principles, in order to safeguard the building's significance, protect its fabric and preserve its distinct character.

Our survey and repair recommendations are guided by established conservation frameworks, including the ICOMOS International Charters and Cadw's best practice guidance. The key principles adopted are as follows:

#### Understand Significance:

All decisions are to be informed by an understanding of the building's architectural, historic, evidential and communal values by a Heritage Statement conducted by Initiate.

#### Minimum Intervention:

Works are limited to those necessary to ensure the building's continued use and safeguarding, including those recommended to improve its aesthetic value and visitor experience by addressing detrimental, non-original intervention.

#### Repair rather than Replace:

Retention and repair of original fabric is prioritised, with replacement considered only where elements are beyond practical repair.

#### Compatibility of Materials and Methods:

Repairs use materials and techniques that are technically compatible with the building's construction and exposed climate.

### 1.4 Priority Categories

To allow decisions to be made regarding repairs priorities in line with available budgets, the survey categorises repairs into three categories:

#### Priority 1: Works to ensure long-term weathertightness and protection of historic fabric

Addresses defects that risk allowing water ingress, structural decay, loss of significant heritage fabric or raising Health and Safety concern if not addressed in the short-term.

#### Priority 2: Preventative works to reduce medium-to long-term maintenance demand

Measures that improve durability, slow deterioration or reduce future repair frequency/costs over the medium-term, without being immediately critical.

#### Priority 3: Works for cosmetic or presentation purposes

Aesthetic / cosmetic improvements that enhance appearance, heritage values or visitor experience.

***It is recommended that, where financially feasible, all identified repairs are undertaken concurrently as part of a single coordinated project. This approach delivers cost efficiencies through shared access arrangements, reduced contractor mobilisation and preliminaries, and often allows for more effective sequencing which minimised disruption and reduces the total time that the building is closed to the public.***

### 1.5 Requirements for Further Site Investigation (S.I.)

Where the findings of this Condition Survey indicate the need for further Site Investigation (S.I.), these have been raised in Section 9.

## 2.0 Executive Summary

### 2.1 Summary of Findings

The Grade II listed Public Conveniences on John Street represent a rare surviving example of early twentieth-century public provision and remain a valued part of Porthcawl's town centre. Public engagement during survey work highlighted strong local interest, fond recollections and broad support for their refurbishment, reinforcing the building's communal significance.

This Building Condition Survey sets out the repairs required to secure the building's long-term future and to reduce maintenance liabilities for Porthcawl Town Council following the proposed CAT Transfer. The survey confirms deterioration to roof coverings, flashings, rainwater goods and cementitious render, resulting in water ingress and increased vulnerability of the historic fabric. A principal structural defect to the east pilaster requires specialist repair in the short term. Internal areas show age-related wear, localised damage and end-of-life building services, while recent CCTV investigations indicate the need for improvements to below-ground drainage.

Repairs have been categorised under three priorities to support clear budgeting and programming. Where feasible, it is recommended that all works are delivered as a single coordinated package to maximise cost efficiency and minimise disruption / periods of closure. Consistent with good conservation practice, repair is favoured over replacement, particularly where original features contribute significantly to the building's distinctive character (such as vitreous urinals, wash basins, windows, mirror fixtures, ceramic tiling and terrazzo floors).

The repair principles outlined in this document were reviewed with BCBC Conservation during a pre-application site visit on 9 December 2025.



## 3.0 Building Overview

### 3.1 Address & Location

Public Conveniences,  
John St,  
Porthcawl,  
CF36 3BA

### 3.2 Listing Description

The Public Conveniences were designated as a Grade II listed building by Cadw on the 22nd February 1989, with a further amendment on the 17th February 1998. Cadw's listing citation (Record No: 11355) describes the following:

#### **History**

*Dated 1924, a purpose-built facility provided by Porthcawl Urban District Council for the town centre.*

#### **Exterior**

*Simple classical style purpose-built public conveniences, Ladies to front, Gentlemen stepped down to rear; gable end to front set in the slope. Painted roughcast front and side elevations with mainly rendered and painted dressings and some red brick; artificial slate roof with gable roofed louvred ventilators, skylights and tiled ridge. Gabled front has stepped pediment with ball finials to ends; Greek cross panel to pediment containing the Porthcawl anchor emblem to top, name to middle and date 1924 below in Art Deco style numerals. Brick pilasters at ends, also one to right of Ladies entrance, supporting a tall semi-circular arch with keystone and inset wrought iron tympanum; twin semi-circular headed small pane windows to right apparently renewed with bottom opening segments, hoodmould, impost and keystones; rendered panel strips and red brick plinth below.*

*To the left side a continuous impost band stepped down at junction links all 8 windows similar to those on front though with decorative aprons. The plainer Gentlemen's entrance to left of centre has square headed doorway under round arched tympanum with round light.*

#### **Interior**

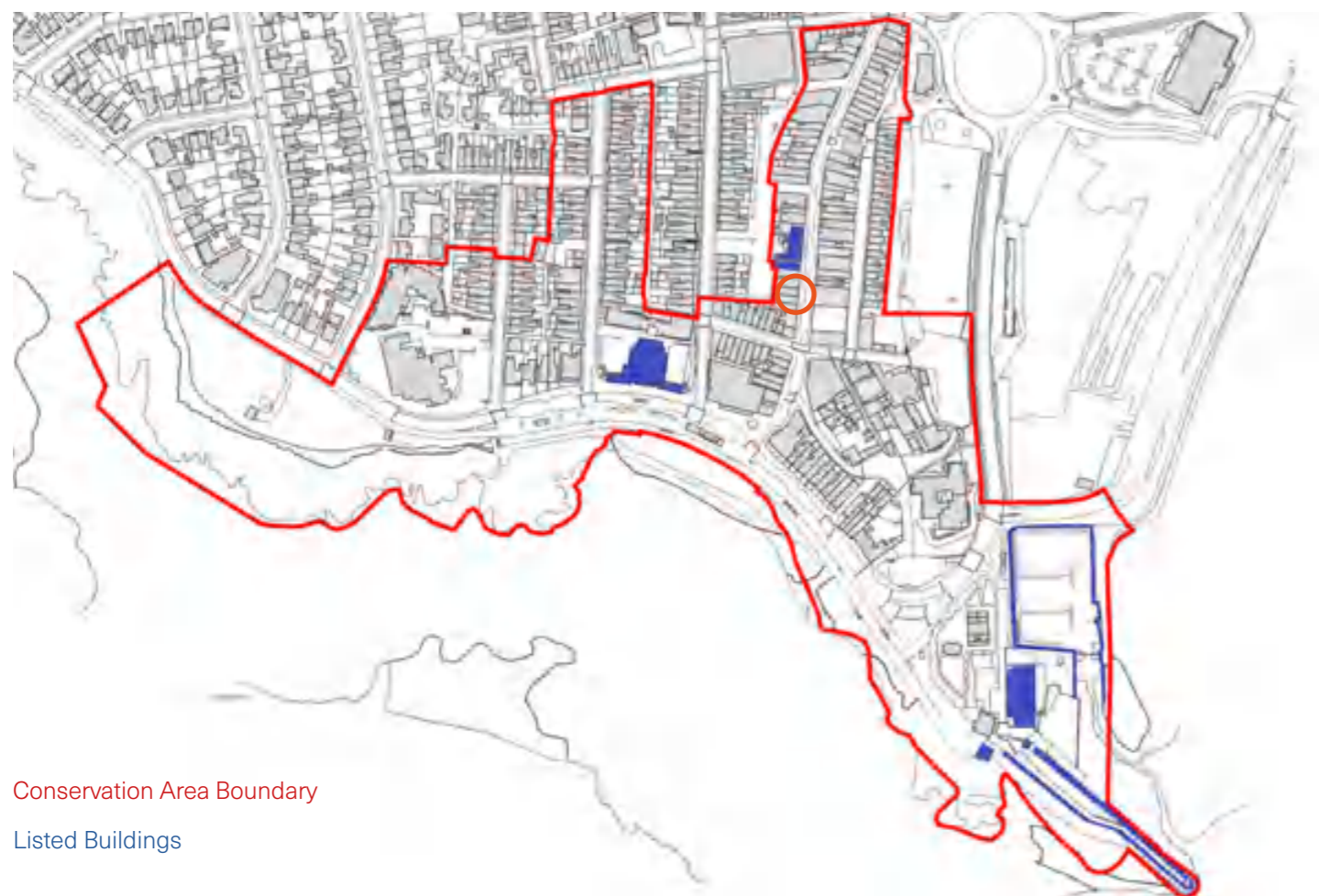
*Interiors retain original fittings and full height white tiling with cornice and other classical detail; terrazzo floors; dark wooden doors with round lights, partitions and attendants' offices; white cisterns and basins with brass taps, urinals by Pickup of Harwich. Ladies has tiled lobby and Art Deco stained glass over inner door incorporating lettering.*

#### **Reasons for Listing**

*Included as a rare, mostly unaltered and purpose-built example of this building type and for group value with the Old Police Station adjacent.*



### 3.3 Building Description



Conservation Area Boundary

Listed Buildings

#### 3.3.1 Wider Setting

The Public Conveniences are situated within the Porthcawl Conservation Area and are one of nine listed buildings located within its designated boundary. The Conservation Area was originally designated by Bridgend County Borough Council in August 1973 and, following an extension in 2016, now covers approximately 16.75 hectares. The Public Conveniences represent a significant early 20th-century example of local authority-built sanitary provision. This building type has become increasingly rare due to a national decline in the maintenance and safeguarding of such facilities. Despite this wider decline, the Public Conveniences in Porthcawl remain in active and valued use. Their continued operation, free-to-access nature, and prominent location on John Street, the Victorian commercial centre of Porthcawl, contribute greatly to their ongoing community importance.

Public Conveniences, John St, Porthcawl



#### 3.3.2 Site Location

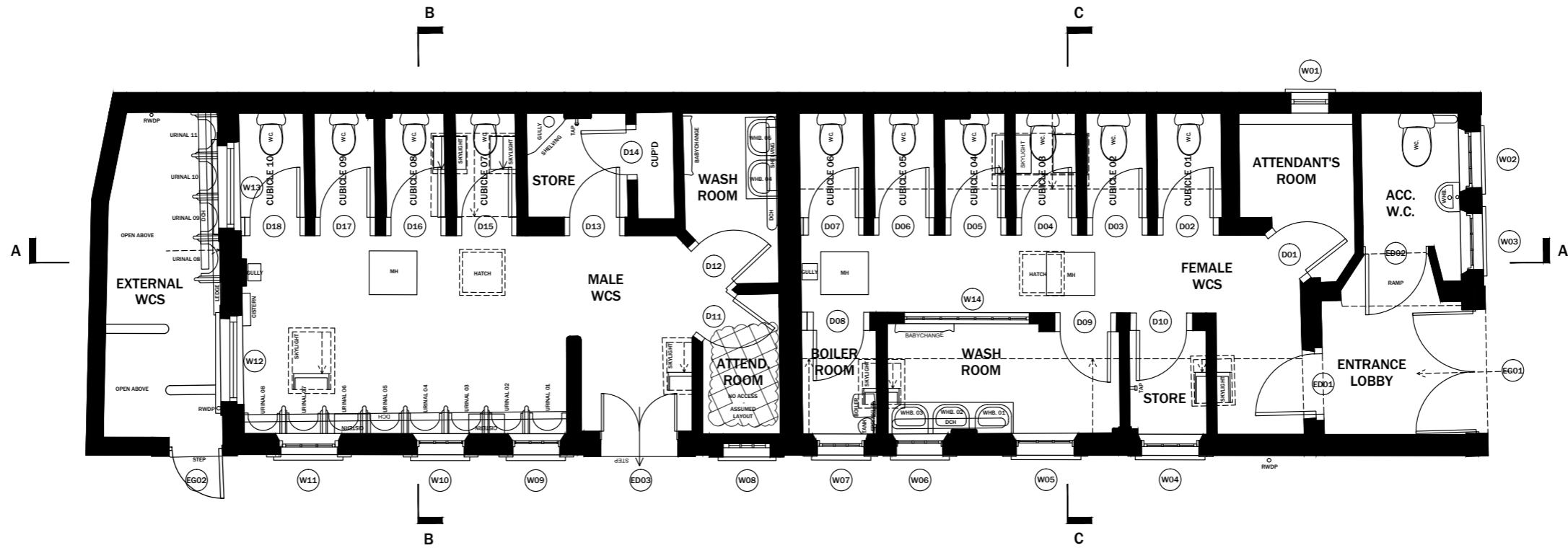
The Public Conveniences occupy a footprint of approximately 116 sqm on a sloping site that falls from its highest point on John Street toward the public car park to the west. The plan form is elongated and narrow, presenting a modest yet positive frontage to John Street with a well-detailed principal elevation. The Female and Accessible WCs are accessed directly from street level to the east, while the Male WCs are reached from the paved pathway along the south side of the building.

The design negotiates the change in ground level positively through a step in both the floor plate and the roof structure. This is expressed externally through the stepped arrangement of round-arched windows and the accompanying impost band to the south elevation, which together articulate an elegant response to the site's topography.

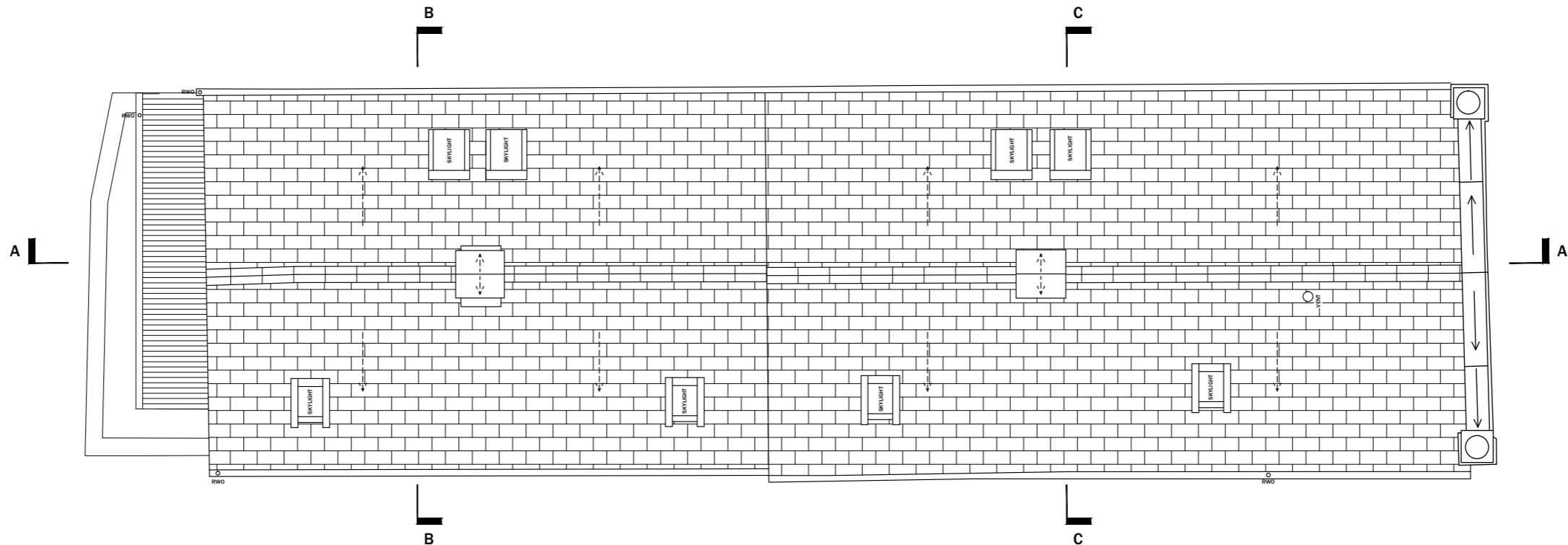
3.4 Existing Record Drawings



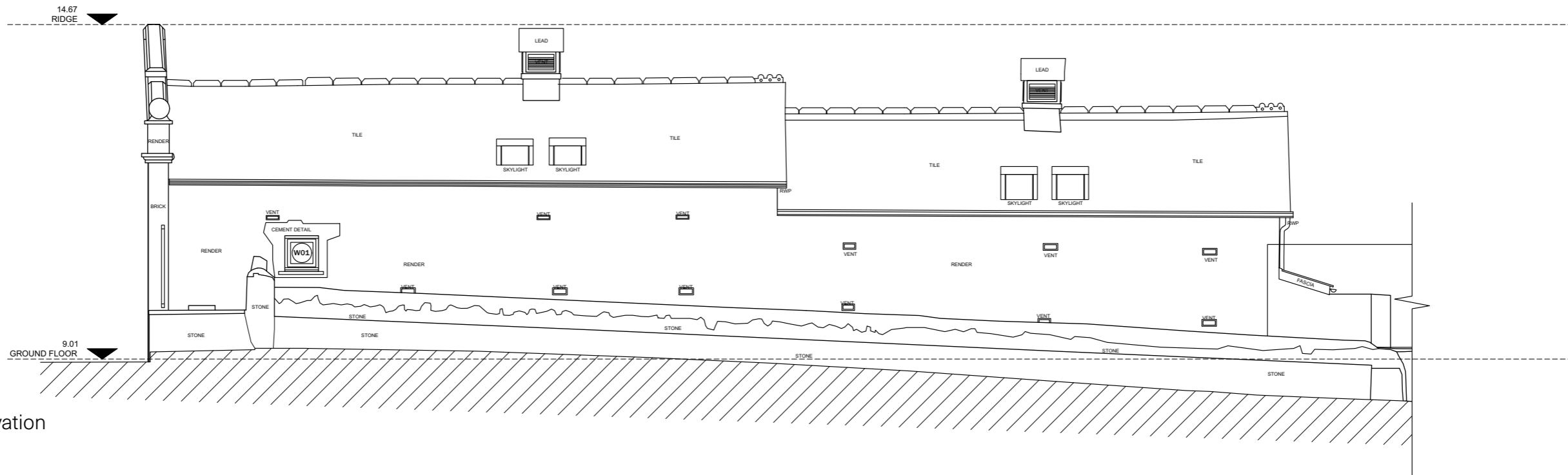
Existing Ground Floor Plan



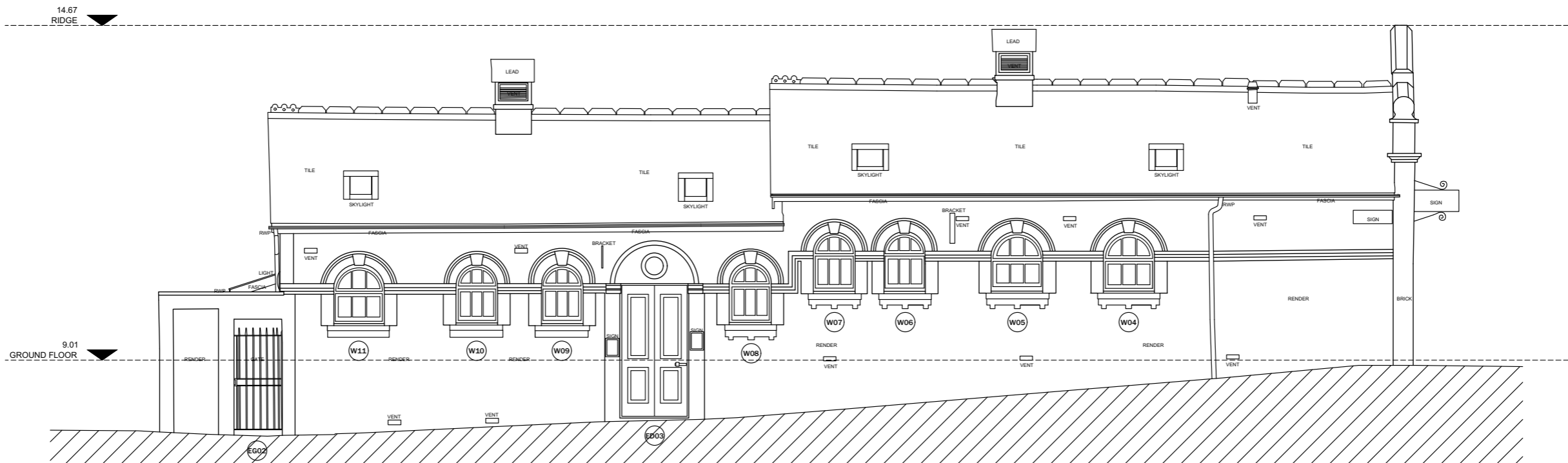
Existing Roof Plan



Note: Drawings are not to scale in this report. Refer to appendices for scaled drawing sheets.

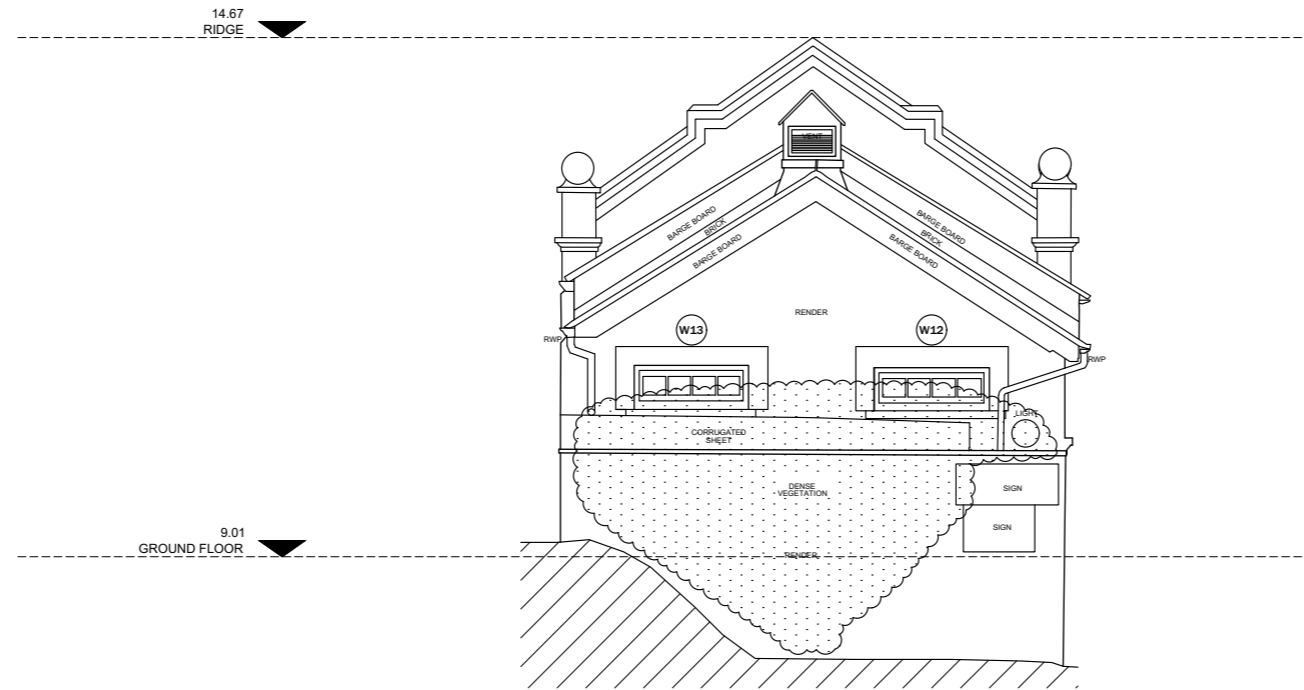


Existing North (Side) Elevation

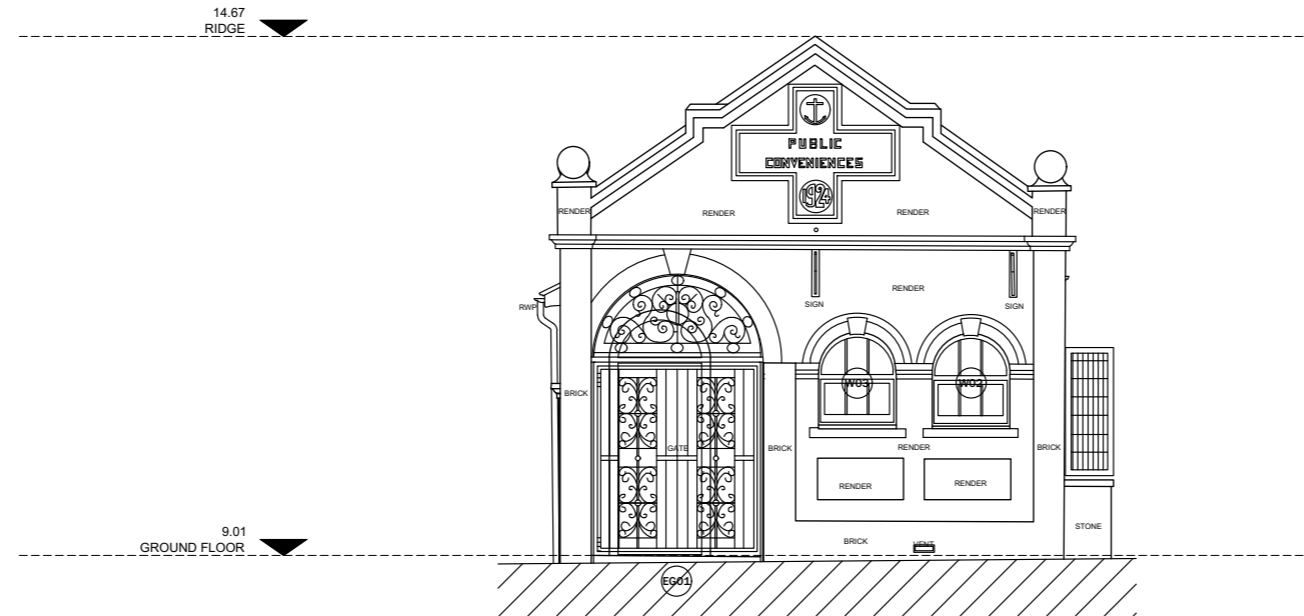


Existing South (Side) Elevation

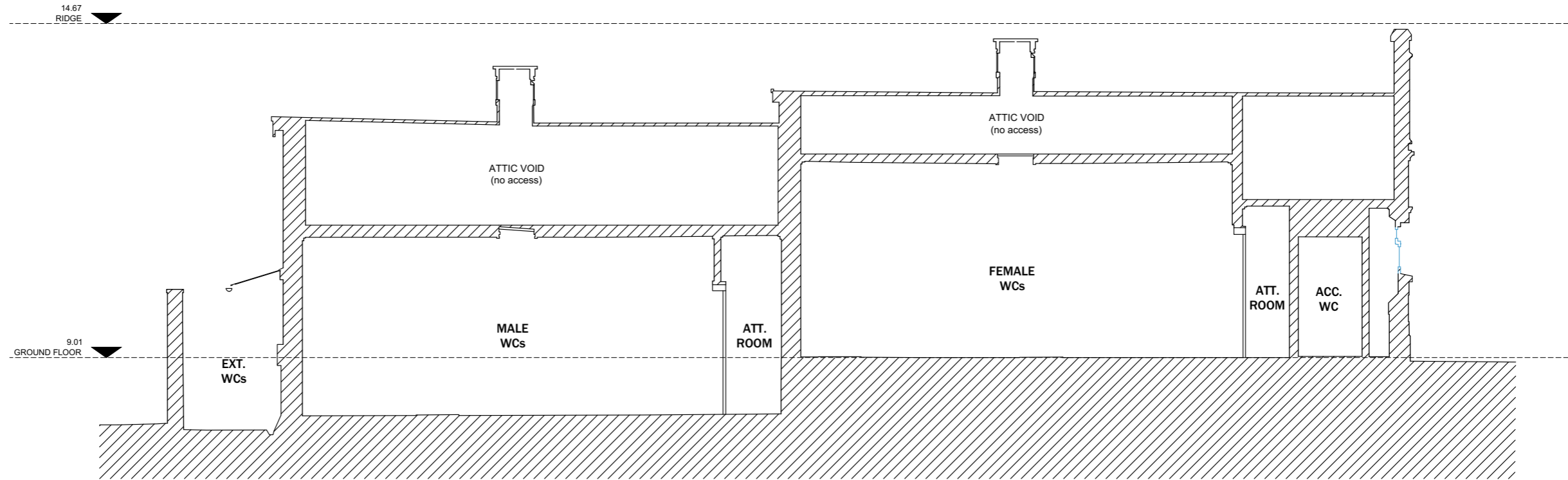
Note: Drawings are not to scale in this report. Refer to appendices for scaled drawing sheets.



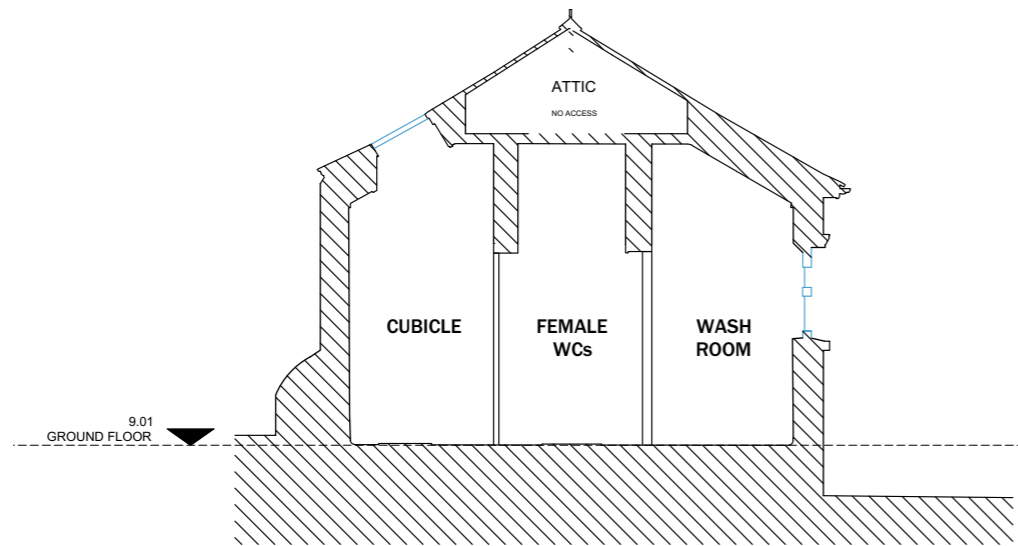
Existing West (Rear) Elevation



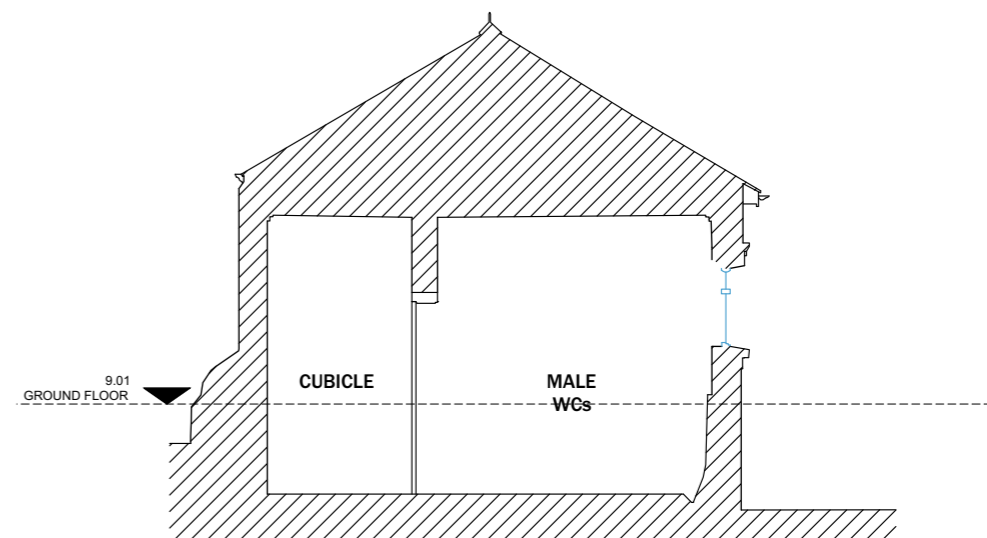
Existing East (Front) Elevation



Existing Section A



Existing Section B



Existing Section C

*Note: Drawings are not to scale in this report. Refer to appendices for scaled drawing sheets.*

East (Front) Elevation



North (Side) Elevation



South (Side) Elevation

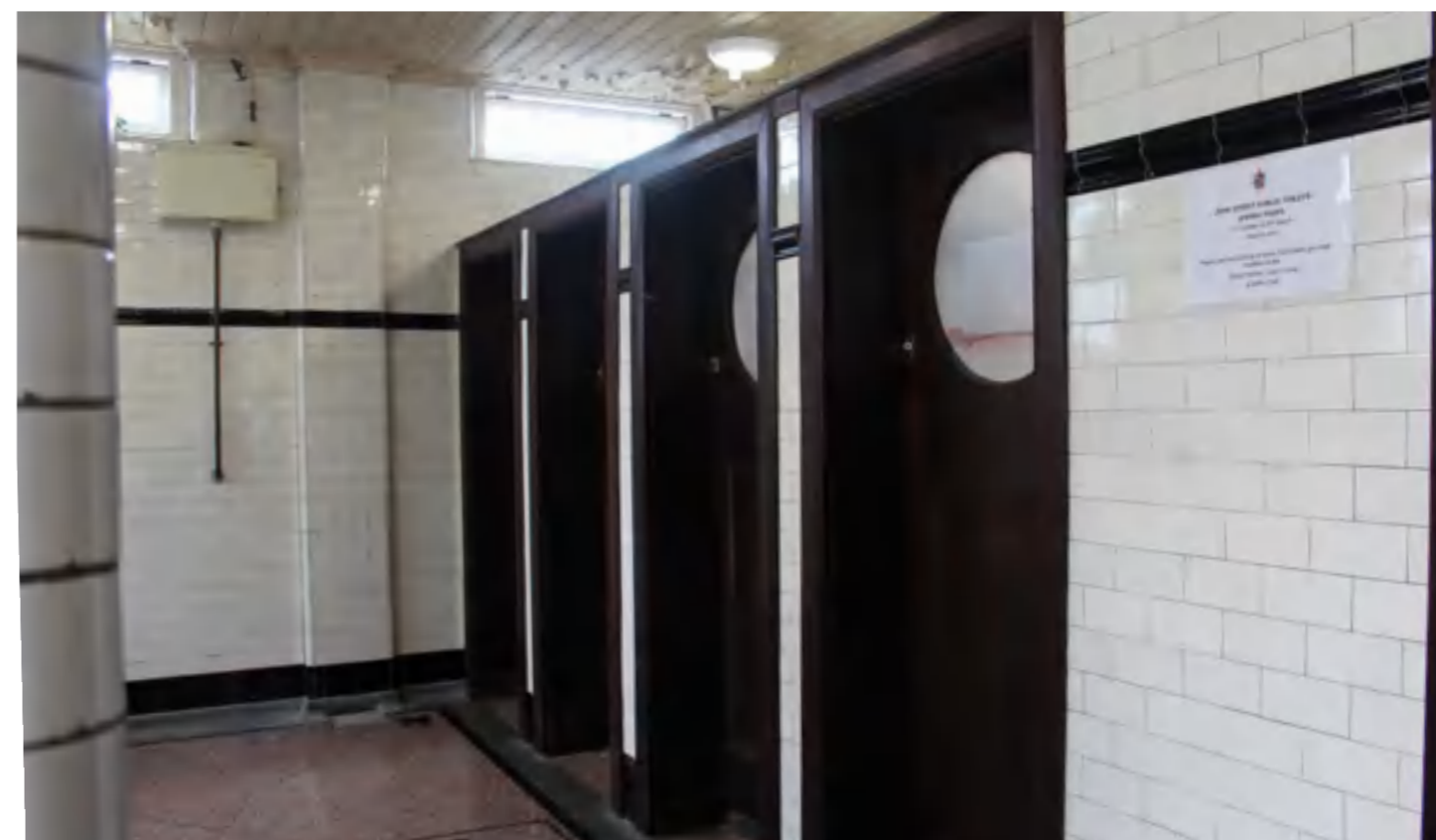


West (Side) Elevation



Public Conveniences, John St, Porthcawl

Male WC Interior



Public Conveniences, John St, Porthcawl

Female WC Interior



Public Conveniences, John St, Porthcawl

## 4.0 External Building Fabric

### 4.1 Roof Coverings & Details

#### 4.1.1 Pitched Roofs

**Description:** The building has a split-level pitched roof with a timber-framed roof structure and iron truss ties. The roof is clad in artificial cement slates, nail-fixed to timber battens, with a mineral-based felt and plastic underfelt to the eaves course. Typical slate overhangs are present at the eaves, discharging into the rainwater gutters, with plastic dry-verge profiles installed generally. The ridge line is finished with plain angular red clay ridge tiles, with a single crested red clay tile forming the gable-end terminations. All ridge tiles are bedded and jointed in cement mortar. At abutments, traditional lead sheet soakers and stepped cover flashings are present at the junction between the upper and lower roofs and at the abutment with the eastern parapet wall.

There are eight (8 no. total) simple, flush sheet-glass rooflights to the northern and southern roof pitches, each weatherproofed with lead sheet cover, side and apron flashings. Two painted timber cupolas are located at the ridges to the upper and lower roofs, providing natural ventilation to the roof void below. The cupolas are detailed with pitched lead sheet-lined roofs and lead sheet-clad apron skirts at their base. A single roof penetration is present to the upper level southern roof slope, accommodating a cast iron soil vent pipe with lead sheet collar flashing and plastic cowl.

**Condition:** Poor

The existing roof covering is considered to be beyond its expected lifespan (assumed to date from the 1980s and therefore approx. 40 years old) and has failed in numerous areas, with cracked and slipped tiles and consistent deterioration of the artificial slate surface. Evidence of a prolonged pattern of slippage is apparent across the roof, marked by the installation of localised lead straps and replacement slates. Lead flashing details to the eight flush rooflights are insufficiently robust with minimal upstand, creating vulnerable junctions prone to ingress. Lead cover flashings generally do not appear to meet minimum overlaps, particularly at the eastern parapet abutment and have been partially stolen from the abutment between the two roof levels. The red clay ridge tiles are in good condition generally and are considered suitable for careful removal, cleaning and re-use (excluding one cracked tile requiring replacement).

P01



P02



P03



P04



P05



P06



**Recommendation: Replace Artificial Roof Covering with Natural Slate****Priority 1**

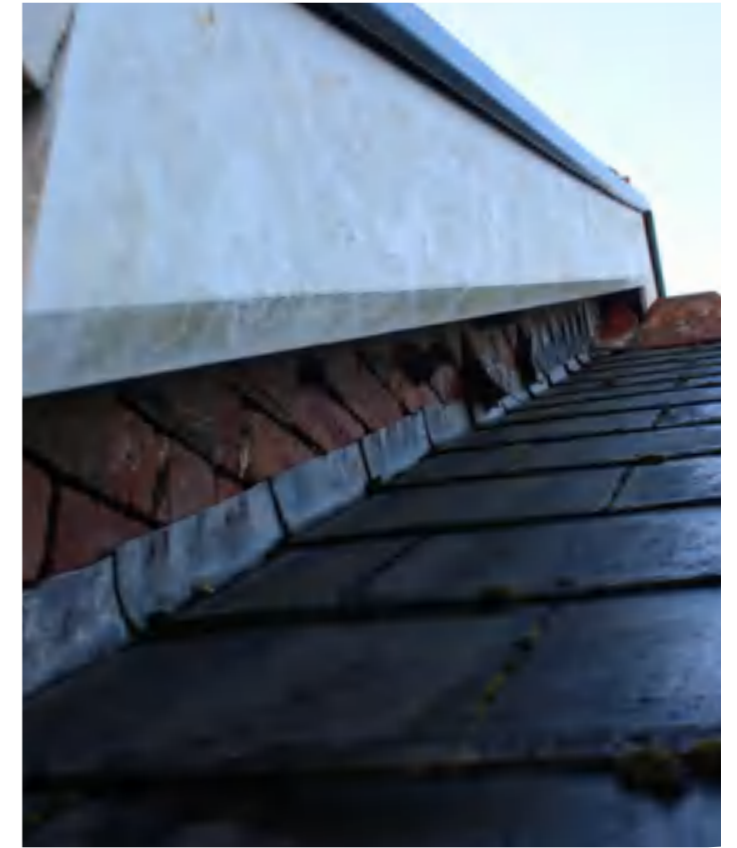
1. Carefully remove all red clay plain angled ridge tiles and store for re-instatement;
2. Remove all artificial slates from the full roof area (approx. 107 sqm footprint);
3. Remove 8 no. sheet glass roof-lights and lead weatherings;
4. Remove battens and underfelt;
5. Allow for inspection of roof structure by a Structural Engineer to confirm any required remedial work prior to re-covering;
6. Install new breathable roofing membrane (Klober PermoAir or equal approved);
7. Install new treated roofing battens;
8. Install new natural slate roof covering (Canadian Glendyne 1st Grade 500mm x 250mm 5mm);
9. Install 8 no. flush fitting conservation grade rooflights (allow for The Rooflight Company Conservation Rooflight - CR08-2 (exact size TBC));
10. Renew all lead abutment apron and stepped cover flashings with new Code 5 to Lead Sheet Training Academy (LSTA) guidance, treated with patination oil;
11. Thoroughly clean all red clay plain angled ridge tiles and prepare for re-bedding. Bed and joint all ridge tiles with lime (allow for Cornerstone Roofline Medium Fast Set NHL Mortar).
12. Allow for replacing 1 no. cracked ridge tile with like for like.

*Note: Porthcawl falls within the 'Severe' category on the BS 5534 Driving Rain Index. The roof pitch is approximately 30 degrees. Minimum head lap for fixing slates with nails to comply with BS 5534:2014 + A2:2018.*

P07



P08



P09



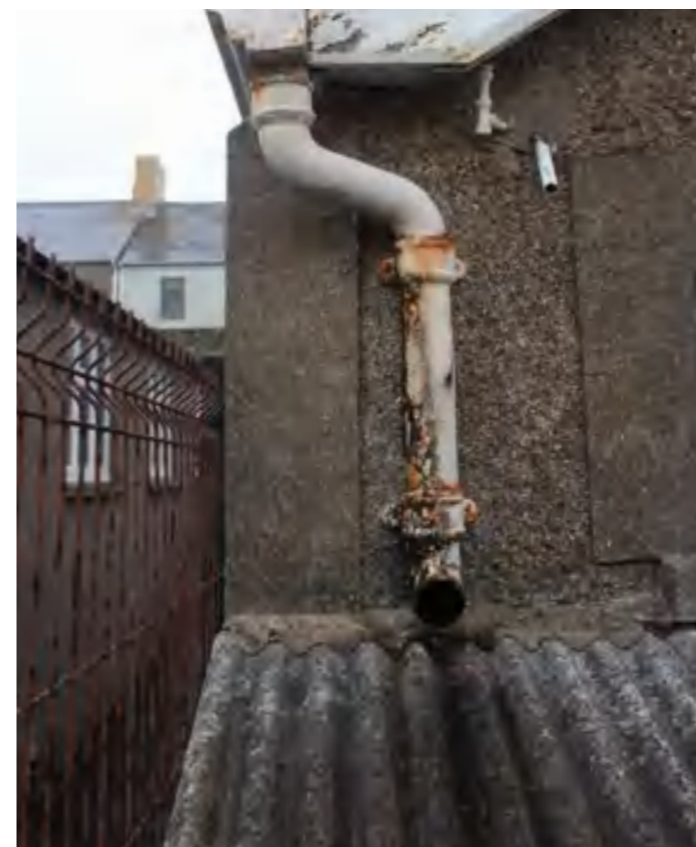
#### 4.1.2 Lean-to Roof over External Urinal

**Description:** The external urinal enclosure is covered partly by a softwood lean-to roof structure covered with assumed fibre-cement corrugated sheet. Prior reporting notes that verbal confirmation has been given that these are not asbestos containing materials, however this is to be formally confirmed. The abutment junction is weathered with cement fillet flashing, with the roof draining into a uPVC half-round gutter and single downpipe.

**Condition:** Poor

Cement fillet flashing has generally failed, exhibiting cracking and areas of detachment. The corrugated sheet roof covering is beyond its expected service life, with corrosion evident to fixings. The uPVC guttering is not draining effectively due to inadequate falls and accumulation of debris.

P01



P02



P03



**Recommendation: Replace Corrugated Sheet Roof Covering and Flashing**

**Priority 1**

1. Remove existing corrugated sheet roof covering, cement haunching and uPVC gutters and downpipes (*presence of asbestos to be confirmed prior to any works*)
2. Install new black polyester powder coated corrugated aluminium roof covering (black)
3. Install new lead flashing at abutment junction between and outside of concrete cills, coordinated with render replacement recommended later in this report.

#### 4.1.3 2 no. Ventilation Cupolas

**Description:** Two painted timber ventilation cupolas at the roof apex provide ventilation to the roof void and male and female toilets below via decorative ventilation grilles at ceiling level.

**Condition:** Fair

The existing cupolas are in fair condition and do not appear to be contributing to active rainwater ingress. However, the lead apron flashing is showing deterioration and, as part of the principal roof re-covering, should be renewed. The painted timber rails covering the apron flashings are deteriorating on both cupolas. Furthermore, stainless steel fixings have not been used, and fixings are corroding to the base rails and to the ventilation louvres generally.

#### Recommendation: Repairs to Cupolas

Priority 2

1. Renew deteriorating lead upstand and cover flashings to cupola skirts with Code 5 lead, treated with patination oil, to LSTA guidance;
2. Renew deteriorating timber baserails with painted hardwood to matching profiles, fixed with stainless steel fixings;
3. Remove timber ventilation louvres and frame profile to remove corroding fixings;
4. Replace warped timber ventilation louvres in painted hardwood, fixed with stainless steel fixings;
5. Rub down cupola timber structure and prepare for redecoration;
6. Treat all timber with preservative primer (as per Dulux Weathershield, TBA with Conservation Officer);
7. Redecorate the cupolas (as per Dulux Weathershield, spec and colour TBA with Conservation Officer)

P01



P02



P03



P04



#### 4.1.4 Fascias, Barge Boards, Soffit Boards and Verges

**Description:** Painted square and chamfered edge softwood fascia boards at eaves level to south elevation only, fixed to overhanging rafter ends. Painted chamfered edged softwood barge boards to two gable west facing gable ends, with a recent replacement to the upper-level roof and an earlier profile to the lower level roof. Plain painted soffit boards to southern elevations only. Verges use modern plastic dry verge profiles which are out of character with the historic building.

**Condition:** Fair to Poor

The softwood barge board to the lower level has been cut and modified at eaves level and sees paint failure and decay generally. Corroding fixings are observed generally to all weatherboards across the building.

#### Recommendation: Repairs to Weatherboards

Priority 2

1. Remove plastic dry verge profiles to 2 no. west facing gable ends
2. Carefully remove all weatherboards
3. Allow for replacing barge boards to 2 no. west facing gable ends with painted hardwood, profiles to match those of lower-level barge board (P01)
4. Allow for replacing fascia boards with painted hardwood to southern elevation only (profiles to match existing)
5. Allow for replacing all soffit boards with painted hardwood to southern elevation only (allowing for integrated eaves level ventilation)
6. Allow for wet verge detail using Cornerstone Performance Roofline Lime Mortar or equal

P01



P02



P03



P04



P05



P06



P07



## 4.2 Rainwater Goods

**Description:** Ogee-profile cast iron gutters are installed at eaves level to both the northern and southern elevations. To the south, the gutters are supported on exposed cast iron brackets screw-fixed into painted timber fascia boards. To the north, the gutter sits atop the wall ahead with no fascia board present, presumably fixed into rafter ends directly. On the southern elevation (upper level), the gutter is laid to fall toward a centrally positioned round cast iron downpipe, secured to the external wall with cast iron socket brackets. To the lower level, the gutter falls westward, discharging via a single aluminium round downpipe fixed to the west elevation.

To the northern elevation, deeper Ogee-profile cast iron gutters are positioned directly above the wall head. Their increased depth accommodates the requirement to collect rainwater from both northern roof pitches and discharge it to a single downpipe on the western end. The upper-level gutter is laid to fall westward; however, it is missing the short connecting downpipe to the lower-level gutter, resulting in rainwater staining onto the wall surface below. The lower-level gutter also falls westward, where it connects to a short cast iron swan-neck downpipe. This discharges onto the corrugated roof of the lean-to below.

### Condition: Poor

The cast iron gutters generally exhibit consistent paint failure and surface corrosion. Heavy staining and surface corrosion is visible around the exposed cast iron support brackets to the south.

The cast iron downpipe to the southern elevation is undersized and shows localised surface corrosion at its socket joints and at connection to the ground, but is otherwise in fair condition. In contrast, the short cast iron downpipe to the western elevation, serving the northern gutter, displays significant corrosion.

To the west elevation, an inappropriate aluminium downpipe is installed to receive discharge from the southern gutter. This replacement is visually and materially out of character with the historic building and the family of rainwater goods. Similarly, the uPVC gutter to the lean-to roof over external urinals is materially inappropriate and failing to drain adequately to falls.

P01



P02



P03



P04



P05



P06



P07



**Recommendation: Repairs to Rainwater Goods****Priority 1**

1. Remove all cast iron rainwater goods and allow for temporary rainwater goods for duration required to undertake repairs / replacement.
2. Remove aluminium downpipe from western gable end (P05)
3. Remove uPVC gutter and downpipe from external urinal lean-to roof (P06/7)
4. Allow for complete replacement of short cast iron downpipe section to western elevation (P04/10)
5. Allow for complete replacement of existing inappropriate aluminium downpipe to west elevation with a new round cast iron downpipe and associated sockets, swan necks and shoes.
6. Allow for replacement of uPVC gutter and downpipe to lean-to roof with new heritage cast aluminium Ogee profile gutter and downpipe as per Alumac Heritage Victorian Ogee 100mm.
7. Allow for providing short cast iron downpipe connection between upper and lower northern gutters (P08)
8. Allow for complete replacement of southern cast iron Ogee profile gutters with a deeper profile to match the north (as per Hargreaves Foundry or equal)
9. Original Ogee profile cast iron gutters to north are to be carefully shotblasted to remove all defective paint and surface corrosion.
10. Original round cast iron downpipe to south elevation is to be carefully shotblasted to remove all defective paint and surface corrosion (P09/11)
11. Cast iron is to be inspected and treated with corrosion inhibitor prior to receiving a full redecoration in Gloss Black exterior metal paint.
12. Allow for replacing cast iron brackets to southern gutter with new cast iron counterparts.
13. Allow for re-installing all rainwater goods with stainless steel fixings. Ensure existing holes in external walls from existing socket connections are re-used.

P08



P09



P10



P11

### 4.3 External Walls

#### 4.3.1 North Elevation

**Description:** Unpainted roughcast cement-rendered external wall with a single square window opening serving the Attendant's Room within the Female WCs. Ventilation is provided by 12 no. clay brick vents positioned at high and low level. A stone-built boundary wall, pre-dating the construction of the Public Conveniences, is present at the base of the elevation. It extends to approximately 1 metre above ground level along the full length of the elevation, with cement haunchings to the wall head.

**Condition:** Fair to Poor

The upper rendered wall finish exhibits widespread hairline cracking considered to be largely superficial. Three more pronounced vertical cracks are evident to the eastern end, at the stepped roof junction and to the lower wall, with previous repair attempts and crack infilling.

The stone boundary wall is generally in poor condition, with lime mortar joints visibly weathered and vegetation growth contributing to ongoing deterioration. The cement haunchings to the wall head are eroded and, in places, have contributed to damage and decay of the underlying cock-and-hen stones.

P01



P02



**Recommendation: Repairs to North Elevation External Walls**

Priority 2

1. Conduct localised render repairs to 3 no. areas of vertical cracking and prior repair.
2. Remove all cement haunching from the stone boundary wall and replace with lime mortar haunching (mix ratio TBA with Architect)
3. Remove all vegetation from mortar joints of stone boundary wall and allow for full re-pointing in lime mortar (approx 19 metres long, 600mm high)

**Recommendation: Repairs to North Elevation External Walls**

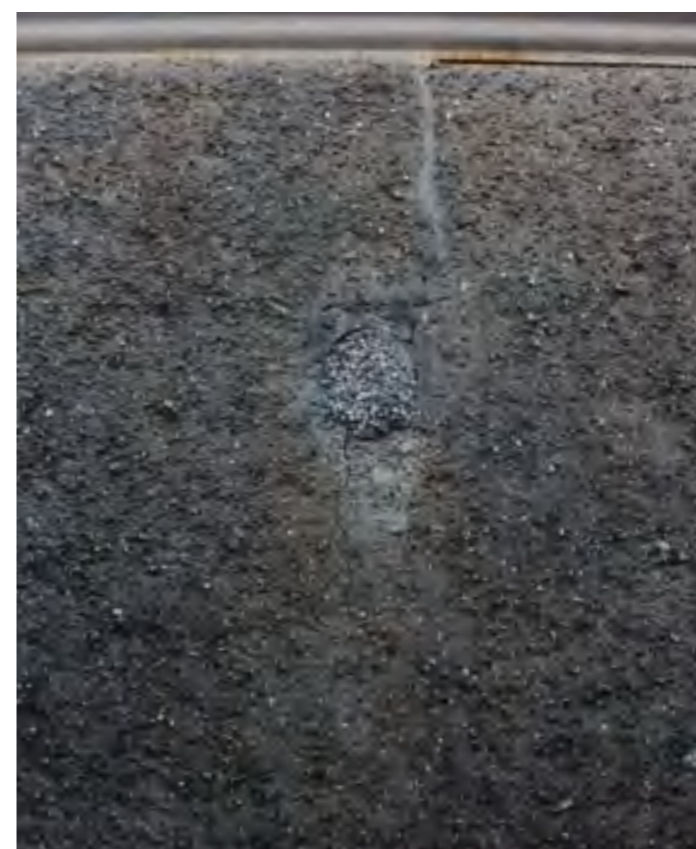
Priority 3

1. Remove smooth faced cement render surrounding single window and renew with matching roughcast render.

P03



P04



P05



### 4.3.2 East Elevation

**Description:** The gable end is finished in painted roughcast cement render, applied over an assumed masonry cavity wall. It features a stepped pediment capped with chamfered coping stones, terminating at each end with painted ball finials, presumed of stone make-up. Set within the pediment is a decorative Greek-cross panel incorporating the Porthcawl anchor motif at the top, the building name centrally, and the date 1924 in Art Deco-style numerals below. Below the panel runs a projecting cornice level between the outer brick pilasters.

At the outer corners, and immediately to the right of the round-arched entrance to the women's toilet porch, stand red clay brick pilasters that provide vertical articulation. The main entrance arch is round-headed with a pronounced keystone and contains a wrought-iron tympanum and recently refurbished gate beneath. Adjacent to this are two round-arched windows, each detailed with hood moulds, impost blocks and keystones. Beneath these openings, recessed rendered wall panels sit above a low red-brick plinth.

The rear face of the parapet is finished in unpainted roughcast cement render.

**Condition:** Fair to Poor

Roughcast cementitious render is largely intact with some superficial hairline cracking, however paint is defective across the elevation showing areas of flaking and detachment. Brick pilasters and plinth course see numerous open and defective bed and perpend joints, vegetation and algae growth.

The southern brick pier is observed to be moving outward leaving notably wide vertical joints between the pilaster and the elevation proper on the south and east sides. In 2023 Ferrier Hart Thomas produced a structural assessment on behalf of Porthcawl Town Council, recommending the need for intervention by Specialists as a short-term priority, employing grouted sock structural anchors to restrain the pier.

The rear face of the parapet wall is in poor condition with saturated render which is cracking and failing generally, along with vegetation growth. Poor weather resistance at this junction has led to ingress and damage to ceiling finishes within the Accessible WC and entrance lobby beneath.

Public Conveniences, John St, Porthcawl

P01



P02



P03



P04



P06



P06



P05



P08



**Recommendation: Structural Repairs to East Elevation External Walls****Priority 1**

1. Adopt recommendations in Ferrier Hart Thomas Structural Assessment (2023), requiring the appointment of a specialist to install structural grouted sock anchors (or similar, specified by specialist) to restrain the pilaster (P03). Re-point open joints with lime mortar.

**Recommendation: Repairs to East Elevation External Walls****Priority 1**

1. Remove all render from rear face of parapet wall and confirm cavity wall construction.
2. If cavity is identified, allow for retrofit installation of stepped cavity trays in coordination with stepped lead flashing replacement.
3. Allow for re-rendering rear face of parapet wall to match adjacent areas.
4. Rake out all mortar joints to brickwork, remove all algae and vegetation growth and repoint with lime mortar (colour and specification TBC with Architect and Cons. Officer).
5. Allow for removal of all masonry paint coatings with the StoneHealth DOFF system operated by an approved contractor (methodology and sample panel TBA with Architect and Conservation Officer)
6. Allow for mortar repair of hairline cracks to right side of both cills (P10/11).
7. Allow for redecoration of cement rendered areas with a Keim Mineral Paint (specification TBA with Architect and Conservation Officer)

**Recommendation: Repairs to East Elevation External Walls****Priority 2**

1. Rub down and redecorate 2 no. wrought iron hanging basket brackets.
2. Rub down central embedded iron fixing to reveal exposed metal surface. Treat with corrosion inhibitor, primer and redecorate (P04).

**Recommendation: Repairs to East Elevation External Walls****Priority 3**

1. Allow for stone insert repair to damaged projecting cornice at southern pilaster, insert to match existing profile (P05A).
2. Allow for mortar plastic repair to small area of damaged chamfered edged stepped cornice adjacent to southern pilaster (P05B).
3. Allow for soft cleaning of red clay brickwork to remove rainwater staining, particularly to lower portions.

P09



P10



P11



## 4.3.3 South Elevation

**Description:** The south elevation is finished in painted roughcast cement render applied over what is likely a cavity brick wall construction. A continuous stepped impost band runs across the elevation, visually tying together a sequence of eight round-arched windows, each fitted with a hoodmould and expressed keystone. 11 no. clay brick vents, all painted, run across the elevation at low and high level. The male entrance is formed as a square-headed opening set beneath a round-arched tympanum containing a small round-glazed light.

**Condition:** Fair

The roughcast cement render is in fair condition overall, although exhibits widespread hairline cracking that appears largely superficial. It remains well bonded to the substrate across the elevation. Localised failure of the external paint finish is evident, exposing the cement render beneath. More broadly, the paint coating appears to be debonding from the render, particularly around window openings and to the wall enclosing the external urinal. Localised deterioration of the smooth cement render is present at the lower right-hand jamb to the male toilet entrance.

The smooth-rendered gate surround and the border to the external urinal entrance show more advanced deterioration. The external wall the outdoor urinals appear to be missing their coping stones / cappings, leaving an exposed wall head.

Vegetation growth is accumulating at the junction between the paving and the rendered wall, and within perimeter drainage channels. This requires regular routine maintenance to prevent moisture retention at the base of the walls and further deterioration of the render.

P01



P02



P03



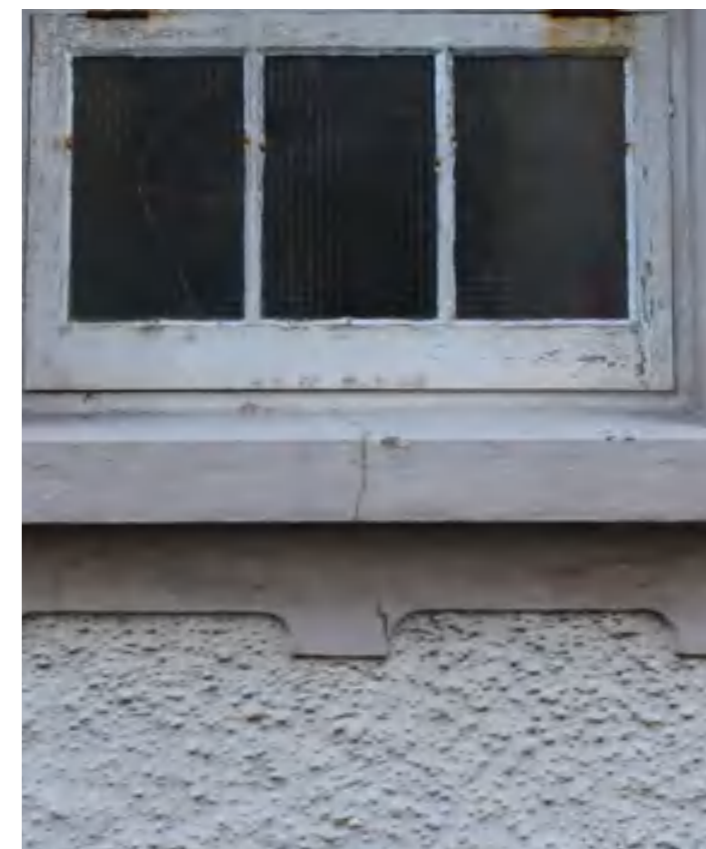
P04



P05



P06



P07



P08



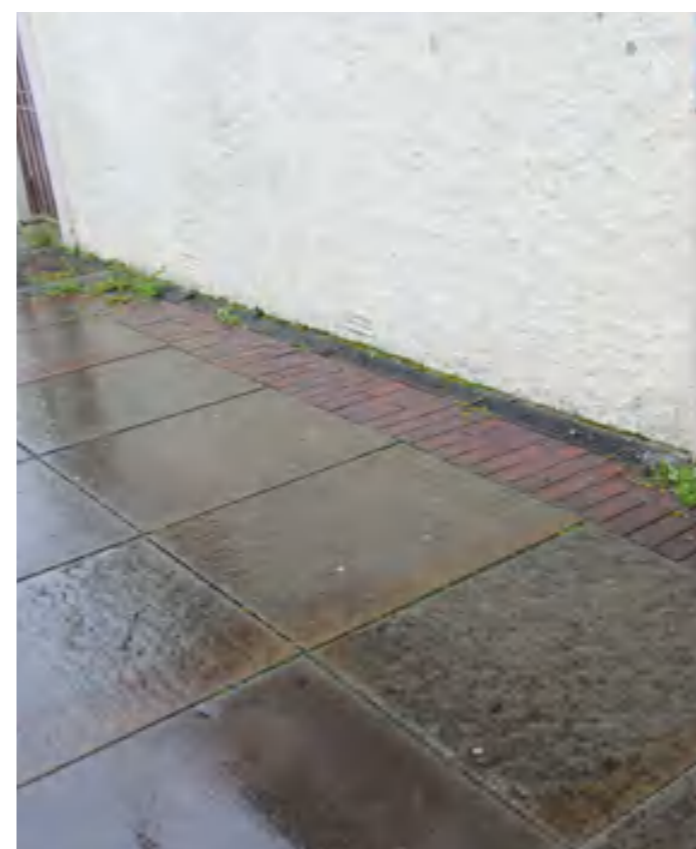
**Recommendation: Repairs to South Elevation External Walls****Priority 1**

1. Carefully remove all failed cementitious render to the plain border and door surrounds on the wall bounding the external urinal. Allow for reinstating new smooth render to match existing (P02/3).
2. Allow for fluted coping stones to cap outdoor urinal walls and line through with impost band (as per Humber Cast Stone Fluted Wall Coping FWC900x300, sample TBC). Wall length approx. 2100mm.
3. Allow for removal of all masonry paint coatings with the StoneHealth DOFF system operated by an approved contractor (methodology and sample panel TBA with Architect and Conservation Officer)
4. Allow for plastic mortar repair of hairline cracks to exhibited in concrete cills generally (P06)
5. Allow for mortar repair of damaged door surround (P09)
6. Allow for redecoration of cement rendered areas with a Keim Mineral Paint (specification TBA with Architect and Conservation Officer)
7. Remove all vegetation growth against the building that has taken a hold in the paving joints and drainage channels (P04/7).
8. Allow for re-grouting all joints to the band of block paving at the building's perimeter.
9. Rake out all mortar joints to brickwork pilaster on eastern corner, remove all algae and vegetation growth and repoint with lime mortar (colour and specification TBC with Architect and Cons. Officer).
10. Remove 2 no. signs and all embedded corroding fixings, allowing for making good roughcast render (P11/12).
11. Allow for re-fixing 2 no. signs with stainless steel fixings.

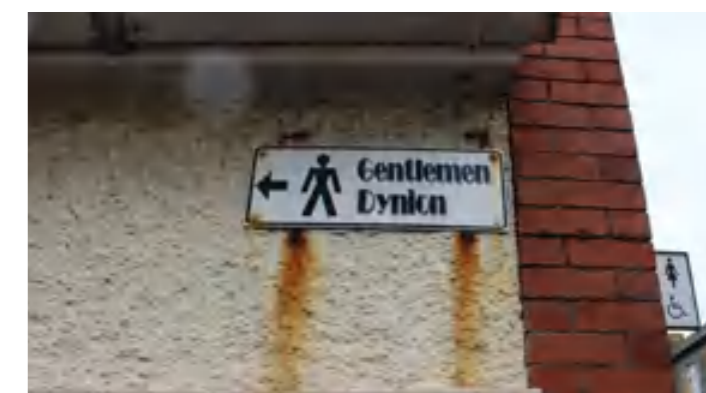
P09



P10



P11



P12



## 4.3.4 West Elevation

**Description:** Unpainted roughcast cement render is present on the upper wall above the lean-to corrugated roof that shelters the external urinal enclosure. This elevation contains two square-headed, shallow four-light windows positioned at high level, finished with cement mortar banding and concrete cills. Below the line of the lean-to roof, later rusticated painted cement-rendered wall render is evident.

**Condition:** Poor

The unpainted render above the corrugated roof displays widespread cracking, which is most apparent across the smooth rendered sections and is particularly concentrated beneath the eaves. Poor workmanship is visible where service penetrations have been made through the northern side of the wall below the eaves. Several redundant embedded metal fixings are also present, and these are corroding within the wall.

The wall surfaces located beneath the lean-to roof could only be inspected from above due to restricted access. The rusticated smooth cement render in these areas shows evidence of cracking and spalling and will require localised repair along with full redecoration. Invasive vegetation has established itself along the external urinal wall and has grown into the window opening of the male WCs. The wall surface concealed behind this vegetation could not be viewed directly, but the render is considered likely to be compromised as a result of the plant growth.

P01



P02



P03



**Recommendation: Repairs to West Elevation**

Priority 2

1. Remove cracked roughcast cement render from wall area above lean-to roof and allow for re-rendering with matching smooth window surrounds.
2. Remove all climbing vegetation from external wall to outdoor urinals (P01)
3. Allow for fluted coping stones to cap outdoor urinal walls and line through with impost band (as per Humber Cast Stone Fluted Wall Coping FWC900x300, sample TBC). Wall length approx. 5500mm. Allow for decoration.
4. Allow for localised making good and redecoration of west face of external wall to outdoor urinals once uncovered from vegetation removal.

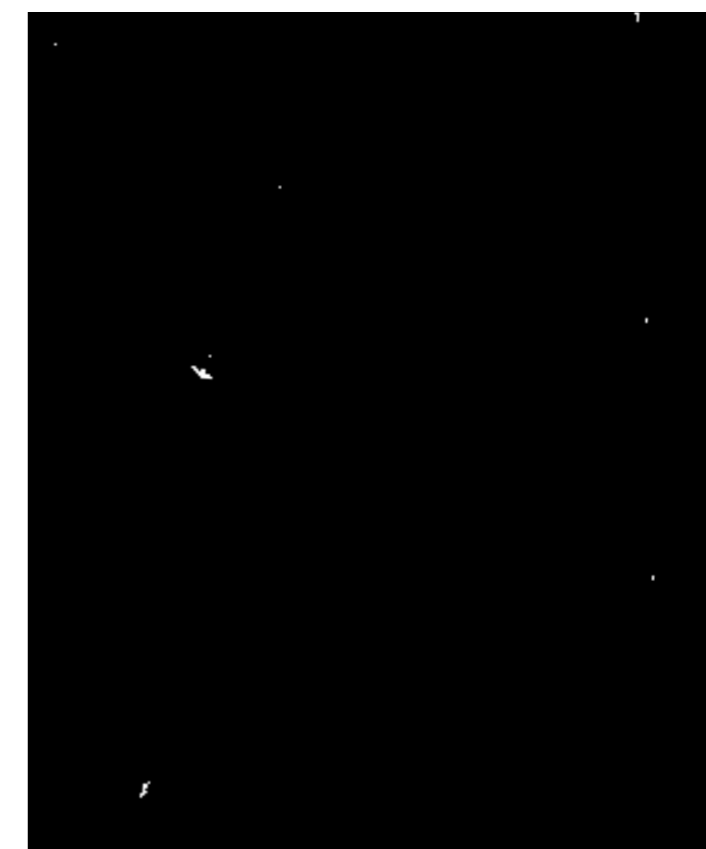
P04



P05



P06



#### 4.4 Above Ground Drainage Systems

**Description:** The below ground drainage system is ventilated via a single vertical soil vent pipe rising from within the Female WCs and penetrating the southern pitch of the upper-level roof at a position close to the ridge.

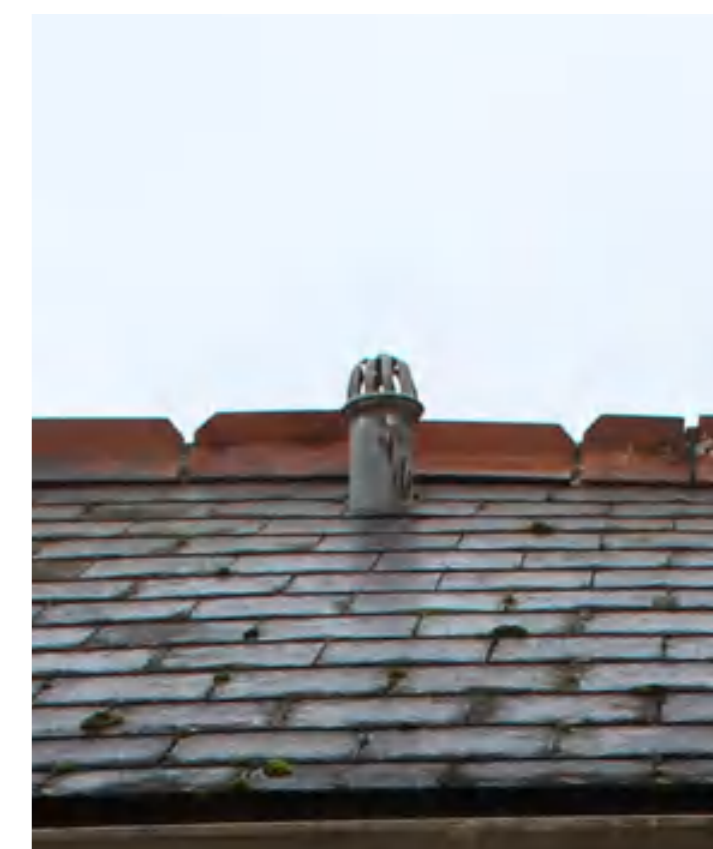
**Condition:** Fair (where visible)

The cast iron pipe is weatherproofed with a lead collar detail at roof level which is showing signs of deterioration although still functional. A presumed plastic cowl is mounted atop in good condition although not the most aesthetically appropriate for the building.

P01



P02



#### Recommendation: Repairs to Above Ground Drainage Systems

Priority 2

1. Allow for renewing the lead collar detail to LSTA guidance upon replacing the roof covering.

#### Recommendation: Repairs to South Elevation External Walls

Priority 3

1. Allow for replacing the plastic vent cowl with a cast iron cowl as per Hargreaves Foundry Round Cast Iron Soil Cowl.

4.5 Below Ground Drainage Systems

Refer to Coombs Land Surveyors CCTV Drainage Survey & Condition Report

**Description:** The below ground drainage system has been CCTV surveyed by Coombs Land Surveyors in November 2025. CLS have produced a condition survey report with repair recommendations.

As a summary, multiple defects were identified in the below-ground systems connecting between the Public Conveniences and the Public Sewer. Defects were graded to the following categories:

**Grade 3:**

Best practice suggests consideration should be given to repairs in the medium term.

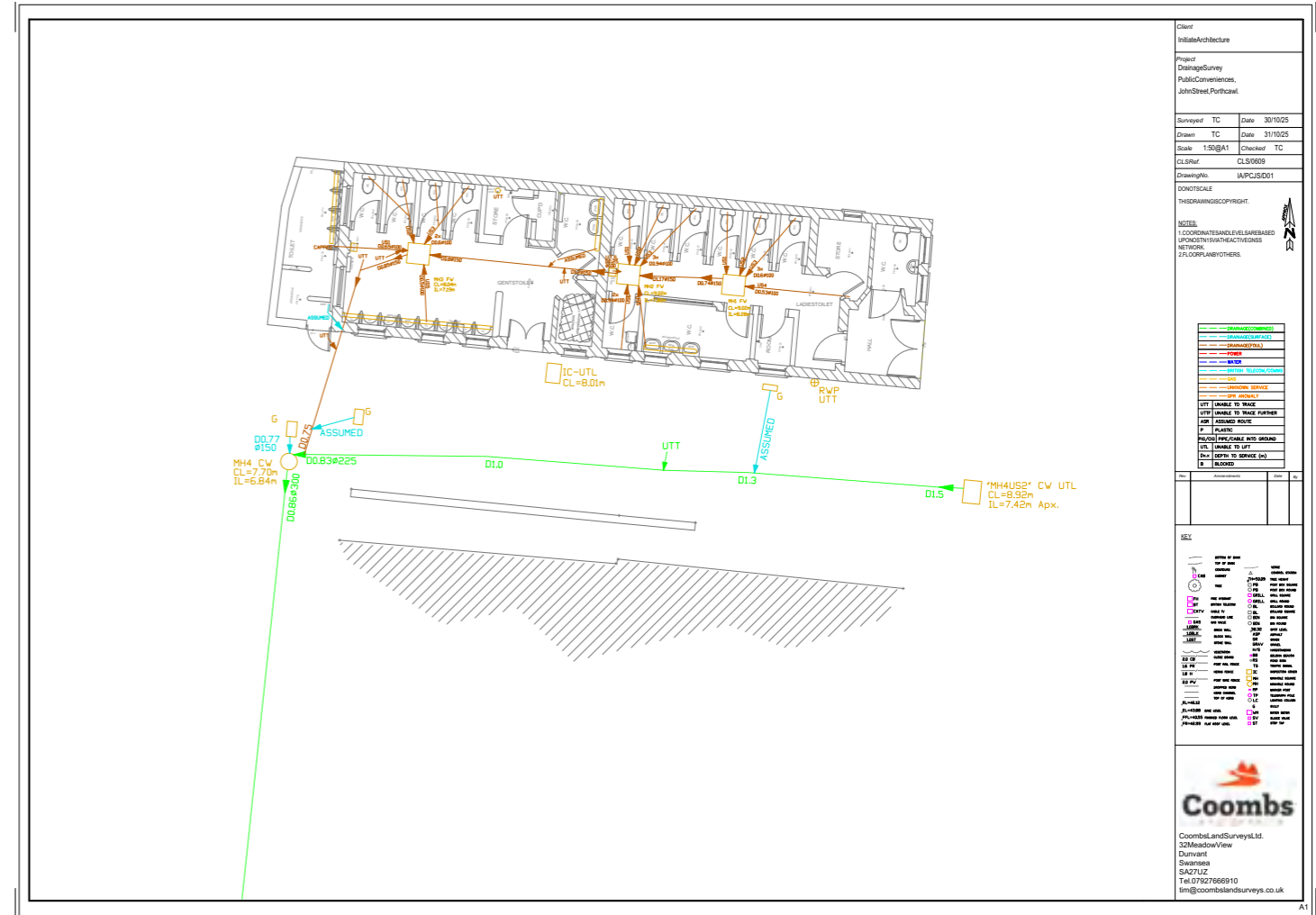
**Grade 4:**

Best practice suggests consideration should be given to repairs to avoid a potential collapse.

**Grade 5:**

Best practice suggests that this pipe is at risk of collapse at any time.

No Grade 5 immediately urgent works were identified. One Grade 4 repair was identified and numerous Grade 3 repairs.



Scoring Summary			
Project Name	Project Number	Project Date	
Porthcawl Public Conveniences	CLS0609	30/10/2025	

**Structural Defects**

Grade 3: Best practice suggests consideration should be given to repairs in the medium term.  
 Grade 4: Best practice suggests consideration should be given to repairs to avoid a potential collapse.  
 Grade 5: Best practice suggests that this pipe is at risk of collapse at any time. Urgent consideration should be given to repairs to avoid total failure.

Section	PLR	Grade	Description
12	MH1US1X	3	Fracture, circumferential from 11 o'clock to 3 o'clock
17	MH4US2X	4	Hole in drain or sewer at 1 o'clock

**Service / Operational Condition**

Grade 3: Best practice suggests consideration should be given to maintenance activities in the medium term.  
 Grade 4: Best practice suggests consideration should be given to maintenance activity to avoid potential blockages.  
 Grade 5: Best practice suggests that this pipe is at a high risk of backing up or causing flooding.

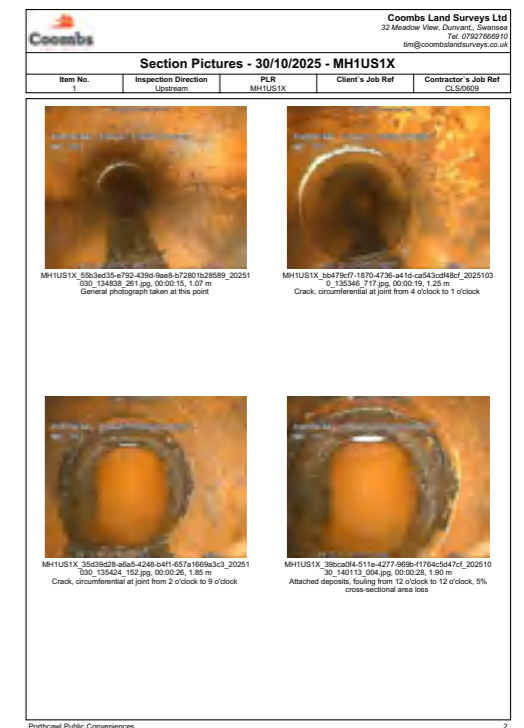
Section	PLR	Grade	Description
1	MH1US1X	3	Attached deposits, fouling from 12 o'clock to 12 o'clock, 5% cross-sectional area loss
2	MH1US2X	3	Attached deposits, other at joint, 5% cross-sectional area loss
4	MH1US4X	3	Multiple defects
8	MH2US3X	3	Multiple defects
9	MH2US5X	3	Multiple defects
10	MH2US6X	3	Attached deposits, fouling at joint from 5 o'clock to 7 o'clock, 15% cross-sectional area loss
15	MH3US5X	3	Attached deposits, fouling from 5 o'clock to 7 o'clock, 5% cross-sectional area loss, finish
17	MH4US2X	2	Multiple defects

**Abandoned Surveys**

Section	PLR	Description
All inspections complete, none are abandoned.		

**Information**

These scoring summaries are based on the SRM grading from the WRc.



**Recommendation: Repairs to Below Ground Drainage Systems**

**Priority 2**

- As per all repairs recommended within CLS survey & report.

## 4.6 Windows

### 4.6.1 North Elevation

**Description:** Single painted softwood top hung casement window to the Attendant's Room, containing a single Georgian wire mesh glazing pane.

**Condition:** Poor

Extensive paint failure to all joinery, with the timber cill suffering from decay. Top hung butt hinges showing surface corrosion along with embedded fixings to the frame.

Window 01



#### Recommendation: Repairs to Window 01

Priority 2

- Carefully remove Window 01 and allow for replacement painted hardwood window with like-for-like profiles, top-hung opening and slimline obscure double glazing (toughened).

## 4.6.2 East Elevation

**Description:** 2 no. round arch headed painted timber windows with operable top hung 3-pane lower casement and fixed 3-pane semi-circular panel over. Lower opening light hung on metal butt hinges with metal stays and latches internally. Windows feature a mixture of single opaque glazed panes and Georgian wired glass.

**Condition:** Fair

The timber lining, rails, styles and glazing bars appear in a fair and intact condition subject to general paint deterioration across the windows. The 2 no. hinges to the top-hung casements are showing surface corrosion, in addition to embedded metal fixings at localised locations to the corners and arched heads. The glazing is a mix of single glazed obscure glass and security wired glass. Linseed glazing putty has failed generally.

**Recommendation: Repairs to Windows 02/03**

Priority 2

1. Rub down and remove all defective paint from the timber surfaces.
2. Remove the lower casement and hinges, allowing for new stainless steel top hung casement hinges.
3. Ease opening lights where tight or rubbing.
4. Retain 1 no. brass casement window stay to Window 03 and polish.
5. Replace metal window stay to Window 02 with like-for-like brass stay to match adjacent, as per Altro Cast Victorian Casement Window Stay Antique Brass.
6. Investigate areas of corrosion to window frame and remove any embedded metal fixings. Allow for making good from any removal with timber scarfing if necessary.
7. Remove all failed glazing putty and glazing beads.
8. Replace Georgian wire mesh glazing and later glazing panes with obscure toughened single glazing to match original within fanlights (2 no. panes to W02, 3 no. pane to W03)
9. Install new hardwood glazing beads with linseed glazing putty.
10. Provide new sealant between window linings and reveals.
11. Allow for full external and internal redecoration with Dulux Weathershield System, inclusive of preservative primer and top coat (Colour and specification TBA)

Window 03



Window 02



## 4.6.3 South Elevation

**Description:** 8 no. round arch headed painted timber windows with operable top hung 3-pane lower casement and fixed 3-pane semi-circular panel over. Lower opening light hung on metal butt hinges with metal stays and latches internally. Windows feature a mixture of single opaque glazed panes and Georgian wired glass.

**Condition:** Fair

The timber lining, rails, styles and glazing bars appear in a fair and intact condition subject to paint failure across the windows. The 2 no. hinges to the top-hung casement are showing surface corrosion, in addition to embedded metal fixings at localised locations to the corners and arched heads. The glazing is a mix of single glazed obscure glass and security wired glass. Oil based glazing putty has failed generally.

**Recommendation: Repairs to Windows 04/05/06****Priority 2**

1. Rub down and remove all defective paint from the timber surfaces.
2. Remove the lower casement and hinges, allowing for new stainless steel top hung casement hinges.
3. Ease opening lights where tight or rubbing.
4. Conduct scarf timber repairs to areas indicated in orange rectangles (W07)
5. Retain all brass casement window stays and polish.
6. Investigate areas of corrosion to window frame and remove any embedded metal fixings. Allow for making good from any removal with timber scarfing if necessary.
7. Remove all failed glazing putty and glazing beads.
8. Replace Georgian wire mesh glazing and clear glazing panes with obscure toughened single glazing to match original within fanlights (3 no. panes W04, 2 no. panes W05, 2 no. panes W07)
9. Install new hardwood glazing beads with linseed glazing putty.
10. Provide new sealant between window linings and reveals.
11. Allow for full external and internal redecoration with Dulux Weathershield System, inclusive of preservative primer and top coat (Colour and specification TBA)

Window 04



Window 05



Window 06



Window 07



**Recommendation: Repairs to Windows 08/09/10/11**

Priority 2

1. Rub down and remove all defective paint from the timber surfaces.
2. Remove the lower casement and hinges, allowing for new stainless steel top hung casement hinges.
3. Ease opening lights where tight or rubbing.
4. Retain all brass casement window stays and polish.
5. Investigate areas of corrosion to window frame and remove any embedded metal fixings. Allow for making good from any removal with timber scarfing if necessary.
6. Remove all failed glazing putty and glazing beads.
7. Replace Georgian wire mesh glazing and clear glazing panes with obscure toughened single glazing to match original within fanlights (1 no. pane W08, 3 no. panes W09, 1 no. pane W11)
8. Install new hardwood glazing beads with linseed glazing putty.
9. Provide new sealant between window linings and reveals.
10. Allow for full external and internal redecoration with Dulux Weathershield System, inclusive of preservative primer and top coat (Colour and specification TBA)

Window 08



Window 09



Window 10



Window 11



#### 4.6.4 General Window Requirements

1. Typical existing brass casement window stays to remain and to be cleaned and polished.
2. Replace all screw fixings with stainless steel.
3. Allow for localised scarf repairs to all base rails of all windows in locations shown on photographs to the right, where damage has occurred from fastener operation
4. Allow for replacing weather seals.
5. Allow for new sealant between window frames and reveals.

Window 06 - Typical Brass Stay and Localised Scarf Repairs to Stool



Window 07 - Typical Brass Stay and Localised Scarf Repairs to Stool



## 4.6.5 West Elevation

**Description:** 2 no. shallow rectangular 4-pane painted timber top hung casement windows with single glazing (obscure).

**Condition:** Fair

Windows remain in operable condition, although exhibit age related weathering of decorative finishes and corrosion of both hinges and screw/nail fixings to frames.

Window 12



Window 13

**Recommendation: Repairs to Windows 012/13****Priority 2**

1. Rub down and remove all defective paint from the timber surfaces.
2. Remove operable light and hinges, allowing for new stainless steel top hung casement hinges.
3. Ease opening lights where tight or rubbing.
4. Retain all brass casement window stays and polish.
5. Investigate areas of corrosion to window frame and remove any embedded metal fixings. Allow for making good from any removal with timber scarfing if necessary.
6. Remove deteriorating glazing putty and provide new.
7. Provide new sealant between window linings and reveals.
8. Allow for full external and internal redecoration with Dulux Weathershield System, inclusive of preservative primer and top coat (Colour TBA)

## 4.7 External Doors & Gates

### 4.7.1 External Gate 01 (EG01)

**Description:** Decorative wrought iron single leaf gate with fixed upper tympanum and projecting signage.

**Condition:** Fair

The tympanum shows consistent surface corrosion and deterioration of paint finishes, requiring rubbing down and redecoration for corrosion protection and aesthetic enhancement. The gate beneath has recently been refurbished and is in good condition.

External Tympanum over EG01



External Gate 01



### Recommendation: Repairs to External Gate 01

1. Allow for rubbing down and redecorating the wrought iron tympanum and WC signage to match the recently refurbished gate below. Decorate with Dulux Metalshield System comprising Zinc Phosphate Primer and Metalshield Top Coat in Black Gloss to manufacturers guidance.

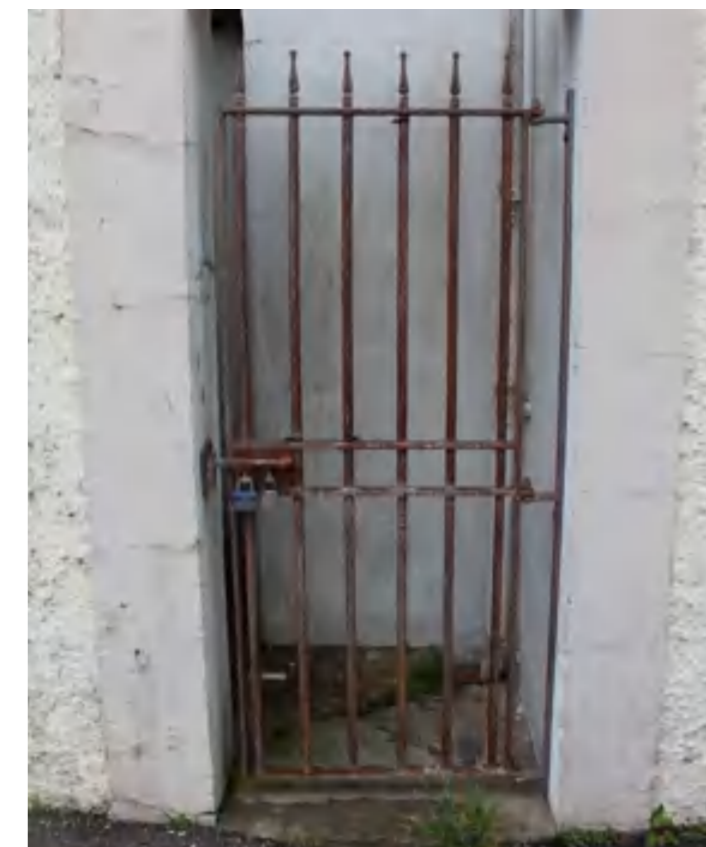
## 4.7.2 External Gate 02 (EG02)

**Description:** Galvanised steel single leaf gate to secure external urinals.

**Condition:** Fair

The gate is in good functional condition, though the paint coating shows general wear, requiring rubbing down and redecoration to improve aesthetic appearance.

P01



P02

**Recommendation: Repairs to External Gate 02**

Priority 3

1. Allow for rubbing down and redecorating the galvanised steel gate in gloss black to match the wrought iron gate to the east elevation. Decorate with Dulux Metalshield System in Black Gloss to manufacturers guidance.

#### 4.7.3 External Door 01 (ED01) - Hardwood Door to Female WCs

**Description:** Single-leaf hardwood entrance door set within a hardwood frame, complete with a leaded stained-glass fanlight above. The door is hung on 1½ pairs of brass butt hinges and fitted with a self-closing device, modern brass pull handle, and a Yale rim latch lock.

**Condition:** Fair

The hardwood door, frame and architraves are generally in good condition, exhibiting typical age-related wear. In areas, the stained finish has worn, and evidence of previous ironmongery or applied fixtures remains visible.

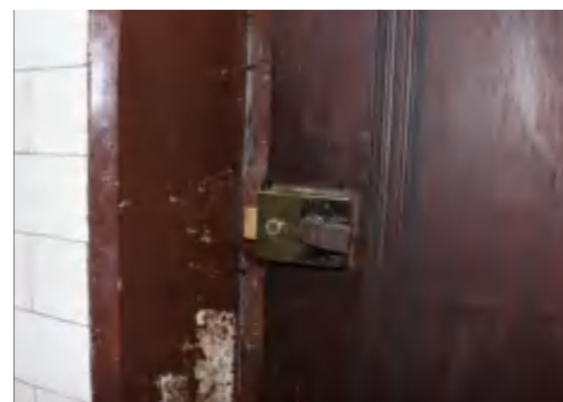
A Yale rim latch lock has been retrofitted to latch onto an existing historic stay within the frame and is functional. A historic hinge remains visible internally; it is now redundant and would benefit from decorative refurbishment. An inappropriate galvanised steel deadbolt has been fixed to the external face of the door and is visually intrusive. The stained-glass fanlight features one cracked pane.

#### Recommendation: Repairs to External Door 01

Priority 3

1. Sand back existing finishes and allow for filling and making good areas of localised damage to panelled door, frame and architraves from prior fittings / wear.
2. Allow for redecorating the refurbished door with Osmo Oil Wood Stain (specification / colour TBA)
3. Retain, clean and service existing brass hinges and pull handle, renewing screws.
4. Install new brass pull handle to match existing on the internal face.
5. Remove galvanised steel Brenton Padbolt and install new solid brass padbolt if required by PTC.
6. Rub down and redecorate historic latch and hinge internally.
7. Allow for new brass signage 'Ladies Merched' (specification TBA).
8. Replace single cracked glazing pane to stained glass fanlight with like-for-like.

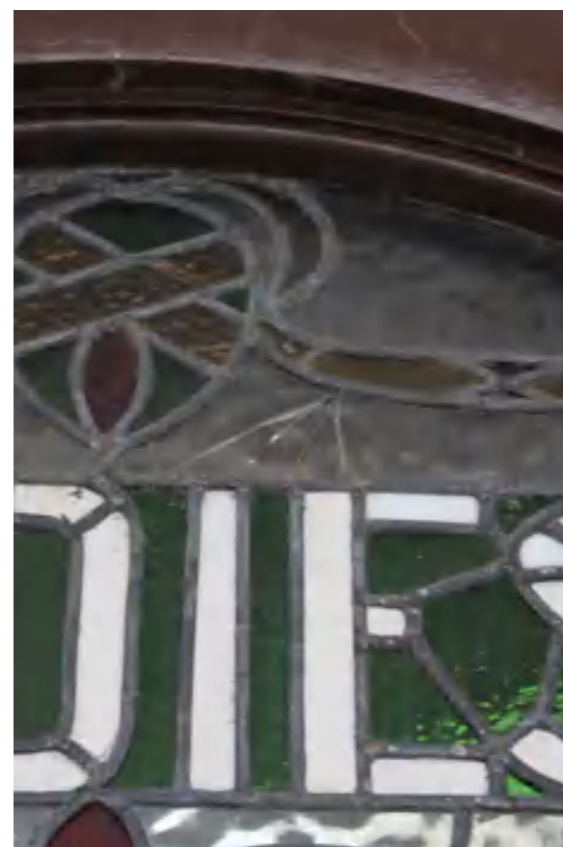
P01



P03



P04



P02



#### 4.7.4 External Door 02 (ED02) - Entrance to Accessible WC

**Description:** Single leaf flush door, assumed solid core, secured to frame with 1½ pairs of metal butt hinges. Fitted with key-lockable deadlock, privacy latch, metal pull handle, and galvanised steel sliding bolt with padlock.

**Condition:** Fair

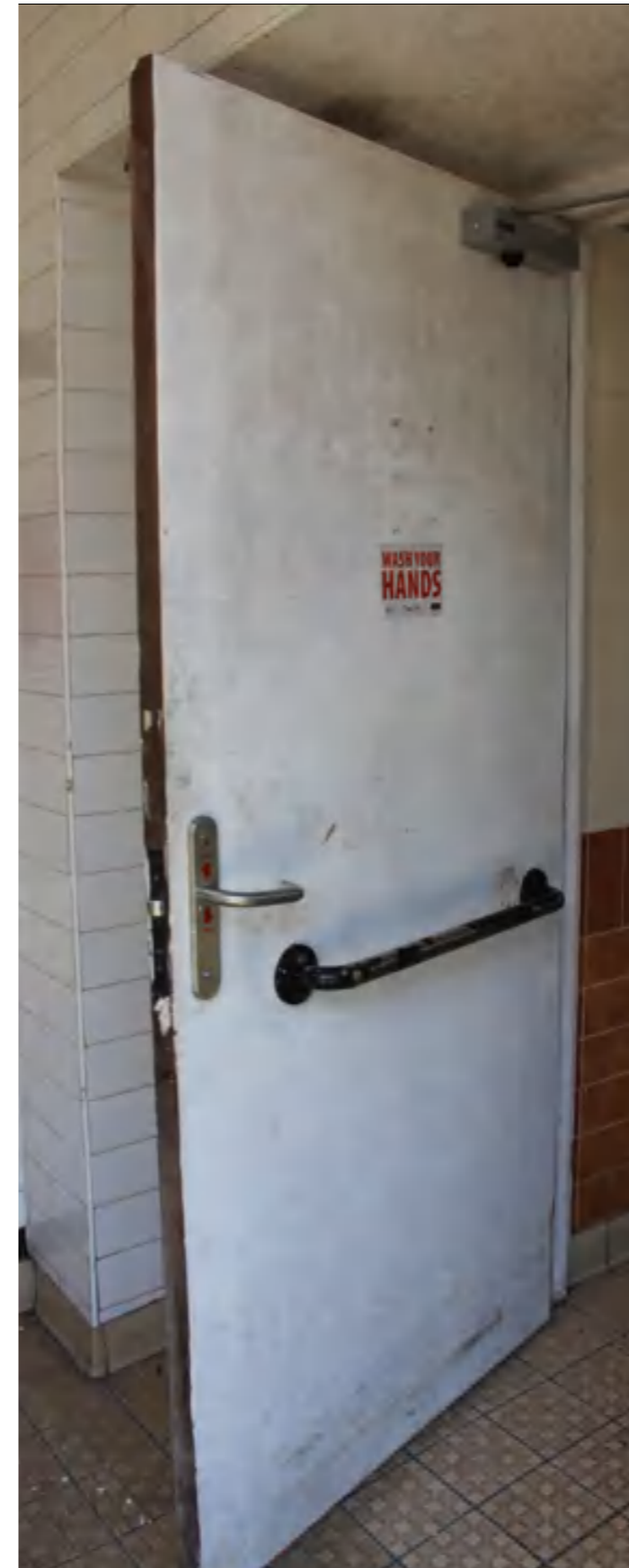
Whilst functional, the current modern door is utilitarian in appearance and distinctly out of character with the surrounding historic building fabric and the adjacent Female WC entrance; it is therefore recommended that the door be replaced with a hardwood, panelled door designed to match the adjacent entrance and fully coordinated with Doc M compliant ironmongery and accessibility requirements.

#### Recommendation: Repairs to External Door 03

Priority 3

1. Remove existing flush door, frame and all signage / ironmongery.
2. Replace frame, linings and door with solid hardwood four panelled door with beads to match ED01 to Female WCs.
3. Allow for staining the hardwood door with Osmo Oil Wood Stain (specification TBA)
4. Hang door on new 1 1/2 pairs brass butt hinges, opening outward.
5. Provide new brass pull handle and reversible disabled bathroom lockset in brass (Radar Type).
6. Provide new solid brass padbolt if required by PTC.
7. Provide new brass grab rail to internal face of door.
8. Provide new brass self-closing device.
9. Allow for new brass signage 'Disabled Anabl' (specification TBA)

ED02 (Internal Face)



ED02 (External Face)



#### 4.7.5 External Door 03 (ED03) - Entrance to Male WCs

**Description:** Double-leaf, two-panel hardwood framed doors, secured to frame on 1½ pairs of brass butt hinges. Fitted with Yale-type rim latch lock and a galvanised steel sliding bolt with padlock which is considered aesthetically inappropriate.

**Condition:** Fair to Poor

ED03 is in good, functional order however shows signs of age related wear and tear and insensitive previous alteration.

#### Recommendation: Repairs to External Door 02

Priority 2

1. Remove external poster frame fixed to door.
2. Sand back existing finishes and allow for filling and making good areas of localised damage to panelled door, frame and architraves from prior fittings / wear.
3. Allow for hardwood scarf repair to location shown on P03.
4. Replace 2 no. missing hardwood panel beads (1 no. exterior, 1 no. interior)
5. Allow for redecorating the refurbished door leafs with Osmo Oil Wood Stain (specification / colour TBA)
6. Replace all existing brass butt hinges with like-for-like.
7. Clean, polish and reinstate external brass pull handle with new screw fixings.
8. Retain existing Yale rim latch lock on internal face and refurbish by rubbing down and decorating with gold metal paint (specification TBA)
9. Remove galvanised steel Brenton Padbolt from external face and install new solid brass padbolt if required by PTC.
10. Replace internal upper and lower deadbolts with solid brass equivalents.
11. Allow for new brass signage 'Mens Dynion' (specification TBA).

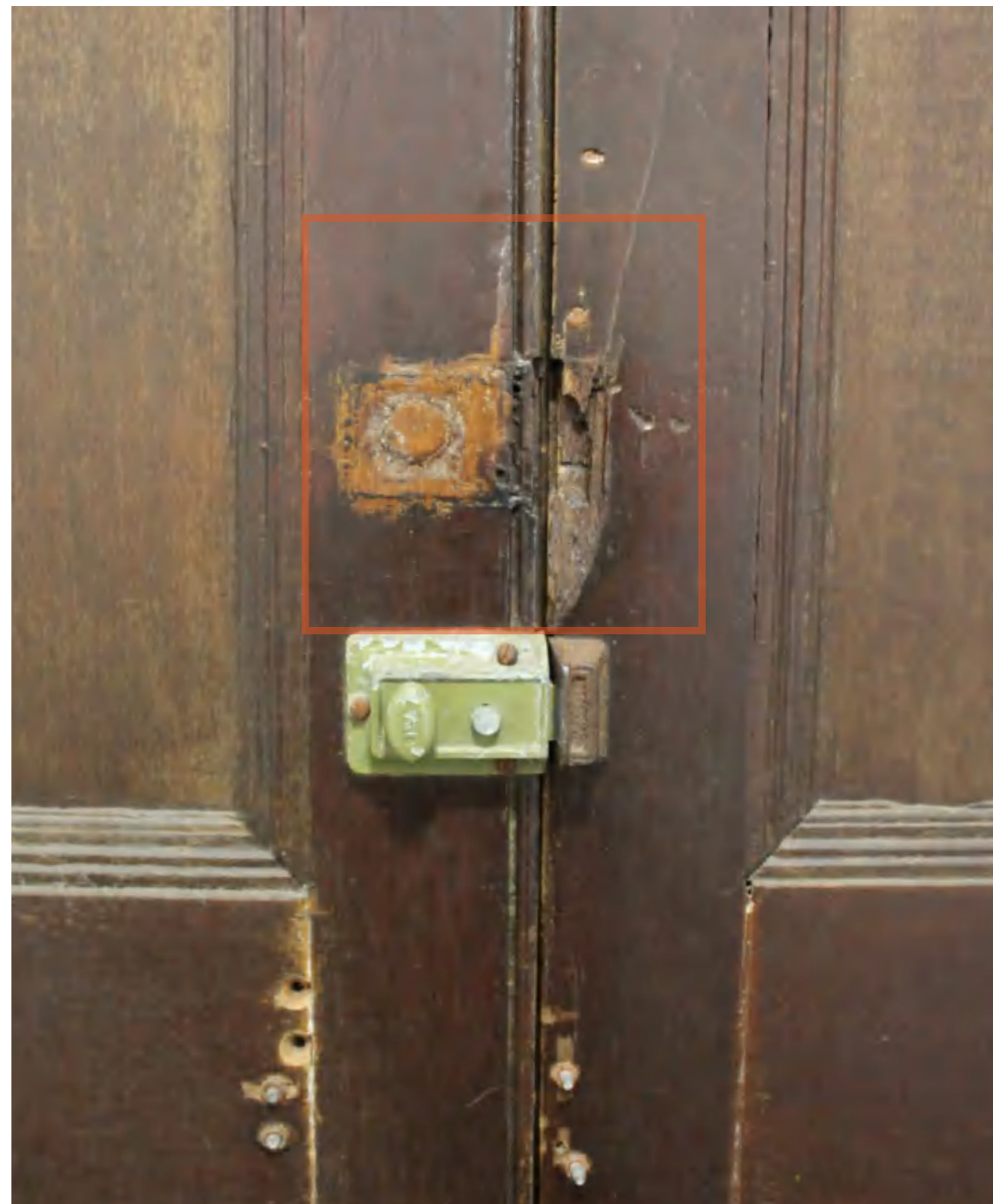
P01



P02



P03



## 4.8 External Floors

### 4.8.1 Entrance Lobby

**Description:** Small format slip-resistant square tiles to entrance lobby, assumed to originate from 1980s refurbishment works.

**Condition:** Fair to Good

The entrance lobby is tiled with square slip-resistant tiles with square tactile studs and matching tiled upstands to perimeter. The tiles themselves are in good condition with the grout showing wear. The tiles are not original and originate from the later addition of the Accessible WC. Whilst functional, they are visually out of character with the historic building and the quality of floor treatment seen in the WCs themselves. To enhance the aesthetic value of the entrance lobby and the building as viewed from its principal John St elevation, it is recommended that these tiles are renewed with visually appropriate counterparts.

**Recommendation: Replacement of Tiled Floor to Entrance Lobby (approx. 6sqm) Priority 3**

1. Carefully remove all square format tiles and kerbed upstands from the entrance lobby.
2. Allow for replacing with high-quality, slip resistant square format exterior tiles with associated kerbed upstands (specification TBA with Conservation Officer)
3. Allow for grouting (colour TBA).

P01



P02



P03

## 4.8.2 External Urinal

**Description:** Cast in-situ concrete floor to the external urinal enclosure.

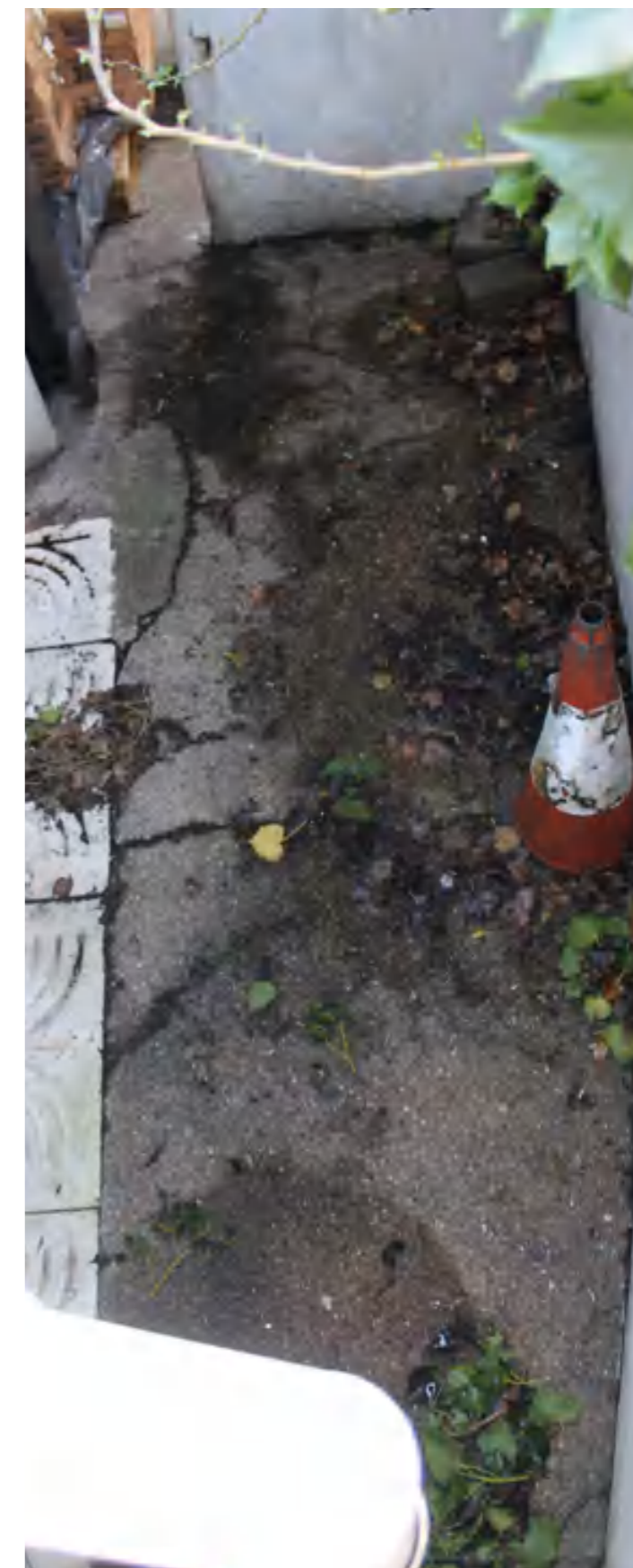
**Condition:** Poor

Heavily cracked and broken to the full floor area (approx. 7 sqm). If the intention is to re-open the currently closed external urinal space, the replacement of this floor is a priority for public safety.

P01



P02



P03



**Recommendation: Replace Cast in-situ Concrete Floor**

**Priority 1**

1. Remove existing cast in-situ concrete floor slab.
2. Allow for providing new cast in-situ concrete slab laid to falls with brush finish and adequate movement joints.
3. Allow for sealing the concrete floor with a water-based external concrete sealer.

## 5.0 Internal Building Fabric

### 5.1 Roof Voids

**Description:** The roof structure comprises timber trusses with iron ties, together with purlins and rafters with underfelt and battens. Softwood ceiling joists span north–south. The loft level is currently uninsulated, which is considered likely to contribute to mould growth due to condensation forming on the softwood ceiling finishes below. Visibility to the bearing ends of ceiling joists, rafters and trusses was limited.

**Condition:** Fair

It is recommended that the loft-level is insulated to help mitigate condensation on the otherwise cold ceiling finishes.

P01



P02



**Recommendation: Provide Insulation to Ceiling-Level across Roof (approx. 90sqm) Priority 1**

1. Allow for insulating the cold-roof at ceiling level with;
2. 100mm mineral wool insulation quilt laid between ceiling joists
3. 100mm mineral wool insulation quilt continuously laid over ceiling joists

## 5.2 Ceilings

### 5.2.1 Entrance Lobby

**Description:** The entrance lobby features a round arched ceiling finished with a gypsum plaster skim applied over a plastic mesh lath, fixed to the underlying structure, and subsequently painted.

**Condition:** Poor

The condition is poor, with paint finishes failing extensively as well as corrosion of fixings and areas of spalling plaster. Deterioration is deemed likely due to rainwater ingress issues at the eastern parapet wall junction above.

**Recommendation: Replace Ceiling Finishes to Entrance Lobby (approx. 5sqm)**

**Priority 2**

1. Carefully take down existing plaster ceiling finishes, including all corroding fixings, and assess the structure above.
2. Allow for reinstating a slatted softwood T&G ceiling finish to match profiles of those seen internally to WCs, following the existing round arched form.
3. Decorate the softwood slats with preservative primer and mould-resistant emulsion (specification and colour TBA)

P01



P02



### 5.2.2 Accessible WC

**Description:** As a later addition, the Accessible WC ceiling is clad with a white plastic hygienic sheeting.

**Condition:** Good

The ceiling is in good condition. However, due to its plastic construction, it is likely to obscure water ingress issues from above, similar to those identified within the entrance lobby area. In addition, the finish is wholly out of keeping with the historic character of the building. It is therefore recommended that the existing ceiling be removed and replaced with a finish that matches the architectural character of the original spaces.

#### **Recommendation: Replacement of Ceiling to Acc. WC (approx. 5sqm)**

**Priority 3**

1. Take down existing plastic sheet ceiling and allow for inspection of structure revealed above.
2. Allow for reinstating a slatted softwood T&G ceiling finish to match profiles of those seen internally to WCs.
3. Decorate the softwood slats with preservative primer and mould-resistant emulsion (specification and colour TBA)

P01



P02



### 5.2.3 Female WCs

**Description:** Ceilings to the entirety of the Female WCs are finished with softwood T&G slats generally, with simple, square edged softwood coving and edging to rooflight and attic hatch reveals. Ceilings are painted off-white.

**Condition:** Fair to Poor

The softwood slats and profiled sections are generally in good, intact condition, aside from localised areas of damage associated with past services installations, former fittings and missing edging/coving elements. The paint finish has been applied over multiple previous layers and now exhibits widespread failure, including extensive peeling and areas where the finish has detached entirely. Black mould growth is evident across the ceiling, which is considered likely to result from an uninsulated roof above, with no loft-level insulation, leading to condensation forming on cold timber surfaces and creating thermal cold spots within the room. There is no attic hatch present.

#### **Recommendation: Refurbish Ceiling Finishes to Female WCs (approx. 40sqm)**

**Priority 1**

1. Applying non-toxic paint remover and sanding practices, remove all paint finishes back to bare timber.
2. Allow for replacing 10% of softwood timber slats where damaged around services penetrations or areas considered beyond repair.
3. Allow for replacing edging and slats to 4 no. rooflight wells to suit installation of new rooflights above.
4. Allow for replacing area of missing plain cornice (approx 3 metres, P04-6)
5. Rub down and redecorate tensioned iron truss ties.
6. Provide new ventilated timber attic hatch cover with painted WBP plywood including decorative vent cut-out to match those within Male WCs.
7. Redecorate the softwood ceiling, cornices and edging with mould-resistant eggshell emulsion (specification and colour TBA)

P01



P02



P03



P04



P05



P06



### 5.2.4 Male WCs

**Description:** Ceilings to the entirety of the Male WCs are finished with softwood T&G slats generally, with simple, square edged softwood coving and edging to rooflight and attic hatch reveals. Ceilings are painted off-white.

**Condition:** Poor

The softwood slats and profiled sections are generally in good, intact condition, aside from localised areas of damage associated with past services installations, former fittings and missing edging/coving elements. However, the paint finish has been applied over multiple previous layers and now exhibits widespread failure, including extensive peeling and areas where the finish has detached entirely. Black mould growth is evident across the ceiling, which is considered likely to result from an uninsulated roof above, with no loft-level insulation, leading to condensation forming on cold timber surfaces and creating thermal cold spots within the room.

#### **Recommendation: Refurbish Ceiling Finishes to Male WCs (approx. 40sqm)**

**Priority 1**

1. Applying non-toxic paint remover and sanding practices, remove all paint finishes back to bare timber.
2. Allow for replacing 10% of softwood timber slats where damaged around services penetrations or areas considered beyond repair.
3. Allow for replacing edging and slats to 4 no. rooflight wells to suit installation of new rooflights above.
4. Provide new edging / architrave to south-west ceiling vent where missing (P04).
5. Provide new ventilated timber attic hatch cover with painted WBP plywood including decorative vent cut-out to match vent grilles to corners of Male WCs (P04).
6. Redecorate the softwood ceiling, cornices and edging with mould-resistant eggshell emulsion (specification and colour TBA)

P01



P02



P03



P04



P05



P06



P07



P10



P11



P12



P13



P14



### 5.3 Internal Faces of External Walls & Partitions

#### 5.3.1 Entrance Lobby

**Description:** Full-height brick masonry walls to entrance lobby are finished internally with original white glazed ceramic wall tiles, incorporating a black skirting tile and a black string course at approximately 1800 mm above floor level.

**Condition:** Poor

The original tiles show localised areas of considerable damage from wear and tear (P01) and the long-term operation of the external gate making contact with the projecting ceramic string course (P02).

#### Recommendation: Refurbishment of Entrance Lobby Wall Finishes

Priority 2

1. Remove all redundant fixtures and fittings from the original ceramic tiled wall finishes.
2. Conduct a package of specialist ceramic tile repairs to all hairline cracks and areas of damaged / chipped tiles (colour matched).
3. Allow for deep cleaning of all wall tiled areas.
4. Install wall mounted stop for the external gate to prevent contact with projecting string course (position TBC with Architect)

P01



P02



## 5.3.2 Accessible WC

**Description:** Modern white ceramic tiles have been applied within the east entrance lobby to a presumed later partition forming the Accessible WC. Internally, modern wall tiling runs from floor to ceiling, showing areas of tile loss and damage (P06) as well as full detachment from the substrate to the northern wall (P07).

**Condition:** Poor

The modern tiles to the Accessible WC partition are dated, with areas showing tile loss and debonding from the substrate (P03). Internally, extensive failure is evident, and tiles on the northern wall are at risk of complete detachment and causing a public health and safety concern.

**Recommendation: Refurbishment of Accessible WC Wall Finishes (Internal)****Priority 1**

1. Remove all wall tiles from internal faces of Accessible WC walls, including all fixtures and fittings.
2. Allow for complete re-tiling of walls with high quality ceramic wall tile and grout (specification TBA with Architect)
3. Remove all paint from window reveals and cills and allow for localised repair to render substrate.
4. Provide 2 no. new painted softwood bullnose cill boards to splayed reveals.
5. Allow for redecorating plastered window reveals (specification TBA)

**Recommendation: Refurbishment of Accessible WC Wall Finishes (External)****Priority 1**

1. Remove modern white ceramic tiles and redundant fixtures.
2. Allow for full re-tiling with new high quality ceramic wall tile and grout (specification TBA with Architect)
3. Remove painted hardboard soffit over door (P01)
4. Replace soffit with new painted softwood T&G slats to match recommendations for entrance lobby ceiling.

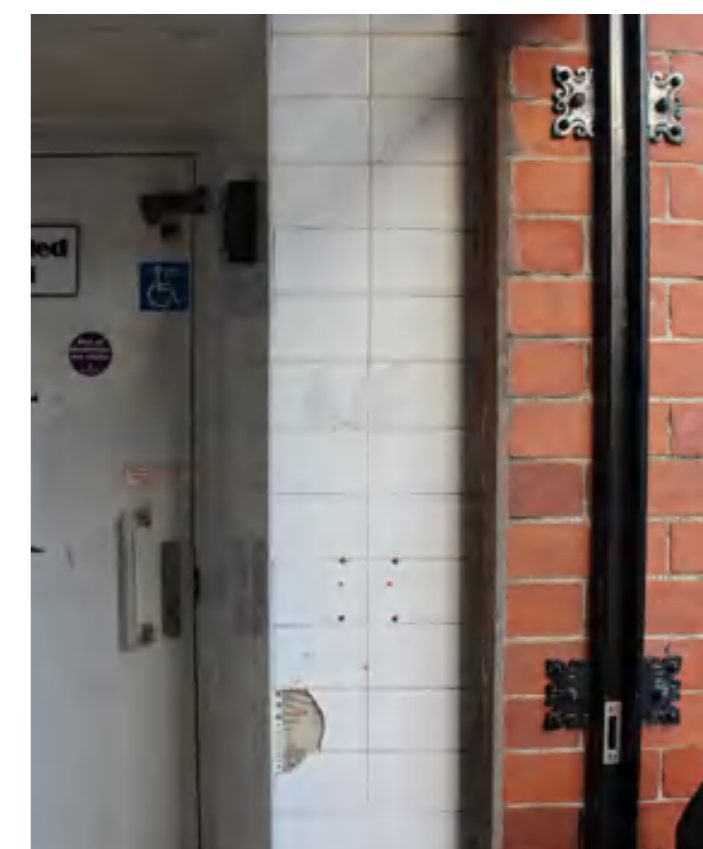
P01



P02



P03



P04



P05



P06



P07



P08



### 5.3.3 Female WCs

**Description:** Full-height brick masonry walls are finished internally with original white glazed ceramic wall tiles, incorporating a black skirting tile and a black string course at approximately 1800 mm above floor level.

**Condition:** Fair

The original tiled wall surfaces are generally in fair structural condition. They display extensive age-related wear, including localised damage and hairline cracking consistent with minor movement and settlement over time. The walls have hosted numerous fixtures historically, and remnants such as redundant screws, fixings, and surface blemishes remain evident. Cement rendered splayed window reveals and cills to 4 no. round headed windows show extensive paint failure and hairline cracking.

#### Recommendation: Refurbishment of Female WC Internal Wall Finishes

Priority 2

1. Remove all redundant fixtures and fittings from the original ceramic tiled wall finishes.
2. Conduct a package of specialist ceramic tile repairs to all hairline cracks, localised damage around services penetrations and areas of damaged / chipped tiles from wear and tear (colour matched), as illustrated on photographs.
3. Allow for deep cleaning of all wall tiled areas.
4. Remove all paint from window reveals and cills and allow for localised repair to render substrate.
5. Provide 4 no. new painted softwood bullnose cill boards to splayed reveals
6. Allow for redecorating plastered window reveals (specification TBA)

Public Conveniences, John St, Porthcawl

P01



P02



P03



P04



P05



P06



P07



P08



P09



### 5.3.4 Male WCs

**Description:** Full-height brick masonry walls are finished internally with original white glazed ceramic wall tiles, incorporating a black skirting tile and a black string course at approximately 1800 mm above floor level. Short section of upper wall cladding in softwood T&G timber slats to match ceiling finishes.

**Condition:** Fair to Poor

The original tiled wall surfaces are generally in fair structural condition. They display extensive age-related wear, including localised areas of missing tiles (P05-6), damage from poor services / fixture installation and hairline cracking consistent with minor movement and settlement over time. **A wide vertical crack is present over the head of Window 09 (P04) however, within a 2023 Structural Assessment by Ferrier Hart Thomas, this was considered historical movement.** The walls have hosted numerous fixtures historically, and remnants such as redundant screws, fixings, and surface blemishes remain evident. Cement rendered splayed window reveals and cills to 4 no. round headed windows show extensive paint failure and hairline cracking.

#### Recommendation: Refurbishment of Male WC Internal Wall Finishes

Priority 2

1. Remove all redundant fixtures and fittings from the original ceramic tiled wall finishes.
2. Conduct a package of specialist ceramic tile repairs to all hairline cracks, localised damage around services penetrations and areas of damaged / chipped tiles from wear and tear (colour matched), as illustrated on photographs.
3. Replace 2 no. areas of missing quarter-round corner tiles (P05-6)
4. Allow for deep cleaning of all wall tiled areas.
5. Remove all paint from window reveals and cills and allow for localised repair to render substrate.
6. Provide 4 no. new painted softwood bullnose cill boards to splayed reveals
7. Allow for redecorating plastered window reveals (specification TBA)

P01



P02



P03



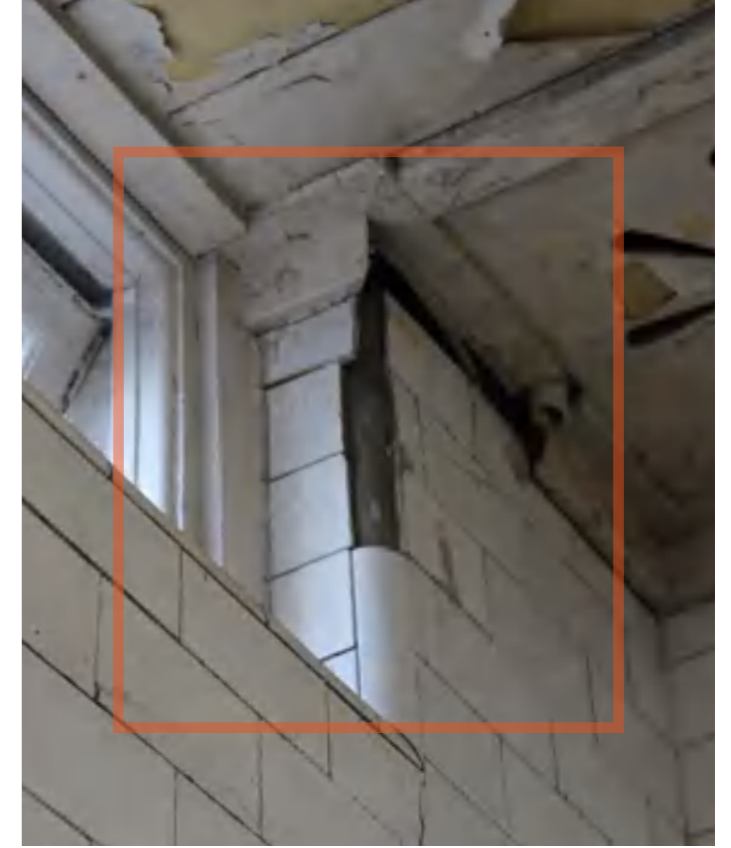
P04



P05



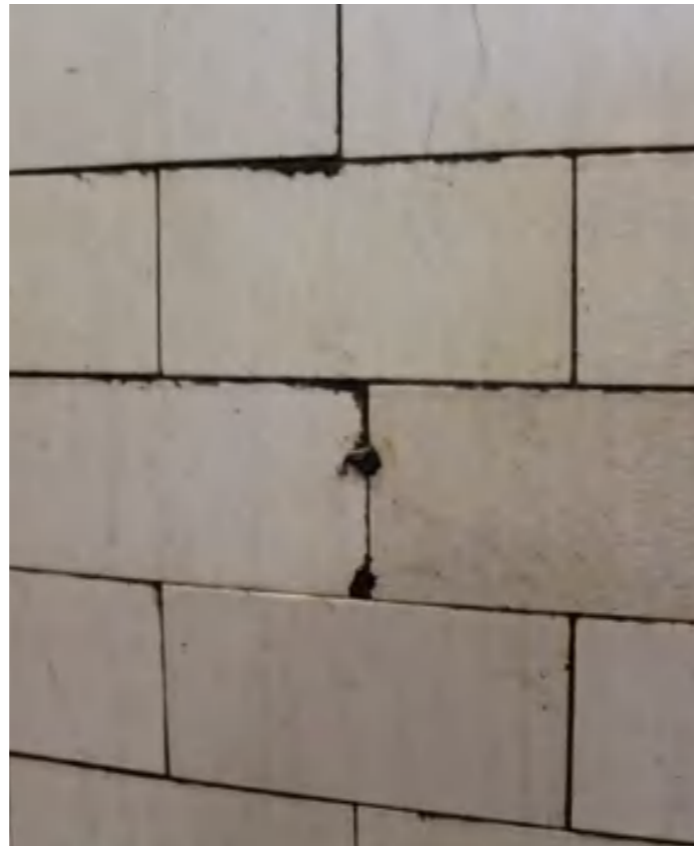
P06



P07



P08



P09



P10



## 5.4 Floors

### 5.4.1 Accessible WC

**Description:** Square format slip-resistant floor tiles to Accessible WC as a later addition to the original building, assumed to date to 1980s refurbishment.

**Condition:** Good

The tiles themselves, including kerbed upstands, are in good condition remaining intact and functional. Similarly to those tiles used to the entrance lobby however, they are visually out of character with the historic building and, in the interest of aesthetic and experiential enhancement, are recommended for replacement.

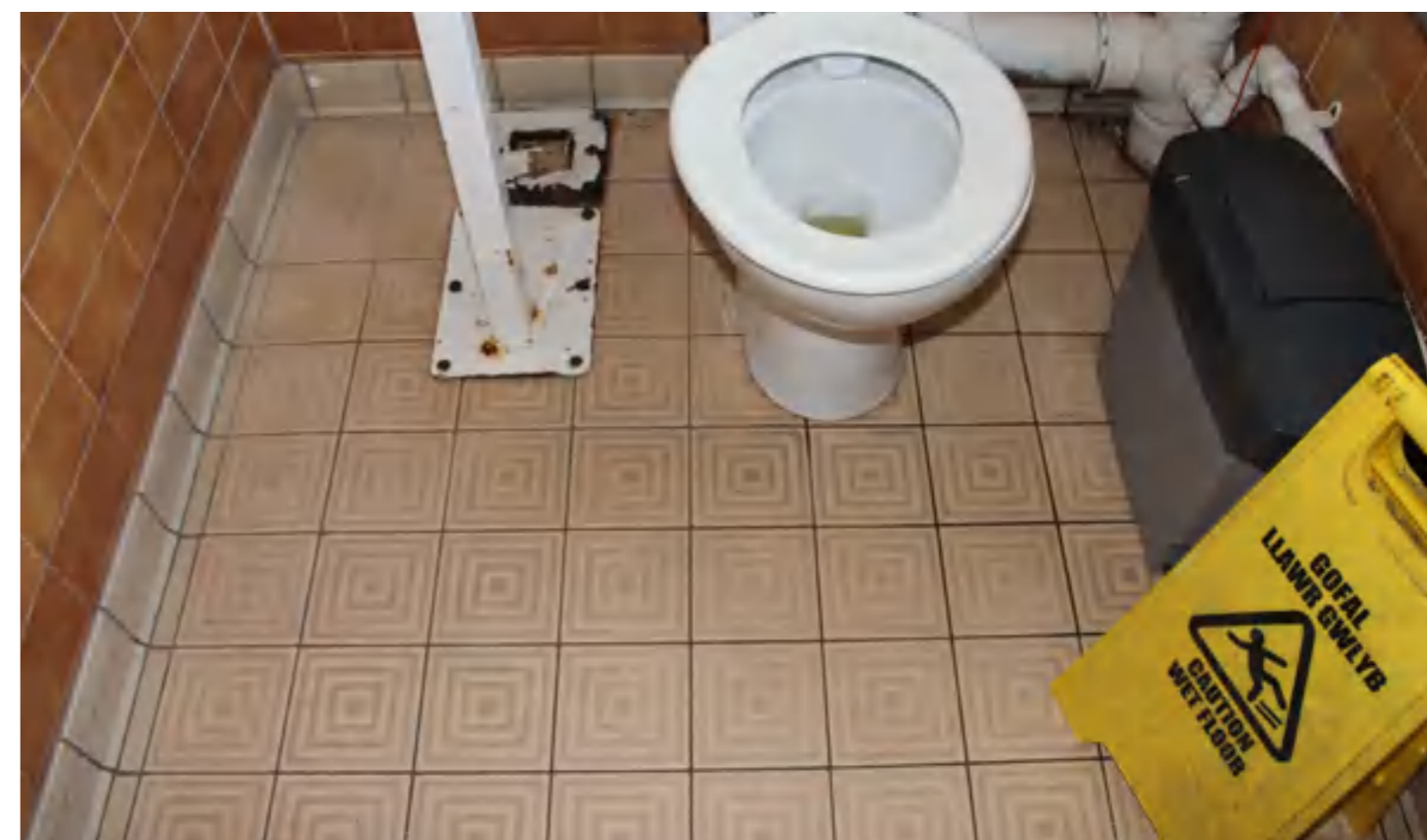
**Recommendation: Replace Floor Tiles to Accessible WC (approx. 5sqm)**

**Priority 3**

1. Remove existing floor tiles and kerbed upstands.
2. Allow for replacing with high-quality small square format slip-resistant floor tiles and associated kerbed upstands (specification TBA with Conservation Officer)
3. Allow for grouting (colour TBC)

Public Conveniences, John St, Porthcawl

P01



P02



Introduction	Exec. Summary	Building Overview	External Fabric	Internal Fabric	Services	Repairs Summary	DRA	Appendices
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5.4.2 Female WCs

**Description:** The female WCs retain a continuous original terrazzo floor finish throughout, comprising a general red/terracotta field bordered by a black and grey band, with covered terrazzo upstands to all perimeters. Corner junctions incorporate a three-crested leaf detail. Internal manhole covers are flush with the surrounding surface and finished with matching terrazzo.

**Condition:** Fair to Poor

Terrazzo is a robust floor finish and, while it shows typical age-related wear and some localised damage, it remains functional, hard-wearing and historically significant, making a positive contribution to the character of the building. Defects include a pattern of cracking (between 1–5 mm in width), likely attributable to historic settlement and expansion/contraction, together with areas of unsympathetic repair associated with past services and maintenance interventions, including patching in cementitious materials.

**Recommendation: Replace Defective Gully Cover** Priority 2

1. Replace with Interlaken Cast Iron Square Gully Cover (200mm 8" TBC) by Lateral Design Studio.
2. Allow for decorating gully cover with Gloss Black Metal Paint.

**Recommendation: Terrazzo Repairs to Female WCs (approx. 35sqm)** Priority 3

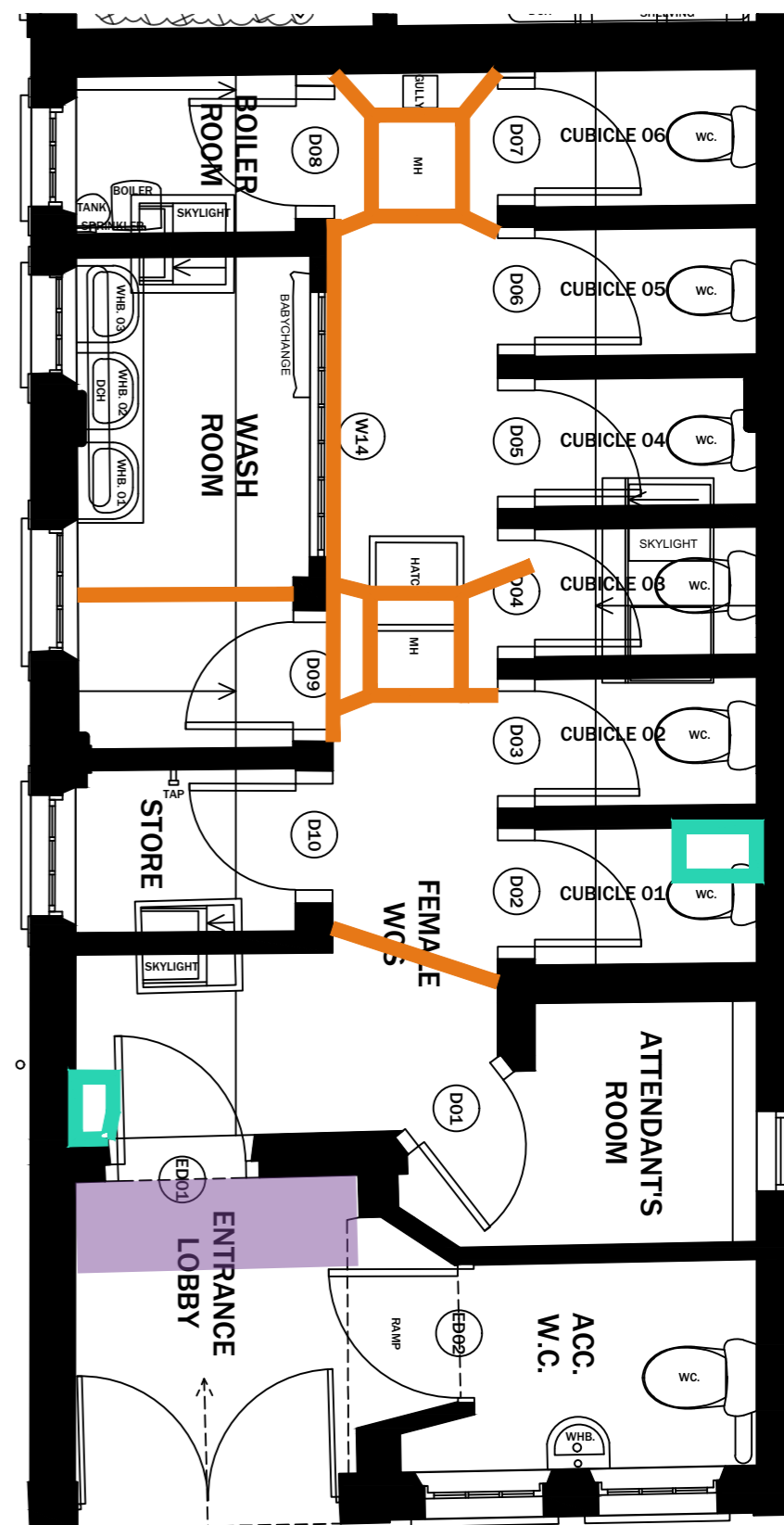
1. Allow for specialist terrazzo floor repairs and refurbishment comprising;
2. Sanding and polishing the terrazzo floor area using progressively fine grit sanding pads;
3. Remove heavy staining around junctions between terrazzo and toilets;
4. Rake out and fill all cracks with a colour-matched terrazzo crack repair filler to all hairline cracks and to the perimeter of the internal manholes (see drawing overleaf for extent);
5. Remove poor cement render repairs to indicated locations (see drawing overleaf) and repair with matching terrazzo, re-creating bands and design features where required;
6. Allow for sealing the repaired floor with Tile Doctor Colour Grow or similar approved.

**Recommendation: Install Low-Profile Entrance Matting** Priority 3

1. Allow for installing circa 2.5 sqm INTRAform DM Low Profile Heavy Duty entrance matting recessed into entrance lobby floor to indicated location (finish TBC)

Key:

- Locations of cracks in terrazzo floor
- Locations of poor cement patch repairs
- Location for low-profile entrance matting



Female WC Plan Extract  
1:50 @ A3 L



Public Conveniences, John St, Porthcawl

P01



P02



P03



P04



P05



P06



P06



5.4.3 Male WCs

**Description:** The male WCs retain a continuous original terrazzo floor finish throughout, comprising a general red/terracotta field bordered by a black and grey band, with covered terrazzo upstands to all perimeters. Corner junctions incorporate a three-crested leaf detail. Internal manhole covers are flush with the surrounding surface and finished with matching terrazzo.

**Condition:** Poor

Terrazzo is a robust floor finish and, while it shows typical age-related wear and some localised damage, it remains functional, hard-wearing and historically significant, making a positive contribution to the character of the building. Cracking is more extensive than seen in the Female WCs, including a widespread pattern (between 1–5 mm in width), likely attributable to historic settlement and expansion/contraction.

**Recommendation: Replace Defective Gully Cover**

Priority 2

1. Replace with Interlaken Cast Iron Square Gully Cover (200mm 8" TBC) by Lateral Design Studio.
2. Allow for decorating gully cover with Gloss Black Metal Paint.

**Recommendation: Terrazzo Repairs to Male WCs (approx. 35sqm)**

Priority 3

1. Allow for specialist terrazzo floor repairs and refurbishment comprising;
2. Sanding and polishing the terrazzo floor area using progressively fine grit sanding pads;
3. Remove heavy staining around junctions between terrazzo and toilets;
4. Rake out and fill all cracks with a colour-matched terrazzo crack repair filler to all hairline cracks and to the perimeter of the internal manholes (see drawing overleaf for extent);
5. Allow for sealing the repaired floor with Tile Doctor Colour Grow or similar approved.

**Recommendation: Install Low-Profile Entrance Matting**

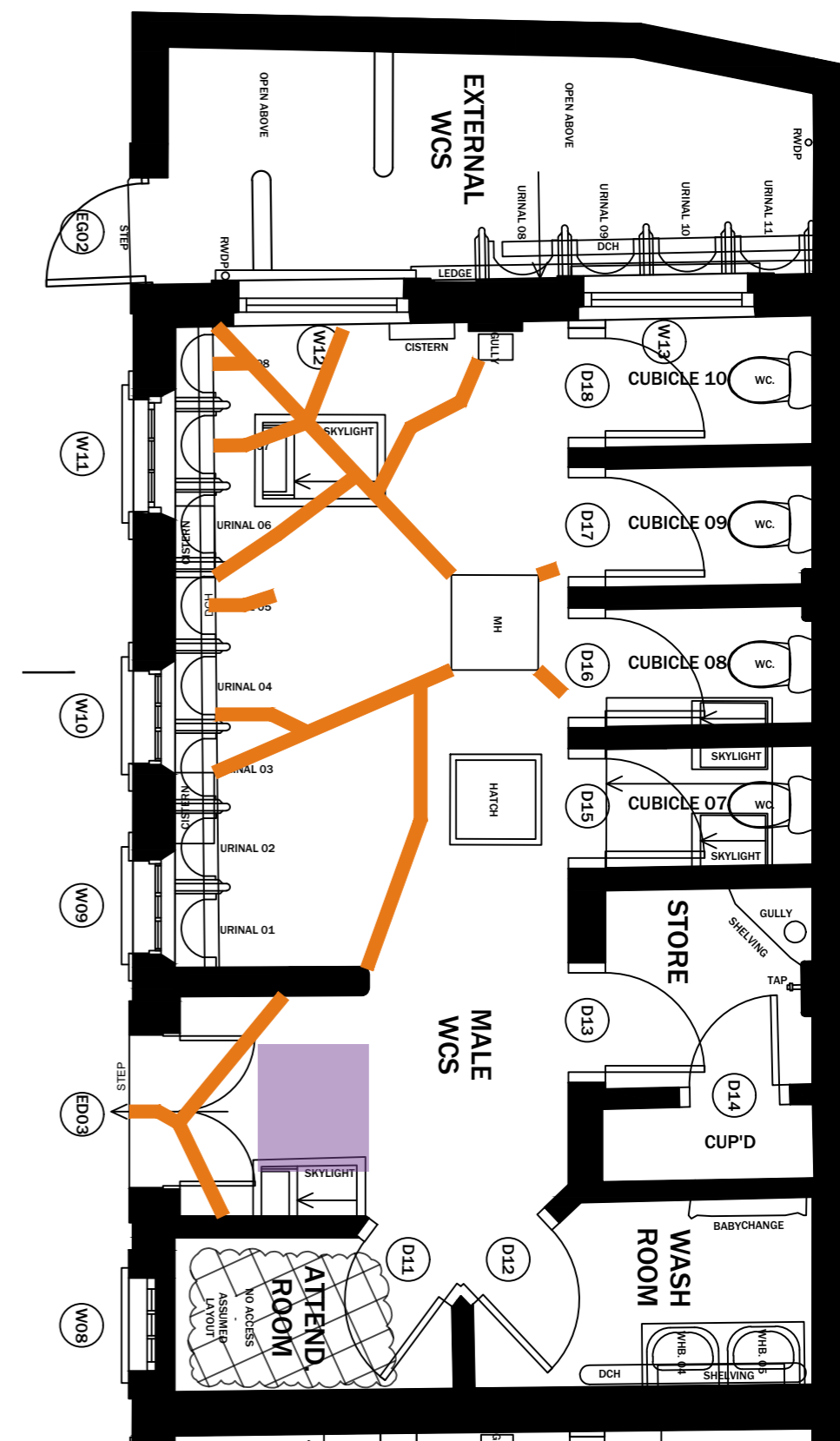
Priority 3

1. Allow for installing circa 2 sqm INTRAform DM Low Profile Heavy Duty entrance matting to indicated location (specification TBC)

Key:

Locations of cracks in terrazzo floor

Location for low-profile entrance matting



Male WC Plan Extract  
1:50 @ A3 L

P01



P02



P03



P04



P05



P06



## 5.5 Internal Doors & Joinery

### 5.5.1 Female WCs

**Description:** Original stained hardwood two-panel doors with circular obscure high-level glass lights, set within matching frames and architraves. Stained hardwood capping boards are fitted to the tops of the WC cubicle walls and to the partition to the washroom. Ironmongery comprises a mixture of presumed original fixtures, notably brass pull handles, together with a variety of later alterations and additions including brass butt hinges, indicator bolts, sliding bolts and Yale-type rim latches. Original hinges appear to have been removed from all doors, resulting in large portions of the architraves being damaged or missing at former hinge locations.

**Condition:** Fair

All doors are in good structural order and are robust, well-made door sets. They do, however, exhibit age-related wear, a build-up of dirt and grime, and localised damage where previous ironmongery has been removed and / or modern ironmongery has been insensitively installed.

Door 01 Outer Face



P01



Door 02 Outer Face



Door 02 Inner Face



Door 03 Outer Face



Door 04 Outer Face



Door 05 Outer Face



Door 06 Outer Face



Door 07 Outer Face



Door 03 Inner Face



Door 04 Inner Face



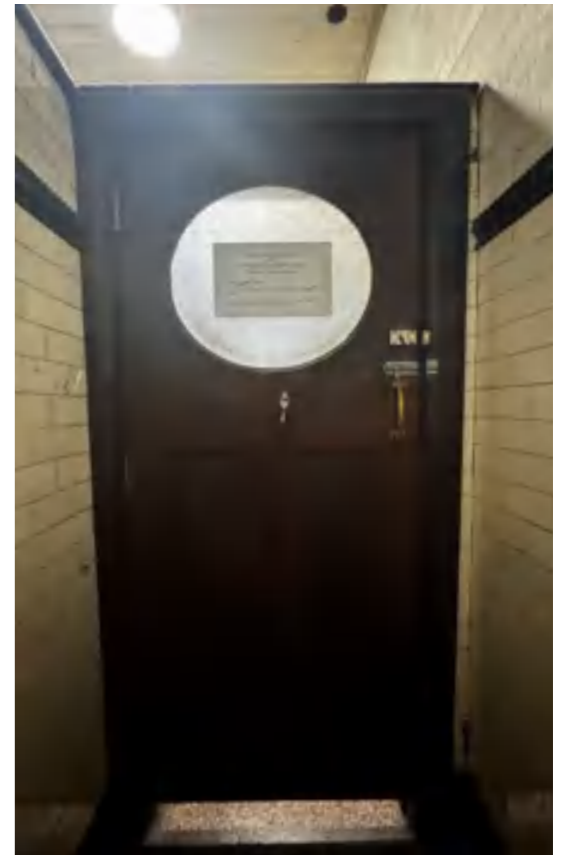
Door 05 Inner Face



Door 06 Outer Face



Door 07 Inner Face



Door 08 Outer Face



Door 09 Outer Face



Door 10 Outer Face



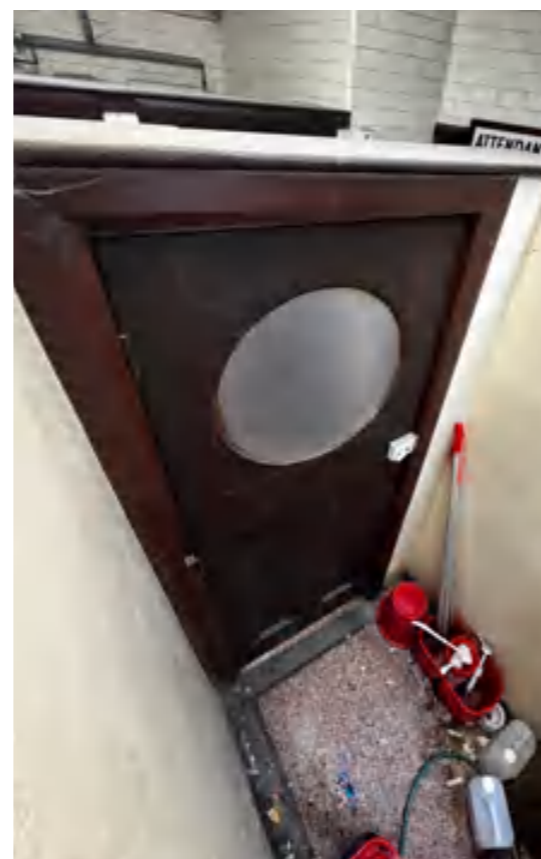
Door 08 Inner Face



Door 09 Inner Face



Door 10 Inner Face



**Recommendation: Refurbishment of Doors & Joinery to Female WCs**

Priority 2

**General to All Doors:**

1. Undertake a thorough clean of all doors to remove dirt, grime and detritus.
2. Allow for light rubbing down and full redecoration of all doors, architraves, linings and capping boards with Osmo Oil Wood Stain, specification TBC
3. Allow for 10 no. hardwood scarf repairs (1 no. to all 10 no. door architraves) where prior hinges have been removed.
4. Allow for re-sealing all round glazed lights with new linseed oil putty
5. Allow for localised repairs to doors and frames where ironmongery is removed
6. Clean all butt hinges

**D01**

1. Retain and polish brass handle, replace screw fixings
2. Retain and service Yale latch rim lock

**D02**

1. Remove indicator lock, sliding bolt and cloak hook
2. Provide new brass indicator lock
3. Provide new brass wire coat hook (specification TBC)
4. Clean and polish brass pull handle, replace screw fixings

**D03**

1. As above

**D04**

1. As above

**D05**

1. As above
2. Provide new brass pull handle as per Heritage Brass by M Marcus Pull Handle - 152mm Length - Antique Brass

**D06**

1. Remove indicator lock, sliding bolt and cloak hook
2. Provide new brass indicator lock
3. Provide new brass wire coat hook (specification TBC)
4. Clean and polish brass pull handle, replace screw fixings

**D07**

1. As above

**D08**

1. Clean and polish brass pull handle, replace screw fixings

**D09**

1. Clean and polish brass pull handle, replace screw fixings
2. Provide new brass pull handle to inner face as per Heritage Brass by M Marcus Pull Handle - 152mm Length - Antique Brass

**D10**

1. Clean and polish brass pull handle, replace screw fixings

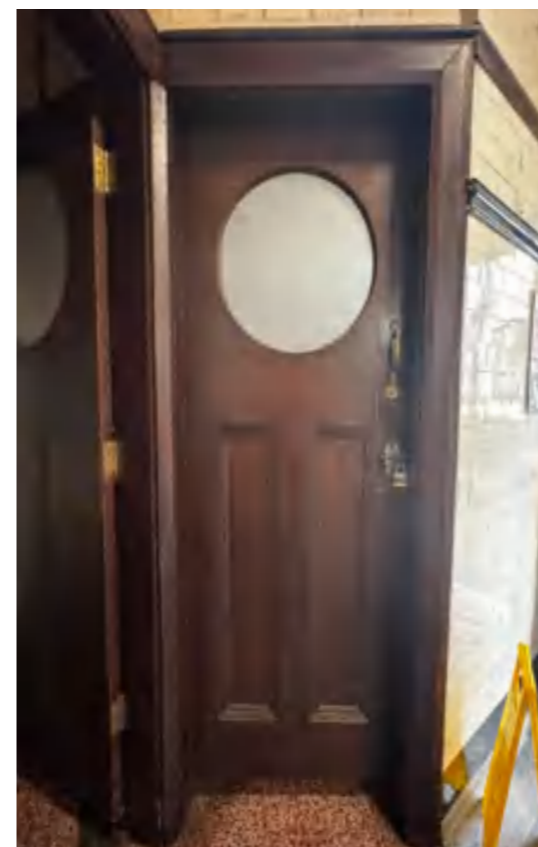
## 5.5.2 Male WCs

**Description:** Original stained hardwood two-panel doors with circular obscure high-level glass lights, set within matching frames and architraves. Stained hardwood capping boards are fitted to the tops of the WC cubicle walls and to the privacy partition between urinal area and entrance door. Ironmongery comprises a mixture of presumed original fixtures, notably brass pull handles, together with a variety of later alterations and additions including brass butt hinges, indicator bolts, sliding bolts and Yale-type rim latches. Original hinges appear to have been removed from all doors, resulting in large portions of the architraves being damaged or missing at former hinge locations.

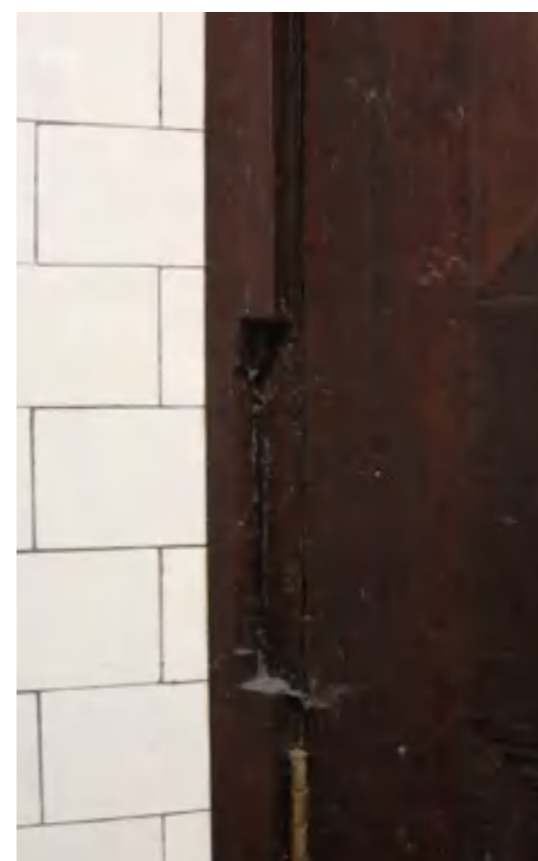
**Condition:** Fair

All doors are in good structural order and are robust, well-made door sets. They do, however, exhibit age-related wear, a build-up of dirt and grime, and localised damage where previous ironmongery has been removed and / or modern ironmongery has been insensitively installed.

Door 11



P02



Door 12 Outer Face



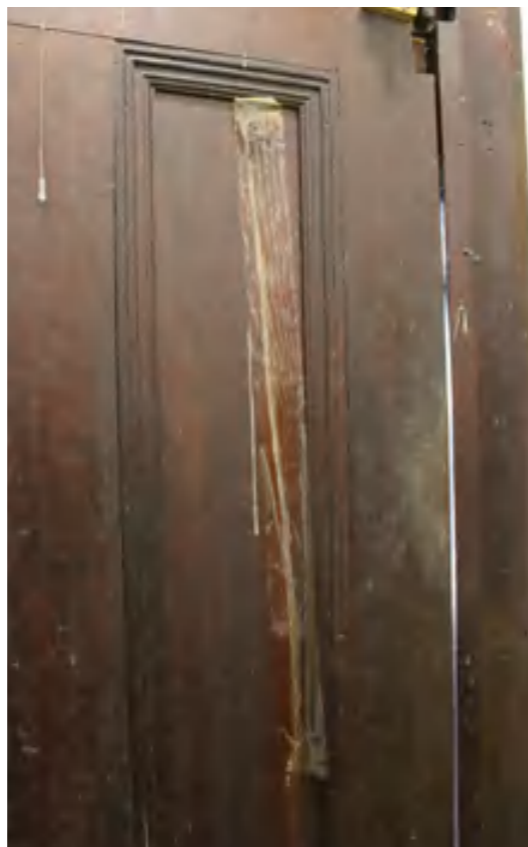
Door 12 Inner Face



Door 13 Outer Face



Door 13 Crack



Door 15 Outer Face



Door 16 Outer Face



Door 17 Outer Face



Door 13 Damaged Glazing



Door 13 Skirt



Door 15 Inner Face



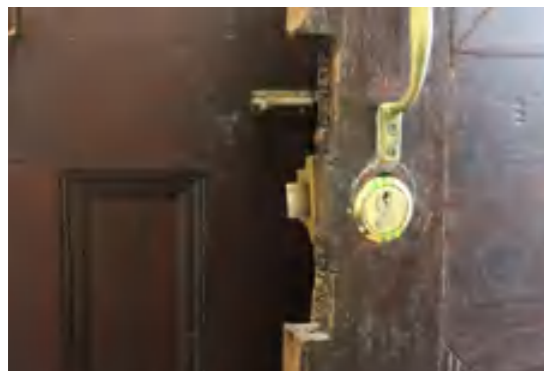
Door 16 Inner Face



Door 17 Inner Face



Door 13 Damage



Door 18 Outer Face



Door 18 Inner Face



**Recommendation: Refurbishment of Doors & Joinery to Male WCs**

Priority 2

**General to All Doors:**

1. Undertake a thorough clean of all doors to remove dirt, grime and detritus.
2. Allow for light rubbing down and full redecoration of all doors, architraves, linings and capping boards with Osmo Oil Wood Stain, specification TBC
3. Allow for 10 no. hardwood scarf repairs (1 no. to all 10 no. door architraves) where prior hinges have been removed.
4. Allow for re-sealing all round glazed lights with new linseed oil putty
5. Allow for localised repairs to doors and frames where ironmongery is removed
6. Clean all butt hinges

**D11**

1. Retain and polish brass handle, replace screw fixings
2. Retain and service Yale latch rim lock
3. Replace galvanised steel padbolt with new brass counterpart

**D12**

1. Retain and polish brass handle, replace screw fixings
2. Conduct scarf repair to hole in door leaf from prior ironmongery, and to notch in architrave upon removal of redundant latch

**D13**

1. Retain and polish brass handle, replace screw fixings
2. Replace cracked and damaged round privacy glass pane with like-for-like
3. Conduct scarf repair to damaged portion of door where notched for previous ironmongery installation
4. Fill crack within hardwood panel
5. Replace white plastic skirt with black counterpart

**D14**

1. As general notes

**D15**

1. Remove indicator lock and cloak hook
2. Provide new brass indicator lock
3. Provide new brass wire coat hook (specification TBC)
4. Provide new brass pull handle as per Heritage Brass by M Marcus Pull Handle - 152mm Length - Antique Brass
5. Clean paint residue off of glazing

**D16**

1. Remove indicator lock, sliding bolt and cloak hook
2. Provide new brass indicator lock
3. Provide new brass wire coat hook (specification TBC)
4. Provide new brass pull handle as per Heritage Brass by M Marcus Pull Handle - 152mm Length - Antique Brass

**D17**

1. As above
2. Round glazing and frame has detached and is loose. Allow for re-fixing.

**D18**

1. As above

## 5.6 Sanitaryware

### 5.6.1 Accessible WC

**Description:** Accessible toilet Doc M pack.

**Condition:** Fair to Poor

The Accessible WC is fitted with a dated Doc M pack that is now in poor condition, with visible corrosion to fixtures and a highly congested layout that does not support ease of use.

#### Recommendation: Replacement of AWC Doc M Sanitaryware

Priority 2

1. Remove all fixtures and sanitaryware from the AWC and replace with a new Doc M Pack as per Commercial Washrooms Fitzroy Of London Low Level Doc M Toilet Pack with Exposed Fixing Grab Rails Dark Grey (Layout TBC with Architect).

Public Conveniences, John St, Porthcawl

P01



## 5.6.2 Female Toilets

**Description:** 6 no. vitreous china WC pans to the female WC cubicles, each with high-level flush cisterns, chrome plumbing connections, copper overflow pipes and chain-lever flush mechanisms.

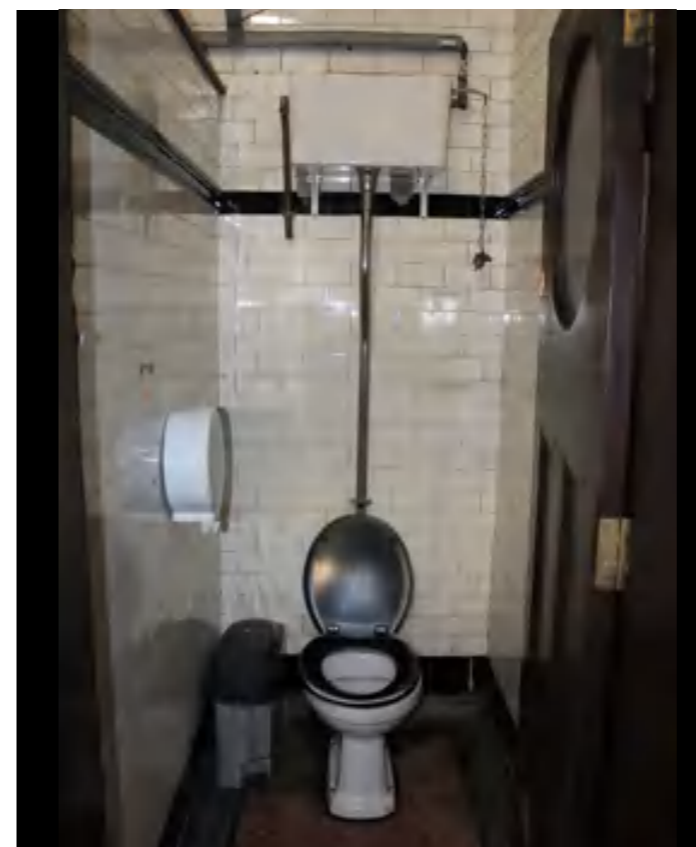
**Condition:** Poor

Generally, all cisterns are missing their lids and are in poor hygienic condition. Chain flushes have been broken and replaced with a variety of different chains and pull handles, with some handles missing. Original hardwood toilet seats have been replaced with a mixture of modern plastic seats. The cisterns are crudely fixed to the wall with metal stanchion brackets, and considerable damage has occurred to the original ceramic wall tiles behind due to existing and previous fixings. These damaged areas are present behind all cisterns and have been patch repaired with cement render.

**Recommendation: Refurbishment of WC Sanitaryware**
**Priority 1**

1. Undertake a sterile clean of all 6 no. high-level cisterns
2. Provide 6 no. new Cistern Pulls with Ironmongery World Vintage Cistern Pull with Wooden Handle
3. Clean and polish chrome cistern pipes and connections
4. Clean and polish copper overflow pipes
5. Replace 2 no. corroding base fixings to all toilet pans with new stainless steel counterparts (P07/8)
6. Allow for re-sealing between all toilets and terrazzo floor with silicone
7. Replace all 6 no. modern plastic and damaged toilet seats with new hardwood effect toilet seats (specification TBC)
8. Allow for providing moisture resistant painted MDF pattresses between all cistern brackets and original damaged wall tiles. Allow for providing bullnosed edges and decorating to match white and black band (P09-P14). Profiles / Design TBC with Architect.

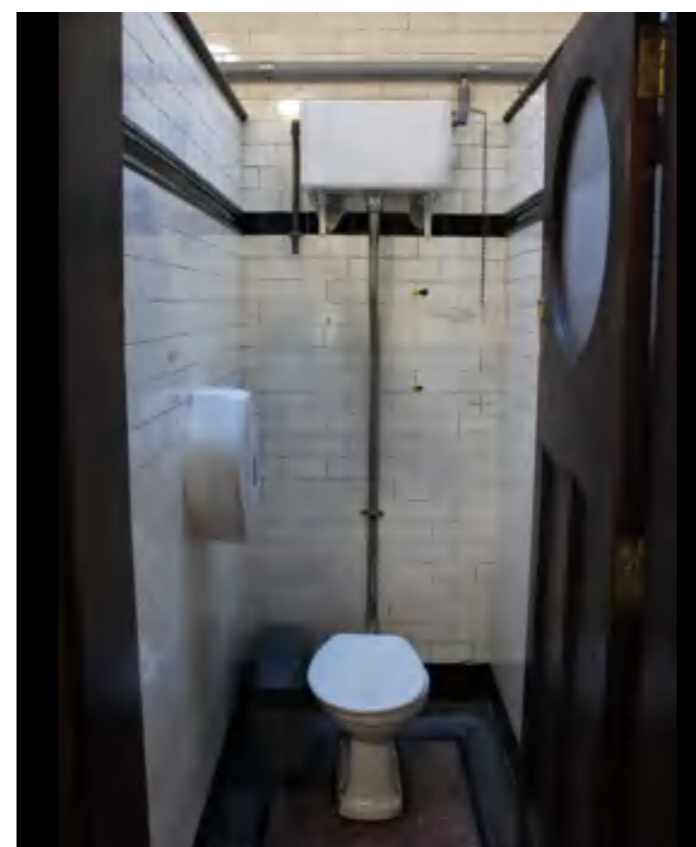
P01 - Cubicle 01



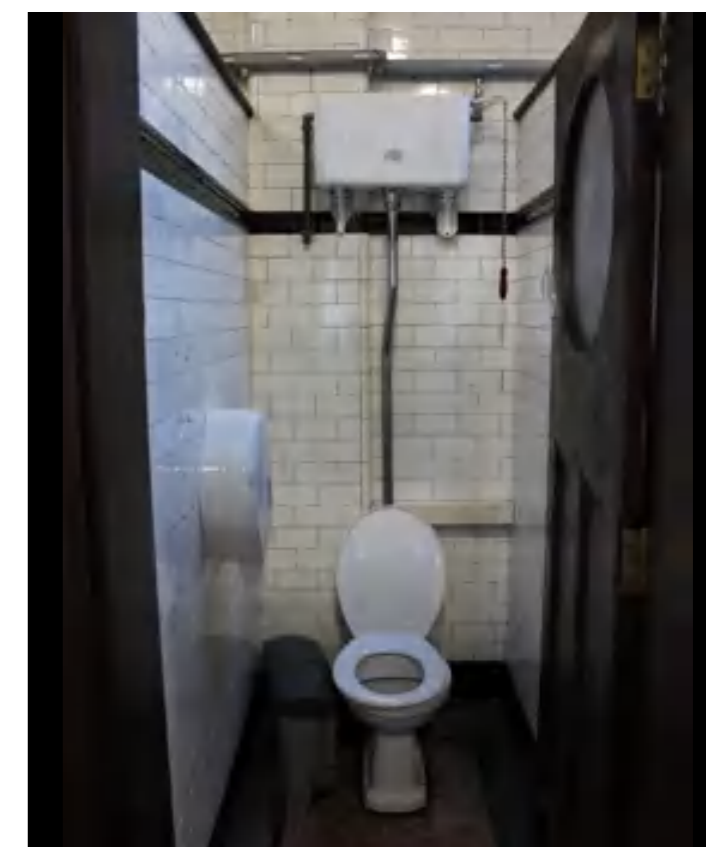
P02 - Cubicle 02



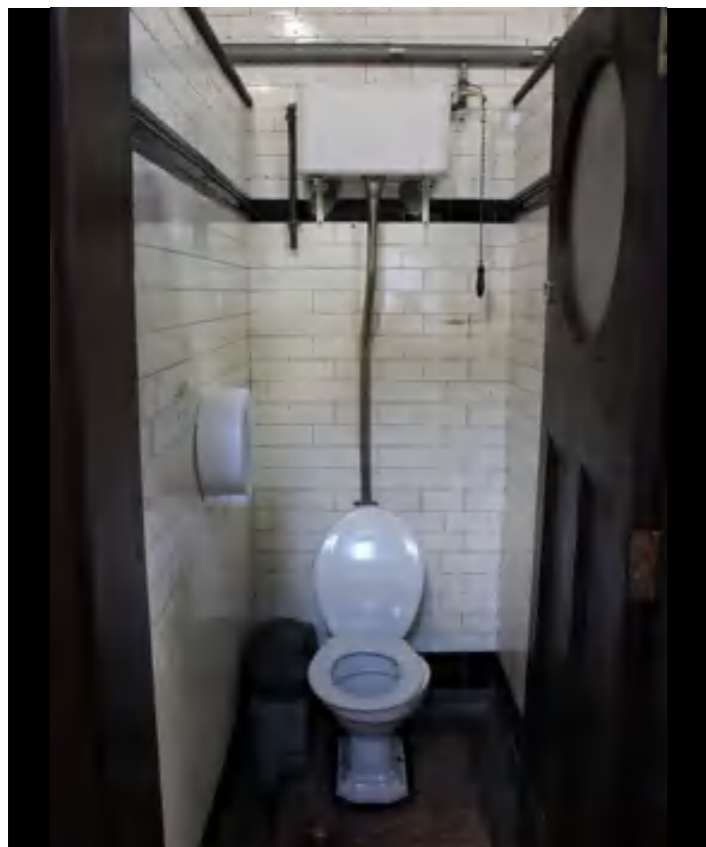
P03 - Cubicle 03



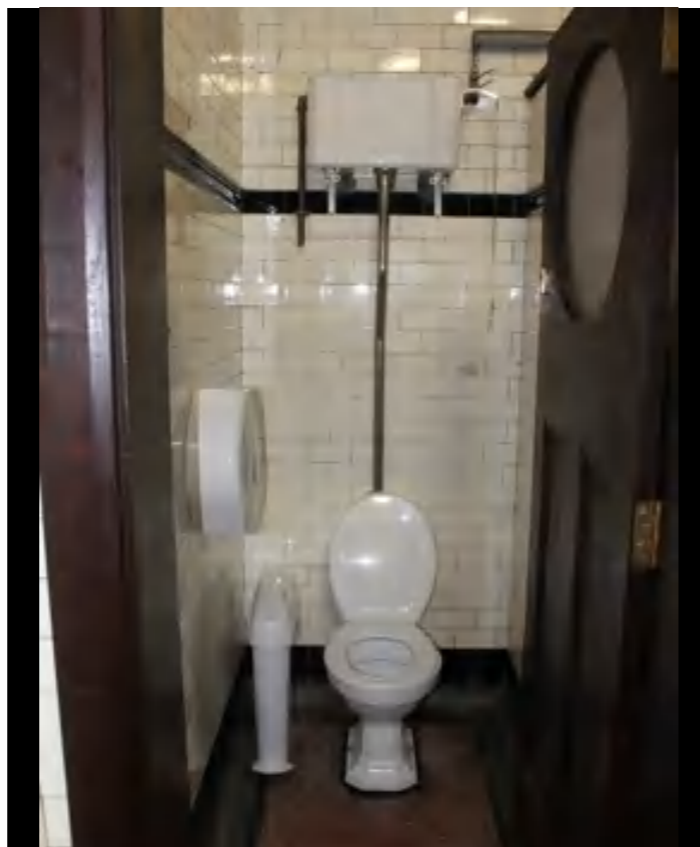
P04 - Cubicle 04



P05 - Cubicle 05



P06 - Cubicle 06



P09 - Cubicle 01



P10 - Cubicle 02



P07



P08



P11 - Cubicle 03



P13 - Cubicle 05



P12 - Cubicle 04



P14 - Cubicle 06



### 5.6.3 Female Wash Hand Basins

**Description:** 3 no. original vitreous china wash basins, each with the motif "The Pearl", discharging into unsealed white plastic waste pipes that connect to a vitreous drainage trough recessed into the terrazzo floor beneath. Basins are supported on iron cantilevered brackets embedded within the external wall. As original features, the sinks are significant to the character of the building and should be retained and refurbished.

**Condition:** Poor

Wash basin condition is poor, with extensive wear and deterioration of enamel coating to all three basins. Wash basin 01 has two areas cracked areas that have been repaired previously (P02). Basins 02 and 03 are in better condition although show equal deterioration of enamel coating. Original brass taps remain present and are loose generally, with a mixture of replacement tap heads.

**Recommendation: Refurbishment of 3 no. Vitreous China Wash Basins to FWCs** **Priority 1**

1. Conduct specialist repairs to 2 no. cracked areas to Basin 01 (P02)
2. Conduct specialist repair to chipped areas on underside of basins (P08)
3. Re-enamel all 3 no. basins by specialist, retaining 'The Pearl' motifs
4. Conduct enamel repairs to seal between Basin 03 and tiled partition wall (P04)
5. Allow for sealing all basins at wall junctions with mould-resistant silicone
6. Retain 6 no. original brass tap bodies, allowing for re-fixing securely and polishing
7. Install 6 no. new brass cartridges and tap heads
8. Install 3 no. new antique brass basin waste inserts
9. Wire brush 4 no. corroding metal basin support brackets and treat with corrosion inhibitor. Allow for redecorating with black metal paint.
10. Thoroughly clean underside of basins to remove limescale

**Recommendation: Refurbishment of Vitreous China Drainage Trough** **Priority 1**

1. Conduct specialist re-enamelling of recessed drainage trough (P10)
2. Allow for re-grouting all joints
3. Install 1 no. new antique brass basin waste insert

P01



P02



P03



P05



P04



P06



P07



P09



P08



P10



## 5.6.4 Male Toilets

**Description:** 4 no. vitreous china WC pans to the male WC cubicles, each with high-level flush cisterns, chrome plumbing connections, copper overflow pipes and chain-lever flush mechanisms.

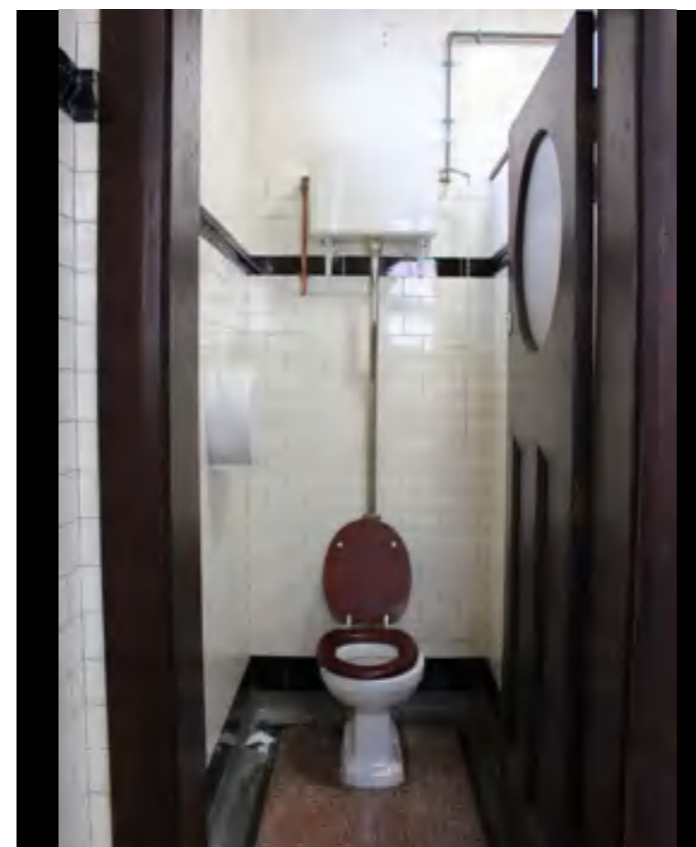
**Condition:** Fair

Generally, all cisterns are missing their lids and are in poor hygienic condition. Chain flushes have been broken and replaced with a variety of different chains and pull handles, with some handles missing. Original hardwood toilet seats have been replaced with a mixture of modern plastic seats. The cisterns are crudely fixed to the wall with metal stanchion brackets, and considerable damage has occurred to the original ceramic wall tiles behind due to existing and previous fixings. These damaged areas are present behind all cisterns and have been patch repaired with cement render.

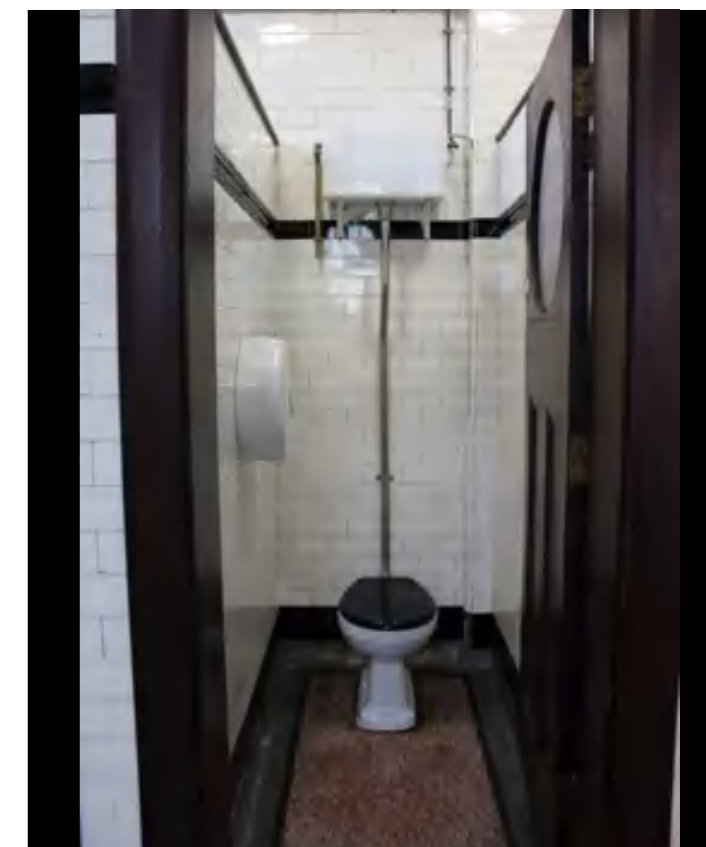
**Recommendation: Refurbishment of WC Sanitaryware**
**Priority 1**

1. Undertake a sterile clean of all 4 no. high-level cisterns
2. Provide 4 no. new Cistern Pulls with Ironmongery World Vintage Cistern Pull with Wooden Handle
3. Clean and polish chrome cistern pipes and connections
4. Clean and polish copper overflow pipes
5. Replace 2 no. corroding base fixings to all toilet pans with new stainless steel counterparts
6. Allow for re-sealing between all toilets and terrazzo floor with silicone
7. Replace all 4 no. modern toilet seats with new hardwood effect toilet seats (specification TBC)
8. Allow for providing moisture resistant painted MDF pattresses between all cistern brackets and original damaged wall tiles. Allow for providing bullnosed edges and decorating to match white and black band. Profiles / Design TBC with Architect.

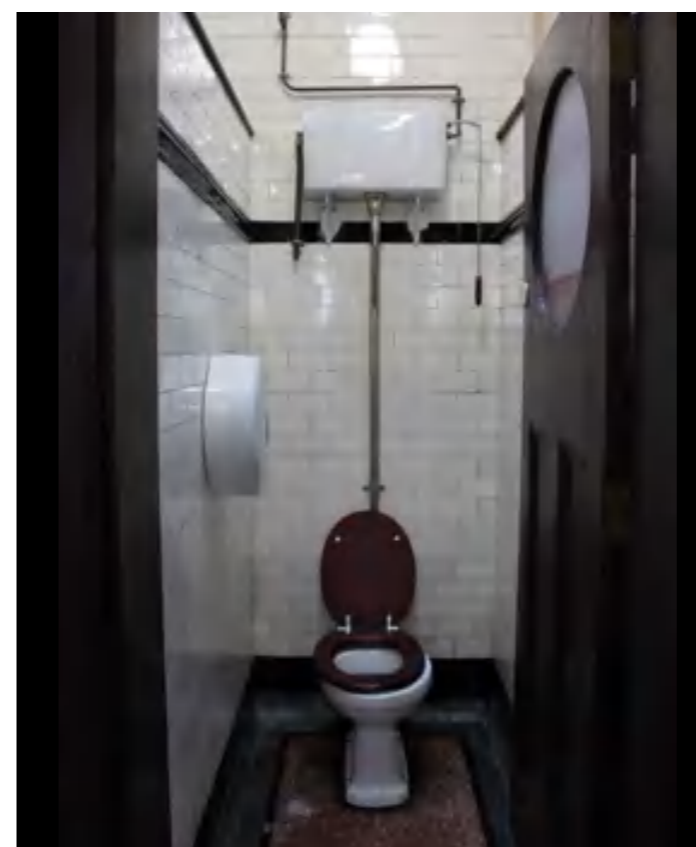
P01 - Cubicle 10



P02 - Cubicle 09



P03 - Cubicle 07



Typical Cistern Fixing / Damage



### 5.6.5 Male Urinals

**Description:** 8 no. original urinals to the male WCs, served by 2 no. original porcelain high-level cisterns by Stonite Pickups of Horwich.

**Condition:** Poor

High-level cisterns and their porcelain brackets are in good condition, showing only minor wear to the enamel coatings. The copper plumbing serving the urinals is functioning well; however, surface oxidation is evident and a thorough clean and polish is required. The eight urinals are in poor decorative condition, with extensive enamel wear and heavy staining. The associated footplates have also lost the majority of their enamel coatings. Notwithstanding the cosmetic issues, no visible cracks were observed and the units appear to remain in sound structural condition.

#### Recommendation: Refurbishment of Male Urinals

Priority 1

1. Undertake a sterile clean of 2 no. high-level cisterns and all urinals
2. Clean, service and polish copper plumbing
3. Thoroughly clean surface of high-level cisterns
4. Conduct a package of specialist re-enamelling to 8 no. urinals and associated footplates
5. Allow for re-sealing junction between urinals and ceramic tile walls with silicone

P01



P02



Urinal 01



Urinal 02



Urinal 03



Urinal 04



Urinal 05



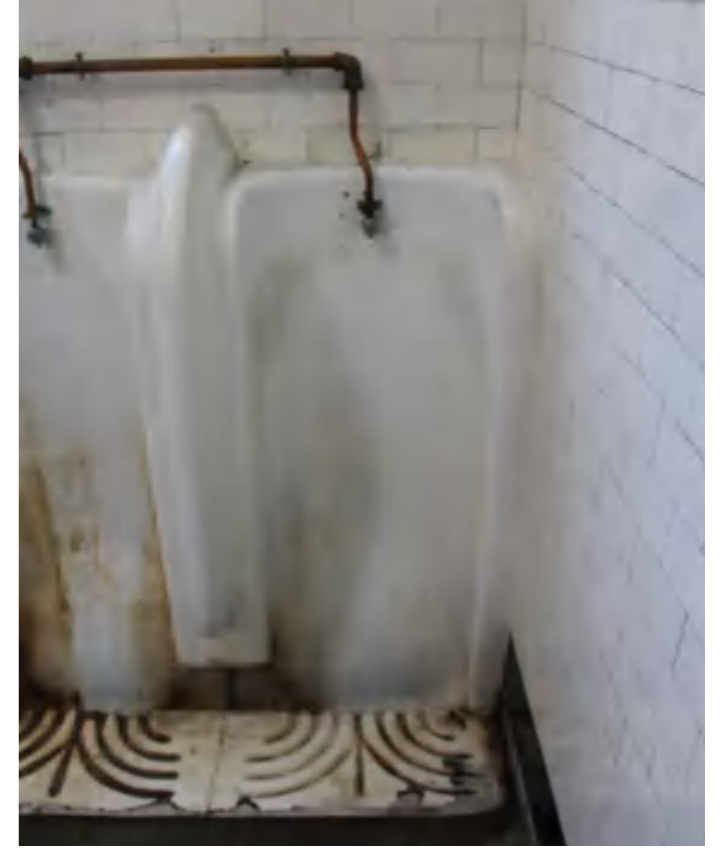
Urinal 06



Urinal 07



Urinal 08



### 5.6.6 Male WC Wash Hand Basins

**Description:** 2 no. original vitreous china wash basins, discharging into unsealed white plastic waste pipes that connect to a vitreous drainage trough recessed into the terrazzo floor beneath. Basins are supported on 3 no. iron cantilevered brackets embedded within the external wall. As original features, the sinks are significant to the character of the building and should be retained and refurbished.

**Condition:** Poor

Whilst in stable structural order, the wash basin decorative condition is poor, exhibiting extensive deterioration of enamel coating. Original brass pillar taps have been replaced with modern chrome counterparts. White plastic pipes and traps are tired and show signs of prior repair.

#### Recommendation: Refurbishment of 3 no. Vitreous China Wash Basins to FWCs

Priority 1

1. Re-enamel 2 no. basins by specialist
2. Allow for sealing all basins at wall junctions with mould-resistant silicone
3. Replace modern chrome taps with new brass pillar taps as per Victoria Plumbing Trafalgar Crosshead Pillar Basin Taps Antique Brass or equal approved
4. Install 2 no. new antique brass basin waste inserts
5. Wire brush 4 no. corroding metal basin support brackets and treat with corrosion inhibitor. Allow for redecorating with black metal paint.
6. Thoroughly clean underside of basins to remove limescale
7. Replace waste pipes and traps

#### Recommendation: Refurbishment of Vitreous China Drainage Trough

Priority 1

1. Conduct specialist re-enamelling of recessed drainage trough (P10)
2. Allow for re-grouting all joints
3. Install 1 no. new antique brass basin waste insert

P01



P02



P03



P05



P04



P06



P07



P09



P08



P10



## 5.7 Fixtures

### 5.7.1 Original Mirrors to Female WCs

**Description:** Original mirrors and integral shelved units, 1 no. to public Wash Room and another to the Attendant's Room.

**Condition:** Good

Given their age and exposure to regular public footfall, the fixtures are in good structural order and require minor refurbishment.

P01



P02



**Recommendation: Repair of 2 no. Mirrors to Female WCs**

Priority 2

1. Allow for rubbing down softwood frames to remove prior paint coatings.
2. Thoroughly clean and polish mirror glass
3. Allow for redecoration (specification TBA)

## 5.7.2 Original Mirrors to Male WCs

**Description:** Original mirrors and integral shelved units, 1 no. to public Wash Room and another to the Attendant's Room.

**Condition:** Good

Given their age and exposure to regular public footfall, the fixtures are in good structural order and require minor refurbishment.

P01



P02

**Recommendation: Repair of 2 no. Mirrors to Male WCs**

Priority 2

1. Allow for rubbing down softwood frames to remove prior paint coatings.
2. Allow for 1 no. small scarf repair to shelf of large mirror unit (P02)
3. Thoroughly clean and polish mirror glass
4. Allow for redecoration (specification TBA)

### 5.7.3 Miscellaneous Fixtures (Generally to FWC, MWC and AWC)

**Description:** Both Male and Female WCs are fitted with sanitary bins, soap dispensers, towel dispensers hand driers, and automatic air fresheners that are of mixed specifications and often placed insensitively.

**Condition:** Fair

It is recommended that a holistic approach is taken to all of these fixtures and they are renewed with new provisions under a contract with PHS (TBA with Porthcawl Town Council). Baby change fixture to the Male WCs is corroding and unhygienic, requiring replacement (P07).

WC fixtures include:

- 5 no. soap dispensers (replace with phs Moisturiser & 1L Auto Liquid Dispenser)
- 2 no. hand sanitiser dispenser (replace with phs 1L Hand Sanitiser Dispenser)
- 7 no. sanitary bins (replace with phs ReVive Black Onyx Eclipse Discreet)
- 11 no. towel dispensers (replace with phs Mini Jumbo Toilet Tissue Dispenser)
- 5 no. hand driers (replace with phs Airstream Vitesse Comfort White)
- 3 no. automatic air freshener (replace with phs Aircscent Burst)
- 2 no. fold-down baby change table (retain Female WC unit, replace Male WC unit with phs Compact Wall Mounted Baby Changing Table)
- Provide 2 no. Nappy Disposal Bins (phs ReVive Black Onyx Maxi Discreet 38L)
- Provide 2 no. phs Baby Changing Table Sanitisers
- Provide 2 no. phs Nappy Bag Dispensers

#### Recommendation: Replacement of Sanitary Fixtures

Priority 2

1. Allow for complete replacement of sanitary fixtures to a PHS suite as above (TBA with Porthcawl Town Council)
2. Positions to be coordinated with Architect and Cons. Officer. Where suitable, they should replace existing positions and fixing holes. Allow for localised ceramic tile repair to damage from fixings no longer required.

P01



P02



P03



P04



P05



P06



P07



P08



## 6.0 Services

### 6.1 Lighting

#### 6.1.1 Lighting Provision Generally

**Description:** Lighting within the WCs is provided by modern, ceiling-mounted circular LED fittings. The original light fixtures have been removed; however, their positions remain legible and elements of their original fittings are still present.

**Condition:** Good

The existing light fittings remain in good working order; however, they are visually incongruous with the historic character and interior quality of the building. Replacing them with more sympathetic fittings incorporating new presence-detection controls would provide both a heritage enhancement and an energy-efficiency improvement.

#### Recommendation: Replacement of Light Fittings Generally

Priority 3

1. Replace 1 no. modern round light fitting to AWC with LED fittings and presence detection
2. Replace 6 no. modern round light fittings to FWC with LED fittings and presence detection
3. Replace 6 no. modern round light fittings to MWC with LED fittings and presence detection
4. For pricing purposes only, allow for David Hunt Lighting Badger Bronze Pendant BAD0163 (final design and specification TBA with Architect).

Public Conveniences, John St, Porthcawl

P01



P02



## 6.2 Electrical / Heating

### 6.2.1 Electrical System and Cold/Hot Water Heating

**Description:** Hot water is supplied through 2 no. wall-mounted Heatrae Sadia Multipoint 30 units, each paired with a local expansion vessel positioned within the male and female WCs. From these heaters, hot water is distributed through exposed 15mm copper pipework (uninsulated) serving the wash hand basins. Cold water is similarly delivered to the basins using uninsulated, surface-mounted 15mm copper pipework.

The building receives its electrical supply via a high-level distribution board located inside a cupboard within the male WC. Power is routed from this board to sockets, switches, the water heaters and lighting, with cabling running through the roof void and enclosed in plastic conduit. Metal switch plates and pyro-type cabling are installed as part of the system.

Hot water heaters are considered beyond their expected lifespan and would benefit from an upgrade as part of a major refurbishment project to avoid medium-term replacement costs.

#### Recommendation: Replace 2 no. Hot Water Heaters

Priority 2

1. Allow for replacing both hot water heaters and expansion units (spec TBC by Contractor's Design).

#### Recommendation: Test Electrical Installation

Priority 2

1. Allow for testing electrical installations throughout the building.

### 6.3 Plumbing

#### 6.3.1 Plumbing System

**Description:** Plumbing for above-ground drainage, cisterns and urinals is 15mm copper pipework. Active leaking was not observed at the time of survey. Excluding the pipework serving the urinals, the pipes are generally insulated with foam lagging that is often applied insensitively or incompletely.

**Condition:** Fair

#### Recommendation: Clean, Check and Insulate of All Copper Plumbing

Priority 2

1. Allow for removing foam insulation, cleaning and checking all plumbing systems and connections.
2. Allow for insulating copper pipework to all areas excluding the urinals with Armaflex Self-Seal black (or equal approved)

#### Recommendation: Test Electrical Installation

Priority 2

1. Allow for testing electrical installations throughout the building.

P01



P02



## 7.0 Summary of Repairs

Recommended Repairs	Recommended by:	Page (click for link)
<b>Priority 1 Repairs</b>		
(1) Replace Artificial Roof Covering with Natural Canadian Glendyne Slate	0-2 years	18
(2) Replace Corrugated Sheet Roof Covering and Flashing	0-2 years	19
(3) Repairs to Rainwater Goods	1 year	25
(4) Structural Repairs to East Elevation External Walls	1 year	30
(5) Repairs to East Elevation External Walls	0-2 years	30
(6) Repairs to South Elevation External Walls	0-2 years	33
(7) Replace Cast in-Situ Concrete Floor (approx. 7sqm)	0-2 years	51
(8) Provide Insulation to Ceiling Level across Roof Area (approx. 90 sqm)	0-2 years	52
(9) Refurbish Ceiling Finishes to Female WCs (approx. 40 sqm)	0-2 years	55
(10) Refurbish Ceiling Finishes to Male WCs (approx. 40 sqm)	0-2 years	57
(11) Refurbishment of Accessible WC Wall Finishes (Internal)	0-2 years	61
(12) Refurbishment of Accessible WC Wall Finishes (External)	0-2 years	61
(13) Refurbishment of Female WC Toilet Fixtures	0-2 years	83
(14) Refurbishment of Female WC Vitreous China Wash Basins	0-2 years	85
(15) Refurbishment of Female WC Vitreous China Drainage Trough	0-2 years	85
(16) Refurbishment of Male WC Toilet Fixtures	0-2 years	88
(17) Refurbishment of Male WC Urinals	0-2 years	89

Recommended Repairs		Recommended by:	Page (click for link)
<b>Priority 1 Repairs (cont.)</b>			
(18)	Refurbishment of Male WC Vitreous China Wash Basins	0-2 years	92
(19)	Refurbishment of Male WC Vitreous China Drainage Trough	0-2 years	92
<b>Priority 2 Repairs</b>			
(1)	Repairs to Cupolas	2-3 years	20
(2)	Repairs to Weatherboards	2-3 years	21
(3)	Repairs to North Elevation External Walls	2-3 years	27
(4)	Repairs to East Elevation External Walls	2-3 years	30
(5)	Repairs to West Elevation External Walls	2-3 years	35
(6)	Repairs to Above Ground Drainage System	2-3 years	36
(7)	Repairs to Below Ground Drainage System	2-3 years	37
(8)	Replace Window 01	2-3 years	38
(9)	Repairs to Windows 02/03	2-3 years	39
(10)	Repairs to Windows 04/05/06	2-3 years	40
(11)	Repairs to Windows 08/09/10/11	2-3 years	41
(12)	Repairs to Windows 12/13	2-3 years	43
(13)	Repairs to External Door 02	2-3 years	48
(14)	Replace Ceiling Finishes to Entrance Lobby (approx. 5 sqm)	0-2 years	85

Recommended Repairs	Recommended by:	Page (click for link)
<b>Priority 2 Repairs (cont.)</b>		
(15) Refurbishment of Entrance Lobby Wall Finishes	2-3 years	60
(16) Refurbishment of Female WC Internal Wall Finishes	2-3 years	63
(17) Refurbishment of Male WC Internal Wall Finishes	2-3 years	65
(18) Replace Defective Gully Cover to Female WC	2-3 years	68
(19) Replace Defective Gully Cover to Male WC	2-3 years	71
(20) Refurbishment of Doors & Joinery to Female WCs	2-3 years	77
(21) Refurbishment of Doors & Joinery to Male WCs	2-3 years	81
(22) Replacement of AWC Doc M Sanitaryware	2-3 years	82
(23) Repair 2 no. Mirrors to Female WC	2-3 years	95
(24) Repair 2 no. Mirrors to Male WC	2-3 years	96
(25) Replacement of Sanitary Fixtures Generally	2-3 years	97
(26) Replace 2 no. Hot Water Heaters	2-3 years	97
(27) Test Electrical Installation	2-3 years	97
(28) Clean, Check and Insulate Copper Pipework	2-3 years	97
<b>Priority 3 Repairs</b>		
(1) Repairs to North Elevation External Walls	5 years	27
(2) Repairs to East Elevation External Walls	5 years	30

Recommended Repairs		Recommended by:	Page (click for link)
<b>Priority 3 Repairs (cont.)</b>			
(3)	Repairs to South Elevation External Walls	5 years	36
(4)	Repairs to External Gate 01	5 years	44
(5)	Repairs to External Gate 02	5 years	45
(6)	Repairs to External Door 01	5 years	46
(7)	Repairs to External Door 03	5 years	47
(8)	Replacement of Tiled Floor to Entrance Lobby (approx. 6sqm)	5 years	50
(9)	Replacement of Ceiling to Acc. WC (approx. 5sqm)	5 years	54
(10)	Replace Floor Tiles to Acc. WC (approx. 5 sqm)	5 years	67
(11)	Terrazzo Repairs to Female WC Floor (approx. 35 sqm)	5 years	68
(12)	Install Low-Profile Entrance Matting to Female WCs	5 years	68
(13)	Terrazzo Repairs to Male WC Floor (approx. 35 sqm)	5 years	71
(14)	Install Low-Profile Entrance Matting to Male	5 years	71
(15)	Replacement of Light Fittings Generally	5 years	99

## 8.0 Designer's Risk Assessment

This Designer's Risk Assessment has been prepared in accordance with the Construction (Design and Management) Regulations 2015 and the Building Safety Act 2022. It identifies and records foreseeable design-related health and safety risks arising from the proposed works within this document, with particular regard to the sensitive nature of the building's historic fabric. As designers, we have a duty to eliminate hazards where reasonably practicable, and where risks cannot be fully removed, to reduce and clearly communicate them to those involved in the construction, maintenance and future use of the building. This document sets out the design decisions made, the residual risks that remain, and the measures required to ensure they are appropriately managed throughout the project lifecycle.

Ref:	Activity / Location	Hazard / Risk	Persons at Risk	Design Mitigation	Information Regarding Remaining Risk / Control Measures
DR01	Roof replacement including removal of artificial slates and rooflights.	Falls from height. Fragile surfaces. Manual handling. Possible exposure to decayed timber. Exposure of interiors below to rainwater ingress,	Contractors	Specify scaffold access with appropriate edge protection. Allow for structural inspection of roof before re-covering. Openings protected during works.	Contractor RAMS must be produced to cover scope of works.
DR02	Structural restraint anchors to east elevation pilaster.	Instability during intervention and the location of works on the public street.	Contractors / Public	Ensure appropriate public protection measures are in place during the works and the repair methodology is developed by specialist installer.	Contractor RAMS must be produced to cover scope of works.
DR03	Removal of defective paint to cementitious render	Falling debris, toxic dust exposure.	Contractors / Public	Ensure appropriate public protection measures are in place, including dust suppression / containment measures. Ensure appropriate PPE is worn at all times. <b>Lead paint sampling to be conducted prior to commencing works.</b>	Should lead paint be identified, Contractor to plan for its safe and controlled removal.

Ref:	Activity / Location	Hazard / Risk	Persons at Risk	Design Mitigation	Information Regarding Remaining Risk / Control Measures
DR04	Rainwater goods replacement and external masonry repairs.	Working at height. Falling objects.	Contractors / Public	Ensure robust stainless steel fixings are used to secure new rainwater goods brackets and ensure resilience to corrosion and wind.	N/A
DR05	Internal ceiling repairs.	Exposure to mould. Potential exposure to lead paint. Exposure to dust from sanding.	Contractors	Ensure appropriate PPE is worn when removing mould and defective paint from ceilings. <b>Lead paint sampling to be conducted prior to commencing works.</b>	Should lead paint be identified, Contractor to plan for its safe and controlled removal.
DR06	Below ground drainage repairs	Contamination. Unknown services. Public Injury.	Contractors / Public	Ensure CCTV survey data is assessed prior to works. Confirm services locations with the local authority prior to any new excavation if required.	Ongoing annual CCTV drainage maintenance checks.
DR07	Repairs / replacement of electrical components and hot water heaters	Electric shock. Fire risk.	Contractors / Future Users	Full testing of existing system to be conducted prior to works. Provide insulated pipework and protected cabling.	Periodic safety testing and appropriate record keeping.
DR08	Refurbishment of sanitaryware.	Exposure to contamination / unsanitary conditions.	Contractors / Future Users	Conduct full sterile clean of sanitaryware prior to repair works. Ensure appropriate PPE is worn at all times.	Ensure regular cleaning of toilet facilities during ongoing operation of the building.

Ref:	Activity / Location	Hazard / Risk	Persons at Risk	Design Mitigation	Information Regarding Remaining Risk / Control Measures
DR09	Working close to public routes and footfall.	Public exposure to hazards from construction environment	Public	Clearly and appropriately segregate works and control pedestrian movement. Upon closing the site, ensure appropriate site security is provided and loose components / tools safely stored.	Contractor to develop Site Management Plan.
DR09	Removal of existing finishes including roof coverings (notably the corrugated sheet roof), joinery and pipework.	Possible presence of asbestos containing materials (ACMs). Exposure to asbestos fibres / dust.	Contractor	<b>Asbestos R&amp;D survey to be conducted prior to commencing works.</b>	If ACMs are identified, plan for their safe removal or encapsulation to meet compliance with the Control of Asbestos Regulations 2012.
DR10	Town centre setting with risk of unauthorised public access.	Public injury. Vandalism. Arson. Theft/ Site break-ins.	Contractor / Public /	Provide secure hoarding and locked access. Ensure appropriate lighting and visibility is maintained.	Regular inspection of site hoarding and secure site boundaries. Review security measures as required.

## Appendices

### Initiate Architecture

**A** - Existing Drawing Package

### Coombs Land Surveyors

**B** - Porthcawl Public Conveniences Drainage Survey

**C** - Porthcawl Public Conveniences CCTV Report

### TC Consult

**D** - Cost Estimate, TBC

Prepared by Initiate Architecture for:

Porthcawl Town Council



**PORTHCAWL  
TOWN COUNCIL**