

restoration

Many fine houses have been deprived of their original character by the removal or alteration of architectural details and decorative features.

Discovering the original design or missing details is essential before any sympathetic restoration work is attempted. Begin by examining the details of a well conserved, contemporary neighbouring property. Alternatively, consult the local library. They may have early prints or photographs which may be of assistance.

There are a number of ways of finding the features you may require for your restoration work. Some decorative architectural items are now being made and are available as very good reproductions; it is possible to obtain new decorative ridge tiles and finials for instance. You should investigate the possibility of using newly made traditional materials where possible and avoid using salvaged materials from unknown sources.

Most of the national amenity societies have good websites as sources of advice. A search on the web for a specific item will often result in several relevant links and information.

trees

Trees in the Conservation Area are protected. Anyone wishing to cut down, lop, uproot or destroy any tree over 75mm in diameter measured at 1.0m above ground has to give 6 weeks notice of their intention to the Local Planning Authority.

Several Tree Preservation Orders protect certain trees in the Conservation Area.

Please contact the Tree Preservation Officer on (029) 2087 3189 for further advice.

further advice

In addition to these controls, the County Council seeks to conserve and enhance the character of the Conservation Area by formulating and implementing environmental improvements, subject to the availability of resources. The adopted Roath Mill Gardens Conservation Area appraisal sets the framework for those enhancements. However, since most of the properties in the Conservation Area are in private ownership its success as a Conservation Area depends on the active involvement and co-operation of all local residents and owners.

This document is an update of guidance which was adopted as Supplementary Planning Guidance in February 1996 following full public consultation. The aim of Guidance is to provide additional information to the policies and proposals contained in the Development Plan; it may also be a material consideration in determining planning applications or appeals. The guidance is expanded in the Roath Mill Gardens Conservation Area Appraisal adopted April 2008.

REMEMBER! If you carry out development or alterations which require planning permission without obtaining it first, you may face enforcement action which could prove troublesome and costly.

ROATH MILL GARDENS

article 4 direction

In December 1988 a Direction under Article 4 of the General Development Order 1988 (amended 1995) became operative.

THIS MEANS THAT EVEN MINOR ALTERATIONS TO YOUR PROPERTY MAY REQUIRE PLANNING PERMISSION.

The Direction ensures that alterations are carried out to the general benefit of all property owners in the area, and plays an important role in ensuring that the uniformity and architectural details of the area are maintained for future generations.

IT IS NECESSARY TO OBTAIN PLANNING PERMISSION FROM THE COUNCIL BEFORE BEGINNING THE FOLLOWING MINOR DEVELOPMENTS:-

1. Windows & Doors 4. Walls, Gates & Fences

The alteration or replacement of doors and windows in a house where they front a highway.

The erection, improvement or alteration of a means of enclosure.

5. Painting

Re-roofing works, changes to roof details and chimneys, insertion of rooflights and construction of dormer windows and roof extensions.

The covering of original walling material by painting & the changing of the colour of existing painted exterior walls, masonry or windows where they front a highway.

6. Hard-standings

The construction of a porch outside any external door which faces a highway.

The construction of a hard surface where it is nearer a highway than the dwelling.

NO FEE IS REQUIRED FOR PLANNING APPLICATIONS REQUIRED AS A RESULT OF THE DIRECTION

If you have any queries concerning any of the points raised in this leaflet or would like a copy of the adopted Roath Mill Gardens Conservation Area appraisal, please contact:-

**The Conservation Team,
Strategic Planning, Cardiff Council,
CY4, County Hall, Atlantic Wharf, Cardiff. CF10 4UW
Tel no: 029 2087 3485 / 3480**



CONSERVATION AREA

living in a conservation area

your property is in the *Roath Mill Gardens* Conservation Area

The properties surrounding Roath Mill Gardens and Waterloo Gardens are good examples of pre-First World War housing and several blocks are good local examples of Edwardian domestic design. The houses in Sandringham Road, Westville Road, Waterloo Gardens and Waterloo Road are well proportioned houses with good views over the linear parkland through which runs Roath Brook. The designation of the Roath Mill Gardens Conservation Area in 1988 gave formal recognition to the area's historic and architectural quality.

If a building is Listed special controls apply which could override the following advice.

special planning controls

Conservation Area status means that Planning Permission is required for works which are usually outside the control of the Council. These are summarised below:-

wall surfaces

Planning permission is required for the covering of brickwork/stonework with any stone, artificial stone or timber facing or any other surface treatment.*

satellite dishes and other telecom equipment

Planning permission may be required for the installation or replacement of a satellite dish or other telecommunications equipment on a house where it fronts a highway, or within its grounds.*

demolition of buildings

Conservation Area Consent is required for the total demolition of a building or structure with a volume of over 115 cubic metres (including walls and out-houses). If demolition is being considered, then the Planning Authority should be contacted.

roof extensions

Planning permission is required for the enlargement of a property through the construction of roof extensions or other roof alterations.*

NB: *A fee is payable for this type of application

Controls imposed by an Article 4 Direction are set out overleaf

design guidance

Generally a high standard of design for new buildings and for the alteration or restoration of existing properties will be expected. Any new buildings should be designed to harmonise in form and scale with the area. Existing buildings should be maintained and renovated with care and sensitivity.

The first principle of a Conservation Area is to preserve or enhance its character, and set out here, are ways to achieve this. To ensure that the character of the area is protected, these objectives should be followed in all new work. The Council would expect to see this advice followed in the submission of planning applications.

windows and doors

The type of window makes an important contribution to the style of a house. Original window styles should be retained where possible. Frosted or stained glass door panels and porch details should be retained. New windows should accurately reflect the style and opening methods of those originally fitted to the properties.

roofs

Generally, original roofing materials should be maintained. Reclaimed or new natural slates or tiles of the same colour should be used. A good quality textured synthetic tile is acceptable. Decorative ridge tiles & ornamental barge boards should be retained.

porches

Original porches and openings should be retained or renovated where necessary using materials to match the original.

chimneys

The original stacks and pots are an integral part of the design of buildings. If these become unsafe and require repair they should be rebuilt to the original height and design, even if no longer in use.

roof extensions and roof lights

Roof extensions, dormer windows and roof lights should not be visible from the street unless their design and materials are in sympathy with the character of the property as a whole.

colour

Often bold or harsh colour on windows can have a jarring effect on the street scene. Paler colours such as white or cream are often more appropriate, or darker blacks greens or browns.

enclosures

Walls surrounding front or side gardens should be retained and not replaced with uncoordinated varieties of brickwork, blockwork or fencing.

