

TREDEGARVILLE



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CONSERVATION AREA APPRAISAL

CARDIFF —

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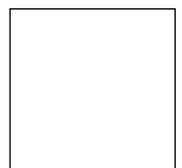
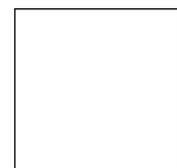
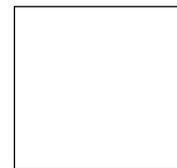
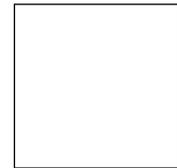
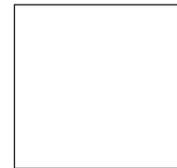
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1 introduction

1.1 Conservation Areas - Background

Conservation Areas are areas of special architectural or historic interest. A decision to designate a Conservation Area is made 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.

1.2 Conservation Area Appraisals

The Council has a duty to review Conservation Areas to establish whether their 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. The Strategy identifies priorities for the city, and the criteria to be used in the assessment of existing and new areas. These are set out in Section 4.

1.3 Policy Context

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

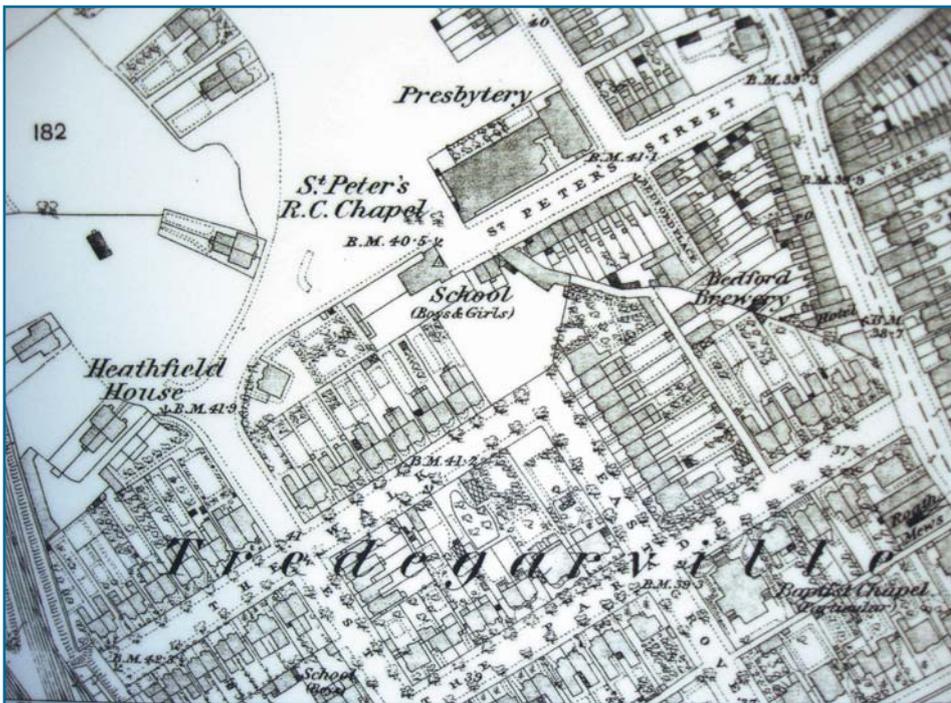
Following consultation, the findings of an appraisal of the former The Parade/ The Walk Conservation Area were adopted in December 2008, and the area re-named The Tredegarville Conservation Area. Its recommendations now complement the adopted City Centre Strategy, which includes the conservation area within the 'fringe' sub area. The Strategy provides a framework for the growth and development of the city centre for the period 2007-2010 and within it there is an acknowledgement of the contribution made by heritage and culture to the city. The Strategy's key objectives for heritage are repeated within the closing sections of this document and provide the strategic framework for taking forward the appraisal findings.

2 historic context

2.1 Historic Origins and Development of the Area

Despite the emergence of Crockherbtown as a substantial medieval suburb east of Cardiff, land beyond remained open until the late 19th century. At this time Cardiff was emerging as a major port for the exportation of coal and steel originating from the South Wales Valleys and beyond. The transformation of Cardiff from medieval borough to one of the largest ports in Western Europe precipitated substantial suburban growth on all sides of its medieval walls as the various landowners saw financial potential in leasing their land for building.

1878 OS Map



Eastern suburban development was initiated in the 1850's by Charles Morgan of the Tredegar Estate. He undertook the laying out of a grid of four new streets east of Windsor Place and the Taff Vale Railway and north of Newport Road. Named The Parade, The Walk, West Grove and East Grove, these streets were collectively known as 'Tredegarville'. The Taff Vale Railway and later the Rhymney Valley Railway were built to transport goods down the valleys to Cardiff Docks and ran adjacent to Tredegarville thus separating it from the city itself. A passenger station was built in the 1870's at Tredegarville to serve the growing suburban residents. North of this, the Homfray Estate established a separate suburb made up of 'less grand' streets such as, Northcote Street, Bedford Street, Penlline Street and Richmond Road. The final stage of development in Tredegarville involved the merging of these two suburbs. This was achieved in the late 1860's by extending Richmond Road southwards in a curved shape in order to link with West Grove.



- An early 20th century aerial photo
- East Grove
- Tredegarville Baptist Church

This link was completed when Grove House (later The Mansion House) was completed in 1896.

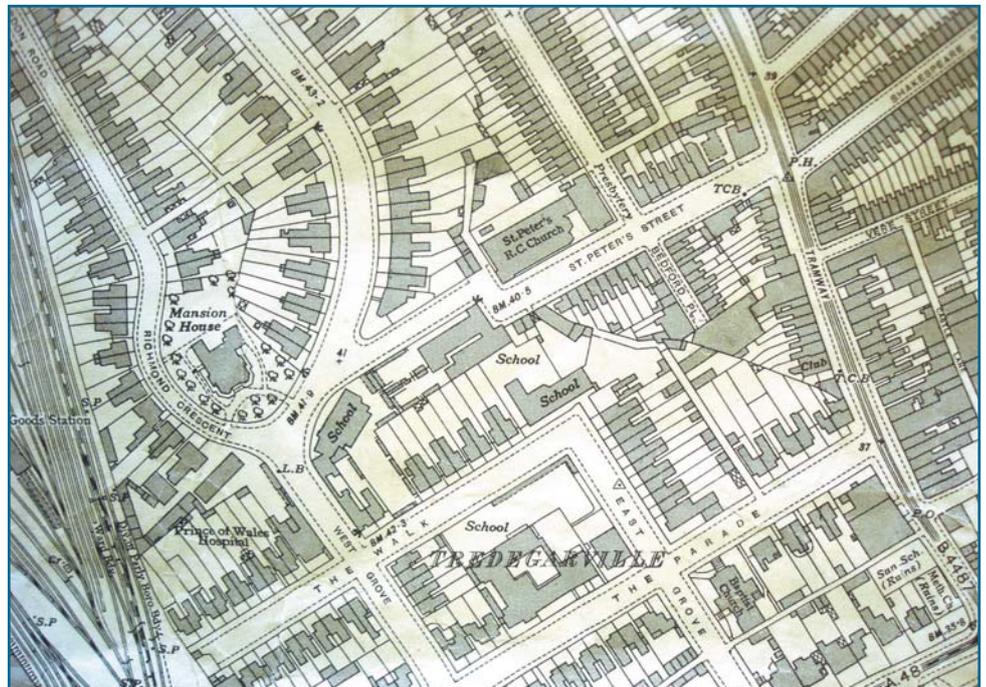


• The early layout of the Tredegarville Estate was completed by the erection of Grove House in 1896.

1901 OS Map



1942 OS Map



3 character assessment

A number of key qualities have been identified to assist with the appraisal of the area. They are:

- A distinctive quality of place;
- The presence of landmark buildings or landscape features;
- Hierarchies of public or private space;
- High quality local or unusual materials in the townscape;
- High quality architectural detailing;
- High quality hard and soft landscaping.

3.1 A Distinctive Quality of Place

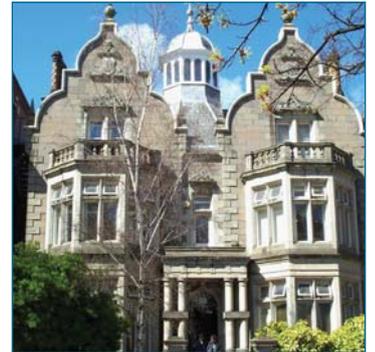
Tredegaville was laid out as one of Cardiff's first suburbs at a time when the City was growing in wealth and in size. As such, the area has a distinctive and unique history, which is reflected both in its architectural style and through its association with the Tredegar Estate. Despite being incorporated into the large north eastern suburb of Roath, many people still refer to the area as 'Tredegaville'. In addition, while much of the historic character of surrounding suburban extensions has been lost, Tredegaville retains its architectural integrity and historic streetscape.

The area's distinctive architectural quality is apparent when approaching the area from all four of its entrances. From Newport Road and City Road, the built environment changes from large scale modern office blocks set along busy highways to smaller scale Victorian terraces and individualised semi-detached Villas set on quieter, less trafficked, tree lined streets.

Historically, Tredegaville is a residential area but has also incorporated civic uses in the form of the Mansion House and various educational facilities. While these remain today, the more recent past has seen Tredegaville and in particular The Parade, become a popular location for private service providers, typically dentists, surgeries and other office uses. In the main, this has not had a significant impact on the historic built environment. However, their introduction has had an impact on the demand for short stay vehicle parking in the area, contributing to high levels of parking on the road and within front gardens.

With several university and further education buildings lying within and adjacent to the area, it is noticeable upon entering it by day that the area has a vibrant and bustling student population. By night, however the pedestrian activity of the daytime gives way to a quieter but somewhat isolated environment.

Throughout the area, the buildings are set back from the street within well-defined boundary enclosures. Many of these are softened by planting and hedging and the streetscene is framed by numerous well established, mainly deciduous trees. This 'greening' heightens the distinction between Tredegaville and adjoining areas. Another feature distinguishing the area from its surroundings is the presence of Victorian street signage. While this is not consistent throughout the area, there are several interesting examples of Victorian sign plates, some incorporating directional finger points.



- 28 The Parade
- 21 The Walk
- 42 The Parade

3.2 The Presence of Landmark Buildings and Landscape Features

For the purpose of this Appraisal, a “landmark” building will be considered to be one 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.

Approaching the area from the north along Richmond Road, the presence of landmark buildings define much of the northern boundary of the Conservation Area. As Richmond Road curves south into West Grove, several landmark buildings come into view. Of particular note are the red brick, mock Georgian façade of Kings Monkton School and the rock-faced pennant sandstone elevations of Speakers House and the Grade 2 Listed Mansion House. From the south, the Mansion House forms an impressive vista that is softened by a substantial garden enclosed by box hedging and several mature deciduous trees. This vista is framed along West Grove by a variety of trees and punctuated by landmark buildings such as James Howells House with its Grade 2 Listed Megalithic Folly, The Unitarian Church and The Mid Glamorgan Health Laboratory, all of which are Grade 2 Listed Buildings.

Approaching the area from the The Parade (west) and East Grove (south) the Tredegarville Baptist Church is set on the corner of both and represents a significant landmark building, as do Coleg Glan Hafren (The Parade) and Our Lady’s Convent (The Walk). All of these along with an original Victorian pillar box along West Grove, are Grade 2 Listed Buildings.

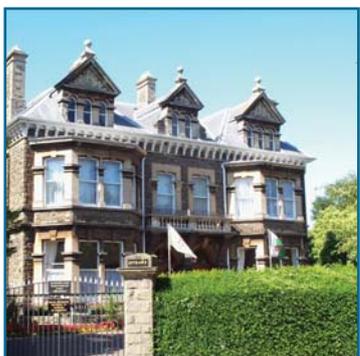
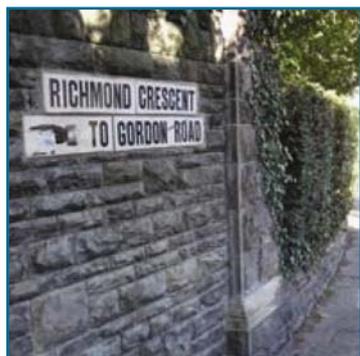
Located diagonally opposite the Tredegarville Baptist Church on the prominent junction of East Grove, No. 29 The Parade displays an interesting and distinctive combination of yellow brick elevations with red brick banding. Along with Kings Monkton School, James Howells House and Speakers House, No 29 The Parade is not statutorily listed yet contributes significantly to the special character of the area.

3.3 Hierarchies of Public and Private Space

There is a good consistency of public and private space within the area. With all properties set back and incorporating front enclosures, many retaining their original stone walls, cast iron railings and landscaped gardens, the streetscape is well defined throughout. The streets have retained their wide carriageways and tree lined pathways providing a strong sense of place and a clear definition between public and private space. Where front boundary enclosures have been lost due to the desire for additional parking space, it has had a significant impact on the historic streetscene. This impact can be seen most commonly along the Walk.

Both Coleg Glan Hafren and Kings Monkton School are large scale educational facilities which dominate the central core of the area. Despite their dominance, they are both clearly enclosed to the front by low Pennant Sandstone walling and at the rear by high walls of a mix of Pennant and random rubble, within which associated car parks and courtyards are contained. The rear brick walling for King’s Monkton School is out of keeping with the Conservation Area, where Pennant Sandstone walling is the original treatment.

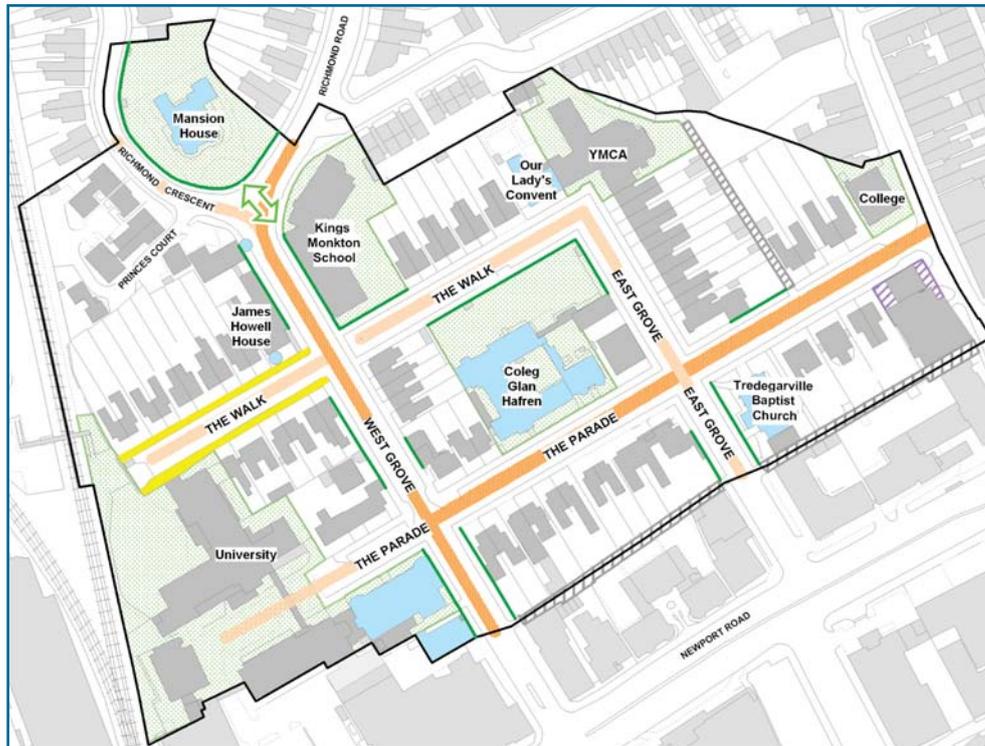
Most rear lanes have been retained in the area, providing enclosed rear parking to properties but also opportunities for fly tipping, graffiti and vandalism. The loss of rear lanes to the Walk as a result of the development of modern



- An early street sign
- The Mansion House
- Boundary walls and railings
- The area displays a mix of classical and gothic detail.

apartments has resulted in the loss of of vehicle access to rear enclosures through its side lanes. Such alterations are harmful to the historic streetscape, leaving an unclear distinction between private and public space.

Map Showing land Major Land Uses and Permeability (Taken from City Centre Strategy Tredegarville Area Appraisal)



- | | |
|--|---|
|  Listed Building |  Dominant Site Boundaries |
|  Inactive Frontages |  Rear Access Lanes |
|  Poor Quality Paving |  Gap Site |
|  Main Traffic Routes |  Desired Pedestrian Crossing Point |

3.4 The use of High Quality, indigenous or unusual materials in the Townscape

Despite being built over a twenty year period between the 1850's and early 1870's, buildings possess a variety of building styles and materials. Classical Revival styled properties are the earliest and typically faced in painted stuccoed walling. In contrast, Gothic Revival properties abandon wall coverings, presenting their rock-faced Pennant Sandstone elevations to the street. Their contrasting style can be seen side by side in many of Tredegarville's streets.

Many of the Gothic Revival styled residential properties incorporate Bathstone dressings around their doorways and bays and many have retained original Welsh Slate roofs too.

The use of high quality local materials can also be found in the public realm, especially along the area's many footpaths, which are surfaced in the main by hard wearing Pennant Sandstone paviors.

Public buildings within the area also display this characteristic mix of architectural materials. From the Unitarian Church, and Kings Monkton's red brick elevations, to



- Decorative bays and gables are important features throughout the area.



• Doors and windows are generally well maintained.

the Rock-faced Pennant Sandstone of The Mansion House, James Howells House and The Old Convent, the variety of materials within the area is notable. This is demonstrated by the Public Analysts Laboratory on West Grove, which displays an attractive mix of red brick, Bath stone and Portland Stone Ashlar on its front elevations. Coleg Glan Hafren also incorporates a number of stone types. Its Portland Stone Ashlar with Red Hollington banding creates an impressive front elevation and is contrasted by the use of red brick in rear elevations. Again, most of the above incorporate original Welsh Slate roofs and Bathstone dressings with the exception of the Unitarian Church, where Ham Hill Stone is a distinctive feature on every elevation, and especially its tower.

The Grade 2 Listed Megalithic Folly, which lies in the front enclosure of James Howells House is a distinctive feature. While the folly is a replica, it is reflective of its regional locality in that it is a Radyr Stone copy of St Lythans Cromlech near Dyffryn House in the Vale of Glamorgan. Not so reflective of local materials but reflecting Cardiff's maritime history, is the Tredegarville Baptist Church, whose ballast limestone elevations are said by some to originate from Italy but are more likely to have come from County Galway on the west coast of Ireland.

3.5 High Quality Architectural Detailing

The Conservation Area is made up of a mix of architectural styles. These can be broadly divided into two distinct groups; the Classical Revival style which makes up the earlier phases of building, and the Gothic Revival style which makes up the later phases of building.

Classical Revival

Often described as 'Italianate' in style, some of the Neo-Classical properties in Tredegarville are detached properties or 'villas' but they are more frequently grouped as semi-detached or terraced properties. They are characterised by smooth stucco rendered walling punctuated by round-arched or squared window bays and doorcases, and typically surrounded by decorative Corinthian pilasters.

The stucco rendered walling in the area is generally painted in a light colour, adding freshness to the appearance of houses. Some rendered elevations are incised or rusticated, giving the appearance of blocks of ashlar stonework. Roofs are often defined by ornate or plain bracketed eaves, and corners with quoins. They are sometimes repeated decoratively in window and door surrounds with a centred keystone within.

Most commonly window openings are set within projected or canted lower bays. Canted upper bays are less common but some examples can be found in the area. Many properties also display rounded or arched dormer windows to their third floors. Particularly evocative of the Classical period, are a number of examples of ornate Corinthian pilasters set into the angles of lower canted window bays. They can be seen along The Parade and in particular along East Grove.

While many properties have replaced or significantly altered original timber window arrangements, there are a number of well preserved examples throughout the area.

Generally door surrounds are decorated by squared corbelled or uncorbelled hoods supported by ornamental brackets. Where properties are semi-detached or terraced, decorative hooded surrounds frame the set of double door entrances.

Gothic Revival

More frequently seen in Cardiff than the Classical Revival style is the Gothic Revival style. Most common is the Gothic arch, which was adopted by the late Victorians in the form of arched gable frontages, and repeated in window and door cases set within exposed, unpainted stone or brick walling. These features represent a distinctive departure from the Italianate Neo Classical style and can be seen clearly in Tredegarville where the two contrasting styles stand side by side.

Rock-faced Pennant Sandstone is used in almost all the Gothic Revival styled properties in the area. With the exception of the Grade 2 Listed Old Convent and Coleg Glan Hafren, rusticated ashlar blocks to lower floors are abandoned in favour of exposed stone throughout.

The use of Bathstone for decorative surrounds softens the hard appearance of the Pennant walling. It is used throughout for window and door dressings. This is used to great effect in the front elevation of the Mansion House and even more so in that of the Old Convent. There are, however several examples of Bathstone dressings which have been painted over, thus covering over the natural stone finish.

Boundary Walls

Pennant Sandstone or brick boundary walls topped with stone copings or cast iron railings are typical throughout the area. Good examples of these can be found on East Grove and on parts of The Parade. However in other parts many have been removed to accommodate private parking. This is particularly evident in the western end of The Walk due to the loss of its rear lane parking. In other parts, walls and railings have been rebuilt or replaced by modern walling of an inferior quality.

Roofing

Most properties are covered in slate or more recent replica coverings and have retained Pennant with yellow brick banded chimney stacks. Cast iron gutters and down pipes are still in evidence, although many have been replaced with UPVC. Characteristic of the area are the heavy wooden painted decorative brackets to support them.

Doors

A large number of wood doors have survived from the Victorian period and typically consist of painted wood with glazed sections, some of which still contain original decorative frosted glass. In addition, most properties have retained their fanlight details above their doorways, and many display the property name or number.

3.6 High Quality Hard and Soft Landscaping

The area presents a streetscape that combines buildings with high quality architectural detailing within tree-lined streets and landscaped front enclosures. In most cases, gardens are well maintained and add to the quality of the area. However in some cases hedges overhang footpaths and screen the visibility of some properties. Most street trees are mature deciduous trees of varying



• Natural stone contrasts with smooth stucco to form the character of the area.

species. Their variety and scale complement the built environment and soften the streetscape greatly.

While the soft landscape plays an important role in the area, the hard landscape is itself notable for its natural qualities. Pennant Sandstone pavements are a characteristic feature of Victorian streets in South Wales and are well retained in the Conservation Area. East Grove and eastern parts of The Walk contain particularly well preserved Pennant Sandstone pavements while there are examples of broken, damaged or lost paviers along The Parade, West Grove and in particular along western parts of The Walk. Uniquely, the junction of The Parade and East Grove has retained Pennant Sandstone banding indicating the four pedestrian crossing points at this vehicle junction.

Throughout the Conservation Area, high quality soft landscaping such as trees and hedges, complement the Pennant pavements and together they enhance the special character of the area. However many of the mature tree roots have begun to crack and push up the Pennant Sandstone paviers throughout the area.



- Natural stone pavements , kerbs and cross overs.

4 framework for action

4.1 The Background

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

4.2 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 the development of the area;
- To inform the assessment of planning applications in accordance with the Policy 3 of the Local Plan until such time as the Local Development Plan has been adopted.
- To set out priorities for the management and enhancement of the public realm in the future;
- To provide guidance on the area's special qualities and how to protect them.

4.3 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.
- Providing guidance for property owners and occupiers in the Conservation Area.
- Providing support for local property owners, groups, initiatives and community leaders in their efforts to preserve and enhance the Conservation Area.
- Encouraging and advising on accurate repair and enhancement.
- Ensuring that any new developments are sensitive to the area's character and are well integrated within the existing form and layout.
- To enhance the enjoyment of its special character.
- Ensuring that any public realm enhancements are achieved with regard for the Conservation Area's special character.

4.4 Pressure for Change

There are a number of pressures and demands that work against preserving and enhancing the Conservation Areas. They include:

- Changes of use or the subdivision of properties
- Pressure to alter or extend buildings.
- Pressure for changes to buildings and houses to meet other objectives, for example improved energy efficiency, and security.
- The loss of soft and hard landscaping including boundary walls, hedges, and trees.
- The loss of traditional stone street surfaces.
- Insufficient or inappropriate maintenance of buildings and boundaries.
- Continued or increased traffic congestion, particularly along West Grove and The Parade.
- Continued pressure for on - street and forecourt parking, and its impact on the appearance of the historic streetscape as well as movement through the area.
- Waste – Management requirements

4.5 Ways to Enhance the Conservation area

4.5.1 Issues and Opportunities

Alterations to Buildings

Issues

A condition survey of the area shows that the following alterations to buildings have resulted in the loss of architectural features:

- The replacement of original timber sash windows with double glazed or upvc alternatives
- The replacement of ornately decorated bargeboards with plain timber versions or upvc.
- The loss of timber panelled doors and original door furniture.
- Recessed porches filled in with additional external doors.
- The natural qualities of stone or brickwork and subtle detail painted over.
- The loss of boundary wall and gateposts

Additions that detract from the quality of the building, include:

- The installation of satellite dishes on elevations visible from the public highway.

- The installation of rooflights on prominent roof slopes.

The survey of the area also shows that there are few properties in use as single dwellings. This means that most alterations require planning permission, a requirement which may not be fully understood since the degree of change shown by a building condition survey of the area shows substantial small scale change to properties, in both domestic and commercial use.

Enhancement opportunities

- Continue to promote guidance and advice with regard to appropriate repairs and alterations to buildings within Conservation Areas. There is a pressing need to promote and publicise the historic character and quality of the area, and to provide explanatory advice on the need to secure planning permission for the alteration of buildings.
- Encourage the reinstatement of original detail when development proposals are considered, and through continuing to promote guidance.
- Monitor change to minimise the negative impact of unauthorised small scale change.
- Protect against inappropriate changes of use/conversions
- Protect against the loss of viable residential accommodation

Public Realm

Issues

- In some locations, small areas of stone paving slabs and kerbs have been replaced with inappropriate modern materials as part of highway improvements and repair works. In some locations, localised damage has been caused by tree roots pushing up and cracking traditional paving materials.
- The underused areas leading to the rear lanes which have less surveillance are suffering from vandalism, particularly graffiti. The situation worsens further into the rear lanes, although these areas are outside the Conservation Area.

Enhancement opportunities

- Seek to enhance the public realm throughout the area, addressing damaged or poorly repaired paving. Work with relevant agencies to ensure that the character of the Conservation Area is recognised and appropriate materials are selected for repairs or highway improvement schemes.
- Repairs to areas of stone paving damaged by tree roots should be sensitive to the character of the Conservation area. Where laying a more flexible surface in the effected area is the most appropriate solution, it should complement the remaining historic surface.
- Reduce opportunities for further incidents of graffiti. More surveillance of the rear lane areas would help to reduce incidents of vandalism.

Landscaping

Issues

- The loss of front gardens to parking and hard landscaping.
- Street trees and trees within private front gardens need appropriate regular management to ensure that they continue contributing to the character of the Conservation Area.
- Some boundary walls and railings and gate piers are incomplete or have been replaced / repaired in inappropriate materials or are in a poor state due to lack of maintenance.

Enhancement opportunities

- Gardens undermined by open parking should be enclosed and the garden reinstated as development opportunities arise. Further vehicle parking in front gardens should be resisted.
- Maintain and enhance avenues of trees and encourage appropriate management of trees within the private realm.
- The restoration of boundary walls and railings to the street frontage should be sought as development opportunities arise. The removal of boundaries should be resisted.

4.5.2 Guidance for Property Owners and Developers

The most effective way to enhance the Conservation Area is to ensure that those planning work or development understand its character. Guidance is set out in Appendix 2 and 3 and 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 service of an Article 4 Direction to provide extra control to single dwelling houses is not considered appropriate or justified.

4.5.3 Working Together

The Planning (Listed Buildings and Conservation Areas) Act 1990, places a duty on the Local Planning Authority to prepare a scheme of enhancement for a Conservation Area. This enhancement can only be achieved in cooperation with other Service Areas within the Council or in partnership with developers, the community or other public bodies.

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

- Through the adoption of guidance and enhancement opportunities identified within this appraisal.
- Through the promotion of the area's historic significance. A change in the name of the Conservation Area to reflect its first developer provides a better understanding of the area's special character, and ensures consistency with the recommendations within the City

Centre Strategy 2007-2010.

- Effective management of existing Council budgets.
- Effective management of remedial works to Council owned trees and replacement planting where necessary.
- Highway improvement and repair.
- Continued dialogue to ensure efficient waste management without loss of the areas character

5 & 6 recommendations & consultation

5 Recommendations

The following recommendations summarise the findings of the appraisal and the action that may be taken on adoption:

- The guidance in Appendices 1 and 2 to 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, as a basis for developer contributions where appropriate
- The Appraisal is made available for reference 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.
- That on the amendment of its boundaries, the Conservation Area be re-named The Tredegarville Conservation Area.

6. Consultation

This document has been adopted following local consultation.

The consultation process included a locally held exhibition and a public meeting. Local councillors, the Council's Planning Committee, the Conservation area Advisory Group and Cadw were also directly consulted, along with other relevant amenity and local interest groups such as the Cardiff Civic Society.

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

1 Policy Framework

1.1 The policy framework for this guidance is supported by Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Wales 2002, Circular 61/96, South Glamorgan (Cardiff Area) Replacement Structure Plan 1991 - 2011 Adopted April 1997, the City of Cardiff Local Plan Adopted January 1996 and the Unitary Development Plan Deposited Written Statement October 2003, which all have policies relating to the preservation and enhancement of the historic environment, including Conservation Areas. The guidance contained within this appendix complements policies within the emerging Local Development Plan, the Supplementary Planning Guidance on Householder Design Guidance, Residential Layout Guidance and Trees and Development.

1.2 The Parade Conservation Area contains a large number of historic buildings, most of which are not statutory listed. These properties have retained architectural features which help to maintain the character of the area and are a vital element of its special interest. Minor alterations and additions to properties may seem insignificant in themselves but when viewed collectively can have a damaging impact on the special interest of the Conservation Area. It is important that alterations are sympathetic to the special character of the Conservation Area.

1.3 The special interest of the Conservation Area is a result of the key qualities described in Chapter 4. Any development should retain these key qualities and consideration should be given to their repair and reintroduction where they have been damaged or lost. The guidance below sets out good practice for development in the Conservation Area, indicating where planning permission is required for specific works and what type of development is likely to be acceptable.

2 Exterior Walls

2.1 The covering of an original historic exterior wall, be this by new rendering, some form of cladding, painting or any disfiguring treatment requires planning permission, however it will not normally be supported.

2.2 Many properties have already had their Bath stone dressings and surrounds painted. When these surfaces are repainted it should be in a colour that closely matches bath stone.

2.3 The removal of paint on walls, dressings and surrounds require planning permission and will be supported provided that an appropriate method of removal is chosen. Inappropriate cleaning methods such as the use of chemicals, excessive use of water or sandblasting can cause long term damage to the fabric of buildings.

3 Re-pointing

3.1 While re-pointing an unlisted building in the Conservation Area does not require planning permission it is important that the following points are considered; the joints are correctly prepared, new lime based mortar of the same colour and texture as the original is used and the profile and finish of the original work is matched as closely as possible. A cement based mortar should not be used as it can cause long term damage to the fabric of the building.

4 Roofs and Gables

4.1 Original decorative details in gables and on the roof, such as ridge tiles, finials and ornamental barge boards should be retained and repaired. Their removal requires planning permission and will not normally be acceptable. Where these details have been lost their reinstatement will be encouraged. Where these details have been damaged their like for like replacement will be required as this will ensure that the special interest of the Conservation Area is preserved or enhanced.

4.2 Re-roofing works often require planning permission. Where possible the original roofing material should be retained. If replacement is planned, the scope for the re-use of the original roofing material should be assessed. Reclaimed or new natural slates and tiles are the best way to preserve the special interest of the building and wider Conservation Area. However, good quality replica slates and tiles are sometimes an acceptable alternative covering for an unlisted building in the Conservation Area.

5 Chimneys

5.1 The demolition of a chimney usually requires planning permission. The removal of a chimney that makes a contribution to the Conservation Area will not normally be supported. It is important to ensure that steps are taken to maintain stonework or brickwork, the mortar and any details such as clay pots even where the chimneys have become redundant. If they become unsafe and require repair, they should be rebuilt to the original height and design.

6 Rainwater Goods

6.1 Cast iron gutters and down pipes on prominent elevations should be retained where possible. While planning permission is not required to replace them; to ensure that the special interest of the Conservation Area is maintained, replacements should be in a style that is in keeping.

7 Rooflights and Dormer Windows

7.1 Rooflights and dormer windows require planning permission wherever they are located on the roof. The insertion of new rooflights and dormer windows on elevations that prominently face a public highway can appear incongruous and undermine the character of the Conservation Area. There will normally be a presumption against new rooflights and dormer windows on these prominent elevations.

7.2 However, they may be acceptable where rooflights are few in number, small in size, and discreetly located or where small dormer windows allow light into a roof space and use materials and details that are sympathetic to the character and appearance of the Conservation Area.

7.3 It is important to note that the Local Planning Authority will expect consideration to have first been given to locating rooflights and dormer windows on discreet rear elevations where they are more likely to be acceptable.

There are some buildings where dormers make an important contribution to the Conservation Area. Where replacement or reinstatement of these dormer windows is proposed a like for like type will be sought. Any increase in size of the dormer window is unlikely to be acceptable.

8 Windows & Doors

Window or door alteration and replacement normally requires planning permission, although an exact like for like repair or replacement often does not. The Conservation Team should be contacted to discuss this issue.

Original timber sash windows and doors should be retained and repaired whenever possible. Repair of timber decay not only is more environmentally sustainable, is often cheaper than complete replacement and has the benefit of retaining the original character of the building. The Conservation Team has a list of specialist local joiners who can repair or replace timber windows and doors.

Where new windows have become necessary, their replacement should carefully match the appearance, materials and function of the original windows.

Replacement of original timber sash windows with upvc windows will only be permitted where it is considered that they not harm the character of the Conservation Area. It should be noted that upvc often appears unsympathetic because structurally they must be made thicker. This can result in them having none of the lightness that characterises timber sash windows.

Where a building has non-original windows and doors and where development opportunities allow, replacements that accurately reflect the appearance, materials and function of those originally fitted to the building will be encouraged as an enhancement to the character of the Conservation Area.

Further advice on window repair and replacement can be found in a separate publication 'Window Repair & Replacement in Conservation Areas', available by contacting the Conservation Team or from the Local Authority internet site.

Alterations to window and door openings require planning permission. The size of window and door openings should not be altered as this is likely to harm the appearance of the building and the group of which it forms part. New openings are unlikely to be acceptable on prominent elevations. Where inappropriate alteration has taken place and where development opportunities allow, the reintroduction of typical fenestration patterns will be encouraged.

Decorative glass within windows, doors and porches should be retained. Any proposal to remove or alter decorative glass is unlikely to be acceptable. Where decorative glass has been damaged, sympathetic replacement of the damaged piece should take place rather than removal of the whole window.

The introduction of double glazing will only be acceptable where it is done in a way that preserves the character of the Conservation Area.

Improved energy efficiency, noise reduction and draft reduction can be achieved through benign methods, for example, through the regular maintenance and appropriate repair of the windows, by the introduction of secondary glazing applied to the inside of the windows, draught stripping and even by using thick curtains. These methods also have the advantage of not normally requiring planning permission.

9 Porches

Porches were originally built so that they were recessed, open fronted and facing the street. A proposal resulting in the enclosure of a porch or a new external porch or canopy will be unacceptable. Decorative details within and surrounding porches and doors need to be retained. Proposals for their removal or alteration will be unacceptable. Where these decorative details have been lost an enhancement of the character and appearance of the property and the wider Conservation Area would be their reinstatement.

10 Renewable Energy, Communications & Security Equipment

The attaching of additional external equipment, for whatever type of use, to buildings can have a significant impact on the character of the Conservation Area. If inappropriately located, they can have a cumulative impact that is detrimental to the character of the Conservation Area. Where planning permission is required equipment is unlikely to be acceptable on prominent front and side elevations. Rear elevations or out buildings are often a more appropriate location, provided they are discrete and do not harm the character or appearance of the Conservation Area. Where this type of equipment is currently inappropriately located and when opportunities arise this visual clutter should be reduced.

11 Front Gardens

Grassed and planted front gardens are attractive features. The need to preserve this character is likely to preclude the grant of permission to pave, tarmac or otherwise inappropriately alter front gardens, particularly where original details such as tiled paths and rolled rope edging are still in evidence. Where the original garden layout and details have been lost their reintroduction will be encouraged.

The use of front gardens for vehicle parking will not be supported. Where front gardens have already been altered to include vehicle parking and when development opportunities allow, enhancement through the re-establishment of traditional front gardens will be encouraged.

12 Front Boundaries

Planning permission is required to remove front boundary walls. Where original front boundary walls remain these will be retained in development proposals. Where these details have been lost and when development opportunities allow, enhancement through their re-establishment will be encouraged. Proposed new walls to replace inappropriate modern walls or open boundaries should try to reflect the materials, bond, mortar and pointing of the original walls or use other materials of a good quality.

Railings on top of boundary walls with coping stones and gates would have once been a common feature, however, few originals remain. When repairing and restoring railings and gates it is best to use sections and profiles which reflect original Victorian railings, however, good quality modern railings will also be considered. Off the shelf designs are rarely appropriate. It should be noted that few modern examples of replacement railings are of a good quality.

13 Development & Extensions

Whether a traditional or contemporary design approach is adopted, the success of new developments and extensions to existing buildings in the Conservation Area will require an understanding of its special interest.

New development and extensions to existing buildings will be required to preserve or enhance the character and appearance of the Conservation Area by;

- Respecting the distinctive quality of place, which will include the existing urban grain and vertical and horizontal rhythms in the built form.
- Retaining important views and vistas in and out of the Conservation Area.
- Respecting and retaining an appropriate mix of land uses.
- Reinforcing the existing hierarchies of public and private space.
- Using materials and architectural details which are the same, or as high in quality as those used in existing buildings.

There are also wider planning or land use issues to consider. For example, attention needs to be paid to a development's impact on the amenity of neighbours, particularly with regard to the harm that could be caused by significant overlooking, loss of light and overbearing.

Further information and guidance concerning Conservation Areas is available from the Local Authority web site www.cardiff.gov.uk or by contacting the Conservation Team on (029) 2087 3485.

Guidance for Works to Trees in the Conservation Area

Trees contribute to the special character of the Conservation Area and the Local Authority has powers within the Conservation Area to assist in their protection. You must apply in writing for consent from the Local Authority for proposed work to trees. Specifically you must give 6 weeks notice to the Local Authority of your intention to do the work. If the Local Authority does not respond within six weeks the work may be carried out without further notice to the Local Authority. The penalties the court may impose for not giving this notice are serious.

The Local 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 the Local Authority does not agree with the proposed works it may issue a Tree Preservation Order to prevent the work.

“Work” means not just the removal or killing of a tree, but also pruning that is greater than 7.5 centimetres (about 3 inches) in diameter, measured at 1.5 metres (about 5 feet) above the ground or damaging roots or branches, whether directly or indirectly. An application should therefore be made if, for example, you plan to alter soil levels near trees, or install impervious surfaces, such as a new drive. It would also be an offence to damage trees by polluting their environment, for example, 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.

Trees that are illegally removed or removed under an exemption will normally have to be replaced. If the tree work relates to a development for which you need planning permission you should include details of this within the planning application. You will not need to make a separate application.

If you have a large or prominent tree you are strongly advised to take the advice of a tree surgeon as to its long term management. The Local Authority will give due weight to a qualified tree surgeon’s opinion when considering applications. Trees along the highway are managed by the Local Authority 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 (029) 2087 3178.

appendix 3

Statutory Listed Buildings in the Conservation Area

Several buildings and structures in the Tredegarville Conservation Area have been listed by Cadw as being buildings of special architectural or historic interest. This applies to all parts of the building including objects and structures, interior or exterior, regardless of its grade and whether or not the feature concerned is specifically mentioned in the list description. It may also apply to associated buildings that are within the curtilage of the principal building and can include boundary walls.

Listed Building Consent is needed when; demolition, alteration or an extension, which affects the special interest of a statutory listed building, is proposed. Remember: It is a criminal offence to carry out such works to a statutory listed building without first acquiring the necessary Listed Building Consent.

The following buildings are on the Cadw List of Buildings of Architectural or Historic Interest;

- Unitarian Church, West Grove – Grade 2 Listed
- Mid Glamorgan Public Analysts Laboratory, The Parade – Grade 2 Listed
- Coleg Glan Hafren, The Parade - Grade 2 Listed
- Tredegarville Baptist Church, The Parade – Grade 2 Listed
- The Old Convent, The Walk - Grade 2 Listed
- The Mansion House, West Grove - Grade 2 listed.
- Megalithic Folly at James Howell's House, The Walk - Grade 2 Listed.
- Pillar Box, West Grove - Grade 2 listed.

Information and guidance concerning listed buildings is available from the Councils web site www.cardiff.gov.uk or by contacting the Council's Conservation Team on (029) 2087 3485.

Glossary

Arboricultural	Relating to trees
Ashlar	Hewn or squared stone
Barge Board	Timber boards fixed to the gable end of a roof, can be ornamental in detail
Cadw	The Welsh Assembly Government's historic environment division
Dormer Windows	A window with roof over, set into a sloping roof
Gable	A triangular shaped portion of the end wall of the building, supporting the roof
Listed building	A building or other structure of specific architectural or historic importance and which is afforded statutory protection by Cadw
Mortar	A material used in construction to fill the gaps between stones or bricks and bind them together
Quoins	Stone or bricks used as a decorative feature to accentuate the corners of a building. Usually laid so their faces are alternately large and small
Render	A plaster, lime or cement coating to external walls
Stucco	A fine plaster or cement used as a coating for walls
TPO	Tree Preservation Order – provides protection for trees specified in the order
Vista	A long to middle distance view

appendix 5 boundary review

A review of the historic and architectural character of the Conservation Area has found that;

- The rectangular block centred on the Grade 2 Listed Coleg Glan Hafren building remains as the core of the Conservation Area.
- Trinity Court, No 36 and 33 The Parade, St Peters Street and the Railway Line, all serve as well defined boundaries for the Conservation Area.
- Parts of Cardiff University's Trevithick Building (see plan below) that remain in the southwest corner of the Conservation Area are isolated from adjoining streets and are of a different scale, style and period. Their retention within the Conservation Area is difficult to justify.
- Speakers House (40-46 Princes Court) is consistent with the architectural style of the Conservation Area and should remain within it. 47-82 Princes Court (see plan below), however is of a different building period and its retention within the Conservation Area is difficult to justify.
- Richmond Road and Crescent have been subjected to high levels of alteration. An extension of the conservation area in a northerly direction could not be justified.



• The character and quality of historic architectural detail changes at Richmond Road and Princes Court

Boundary Amendments adopted December 2008



Background Sources & References

- Cardiff Yesterday No. 6, Stewart Williams, 1983
- City Centre Strategy Appraisals, Tredegarville area
Cardiff City Council, March 2006
- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- City Centre Strategy 2007 – 2010. Cardiff City Council, 2007
- Householder Design Guide. Cardiff City Council, 2007
- City of Cardiff Local Plan. Cardiff City Council 1996
- Cardiff Unitary Development Plan (Deposited). Cardiff City Council, 2003

Acknowledgements

The Glamorgan Record Office.

Cadw: Welsh Historic Monuments.

The Victorian Society.

For contacts and information:

Conservation Team, Strategic Planning,

City and County of Cardiff,
Room 227, County Hall,
Atlantic Wharf,
Cardiff. CF10 4UW.
Tel: (029) 2087 3485

For further information please contact:

The Conservation Team
Strategic Planning & Environment
City & County of Cardiff, County Hall
Atlantic Wharf, Cardiff. CF10 4UW
Tel: (029) 2087 3485