

ROATH PARK LAKE AND GARDENS



CONSERVATION AREA APPRAISAL

CARDIFF

Map 1 – Conservation Area Boundary adopted 1976 and reconfirmed 2008

1. INTRODUCTION>

- 1.1 Conservation Areas
- 1.2 Appraisals
- 1.3 Policy Context

2. HISTORIC CONTEXT>

- 2.1 Historic Origins and Development of the Area

3. CHARACTER ASSESSMENT.....>

- 3.1 A Distinctive Quality of Place
- 3.2 Presence of Landmark Buildings and Landscape Features
- 3.3 Hierarchies of Public and Private Space
- 3.4 High Quality Local or Unusual Materials in the Townscape
- 3.5 High Quality Architectural Detailing
- 3.6 High Quality Hard and Soft Landscaping

4. AREAS OF SPECIAL CHARACTER.....>

5. A FRAMEWORK FOR ACTION.....>

- 5.1 Background
- 5.2 The Appraisal's Primary Function
- 5.3 Benefits of the Appraisal
- 5.4 Pressure for Change
- 5.5 Working Together to Achieve Results

6. RECOMMENDATIONS.....>

7. CONSULTATION.....>

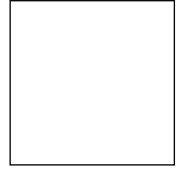
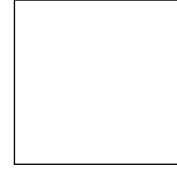
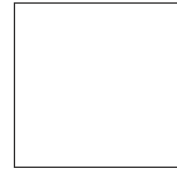
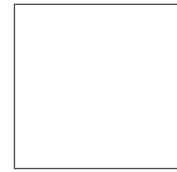
Appendix 1 - Draft Guidance on Development in the Conservation Area

Appendix 2 - Draft Guidance for works to trees in the Conservation Area

Appendix 3 - Listed Buildings in the Conservation Area

Appendix 4 - Boundary Review

Bibliography and Guidance / Acknowledgements



Map 1



1.1 Conservation Areas

Conservation Areas are areas of special architectural or historic interest. A decision to designate a Conservation Area is made by the Local Planning Authority after an appraisal of the area and an assessment of its character. This often extends beyond the buildings alone. The road layout, street scene, trees and green areas all contribute to the quality of an area. Designation gives special protection to this character and to achieve this, the Council has extra controls over demolition, minor developments and the protection of trees. The Roath Park Lake and Gardens Conservation Area was designated in November 1976.

1.2 Appraisals

The Council has a duty to review Conservation Areas in order to establish the extent of change since designation, whether boundaries need amendment and to identify potential measures for their protection and enhancement. To manage this process, a Conservation Area Strategy identifies priorities for the City, and the criteria to be used in the assessment of existing and new areas. The Strategy was agreed in 1997 and updated in 2001 and March 2006.

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

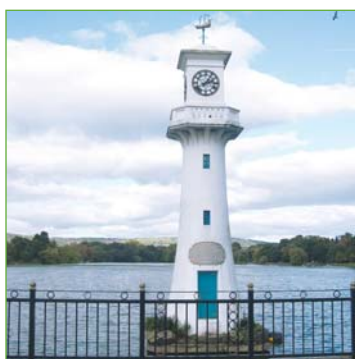
The rapid expansion of Cardiff as a major port from the mid-19th century on led to a housing boom which in turn resulted in an increasing public demand for open spaces for recreation. The 'Roath Park Committee' was set up by Cardiff Corporation to find a suitable site for a park to meet this need.

The Committee explored the prospect of creating a park on a number of sites but with little success until 1887, when the 3rd Marquis of Bute purchased 103 acres of land that consisted of a brook running through marsh land. The land was gifted by the Marquis to the town for use as a park but there were conditions attached to its use, one of which required other local landowners to donate small parcels of land for free. Lord Tredegar contributed 5 acres of land, while Mr. G. L. Clark, Mrs. Jackson and Sir Morgan Morgan contributed an additional 13 acres of land between them. Another condition was that Cardiff Corporation be required to provide the infrastructure to support the building of houses to take advantage of the pleasant surroundings of the new park. In July 1889 work commenced on Roath Park while at around the same time, the first contracts were given for the construction of the surrounding roads.

Roath Park became the first publicly owned park in Cardiff, and was ambitiously conceived to provide a wide range of recreational, sporting and educational facilities for residents. The park was laid out by William Harpur, appointed Borough Surveyor to Cardiff Corporation in 1883, with planting by William Pettigrew, who was appointed Head Gardener to Cardiff Corporation in 1891. The first recorded laying out of the park is on 15 March 1892 when a 100 yard border was made on the west side of the Pleasure Garden. At the end of 1892 Harpur reported that a large number of trees had been planted on land including 4 of the 5 islands at the north end of the lake. By 1894, the Pleasure Garden was finished, the walk around the lake was under construction and parts of the botanic gardens were finished. A propagation house and 4 bridges were being built and 50 boats were put on the lake. The wild area at the north end of the lake was developed slightly later, and opened in 1896. The uppermost section originally known as Llandennis Gardens was laid out and planted in the winter of 1897-98. It was enclosed by railings but not opened to the public until 1923 after the borough boundaries were extended. The park still contains all the elements of an urban municipal park of the period. Although its layout and planting have been simplified and many of the original built structures replaced, it is recognised as one of the finest late Victorian public parks in Britain. It has been awarded a Green Flag Award by the Civic Trust

Once the lake and park were laid out, housing development around it was slow to take off. Ordnance survey maps of 1921 show very little development around the lake, save for 153-160 Lake Road West and two detached properties at the southern end of Lake Road East. The same map shows a number of detached houses in spacious grounds on the western section of Cefn Coed Road.

However, by 1947 the area was largely developed, with housing extending beyond in parallel roads. Plots were developed on an incremental basis in groups or pairs and, often to different house style and size. Despite this, there is



- The Scott Memorial
- Houses on Lake Road East
- The Botanical Gardens

a common building line on both sides of the lake, save at the southern end of Lake Road East. Here large detached houses have been placed high on the embankment overlooking the lake. Their vehicle access is gained from Lady Mary Road.

Eastern Avenue was constructed in the late 1960's along the line of the former Roath branch of the Taff Vale railway. Its embankment is a physical barrier between the Botanic Gardens and the Pleasure Gardens to the south.

Map 2 1921 OS Map



- Houses on Lake Road West frame the lake and park
- Eastern Avenue
- Tower House,
- Cefn Coed Road

3 the character assessment



- Views north
- Cartref
- Walls and hedges define gardens and frame the roadside

A number of key qualities have been identified to assist 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.

A brief analysis of each is set out below.

3.1 A Distinctive Quality of Place

The area comprises the Roath Park Lake and Botanical Gardens, and the houses which overlook it. It also includes a small group of Edwardian houses on Cefn Coed Road and their generous gardens. The lake and gardens framed by trees and paths create an outstanding area of open space at the heart of the Conservation Area with the lake affording long open vistas to north and south.

Scale of Buildings: Houses which overlook the lake are of mixed period and character, but generally of two storeys in height and with a square building footprint.

Plot Size: Houses along each road are set back to a common building line giving front gardens a significant role in forming the character of the street scene.

Views & Vistas: Impressive views and vistas can be found from within Roath Park, and across the lake. All are framed by attractive skylines and views of the hills to the north of Cardiff. The lake is the main focal point for the area.

Eastern Avenue to the south and the underpasses to Lake Road East and West create a major visual barrier. The passage of heavy traffic along its high embankment creates an intrusive backdrop to the rose gardens.

Patterns of Use: The area surrounding the park is a popular residential area although some properties have been subdivided into or replaced with flats.

3.2 The Presence of Landmark Buildings or Landscape Features

Although there are few landmark buildings in the conservation area, the following are significant within the wider townscape and park panorama:

- The most dominant landmark is the Scott Monument which commemorates Scott's attempt to reach the Antarctic. It is the focus for the lake and gardens, and can be seen from many points around the lake.
- There are a number of substantial buildings which overlook the lake, and those with prominent roof line, turrets, and bays are the most impressive. They include: 80-82, 86 Lake Road East, Cartref, and the Tower House on the corner of Cefn Coed Road. To the west of the lake, a small

group of 1920's houses lie in an elevated position above the lake and display decorative features too. Here bay windows, tile cladding and half timbering all combine to present a lively building elevation.

- Landmarks within the Conservation Area are not limited to large buildings. There are several structures which are more modest in scale. These include the listed bridges, the glass house, and the boat house. All are described in later sections.

3.3 Hierarchies of Public and Private Space

There is a strong sense of the public and private space within the area. Front gardens are separated from the street by boundary walls of various heights, and are typically comprised of stone or pressed red brick. Some have hedges behind. All have been laid out to maintain the spacious qualities of the lake side and to frame its historic landscape and woodland areas.

From Cefn Coed Road southwards, there is a change in level on the east side of the lake and this has led to a change in the orientation of houses as well. They are set far back from the road with long sloping lawns, terraces, or shrubberies in front. Access is gained from Lady Mary Road to the east.

The Lake and Gardens form part of the Nant Fawr corridor which stretched from the top of Roath Park to the countryside beyond Cyncoed.



Map 3
1948 OS Map



- Decorative timber,
- Red and brown brick,
- Half timbered gables:
- All add to the rich variety of architectural style

3.4 High Quality Local or Unusual Materials in the Townscape



- There is a variety of architectural style, the earliest houses use brick and bathstone, the later render in an art deco or 'international' style

- Houses have been built in groups rather than as estates, leading to a variety of building materials and styles in the conservation area. Render and pressed bricks are the most common exterior facing materials, and these are used in a variety of decorative finishes, often with half timbering on upper floors or within gables.
- Decorative cast iron features can be found on some properties, and is commonly used on porches, balconettes and weather-vanes.
- Timber is found in windows, doors, bargeboards and eaves. Some properties also have timber porches and applied half timber within gables and walls.

3.5 High Quality Architectural Detailing

- Many properties are dominated by large gables with heavy, decorated bargeboards facing the street. The gables are decorated in a number of different ways. These include applied mock Tudor half timbering, Art Nouveau bath stone embellishments, rough cast and smooth render or pebble dash. Many properties have terracotta finials on ridge lines or gables.
- Underneath the prominent gables are double bay windows, typically with grouped windows in the centre and to either side. There are also examples of bays being divided into an even greater number of segments, notably on the corners of properties. Bays are often decorated with fretted fascias bargeboards or fish-scale tiles.
- There are several polygonal corner towers, the roofs of which are decorated with plain and fish-scale tiles and cast iron weather vanes. The use of cast iron also gives added interest to many porches and verandas.
- Some houses are finished in render and have steel framed windows. These houses tend to be of a later date and reflect a change in building style and preference to an Art Deco or subsequently 'international style' during the latter period of the area's development.
- As properties are set back from the road, front gardens, boundary walls and pillars are all visually prominent within the street scene. Some walls are constructed of stone laid to various heights, although most are low and constructed of either random rubble stone or in pressed red brick with moulded copings.

3.5.1 Render

Render is common throughout the area, and is found on houses dating from the 1920's. It is used often with brick or with applied half timbering.

3.5.2 Pressed Red Brick

Fundamental to the character of the area and its earliest houses are the pressed red bricks used on houses, chimneys, boundary walls and copings. Some of the more recent mid war properties use brick in art deco motifs, for example in the use of 'zigurat' or geometric brickwork around doors and gate posts or in the display of 'sunburst' decoration in gates or windows.

3.5.3 Pennant Sandstone

This is uncommon in the area save in its use for front and side boundary walls.

3.5.4 Bath Stone

Bath stone is used mainly as window dressings and as a decorative building material around windows and porches. This is particularly notable on the detached houses of Cefn Coed Road, and the more substantial houses on Lake Road East, for example, 'the Tower House' and 'Cartref'.

3.5.5 Roofs, Gables, Chimneys & Rainwater Goods

As houses have been designed to make the most of the views towards the lake and gardens, they use bays and gables, or small oriel windows with decorative features within them. Half timbering and rough cast render, tile cladding and decorative stone work all appear in the many building types found around the lake.

3.5.6 Windows and doors

Much space on building elevations is given over to windows. Timber vertical sliding sash windows and casement windows are an important element on the building facades and provide a major contribution to small-scale detail. Stained and decorative glass within windows and doors is common throughout the area and has been well cared for. It is commonly found in the fixed upper lights of bays and windows, within front doors and on side elevations in large and exuberant stained glass patterns or scenes, often in an Art Nouveau or Art Deco style.

Most doors face onto the street or side elevation. Embellished details on and around doors include stained glass, side lights, rounded brick entrance porches, decorative knobs, knockers, bells and letterboxes.

3.5.7 Building Quality

A building quality survey undertaken in autumn 2007 reveals that though more than 50% of the area retains its original features; important details such as doors and windows have been lost. The change which has brought most impact is the change of timber windows and doors to new double glazed upvc, with pivot opening mechanisms. Some houses have additional doors and porches too. Despite this, the variety and style achieved in the work of the area's first builders endures.

The other significant alteration is to the roofscape. Dormers or roof lights have been added to the front slopes of buildings, altering the sweep of slate roofs which frame the lake and park.



- Bath stone is used to frame doors and windows
- Render and painted timber
- Decorative dormers overlook the lake
- Red brick and slate roofs



- The Wild Gardens
- Houses frame the lake and park

3.6 High Quality Hard & Soft Landscaping

The area's most significant landscape feature is the gently sloping valley within which Roath Park lies. The whole park is identified as a grade I Park and is listed by Cadw and ICOMOS UK in their Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. It is one of the finest and most extensive Victorian public parks in the country.

The Roath Lake is the most spectacular feature of the Conservation Area and dominates views and vistas from every direction. Roath Wild Gardens, an unfenced area of informal woodland with an informal footpath network and a significant canopy of mature trees with shrubby growth underneath, lies to the north.

Of equal importance to the character of the area are the gardens, trees, hedges and shrubs within the front gardens. The gardens overlooking the lake tend to be wide and deep, reflecting the status and value of the buildings they serve. In the south, where houses are set high above the road, gardens are supported by retaining walls with steps and gates cut into them. Most gardens are well maintained. They often have hedges and planting along their front boundaries and contribute significantly to the verdant qualities of the area.

Many trees within Cefn Coed Road gardens are protected by tree preservation orders, and together with the substantial hedges and shrubs on plot boundaries provide a leafy framework through which houses can be seen.

Three areas of different character and function have been identified;

Housing around the lake

- Houses which frame the lake are typical of the interwar period. They are built as groups or as semi detached pairs, each with their own bespoke style and decoration. The approach reflects a period of building during which a high value was placed on private ownership and individuality, in contrast to the more rigid terraced layouts of the pre-war suburbs of Cardiff.
- Most plots have been laid out to provide side access to the back garden. Houses are of two storeys with a fixed depth of two principle rooms, a layout which dominates the traditional pre-war house plan.
- This individuality in style is reinforced by a tendency to build groups of semi detached pairs often using hipped roofs or bays to create a more imposing symmetrical elevation or group.
- There are a number of detached plots on the east side of the lake. They tend to have a side access with separate garaging.

Issues:

- A number of gardens have been surfaced to provide extended parking areas, to the loss of the landscaped character of gardens,
- Some garden walls have been demolished to facilitate vehicle access,
- A number of garden plots have been developed,
- There is pressure to build within roofs with a resulting change to their shape and appearance or the symmetry of semi detached pairs,
- Window replacement and alteration through the use of upvc has led to a gradual loss of original architectural detail.
- Traffic movement is constant throughout the day and impedes safe access to the lake and park.

Enhancement Opportunities:

- To promote and publish guidance on appropriate repair and restoration.
- To secure the retention of replacement walls and hedges when development proposals are considered.
- To investigate and secure improved pedestrian links to the park and gardens.



- Houses have been designed and located to take advantage of views of the lake and park.
- Cefn Coed Road: large houses set in spacious grounds



• Together, the Lake the Wild Gardens and Botanical Gardens and Park form the central focus of the conservation area

Cefn Coed Road

Cefn Coed Road was one of the first areas to be developed.

- The large plots provide a variety of individual house layouts and designs.
- Gardens are framed by mature trees and hedging, their lush greenery providing privacy for the gardens behind.
- Many houses have decorative corners and turrets which enhance the arcadian qualities of the road. Clay tiles are a common feature of the area.
- Scott Court is a secluded group of contemporary detached houses built in brown or grey brick. Mature cedars provide substantial cover on the road frontage.

Issues:

- There has been pressure to build within gardens.
- Some hedges and trees are now reaching maturity and require replacement.

Enhancement opportunities:

- To promote and publish guidance on appropriate repair and restoration.
- To secure the retention or replacement of walls and hedges when development proposals are considered.
- To maintain the landscaped character of the area through the protection of trees, hedges and garden areas.

Roath Park Lake and Gardens

The park, lake and gardens are landscape features of major significance to the visual amenity of the Conservation Area.

The Council's adopted Parks Partnership Programme [January 2004] and the Parks and Green Spaces Strategy [May 2007] identify the following issues to address in the long term maintenance and care of the park:

- The deterioration of historic features and structures,
- The heavy maintenance demands of the bridges, footpaths, and stream banks,
- Many of the park's trees are over 100 years old, and in need of arboricultural attention. Plants and borders of horticultural interest require care and maintenance
- There are a number of modern and sometimes inappropriate structures in the park

A management plan has been prepared by the Council to address these and other issues relating to the use and enjoyment of the park. Subject to funding, the Plan aims to address:

- Drainage throughout the park and in particular areas below the dam,
- Damage and vandalism to structures and displays,
- A need to update and enhance visitor facilities and their design throughout the park including the café toilets and kiosk.
- Scope for the promotion and interpretation of the historic park.
- The protection of the natural habitats provided by the park and lake.
- Scope for the events and gatherings for the benefit of the local community.

5 a framework for action

5.1 Background

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

5.2 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 Unitary Development Plan (Deposited).
- 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.

5.3 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.
- An increased public awareness and appreciation of the area's special character and history.
- 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.
- Defining a scheme of enhancement to guide the future enjoyment of the area.
- Ensuring that any public realm enhancements are achieved with

regard for the Conservation Area's special character.

5.4 Pressure for Change

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

- Pressure to alter or extend buildings, and in particular their roof shape and size.
- 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.
- A conflict between pedestrian access to the park and passing traffic.
- Pressure for on street parking and the disruption to traffic as a result.
- The design and siting of traffic management measures, street furniture and promotional signage.
- Insufficient or inappropriate maintenance of buildings, features, access routes and spaces.

5.5 Working Together

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. Section 4 of this document outlines this character and specific guidance is set out in Appendices 1 & 2 on how it may be protected in proposals for development. It also provides advice to those who are considering repair and maintenance.

The Council

The Conservation Area's enhancement can only be achieved in cooperation with other Service Areas within the Council or in partnership with others such as the community and other public bodies.

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

- Adopting the guidance and enhancement opportunities identified within Appendix 1 and 2.
- As the degree of change identified suggests that it could not be justified, further protection through the service of an Article 4 Direction is not recommended. However, there is good scope to protect and enhance the character of the area through the promotion of guidance and advice on the repair and replacement of the architectural features which are important in forming the character of the area.
- Effective management of existing Council budgets.

- Improvement, repair and enhancement of footpaths and roads, & the management of traffic.
- Remedial works to Council owned trees and replacement planting where necessary,
- Neighbourhood renewal schemes,
- Implementation of the Parks Partnership Programme over its 10 year life span.
- Promoting the connection of the parks by enhancing existing pedestrian links
- Promoting an understanding of the cultural and historic significance of the Conservation Area through links with, schools libraries and community groups.
- The effective monitoring of development to ensure compliance with planning legislation.

6 Recommendations

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

- The Guidance in Appendix 1 and 2 be published and circulated to those who live or have an interest in the Conservation Area.
- The Appraisal and its recommendations and priorities for action are confirmed as the basis for corporate initiatives in the Conservation Area.
- The Appraisal serve 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.

7 Consultation

This document has been adopted following local consultation.

Details of listed buildings, together with other planning policy documents may be obtained from the Conservation Team on 02920 873485.

appendix 1

Guidance on Development in the Conservation Area

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 and Residential Layout Guidance, and trees and Development.

Before you carry out any work to alter or extend your property, it is important to check with the Local Planning Authority to establish whether planning permission is required.

The Roath Park Lake and Gardens Conservation Area contains a large number of buildings which together establish the character of the area. 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.

The special interest of the Conservation Area depends on the key qualities described in the Chapter 4. Alterations should protect them and consideration should be given to their repair and reintroduction where they have been damaged or lost. This guidance sets out good practice for development in the Conservation Area, and where planning permission is required, the principles to follow in its design and layout.

Exterior Walls

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 the original bath stone. White and yellow are inappropriate colours for painted stone. Any alterations which include the application of cladding will require planning permission.

Re-pointing

While repointing 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.

Roofs & Gables

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 may require planning permission and will not normally be acceptable. Where these details have been lost, their reinstatement will be encouraged, as this will ensure that the special interest of the Conservation Area is preserved or enhanced.

Re-roofing works may 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 as roofing works proceed. 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.

Chimneys

It is important to ensure that steps are taken to maintain stonework or brickwork, joints and mortar and details such as clay pots, even where the chimneys have become redundant. The demolition of a chimney may require planning permission. The removal of a chimney which makes a contribution to the Conservation Area will not normally be supported.

Rainwater Goods

Where possible, cast iron gutters and down pipes on prominent elevations should be retained. 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.

Rooflights & Dormer Windows

Any enlargement of a roof requires planning permission wherever they are located on the roof. The insertion of 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 dormer windows on these prominent elevations, unless they can be accommodated within the existing roof without loss to the character of the house or the symmetry of a pair.

Dormer windows on the side of the roof, which are small in size and use materials and details that are sympathetic to the character and appearance of the Conservation Area may be acceptable. Further advice on the design of dormers can be found in the adopted 'Supplementary Planning Guidance' for householder alterations .

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. The alteration of a dormer window into a balcony or balconette is not a characteristic feature of the Conservation Area.

Rooflights whether permitted or not, should be discreetly located and of a 'conservation' style i.e. one that does not project above the slates or tiles on the roof

Windows & Doors

The alteration and replacement of doors and windows may require planning permission. A Development Control officer will be able to advise on the need for any consent.

Original timber sash windows and doors should be retained and repaired whenever possible. Repair of timber decay is more environmentally sustainable, 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.

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

Where planning permission is required, the replacement of original timber sash windows will only be permitted where it is considered to preserve the character of the Conservation Area. It should be noted that upvc windows often appear unsympathetic because structurally their sections and joints must be made thicker. This can result in them having none of the lightness that characterises timber sash windows.

Where alterations are proposed for a building which has non-original windows and doors, replacements that accurately reflect the appearance, materials and function of those originally fitted to the building will be supported 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' which is available from the Conservation Team or the Council's web site.

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. Where inappropriate alteration has taken place and where development opportunities allow, the reintroduction of typical window patterns will be encouraged.

Decorative glass within windows, doors and porches should be retained. Where decorative glass has been damaged, sympathetic replacement of the damaged piece should take place rather than removal of the whole window.

Improved energy efficiency, noise or draft reduction for windows can often be achieved through benign methods, for example, through the regular maintenance and appropriate repair of the windows, the introduction of secondary glazing, or draught stripping and even by the use of thick curtains.

Porches

Decorative details within and surrounding porches should be retained. Where planning permission is required, development proposals which show their removal or alteration are unlikely to be acceptable.

Renewable Energy, Communications & Security Equipment

The attaching of additional equipment to buildings can have a significant impact on 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.

Front Gardens

Grassed and planted front gardens are attractive features which make a significant contribution to the character of the Conservation Area. Where planning permission is required, the need to preserve this character is likely to preclude the grant of permission to pave, tarmac or otherwise inappropriately alter front gardens. Where the original garden layout and details have been lost, their reintroduction will be encouraged.

Front Boundaries

Where original front boundary walls remain these will be retained in development proposals. Where they have been lost and when development opportunities allow, their re-establishment will be encouraged.

Where new hedges are proposed as part of a landscaping scheme associated with planning applications, it is important to plant species which are in character with the Conservation Area. The Local Authority's Tree Preservation Officers will be able to give advice on appropriate species.

Rear Boundary Walls

There are a number of original rear boundary walls adjacent to rear service lanes. They are typically comprised of 2 metre high stone walls in a random rubble stone or pressed red brick. New walls should aim to reflect the materials, bond, mortar and pointing of the original walls or use other materials of a good quality.

New 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 area's distinctive quality of place, the existing urban grain and vertical and horizontal rhythms in the built form and height.
- Retaining important views in and out of the Conservation Area.
- Respecting the existing land uses.
- 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 developments 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

Landscape and Trees Advice

Trees

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

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

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

If you would like further information about trees in Conservation Areas or Tree Preservation Orders please contact the Local Authority Tree Preservation Officer on (029) 2087 3189.

Listed Buildings in the Conservation Area

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

- The Scott memorial located at the southern end of the lake, (Grade II)
- The lake Dam including the slipways to either side, (Grade II)
- 3 Footbridges over the Roath brook in the Botanic gardens, (Grade II)

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

appendix 4

The Boundary Review Background

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.

The assessment has focussed on areas which may warrant inclusion or exclusion.

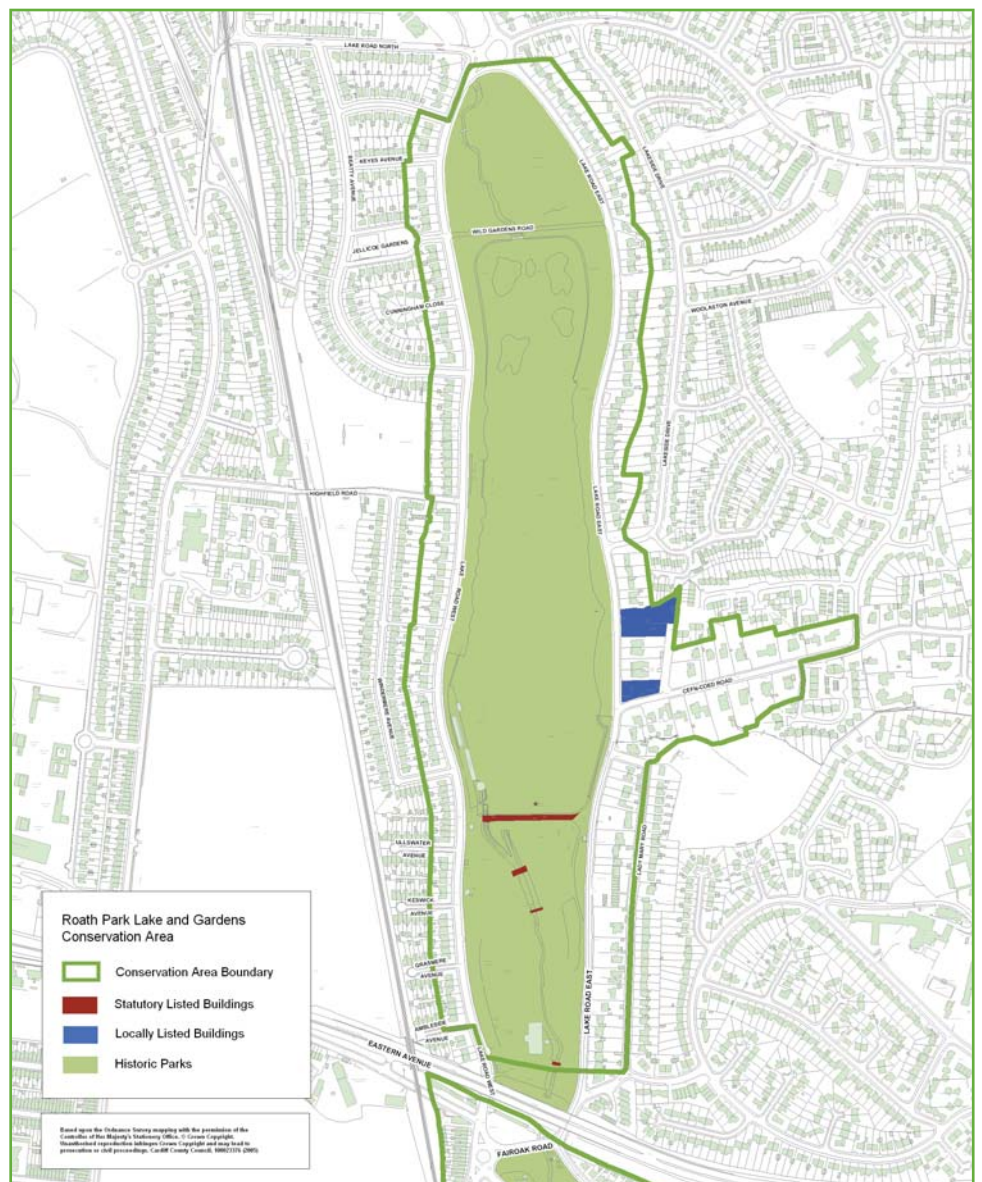
Boundary Review

The boundary of the Conservation Area reflects the logic of its designation in 1976 and the present layout of historic development around the lake and park. The boundary of the Roath Park Lake and Gardens Conservation Area is shown on the Map below;

Map 1: Roath Park Lake and Gardens Conservation Area



- The dam and Scott memorial
- Looking south down the lake
- The Terra Nova Cafe

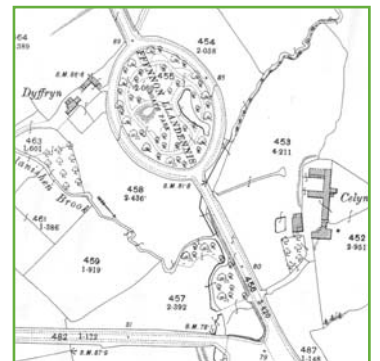


Areas Considered for Inclusion

Areas to the north of the conservation area

The area around the Oval in the north is different in character. It comprises a mix of stone and brick terraces built at the turn of the century, and a number of later rendered semi detached or brown brick houses or bungalows. More significantly, the area holds some substantial contemporary developments: the grounds and buildings of Cardiff High School, and the block of flats known as Redwick House. These, together with the woodland running beside the Nant Fawr brook change the scale and character of the area, and make its designation as an area of architectural or historic interest inappropriate. However, the historic park known as the Oval remains protected by its status as part of the Roath Park Registered Park and Garden. Adopted planning policy requires that where new development is proposed, it respects the setting of the park. The Oval is also included in the Parks Partnership Programme, a long term strategy for the restoration of the City's parks.

Map 2: The Oval Area :Llanishen



Areas to the east of the Conservation Area

The Conservation Area extends eastwards to include a number of detached houses on Cefn Coed Road. Despite some new infill development and the loss of a number of protected trees, the designation of the western section of Cefn Coed Road remains appropriate. Houses beyond Cefn Coed Avenue are more recent, and for this reason, no further eastward extension is proposed.

The character of the area further east and north east changes swiftly and comprises estate housing built to the east of the former railway line and across the Cyncoed hillside.

- The Oval with Cardiff High School
- The top of the wild gardens,
- An early map of the Oval
- Jellicoe Gardens

Areas to the west of the Conservation Area

Housing to the west of the Conservation Area has been laid out with good attention to detail and with a generous approach to landscaping in the public realm. Throughout the area tree lined roads and generous verges enhance the area. Jellicoe Gardens and Cunningham Close are particularly attractive. However the area does not have the same townscape significance as that which frames the lake and the housing is not so distinctive as to merit inclusion within the protected area.

Summary of Boundary Review

- No amendments to the existing boundary of the Conservation Area are proposed.
- The present boundary of the Conservation Area retains the special interest and quality that first led to the area's designation.
- Areas adjacent to the Conservation Area do not meet criteria for inclusion.



- Eastern Avenue
- An early photo of the lake
- An early photo of the dam

bibliography & guidance

- Cadw: Welsh Historic Monuments & ICOMOS, Register of Landscapes, Parks and Gardens of Special Interest in Wales, Part 1: Parks & Gardens, Cadw, Cardiff, 2000.
- Calloway, S. (Ed.), Elements of Style: An Encyclopaedia of Domestic Architectural Detail, Mitchell Beazly, London, 2005.
- Cardiff City Council, City of Cardiff Local Plan: Adopted, Cardiff City Council, Cardiff, 1996.
- Cardiff County Council, South Glamorgan (Cardiff Area): Replacement Structure Plan 1991 – 2011, Cardiff County Council, Cardiff, 1997.
- City and County of Cardiff, Cardiff Unitary Development Plan (to 2016): Deposited Written Statement, City and County of Cardiff, Cardiff, 2003.
- City and County of Cardiff, Conservation Area Strategy, City and County of Cardiff, Cardiff, 1997.
- Cardiff County Council. Parks Partnership Programme. January 2004
- Planning (Listed Building and Conservation Areas) Act 1990.
- Long, H., The Edwardian House: The Middle-Class Home in Britain 1880-1914. Manchester University Press, Manchester, 1993.
- Oliver P 'Dunroamin; The Suburban Semi and its enemies, Hutchinson Publishing Group 1981
- Newman, J., The Buildings of Wales: Glamorgan, Penguin Books, London, 1995.
- Wedd, K., The Victorian Society Book of the Victorian House, Aurum Press Limited, London, 2002.
- Welsh Assembly Government, Planning Policy Wales, National Assembly for Wales, Cardiff, 2002.
- Welsh Office (1996), Welsh Office Circular 61/96.

Acknowledgements

Cadw: Welsh Historic Monuments.

East Cardiff Conservation Area Advisory Group.

Glamorgan Record Office.

Residents of the Roath Park Lake and Gardens Conservation Area.

Roath Local History Society.

