

MELINGRIFFITH



CONSERVATION AREA APPRAISAL

CARDIFF

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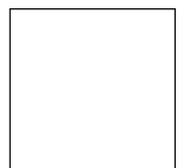
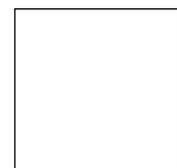
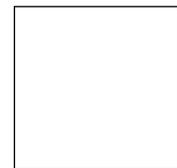
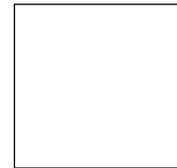
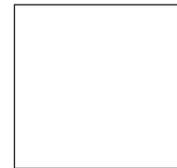
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Map 1 Conservation Area Boundary



1.1 Conservation Areas

Conservation Areas are areas of special architectural or historic interest. A decision to designate a Conservation Area is made by the Local Planning Authority after an appraisal of the area and an assessment of its character. This often extends beyond the buildings alone. The road layout, street scene, trees and green areas all contribute to the quality of an area. Designation gives special protection to this character and to achieve this, the Council has extra controls over demolition, minor developments and the protection of trees. The Melingriffith Conservation Area was designated in March 1975.

1.2 Appraisals

The Council has a duty to review Conservation Areas in order to establish the extent of change since designation, whether boundaries need amendment and to identify potential measures for enhancing and protecting the Conservation Area. To manage this process, a Conservation Area Strategy has been prepared to identify priorities for the City, and the criteria to be used in the assessment of existing and new areas. The Strategy was agreed in 2001, and updated in March 2006.

1.3 Policy Context

A key part of undertaking the appraisal is to define the character of the Conservation Area, for which appropriate guidance may be prepared. This can be supported by parallel policies within the statutory planning framework. This is provided by the deposit Cardiff Unitary Development Plan until such time as a Local Development Plan has been prepared.

2 the historic significance of the area

Historic Origins of Melingriffith

The history of Melingriffith is closely linked to the industrial history of South Wales, which grew rapidly in the 19th century, following the establishment of the Taff Vale Railway and the mass exploitation of coal and iron resources. Melingriffith played its part in this, reaching its peak in the 1870's under the ownership of Richard Thomas & Co, which came to dominate the British tinplate industry. Melingriffith's history however goes as far back as medieval times when a corn mill was established there and became the manorial mill of the Lordship of Senghenydd. The mill came to be known as 'Melingriffith' or 'Griffiths Mill' in this period and is said to be derived from Gruyffydd, son of Ifor Bach, Lord of Senghenydd in the 12th century.



- View of Melingriffith Works south west of the former canal
- Original Melingriffith rolling mill in storage
- Melingriffith Works pre-demolition (1980)

The most striking reminder of the area's industrial past is the Melingriffith Water Pump. The Glamorganshire Canal, which served the works, was once the most profitable in the UK and at its peak it operated over 200 barges carrying cargoes of iron and coal over 25 miles from Merthyr to Cardiff, negotiating some 51 locks on the way. The Melingriffith Pump was constructed in 1807 following a legal battle, which ended in the Glamorganshire Canal Company agreeing to pay £700 for its construction. At the Melingriffith Lock, a mechanism was required to pump water from the Melingriffith Feeder to ensure adequate supply to the canal's lock, which would otherwise be taken from the Melingriffith works in dry weather.

The pump's construction was one of the keys to the success and longevity of the Melingriffith works, operating for over 130 years and through a variety of ownerships. Its closure, however was inevitable following the construction of the Taff Vale Railway in 1841. In 1942 the works finally closed and following this, the Melingriffith Pump became redundant and fell into disrepair. Remarkably however, its robust construction defied many attempts by scrap merchants to dismantle it and it remained in its sunken and overgrown position until 1974 when a joint restoration project by Oxford House (RISCA) Industrial Archaeology Society and the Inland Waterways Association in cooperation with the Council brought the structure back to its former glory, enhanced its setting and fixed an interpretative panel for passers by to learn about its former function as well as a brief history of the former Melingriffith Works. The former works is now the site of the Barratt Homes development stretching up to the entrance of Forest Farm Nature Reserve.

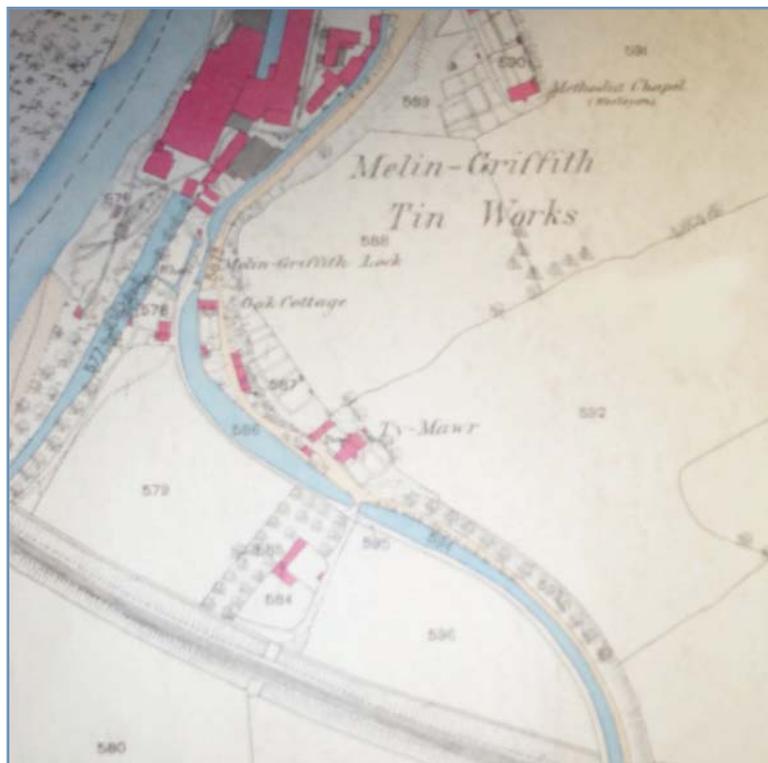
Immediately south of the pump, another structure reminds us of Melingriffith's past. The cast iron towpath bridge to the Glamorganshire Canal presently lies parallel to the bank of the Melingriffith Feeder but once bridged an overflow from the canal that ran into the Melingriffith tailrace. A similar bridge is located about 500 metres north of the Conservation Area and is dated to 1851.

Crossing the former route of the canal (now the route the modern Ty Mawr Rd), Oak Cottage stands. This house dates from the 17th century and is said to have housed officials of the Melingriffith Works. This may also have been the case for the Pen-y-Lan House to the north (now demolished), and Ty Mawr, to the south of the Conservation Area. The latter is noteworthy for being the earliest surviving dated house in Glamorgan (1583), and being the house of a branch of the Matthews family of Radyr. It is accessed by the Old Ty Mawr Road, which ran parallel to east bank of the Glamorganshire Canal. Part of this old road remains

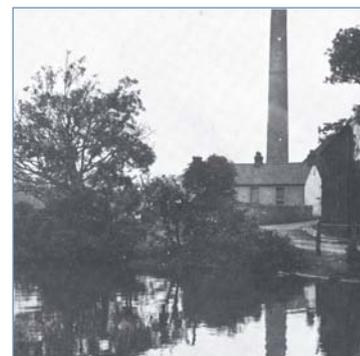
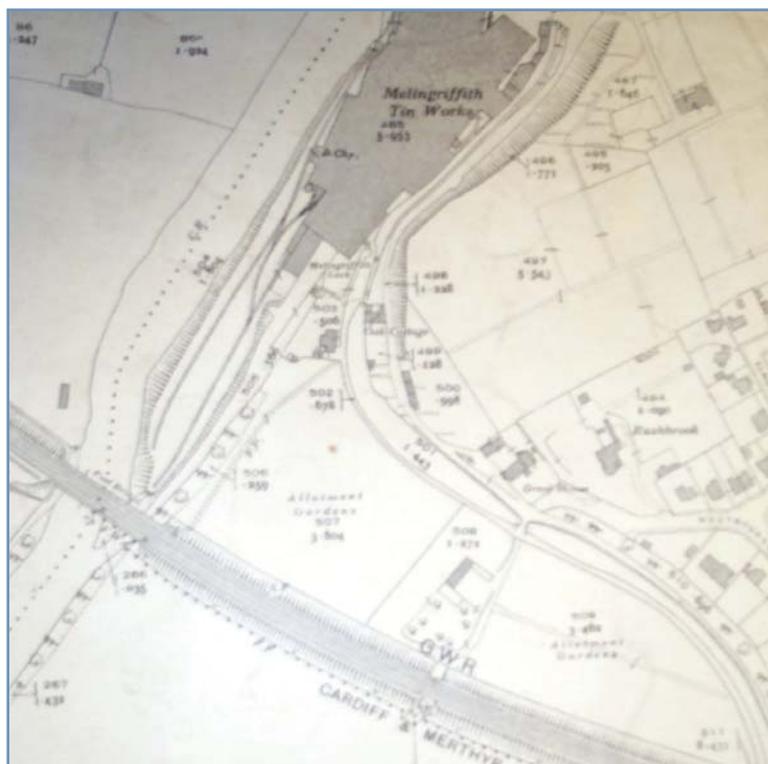
and runs east of Oak Cottage and the adjacent grassed area. This section of Old Ty Mawr Road once served a group of three terraced worker houses south east of Oak Cottage and further south, Ty Mawr itself. Immediately east of Oak Cottage and across the Glamorganshire Canal, once stood Lock Cottage (shown on both OS maps below), which housed the Lock Keeper. While Lock Cottage and the Canal are long gone, Oak Cottage remains and has in recent years been given a facelift, enhancing its vernacular charm and adding to the area's historic character.

Historic OS Maps of Melingriffith

1878



1942



- Oak Cottage and Lock (1890)
- View of Oak Cottage and Lock Cottage
- Oak cottage before scheme of enhancement
- Oak Cottage after scheme of enhancement

3 the character assessment

3.1 A Distinctive Quality of Place

Given the small size of the area, it is difficult to establish a distinct pattern of building or particular urban grain that you might find in other Conservation Areas in Cardiff. This is due to a number of factors, which in themselves make Melingriffith unique. Firstly Melingriffith is closely linked to its natural and rural setting.

Approaching from the south presents a distinctive rural scene with the Oak Cottage revealing its attractive rubble stone curtilage walls and a mature Horse Chestnut tree before presenting its whitewash vernacular front elevation, which evokes a sense of the area's rural past. While there have been some modern residential additions which front the modern Ty Mawr Road, this sense of rural character is reinforced by substantial woodland visible along the River Taff embankment and to the east by the high wooded embankment. This woodland frames the scene and enhances the area's natural setting.

Both the Water Wheel and Towpath Bridge were constructed in tandem with the River Taff, which runs down the Taff Valley promoting a highly fertile wildlife corridor. Although these structures are no longer dependant on the river and much of Melingriffith has been developed for housing, their riverside setting remains, with dense woodland separating them from the river bank.

Secondly, the Conservation Area is a former industrial site and its form and layout reflects this. The route of the former Glamorganshire Canal is followed precisely by Ty Mawr Road, which was constructed following the canal's closure in 1942. An aerial view (see aerial photo) of the area shows how the canal's former route arcs west to serve the Melingriffith Works and then further north it arcs east to accommodate the, formerly vast works site. This indicates the work's presence before the construction of the canal and highlights the canals industrial purpose.

The present Conservation Area comprises a portion of this former canal route centred on the Water Wheel, former towpath and Oak Cottage. It also includes part of an old road (Ty Mawr Road), which ran parallel to east bank of the Glamorganshire Canal. Part of this old road remains and runs east of Oak Cottage and the grassed area to the south. Adjacent to this grassed area and across the old Ty Mawr Road once stood a group of three terraced worker houses and further down Ty Mawr itself.

The Water Pump and Towpath Bridge adjacent to Oak Cottage give us a unique insight into the area's industrial past. Both have been restored to their present condition in recent years and provide visitors with a visible link with the old Melingriffith Works, which they both served for centuries. Although the Pump is enclosed by railings for safety, it is clearly visible to passers-by and an information panel has been installed shedding light on the history of the pump, the old canal and their role in the operation of the old Melingriffith Works.



- Aerial view of the Taff River Corridor from the north
- Oak Cottage from the south
- Towpath Bridge and Water Wheel

Aerial Photo of Modern Melingriffith



- Modern Ty Mawr Rd (former canal route)
- Melingriffith Water Wheel and Display Panel
- Aerial view of Melingriffith Works 1910

3.2 The Presence of Landmark Buildings and Landscape Features

For the purpose of the appraisal, a landmark building is one which has significant social and historic links with the development of the area, is unique within its setting, and contributes positively to the character of the area.

Oak Cottage is a Grade II Listed Building and stands out as the landmark building of the area. It is a rural dwelling, contrasting with the surrounding modern suburban developments. Oak Cottage's whitewashed render elevations and out house stand within high rubble stone walling, which abuts both the old Ty Mawr Road and the new road, which is the route of the former Glamorganshire Canal. An indication of Oak Cottage's former canal side setting is given by an iron post fixed close to its rear elevation. This was used in connection with the former Melingriffith Lock.

The Conservation Area is closely linked to its natural surroundings. The substantial woodland of the River Taff's eastern bank, within which the Water Pump lies along with the Ty Mawr embankment, provides a natural backcloth to the Conservation Area. The grassed area south of Oak Cottage adds to this, allowing unrestricted views of the area from the south. Oak Cottage itself incorporates a very attractive landscaped front garden with a well maintained box hedge denoting a footpath. This garden is clearly visible to passers-by over the rubble stone walls along Ty Mawr Road.

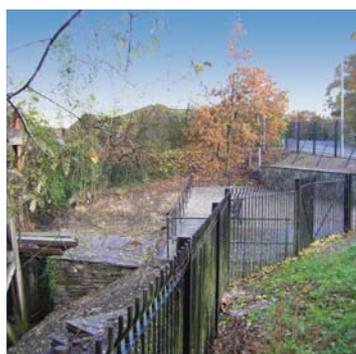
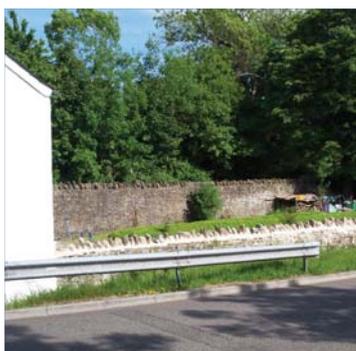
3.3 Hierarchies of Public and Private Space

Public and private space is demarcated clearly in the Melingriffith Conservation Area.

Oak Cottage's high rubble stone walls enclose its curtilage to the south and north and its gable elevation abut both the old and new Ty Mawr Roads. South and north of Oak Cottage there is an absence of enclosure, indicating areas of public open space. As such, these grassed areas would benefit from a landscaping scheme or other enhancements such as a seating area, interpretative information, and/or a children's play area.

Oak Cottage and its front garden is enclosed well although it is easily overlooked from the Ty Mawr Road. To its rear there is presently high metal fencing, which presents a poorly defined space. In addition its eastern elevation is protected from vehicle intrusions on Ty Mawr Road by an unattractive vehicle barrier, insensitively marking the former separation point between the cottage and the Glamorganshire Canal. On the east side of the cottage, the retained section of the old Ty Mawr Road stretches from the entrance to Ty Mawr House to the south west of Oak Cottage and to the junction of the modern Ty Mawr Road in the north. This historic roadway presently requires substantial repair work. Its surface is rutted in several areas and the adjoining grassed area has grown onto the roadway, particularly north of Oak Cottage.

The Water Pump and its immediate surrounds are enclosed by high painted railings, preventing passers-by from gaining access for risk of accident or injury but allowing clear visibility of the structure and the information panel. The Former Towpath Bridge lies outside these railings and is physically accessible to the public. Separating the Water Pump railings from Oak Cottage is the modern Ty Mawr Road and the adjoining Taff Trail. The trail is clearly marked by a raised kerb and white lines indicating the cycle and pedestrian areas.



- Oak Cottage (rear view)
- View of Conservation Area from south
- Vehicle barrier on Ty Mawr Road
- Enclosure at the Water Pump

3.4 High Quality Local or Unusual Materials in the Townscape

Oak Cottage incorporates some notable high quality materials. It has retained much of the materials characteristic of the vernacular style. The house is built of stone rubble but has been rendered and whitewashed several times since its construction. But for this, the stone rubble elevations would appear similar to the curtilage walls, which in all probability were salvaged from the bed of the nearby River Taff, giving them their individual shapes and smooth appearance. The rear annex has been extended upwards to form a two storey wing and displays newer stone rubble elevations which have been simply whitewashed, revealing the individuality of their rubble stones. The outhouse is original and with the absence of render, it also displays its stone walling. The garden enclosure is accessed by an attractive 19 century iron gate, leading to a six panel timber door with a glazed light space above. The house's four chimney stacks are of light red brick and the roof covering is of Welsh slate. With the exception of three rear roof-lights, the window and door materials throughout are of painted timber.

Indicating Oak Cottage's former canal-side position, an iron post used in connection with the old Melingriffith Lock lies immediately to the north west of Oak Cottage. It is likely that this iron post along with the former towpath bridge structure was forged in the Melingriffith Ironworks. Much of the Melingriffith Water Pump itself was also constructed of iron but was most probably cast off site under the instruction of engineers John Rennie and William Jessop. The more visible parts of the wheel are made of American Oak. The wheel was so solidly constructed that it defied attempts of scrap merchants to dismantle it in the 1950's.

3.5 High Quality Architectural Detailing

Oak Cottage is representative of the vernacular or traditional Welsh house style. The position of the doorway and chimneys suggest a 17th century hearth passage plan with a heated kitchen to the left and parlour to the right. The house was improved in the 19th century and given its present timber horned sliding sash windows as well as a kitchen wing, which has recently been extended upwards to form a two storey rear wing.

3.6 High Quality Hard and Soft Landscaping

The bank of woodland above Oak Cottage along with the woodland alongside the River Taff provides an attractive natural border to the Conservation Area and reflects the area's former rural setting.

Within the Conservation Area there is some notable hard and soft landscaping. The Oak Cottage's front garden is highly visible from Ty Mawr Road and presents a landscaped enclosure with a well maintained lawn dissected by an attractive box hedged pathway. The eastern curtilage wall of exposed stone rubble is an impressive feature and its hard appearance is softened by some planting at its base. In contrast, the rear of Oak Cottage is presently unlandscaped and poorly defined by unattractive, high metal fencing. The open green space to the south of Oak Cottage is maintained regularly, however it would benefit from a planting and seating scheme. The Melingriffith Water Wheel is set within natural woodland and is well presented to the street with a clean, tarmac surface and painted railings defining the public realm.



- Oak Cottage – iron gate
- Water pump structure
- Oak Cottage's front elevations
- Oak Cottage – outhouse and box hedge

4 issues and opportunities

These issues and identified opportunities for enhancement have been prepared with full local consultation. They bring together the primary issues facing the area in terms of its preservation, and provide a framework for bringing forward enhancements to the area, to ensure its enjoyment by future generations.

4.1 Issues

- Since the culmination in the early 1990's, of the successful joint restoration scheme for the Melingriffith Water Pump, the monument has suffered from a lack of adequate maintenance leading to a deterioration of some of its functional parts as well as its setting becoming unkempt and overgrown. The monument's setting within the Melingriffith feeder makes it particularly prone to disrepair and overgrowing.
- The present position of the Grade 2 Listed Towpath Bridge is such that it is at times un-noticeable to visitors. It is vulnerable to vandalism, open to theft, and its vicinity is often overgrown and from time to time is subject to illegal dumping.
- The amenity bench located within the Water Pump's security railings is inaccessible to the public and appears out of place.
- The open space north and south of Oak Cottage receives inadequate maintenance, resulting in this valuable setting becoming overgrown.
- The remaining section of the old Ty Mawr Road has become rutted and ill-defined.
- Despite the presence of an interpretative board at the Water Pump, general awareness of the area's history does not reflect the importance of the Melingriffith Works as well as that of the former Glamorganshire Canal.

4.2 The Preservation and Enhancement Opportunities

- Adequate and regular maintenance of the structure and setting of the Melingriffith Water Pump should be carried out in order to ensure that the pump does not fall into a state of chronic disrepair. Funding for its regular upkeep and enhancement requires investigation.
- The suggestion to create a new spur of the Taff Trail, which would run along the riverside in Hailey Park, under the Railway Bridge, west of the water pump and re-connect with the trail north of the pump is considered to be of potential benefit to the profile of the pump and would encourage better maintenance of the western side of the pump.
- Consideration should be given to re-locating the Grade 2 Listed former Towpath Bridge to a more advantageous location. Agreement should be sought on the best location for a re-location, however it is considered that this should remain within the Conservation Area.

- The amenity bench located within the Water Pump's security railings would be of greater benefit being re-located, perhaps as part of a landscaping scheme in the open space south of Oak Cottage.
- Adequate and regular maintenance of land north and south of Oak Cottage as well as the remaining section of the old Ty Mawr Road should be carried out. Consideration should be given to implementing a scheme of enhancement to enhance the setting of the listed buildings.
- Continued efforts to raise awareness of the area's rich history should be made through local schools and Friends Groups. Plans for the integration of the remaining historic assets of Melingriffith into a wider 'Heritage Trail' incorporating Forest Farm and Hailey Park would be beneficial to the area. The Taff Valley Action Plan draft proposals include setting up a scoping meeting with possible partners including the National Museum of Wales, GGAT, Herian, and Cadw. The purpose would be to combine resources on the historical significance of the Valley and in particular the Heritage significance of these in relation to the industrial development of the valley.

5 a framework for action

Earlier sections of this document describe the features and qualities which make up the Conservation Area's special character and identify potential areas of enhancement. The following section outlines ways in which the document can be used for the benefit of the Conservation Area.

5.1 The Appraisal's Primary Function

Once adopted, the appraisal and guidance will be used in the following ways:

- To define a scheme of enhancement to guide development in the area,
- To inform the assessment of planning applications in accordance with Policy 2.53 of the deposited UDP until such time as the Local Development Plan is adopted.
- To set out priorities for the management of the public realm in the future.
- To provide guidance on the area's special qualities and how to protect it.

5.2 Additional Benefits of the Appraisal

It is envisaged that the adopted appraisal will bring the following benefits to the area.

- Preserving and enhancing the special character of the Conservation Area through the retention, enhancement and maintenance of features identified in the appraisal as contributing to its character.
- Increasing public awareness and appreciation of the area's special character and rich industrial history.
- Providing support for local property owners, groups, initiatives and community leaders in their efforts to preserve and enhance the Conservation Area and keeping it an attractive place to live.
- Ensuring that any new developments are sensitive to the area's character and are well integrated within its existing form and layout.
- Defining a scheme of enhancement to guide the future enjoyment of the area.
- Ensuring that any public realm enhancements are achieved with regard for the Conservation Area's special character:

5.3 Pressure for Change

There are several pressures and demands that work against preserving and enhancing Conservation Areas. They include:

- Continued pressure to alter and extend buildings and gardens.
- The loss of soft and hard landscaping including boundary walls, hedges, grass verges, gardens and trees.
- Continued traffic congestion, on-street parking and the heavy use of Ty Mawr Road at peak traffic hours.
- The design and siting of road signs, street furniture and promotional signage.

5.4 Working Together to Achieve Results

Property Owners

The most effective way to enhance the Conservation Area is to ensure that those planning work or development understand its character. Section 3 of this document outlines this character, however specific guidance set out in the final section provides advice on how buildings may be protected in proposals for development. It also provides advice to those who are considering repair and maintenance.

The Council

Although the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Local Planning Authority (LPA) to prepare a scheme of enhancement for a Conservation Area, there is no identified budget or mechanism for its achievement. This means that enhancement can only be achieved in cooperation with other Service Areas within the Council or in partnership with others such as the community and other public bodies.

The following initiatives are those where the Council could have a significant role in influencing and bringing forward enhancements.

1. Adopting the guidance and enhancement opportunities identified within Appendix 1 and 2.
2. Effective management of Council's budgets for enhancing the public realm.
 - Appropriate maintenance, enhancement and interpretation of the Melingriffith Water Pump.
 - Highway and Transportation – Improvement repair, and enhancement of footpaths and roadways.
 - Leisure Libraries and Parks – Through remedial works to existing street trees and replacement planting where necessary.
 - Neighbourhood Renewal Schemes.
3. The promotion of an understanding of the cultural and historic significance of the Melingriffith Conservation Area through links with schools and libraries and other community groups.

6 Recommendations

The following recommendations summarise the overall findings of the Appraisal and any action that may be taken on adoption.

- The Guidance in Appendix 1 and 2 be published and circulated to those who live or have an interest in the Conservation Area.
- The Appraisal and its recommendations and priorities for action are confirmed as the basis for corporate initiatives in the Conservation Area.
- The Appraisal serves as a framework for the assessment of planning applications in compliance with Section 72 of the Act.
- Improved communications with local groups and residents are established in partnership with Northwest Cardiff Conservation Area Advisory Group.
- The Appraisal is made available for study in local libraries and at local schools.
- An appropriate scheme of repair and maintenance be agreed to ensure that work in the public realm is sensitive to the character of the Conservation Area.
- The recommended boundary change be adopted and advertised in accordance with the Act. (see appendix 3).

7 Consultation

This document has been adopted following local consultation.

Details of listed buildings, together with other planning policy documents may be obtained from the Conservation Team on 029 2087 3485.

Statutory Consents

Listed Building Consent

In the case of the Melingriffith Conservation Area, all buildings/structures are protected in some form. Two buildings/structures have been listed as buildings of special architectural or historic interest.

Owners of these properties must obtain Listed Building Consent, via the Local Planning Authority, before they alter, extend or demolish any part of a building/structure, whether internally or externally, in a manner that would materially affect its special architectural or historic interest.

Scheduled Ancient Monuments

Before any work, alteration or even controlled archaeological excavations can be undertaken at a scheduled ancient monument, in this case the Melingriffith Water Pump, Scheduled Ancient Monument Consent has to be obtained from the National Assembly for Wales, a function administered by Cadw. Cadw can be contacted by telephone on 0144333 6000 or at:

Cadw
Welsh Assembly Government
Plas Carew
Unit 5/7 Cefn Coed
Parc Nantgarw
Cardiff
CF15 7QQ

You will also need to comply with Building Regulations. A building control officer from the Council will be able to advise you on the regulations.

appendix 2

Trees & Landscape Advice

This guidance relates to landscaping issues including trees, parking, gardens, verges, hedges, walls and gates. Various landscaping features ranging from trees and hedges to verges and private gardens contribute to the special character of the Conservation Area. Outlined below are the considerations that apply if you are planning work that involves these features.

Trees

Trees contribute to the special character of the Conservation Area, and have special protection. You must apply in writing for consent for work to trees that are greater than 7.5 centimetres (about 3 inches) in diameter, measured at 1.5 metres (about 5 feet) above the ground. Specifically you must give 6 weeks notice to the Local Planning Authority of your intention to do the work. The Authority will agree to work which it considers will benefit the trees, and may agree other work where the benefits outweigh the damage to the trees. If it does not agree, the Authority may make a Tree Preservation Order to prevent the work. If the Authority does not respond within six weeks the work may be carried out anyway. The penalties the court may impose for not giving this notice are serious – the same as what would apply if the trees were protected by Tree Preservation Orders.

Work means not just the removal or killing of a tree, but also pruning or damaging roots or branches, whether directly or indirectly. Application should therefore be made if, for example, you plan to alter soil levels near trees, or install impervious surfaces, such as a new driveway. It would also be an offence to damage trees by polluting their environment, such as by applying a broad leaved herbicide to an adjacent lawn. There are various exemptions from the need for consent, particularly for trees that are dead, dying or dangerous. You are advised, except in the case of immediate danger, to telephone a Tree Preservation Officer before exercising one of these exemptions. Trees that are illegally removed, or removed under an exemption, will normally have to be replaced. If the work you wish to do relates to a development for which you need planning consent, you should include it within the planning application. You will not then have to make a separate application under the regulations protecting trees – the whole issue will be considered at one time.

If you have a large or prominent tree you are strongly advised to take, from time to time, the advice of a tree surgeon as to its long term management. The Authority will give due weight to a qualified tree surgeon's opinion when considering applications. Trees on the highway, or in parks, are managed by the Council's Parks Services, and are subject to a long term management regime, supervised by a qualified arborist.

If you would like further information about trees in Conservation Areas or Tree Preservation Orders, please contact the local authority Tree Preservation Officer on (02920 873189).

Replacement of Declining Trees

It is important that where trees decline replacement trees are planted. Replacement trees should be planted as the old ones are removed. All trees should be of a suitable species. Tree Preservation Officers should be able to advise on species suitable for your particular situation.

Hedges and other Boundary Enclosures

Hedges can form an important boundary in the Conservation Area contributing greatly to its soft landscaping. In maintaining and restoring hedges, it is important to plant a species in character with the area. Tree Preservation Officers may be able to advise on suitable species.

Boundary walls should reflect the character of the area. Throughout the area are a number of traditional stone walls of random rubble, some of which are dry stone walls. All such walls should be retained and repaired and maintained to ensure that stone work and any mortar respect the original structure. It is essential that existing stone is maintained or repointed in a manner which is appropriate to the original building method. Where repointing is required, the use of lime based mortars is recommended as the introduction of dense, cement based mixes will cause problems of moisture retention in traditional stone walling.

The Boundary Review

One of the key elements of a Conservation Area Appraisal is to review the boundary. The primary focus for the boundary review is to ensure that the Conservation Area continues to demonstrate clear architectural and historic interest.

The assessment has focussed on areas which may warrant inclusion or exclusion, to ensure that it is robust and legible, and that it identifies an area of special architectural and historic character.

Areas Considered for Exclusion

Little has changed within the Conservation Area since its designation in 1975. Oak Cottage and the Water Pump have both been subject to schemes of enhancement and still merit inclusion within the Conservation Area. No areas warrant exclusion from the Conservation Area.

Areas Considered for Inclusion

It is identified in this appraisal that the grassed area north and south of Oak Cottage as well as the remaining section of the Old Ty Mawr Road and the adjacent arced highway (former canal route and modern Ty Mawr Road), add to the distinctly rural vista of Oak Cottage and the setting of the historic Melingriffith Water Pump and Towpath Bridge. It is recognised that their combined presence contributes greatly to the character and sense of place of the Melingriffith Conservation Area and merit inclusion within the Conservation Area.

It is therefore proposed to extend the Conservation Area to include the above areas (see Boundary and Designations Map overleaf).



- View of Conservation Area from the south
- View of Oak Cottage from the north

Boundary and Designation Map



Glossary

- Building Regulations** rules of a legal or statutory nature by which local councils control the manner and quality of buildings. They are designed to ensure public safety, health and minimum acceptable standards of construction.
- Built Environment** any man-made building, monument or structure.
- Cadw** is the Welsh Assembly Government's historic environment division. Its aim is to promote the conservation and appreciation of Wales' historic environment. This includes historic buildings, ancient monuments, historic parks and gardens, landscapes and underwater archaeology.
- Conservation Area** is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
- Curtilage** the area of land surrounding a dwelling within the property boundaries.
- Distinctive Quality of Place** A term which describes an area's special character, often derived from a combination of its topography, historic development, current uses as well as features such as streets, hedges, archaeological monuments, buildings and place names.
- Elevation** the outer appearance, or facade of a building.
- Gable** the upper triangular-shaped portion of the end wall of a building.
- Landmark Building** a building which has significant social and historic links with the development of the area, which is unique within its setting, and which contributes positively to the character of the area.
- Listed Building** a building or other structure that is of specific architectural or historic importance and which is afforded statutory protection by Cadw. It cannot be demolished nor have its external, and in some cases internal, appearance altered without formal permission.
- Rear Annex** subservient extension connected to a building.
- Render** a plaster, lime or cement coating.
- Rock-faced stone** exposed, unrendered natural stone, often showing the undulations and textures of its natural state.
- Roof light** a glazed opening set in a roof.
- Rubble Stone** stones of irregular shape and size set in mortar.
- Scale** the relative size of an object.
- Sliding sash windows** a common window arrangement for historic properties where windows are made up of two sections and are opened by sliding one vertically.
- Tree Preservation Order** provides protection for trees specified in the order. It makes it an offence to cut down, top, lop, uproot or wilfully damage or destroy a tree specified in the order, or permit these actions, without first seeking formal consent from the Local Authority.

UDP Cardiff Council's Unitary Development Plan (Deposited 2003).

Urban grain pattern and arrangement of street blocks and plots.

Vista a long to middle distance view

Background Sources & References

- The Buildings of Wales: Glamorgan – John Newman (1995)
- The Illustrated History of Cardiff's Suburbs – Dennis Morgan (2003)
- Glamorgan Historian Vol. 1 – Stewart Williams (1963)
- City of Cardiff Local Plan – Cardiff City Council (1996)
- Cardiff Unitary Development Plan (Deposited) - Cardiff County Council 2003
- Conservation Area Strategy – Cardiff County Council (1997)
- South Glamorgan (Cardiff Area) Replacement Structure Plan 1991-2011 – Cardiff County Council (1997)
- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- Welsh Office Circular 61/96 – Planning and the Historic Environment

Details of Listed Buildings, trees currently protected by Tree Preservation Orders, and the planning policy documents referred to in this document may be obtained from the Conservation Team.

Acknowledgements

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Cadw: Welsh Historic Monuments

Glamorgan Record Office

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