

OAKFIELD STREET



CONSERVATION AREA APPRAISAL

CARDIFF

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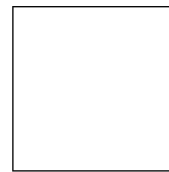
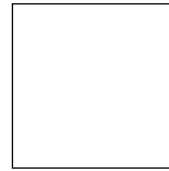
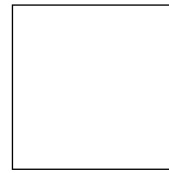
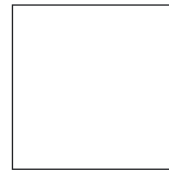
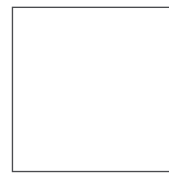
Appendix 1 - Guidance on development in the Conservation Area

Appendix 2 - Guidance for works to trees in the Conservation Area

Appendix 3- Boundary Review

Bibliography and Guidance

Acknowledgements

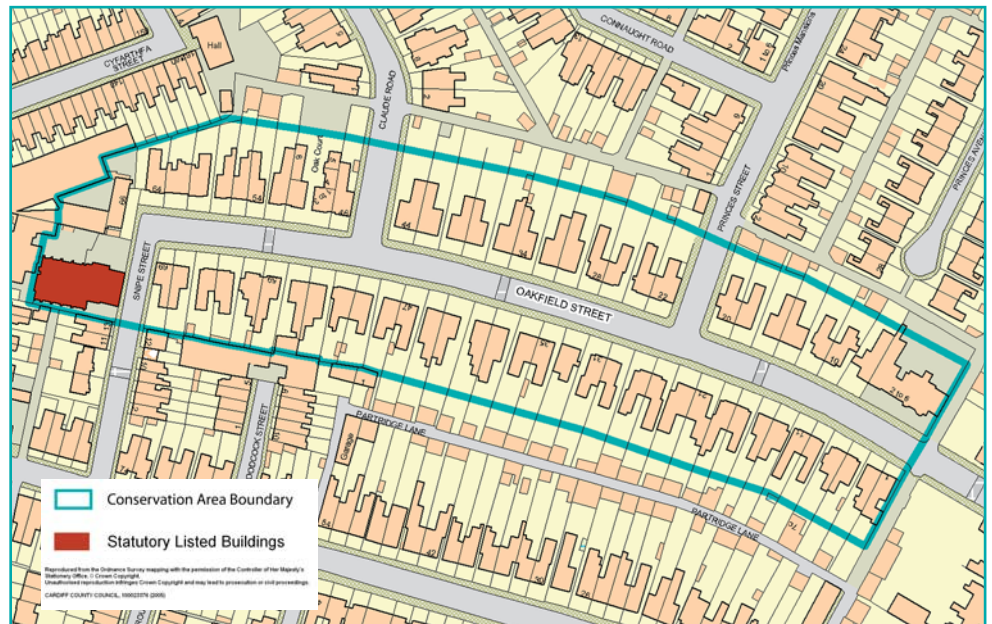


1 introduction

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. The Oakfield Street Conservation Area was designated in 1992. In October 1992 a Direction under Article 4 of the General Development Order 1988 (amended 1995) became operative. This enhances the protection of the Conservation area through the control of minor development.

Map 1 – Conservation Area Boundary and Listed Buildings



- Nos. 2-4 Oakfield Street influenced by the classical architectural style
- Gothic style house
- Front gardens

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 3.

The appraisal provides an opportunity to review the boundary of the Conservation Area to identify the character of the Area and some opportunities for its enhancement and then following consultation to adopt the appraisal and its supporting guidance.

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 can be 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.

2 historic context

2.1 Historic Origins and Development of the Area

Oakfield Street was built between 1860 and 1900 within an area of open farmland that lay to the east beyond the medieval walled borough of Cardiff. At the beginning of the 19th century the population of Cardiff stood at 1870 however this rapidly increased over the next 100 years as the city burgeoned into a major industrial centre. Cardiff became a major port for the exportation of coal and steel originating from the South Wales Valleys and beyond; and generally expanded as a centre for commercial activity. 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. Land east of Cardiff had remained an essentially agricultural landscape until the latter half of the 19th century, however; landowners saw financial potential in leasing their land for building to accommodate the housing boom.

The eastward spread of housing was initiated in the 1850s by Charles Morgan of the Tredegar Estate and subsequently other landowners followed on. Oakfield Street was built on a parcel of agricultural land forming part of the Roath Court Estate. The present Roath Court to the north east of Oakfield Street was built in the 18th century although the origins of the estate were much earlier and had been the site of a moated medieval manor house, with the surrounding land principally used for dairy farming. The Marquess of Bute, a major landowner in Cardiff was the Lord of Roath Manor; however, in 1824 the Williams family purchased Roath Court with Charles Crofts Williams becoming particularly significant in public life in the city, taking the role of Mayor of Cardiff several times. Road names in the area surrounding Oakfield Street show the link to the family; notably Croft Street, and also Claude Road named after the 3rd son of Charles Henry Williams.

The houses in the street were designed and constructed by a number of different architects and builders; however, one architect's name that frequently recurs is that of Thomas Waring who was employed by the Roath Court Estate as a building agent. He had also worked as a borough engineer and was responsible for large numbers of houses built in Cardiff between 1874 and 1890.

Ordnance Survey Map 1880



A map published in 1880 shows the western end of Oakfield Street incomplete with open farmland lying to the north and north west. The latter map dated 1901 shows that Oakfield Street has been completed and the landscape to the north west had changed dramatically with developments of quite dense terraced housing. At this time the landscape to the north east, closest to Roath Court is still open countryside, although this was not to last, and by 1922 the onward spread of development had nearly surrounded the house.

Ordnance Survey Map - 1901



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 and 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

Oakfield St is a relatively tranquil residential area leading off the busy Newport Road. The area is characterised by pairs of semi-detached villas although there are some groups arranged in short terraced forms and a few detached properties. The villas in this street are relatively modest when compared to the higher status housing built to the west in the area known as Tredegarville, although there are a few examples of larger villas displaying more ornate architectural detailing. There is one listed building within the Conservation Area: St Anne's Church.

The alignment of the street and plots are distinctive within the grain of the area and relate to the boundaries of the 4 acre parcel of arable land when it was released by the Roath Court Estate for building.

There is a mix of classical and gothic revival architecture in the street. Generally, although each pair of villas differs from its neighbours, they also have a unified appearance because of their layout, scale, and materials. One semi-detached pair, 17 and 19 differ from the rest of the street in terms of their style because they were re-modelled following bomb damage in the Second World War.

3.1.1 Scale of Buildings

There is a mix of modest 2 storey houses and 2 ½- storey with the 2nd floor within the attic space. Some of the larger houses have basements and a raised ground floor accessed via steps from street level, which makes them more imposing.

Adjacent to the Conservation Area at the junction of Oakfield Street and Newport Road, the footprint and massing of new development has not followed the same pattern and has a more dominant scale, which looks out of place within the settled historic form.

3.1.2 Layout

The houses are arranged in a linear form set back to a common building line, behind front gardens. Most of the plots are of a similar width giving a well-defined rhythm to development along the street. The plots are generally fairly deep providing generous gardens to the rear, and most are served by a rear lane which originally gave access to coach houses, garages, stables and storage



• Gothic style house in Pennant stone with Bath Stone detailing.

• One of the smaller semi-detached pairs on the street.

• 17 – 19 Oakfield Street



- New development on the edge of the Conservation Area
- View to the east
- On-street parking
- St Anne's Church

buildings. There is a marked contrast between this area and the smaller more uniform terraces, outside of the conservation area to the north-west, built from the 1880s onwards.

There is a strong sense of enclosure created by the arrangement of the houses; however, the width of the street together with the avenue of trees and front gardens gives this area a spacious quality.

3.1.3 Views and Vistas

The slight curve of Oakfield Street means that the view evolves along its length. St Anne's Church is not in a prominent position in the street; however, it can be glimpsed over the roof tops and comes into full view at the western end of the street. Another significant view is of 66 Oakfield Street. This is one of the few detached houses in the street and it terminates the view at the western end of Oakfield Street. Views are contained by the buildings lining the street and the only longer distance view out of the Conservation Area is of the large building last used as a music and arts centre which terminates the view to the east of Newport Road.

3.1.4 Patterns of Use

This is primarily a residential area with many of the houses in single occupancy, although some have been subdivided into flats or apartments, and one is now a children's nursery. St Anne's church is located at the western end of the street, and there is a school to the north of the church, just outside of the Conservation Area. Although predominantly residential, historically small scale commercial activities occurred in this area, and notably No. 66 Oakfield Street was built with a separate office and a large workshop. The workshop building is still in existence and is accessed from Crofts Street.

3.1.5 Movement

Oakfield Street branches off the Newport Road, which is a major thoroughfare to and from the city centre and is heavily used by vehicular traffic. Oakfield Street primarily provides access to the houses along its length and into the wider network of residential streets.

Narrow rear lanes, just outside of the Conservation Area provide access to garages at the rear of the properties fronting Oakfield Street. Currently, these lanes suffer from vandalism, particularly graffiti daubed on buildings and boundary walls, which is likely to discourage pedestrian use.

Parking on either side of the street narrows the usable road space helping to slow the speed of vehicles, although the parked cars can create a hazard for pedestrians crossing the road. Wide pavements create a pleasant environment for pedestrians.

3.2 The Presence of Landmark Buildings or Landscape Features

For the purpose of this appraisal, a landmark building is 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.

- St. Anne’s Church is the most significant building within the Conservation Area in terms of its height, use and its Gothic style architecture. It is also a Grade II listed building. The architect J Arthur Reeve was responsible for its design; and, as a former assistant to William Burges, who re-modelled Cardiff Castle for the 3rd Marquess of Bute, he was possibly influenced by the work of his Master.

- 66 Oakfield Street is prominent, largely because of the way it terminates the view at the western end of the street. It also stands out as one of the few detached houses on the street and the original plans show that it was intended to provide residential accommodation together with an adjacent workshop and office space.

3.3 Hierarchies of Public and Private Space

There are no areas of public open space within the Conservation Area and public space is confined to the street.

There is a clear demarcation between public and private space with boundary walls separating private front gardens from the street. The majority of the gardens are planted with shrubs giving the area a verdant, green character contributing to the quality of the public realm. Some front gardens have been surfaced with hard landscaping which has a detrimental impact on the character of the street. Although private rear gardens are largely hidden behind the street frontage, their extent is revealed from the side roads which branch off Oakfield Street. Overall, the gardens visible from the public realm relieve the built up character of the area.

3.4 High Quality Local or Unusual Materials in the Townscape

The predominant primary building material is pennant stone. The Pennant stone generally has a lively quality because of the texture of its rock faced finish and the various subtle shades of brown and grey. Pennant stone is typically combined with Bath Stone with an ashlar finish which is used to pick out architectural detailing such as quoins on building corners, banding and for detailing around windows and doors. Pennant stone is also used for boundary walls and typically combined with Bath Stone to form decorative gate piers.

Render is more likely to be found on the classically influenced houses. Sometimes the render is incised to give an impression of stone blocks. There are a few examples where render has been combined with brick or Pennant stone to form the main walling material.

There is limited use of brick as the primary facing building material, although it is widely used to construct chimney stacks, and to a lesser extent for boundary walls. In a few instances brick or terracotta has been used for detailing. Chimney stacks may have bands of different coloured bricks adding to their interest.

Some side elevations and boundary walls are built from a colourful array of randomly laid local rubble stone.

In some cases the primary walling material or stone and brick detailing has been painted, masking the natural qualities of the material and the intricacy of decorative features.



- Number 66 Oakfield Street
- High side boundary wall.
- Pennant stone used as the main building material with Bath Stone detailing around the windows and doors.
- Random rubble stone used for a side elevation wall.



- 42 – 44 Oakfield Street
- Ornate decoration around doorway.
- Gothic style house with steeply pitched gables to the front and decorative bargeboards.
- 22 Oakfield Street

Roof coverings are slate, and sometimes have red clay ridge tiles. On a few properties the simple plane of the roof slope is interrupted by the insertion of rooflight, resulting in loss of character. The clay ridge tiles add to the interest of the roof and their loss also detracts from the quality of the building. Chimneys are either constructed from brick or stone.

3.5 High Quality Architectural Detailing

The street displays a mix of styles, influenced by both classical and Gothic revival architecture since it was developed during a period when the fashionable architectural style for housing in Cardiff was evolving from neo-Classical to Gothic.

The Gothic style houses are mostly faced in Pennant stone, with contrasting Bath Stone dressings. They feature high gabled frontages, and often feature decorative detailing around windows and doors, which can be quite ornate on the higher status dwellings. Although these houses have broadly similar features, their differences in detailing add interest.

The classically influenced designs are earlier, and have smooth-rendered walls; overall displaying a simpler style of detailing. They are often characterised by deep, overhanging eaves which are supported by brackets.

3.5.1 Individual Buildings of interest:

- **St. Anne’s Church** - This is a Grade II listed Gothic style church in early French manner built from rock faced Pennant stone. It is dominated by a lofty chancel at the east end that is higher than the nave, and topped by a small octagonal spire (fleche), a typical feature of the French Gothic style.
- **34 – 36 and 42- 44 Oakfield Street** - Generally In this street each pair of villas is individually designed and usually the design is not repeated; however the notable exception is Numbers 34-36 and 42-44 which mirror each other. These two pairs of houses are the most ornate in the street in terms of their architectural detailing. These are some of the more substantial properties on the street with their raised ground floor and flight of steps to the front door. A notable feature is the ornate detailing around the doorways and the substantial chimney stacks on the side elevation.
- **22, Oakfield Street** - No.22 Oakfield Street is on a corner plot and stands out because of the fenestration on the side elevation. Further accommodation was added in the 1880s with an extension to the side elevation which now faces Princes Street. The most significant features are the oriel windows projecting over the street.

Map 3 – Townscape analysis



3.5.2 Distinctive building features:

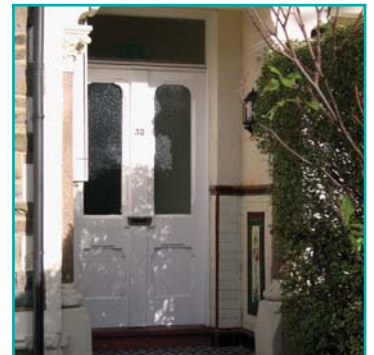
- Bay windows are a consistent feature, reflecting their popularity in the Nineteenth century because they let in more light and expanded the size of the front room. Bays are usually canted but there is an example where a square bay to the ground floor is combined with a first floor canted bay. The panel between the ground floor and first floor bay window is sometimes embellished with ornate decorative moulding.
- Wooden sash windows are common and where they are set within bay windows, they usually have a one over one or two over two arrangements of panes.
- Doorways are often recessed and there are some surviving examples of original floor tiles and decorative glazed wall tiles. Fanlights are often found above doors, and also narrow side lights.
- Doors are wood panelled and may have glazed lights in the top half. Original door furniture including letter boxes and door knockers provide additional interest.
- The gothic pointed arch and semi-circular arch is frequently used for door surrounds and porches, and around the heads of smaller windows.
- On many of the Gothic style villas, the vertical rhythms of the building are balanced by the horizontal detail of the Bath Stone banding. The banding usually coincides with the heads and cills of the bay windows.
- Chimney stacks are an important feature, and can often be quite decorative, combining different coloured bricks.
- The Gothic style villas are characterised by high gabled frontages and some have elaborately decorated bargeboards and finials. Sometimes decorative motifs are set within the gable.

Generally the buildings within the Conservation Area have retained their original features; unfortunately however, some important details have been lost. The most significant and noticeable changes are where original timber sash windows have been replaced with double glazed upvc, with pivot opening mechanisms. The loss of timber panelled doors and original door furniture is also significant, and in some cases recessed porches have been filled in with an additional external door. On the whole, carved and moulded detail on stonework and render has survived reasonably intact. In some cases decorative bargeboards have been replaced with plain timber versions, and unfortunately also upvc. The installation of satellite dishes on the front elevation also disfigure some properties, detracting from the quality of the Conservation Area.

3.6 High Quality Hard and Soft Landscaping

3.6.1 Hard Landscaping

The majority of the original stone paving and kerb stones survives in this area. The colour and texture of the stone adds richness and quality to the streetscape and complements the Pennant stone boundary walls. Unfortunately some repairs have been carried out using bitumen and concrete slabs, while modern materials have also been introduced as part of highway improvement works, such as the block paviors at road crossings.



- Recessed doorway with decorative tiling.
- Decorative moulding between a ground and first floor bay window.
- Traditional post box.
- Street sign.

Boundary walls are constructed from Pennant stone, brick or local rubble stone and are common throughout the area, making a strong contribution to the public realm. Front boundary walls are low in height and were originally topped by iron railings, although most are missing, or are later replacements. Gate piers are also an important feature within the boundaries and often incorporate the house name or number. A number of boundaries and gate piers are incomplete or in a poor state of repair, and others have been repaired unsympathetically with modern materials. Walls to the side of properties, fronting the public realm are higher, and are typically constructed from either Pennant or rubble stone.

The area has little historic street furniture although there is a traditional red post box adding a vibrant splash of colour to the street scene. Also of interest are the original street name signs on the front of houses at key points in the street. Unfortunately modern items such as the street lights are unattractive in appearance, although functional.

3.6.2 Soft Landscaping

Mature street trees line each side of the road forming an avenue and are an important element of the streetscape. They soften the edges of the built form and add visual interest which varies according to the time of year. Unfortunately, some of the tree roots are causing damage to the stone paving slabs.

Planting within front gardens also provides a leafy foreground between the building line and the street. This includes hedges which sometimes form part of the boundary, and small trees and shrubs. Some of the larger trees in rear gardens are also significant where they can be viewed from the street.



- View across rear gardens. Boundary wall of coursed rubble stone.
- Gate piers frame a garden path which surfaced with clay tiles.

4 a 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 Policy 3 of the Local Plan, until such time as the Local Development Plan has been 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 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 Oakfield Street 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:

- Pressure to alter or extend buildings.
- Pressure for change 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.

4.5 Ways to Enhance the Conservation area

4.5.1 Issues and Opportunities

Alterations to Buildings

Issues

The alteration of buildings, resulting in the loss of architectural detail including:

- The replacement of original timber sash windows with double glazed upvc.
- 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 walls and gateposts.

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

- The installation of satellite dishes on elevations visible from the public highway.
- The installation of rooflights on prominent roof slopes.

Enhancement opportunities

- Continue to promote guidance and advice with regard to appropriate repairs and alterations to buildings within Conservation Areas.
- Encourage the reinstatement of original detail when development proposals are considered, and through continuing to promote guidance.



- Upvc window with a hinge opening.
- The detail picked out by contrasting materials on the house to the right has been painted over.
- Concrete paving slabs used to repair an area damaged by tree roots.
- Block paviors have replaced a section of historic paving.

- Monitor change to minimise the negative impact of unauthorised small scale change.

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 style of the modern street lighting does not complement the character of the Conservation Area.
- The underused areas leading to the rear lanes which have less casual 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.
- Encourage the installation of new street lighting that is simple and elegant which complements and is appropriate to the architecture and setting of the Conservation Area.
- Reduce opportunities for further incidents of graffiti. More surveillance and use of the rear lane areas would help to reduce incidents of vandalism.

Landscape

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



- Graffiti damage.
- Hard surfacing in a front garden.
- A boundary wall built up with inappropriate modern materials.

garden reinstated as development opportunities arise. Further vehicle parking in front gardens should be resisted.

- Maintain and enhance the avenue 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 should development opportunities arise. The removal of boundaries should be resisted.

4.6 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 1 and 2 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.

4.7 Working Together

The Planning Act 1990 (Listed Buildings and Conservation Areas), 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.
- Effective management of existing Council budgets.
- Remedial works to Council owned trees and replacement planting where necessary.
- Highway improvement and repair.
- Through the extra protection offered by designation as a Conservation Area.

4.8 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.
- 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.

5 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.

appendix 1

Guidance on Repair and Alteration in the Conservation Area

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 will also complement policies within the emerging Local Development Plan, the Supplementary Planning Guidance on Householder Design Guidance, Residential Layout Guidance and Trees and Development.

1.2 Also, notable within the Conservation Area is the Article 4 (1) Direction designation which controls minor development which would not normally require planning permission. Before work is carried out it is important to check with the Local Planning Authority to establish whether planning permission is required. A separate advisory leaflet for householders has also been produced that gives guidance on this matter. It is available by contacting the Conservation Team or from the Local Authority web site.

1.3 The Oakfield Street 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.

1.4 The special interest of the Conservation Area is a result of the key qualities described in Chapter 3. 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 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, where rooflights are few in number, small in size, discreetly located and are the 'conservation' style of rooflight i.e. one that does not project above the slates or tiles on the roof, and where dormer windows are small in size, allow light into a roof space rather than allow additional head room and use materials and details that are sympathetic to the character and appearance of the Conservation Area, they may be acceptable.

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 preserve 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 requires 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 will be unacceptable. Decorative details within and surrounding porches 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 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 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 involve the continuity of the existing urban grain and existing vertical and horizontal rhythms in the built form.
- Retaining important views and vistas in and out of the Conservation Area.
- Respecting the existing land uses.
- Reinforcing the existing hierarchies of public and private space.
- Using materials and architectural details which are as high in quality as those used in existing buildings.

There are also wider planning 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.

appendix 2

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 or in the park 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 boundary review

Background to the Boundary Review

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

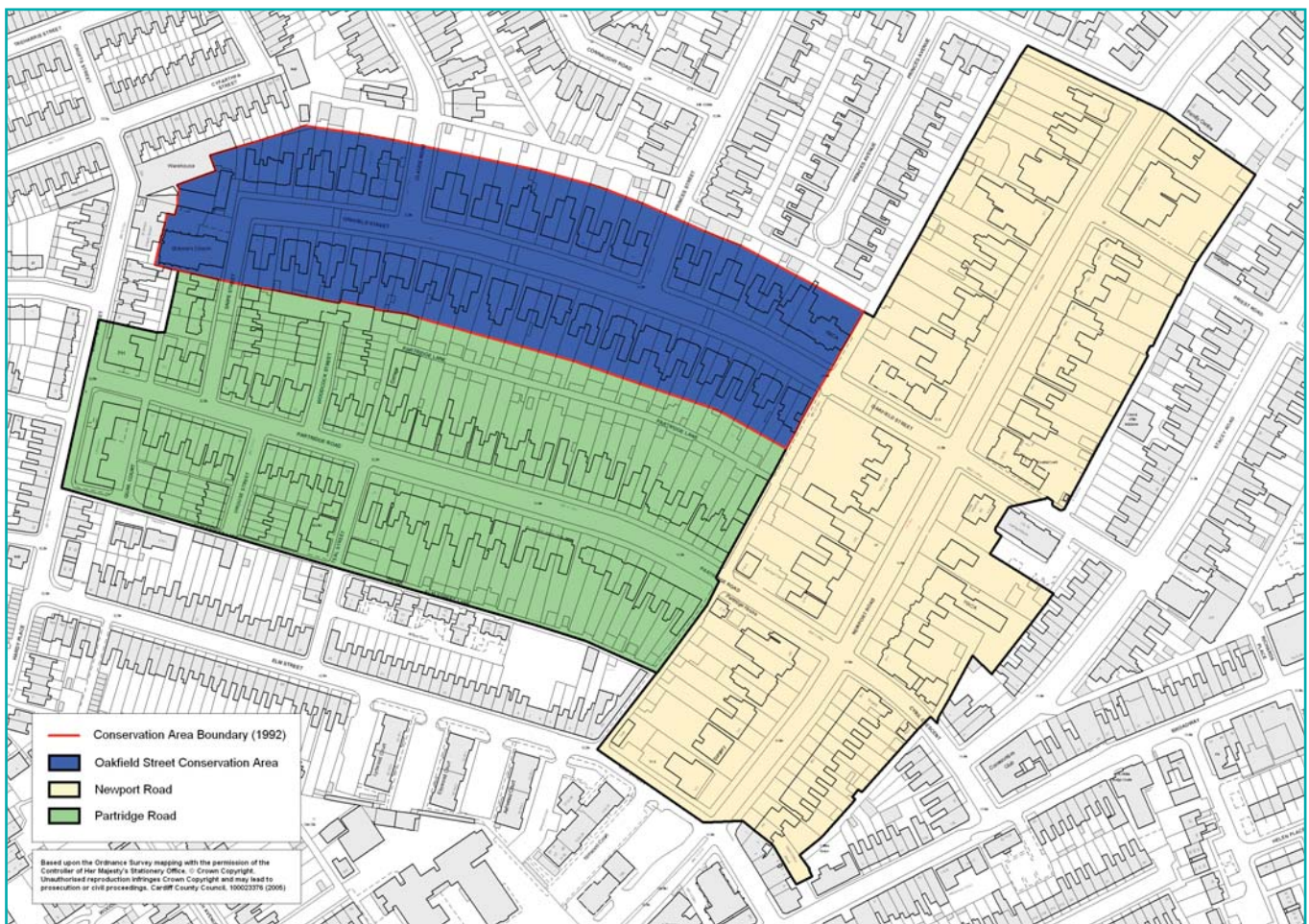
A number of criteria have been used to assess the Conservation Area and the scope to amend its boundary. They follow government advice and are identified within the 1997 Cardiff Conservation Area Strategy. The criteria for assessment are set out in Section 3.

The Existing Conservation Area

A review of the historic and architectural character of the Conservation Area has been carried out to establish whether the existing boundary is logical and identifies an area of special character. Survey work shows that overall, the Conservation Area still meets the adopted criteria referred to in Section 3 and that the area still has special character. The survey also provides evidence that the extra protection provided by designation has saved the area from a significant loss in architectural detail.

Areas considered for inclusion

This assessment has also focussed on two areas beyond the existing boundaries to establish whether these adjacent areas should be included within the Conservation Area.



Map 2 – Areas surveyed for the Conservation Area boundary review

Newport Road

This area centres on a section of Newport Road between Elm Street and Roath Court Road, to the east of the Oakfield Street Conservation Area.

The Newport Road is a major route into the city from the east linking to the A48M and the M4. The development along this road has a similar grain to Oakfield Street with properties set back from the road and built to a common building line, although the road is wider and the properties are generally larger. Many of the properties are now in commercial use, mostly offices and hotels.

A number of the original buildings on the street have been demolished and replaced with modern flats. The footprint and massing of the replacement buildings is greater than the original properties and are consequently dominant in scale, disrupting the settled historic form. In some cases, only part of a row has been demolished; however, the group value is lost and the remaining section appears unbalanced.

Many of the properties on this road have suffered from damaging alterations. More than 85% of the properties have lost their original timber sash windows which are typically replaced with double glazed upvc windows. Other changes that have a significant impact on the character of the area are the loss of front gardens to provide car parking, and the removal or alteration of front boundaries.

Traditional stone paving materials have been replaced with concrete slabs and the street furniture is of an unattractive modern style, albeit functional.

Overall because of the level of damaging alterations to buildings, inappropriate replacement buildings, and the poor quality of materials and street furniture within the public realm; this section of the Newport Road does not demonstrate sufficient special quality to warrant its inclusion within Oakfield Street's Conservation Area.

In spite of the damaging alterations, there are some individual buildings of quality and some strong building groups along this section of Newport Road. Although none of these buildings are listed, some could be considered for inclusion on the schedule of locally listed buildings.

Partridge Road

Partridge Road lies to the south running parallel with Oakfield Street. This area centres on Partridge Road and also includes side streets and the rear lanes. The houses in the street are slightly earlier than those in Oakfield Street. The street is primarily residential although there are some relatively small scale commercial activities in workshops accessed from the rear lane. Some of these workshops were purpose built when the street was developed.

The area has a denser development pattern with slightly narrower plots and more use of terraced forms than in Oakfield Street. The side streets leading off Partridge Road are the location for more modest terraced housing. This area suffered some bomb damage in the Second World War and consequently some newer infill has occurred. The street has retained the majority of its original stone paving.

Around 72% in the street have lost original windows and doors with around half of the properties in the street having upvc replacement windows. In some cases there has been more extensive damage, for example the removal of bay windows and the stripping of all architectural detail. These types of alterations have resulted in a serious loss of individual character and destroyed group value.

Although there are a few strong building groups, the majority of buildings in the street are unremarkable, and 20th Century infill development, although sympathetic in scale, is of little architectural interest.

The rear lanes that serve the rear of Partridge Road are in poor state and suffer from vandalism, particularly graffiti. Although some of the original coach houses, garages, stables and workshop buildings survive, many have been damaged by the insertion of metal roller shutters.

Conclusion

The survey of the Newport Road and Partridge Road revealed that these areas do not demonstrate sufficient special quality to warrant their inclusion within Oakfield Street's Conservation Area.

The Oakfield Street Conservation Area still meets the criteria for designation and the boundary reflects the logic of its designation in 1992.

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Acknowledgements

The Glamorgan Record Office.

Cadw: Welsh Historic Monuments.

The Victorian Society.

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