

ROATH PARK



CONSERVATION AREA APPRAISAL

CARDIFF

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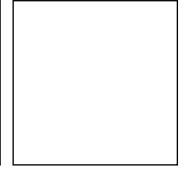
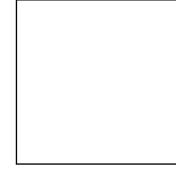
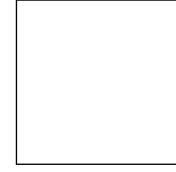
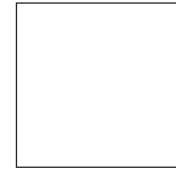
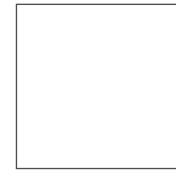
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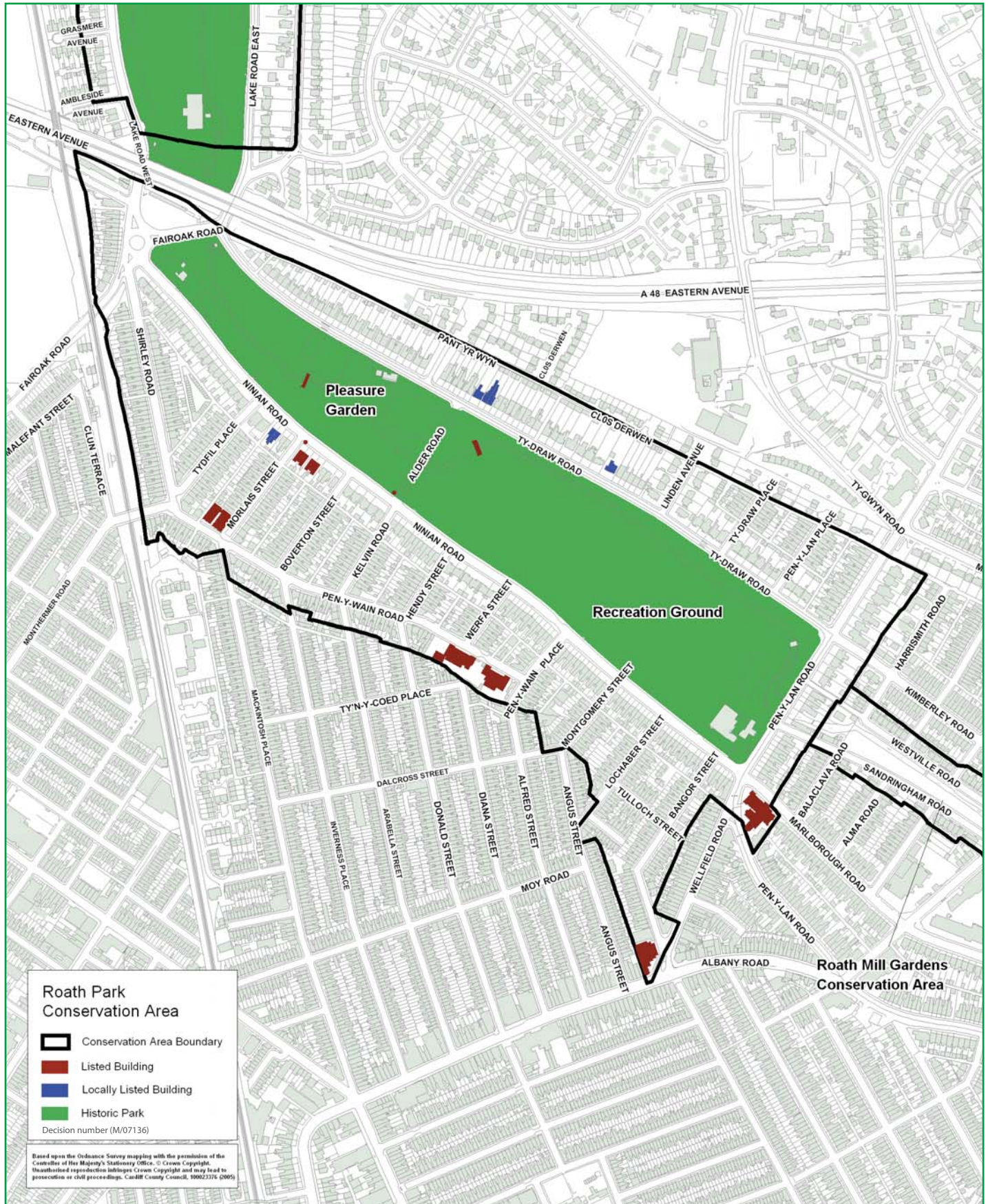
Bibliography and Guidance

Acknowledgements



Map 1

Roath Park Conservation Area Boundary: Adopted April 2008



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 assessment of the character of the identified area. This often extends beyond the buildings alone. The road layout, street scene, trees and green spaces can all contribute to the quality of the area. Designation gives special protection to this character and to achieve this, the Local Authority has extra control over demolition, minor development and the protection of trees.

1.2 Appraisals

The Local Authority has a duty to review Conservation Areas to establish whether their boundaries need amendment and to identify potential measures for enhancement and protection. To manage the 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 criteria are set out in Chapter 4 'Character Assessment'.

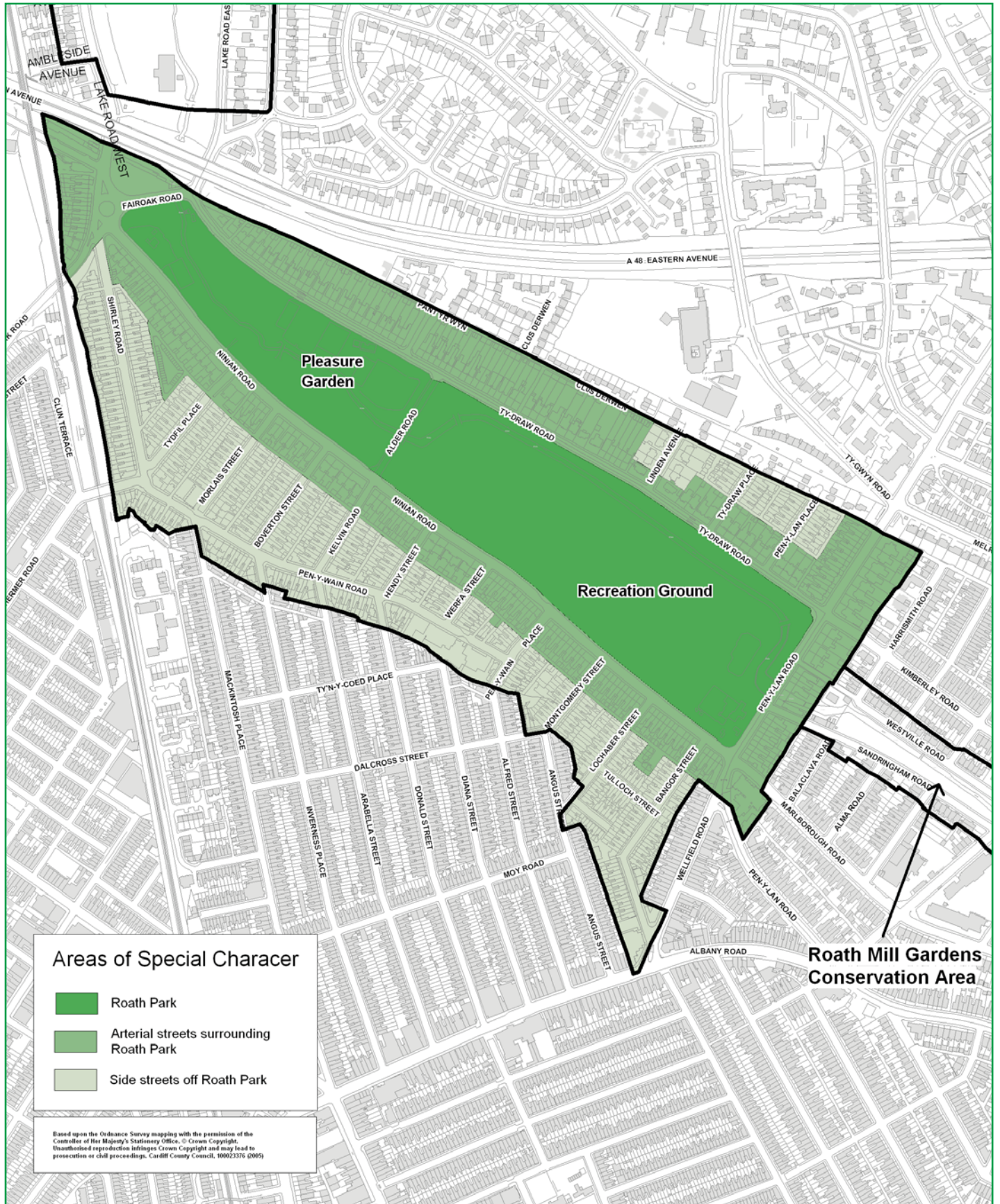
This appraisal provides an opportunity to establish whether the Roath Park Conservation Area boundary needs adjustment; to identify the character of the Conservation Area; to identify the issues in the area and opportunities for enhancement; and, following consultation, to adopt the appraisal and guidance to protect the Conservation Area's special character.

1.3 Policy Context

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

Map 2

Areas of Special Character



2.1 Historic Origins and Development of the Area

The rapid expansion of Cardiff as a major port from the mid-19th century 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 locate a suitable site for a park. As a temporary solution in 1881 part of the recently opened Cathays Cemetery was given over for this use. However, the conditions attached to the use of the cemetery, that no money would be spent on facilities and that the land be made available for burial purposes when required, meant that a more permanent solution was required.

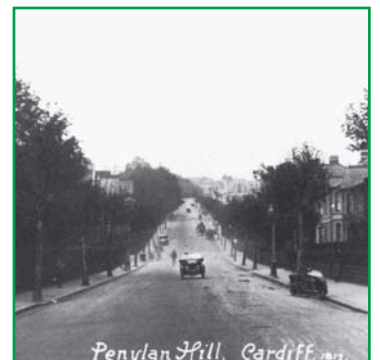
The Roath Park Committee explored the prospect of creating a park on a number of sites with little success until 1887, when the 3rd Marquis of Bute purchased 103 acres of land that consisted of a brook that ran through marsh land. This land was gifted by the Marquis to the town for use as a park. There were, however, conditions attached to the use of the land. These included that other local landowners be prepared to donate small parcels of land for free. Lord Tredegar contributed a further 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 enable the building of houses which would 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 roads.

Roath Park became the first publicly owned park in Cardiff, 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, appointed Head Gardener to Cardiff Corporation in 1891.

The park still contains all the typical elements of an urban public park of this period, although its layout and planting have been simplified and many of the original built structures replaced. Today, Roath Park is recognised as one of the finest late Victorian public parks in Britain.

The Bute development around the park is also of significant interest. Many houses of this period were built without the benefit of professional architectural advice. Instead speculative builders relied on pattern books for guidance resulting in watered down versions of architectural designs of variable quality. However, the Bute Estate exercised careful control by retaining the architect E.W.M. Corbett who provided designs and ensured a high quality was maintained. Some of Corbett's finest architecture can be seen around Roath Park.

The southern end of Ninian Road was developed first in 1891 with development spreading northwestwards until the street was completed circa 1910. Work began on the north side of the Roath Park Recreation Ground in 1903 on Pen-y-Lan Place with development taking place along Ty-Draw Road from 1903 to circa 1914. The properties on Ninian Road, Ty-Draw Road, Fair oak Road and Penylan Road are the grandest architecturally. While few have been



- The 3rd Marquis of Bute,
- Ninian Road and
- Penylan Road

listed by Cadw, collectively the whole is greater than the individual parts. Today, Roath Park is regarded as one of the finest late Victorian and Edwardian residential developments in the country. Roath Park has been recognised by Cadw and ICOMOS UK on the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales as a grade I park and has been awarded a Green Flag Award by the Civic Trust.



- Penylan Road
- Trams on Ninian Road

Circular 61/96 states that quality of place is the prime consideration in identifying the special interest of a Conservation Area. The Local Planning Authority has a number of key qualities that have been identified to assist in the appraisal of a Conservation Area's special interest. These follow government advice and are identified within the Cardiff Conservation Area Strategy 1997. The key qualities are:

- A distinctive quality of place.
- The presence of landmark buildings.
- 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.

These key qualities have been applied to the Roath Park Conservation Area. A brief analysis of each is set out below.

It should be noted that reference is made throughout the following chapter to Roath Park, the arterial streets and the side streets. These are defined in section 2.2 and are shown on Map 2. For the purpose of this Conservation Area Appraisal Roath Park specifically refers to the Roath Park Recreation Ground and Pleasure Gardens only and not to the part of the park north of Western Avenue.

3.1 Distinctive Quality of Place

Grouping of Buildings

The area is primarily comprised of groups of terraces. There are also a significant number of large semi-detached properties and several detached properties. The majority of the buildings are tightly knit together and there is a regular building line beyond which no property projects. The width and height of the buildings and the building line creates a strong sense of enclosure to the area. While the area has an enclosed feel, the built up character is relieved by the spaces created by the entrances to the side streets and, more significantly, is softened by the attractive front gardens, the mature trees along pavements and the verdant backdrop of the Roath Park Recreation Ground and Pleasure Gardens.

Scale of Buildings

A hierarchy between the arterial streets and the side streets is evident in the scale of the buildings. Buildings on the arterial streets are of a more imposing character, generally being of a larger scale in terms of width, height and depth than the properties on the side streets. The properties on the arterial streets are two and three-storeys in height, with third storeys attained through the insertion of windows in the large gables and small dormer windows.

Plot Size

As a result of the strong hierarchy between the arterial streets and the side streets the plots sizes in the Conservation Area can broadly be divided into two



- House and terraces are grouped around the pleasure and recreation ground



- The park is the focal point of the Conservation Area

varying sizes. The plot sizes on the arterial streets are more generous than those found on the side streets.

The buildings in both the side streets and arterial streets are set back from their front boundaries giving front gardens a significant role in the character of the street scene.

On both the arterial streets and the side streets there are typically very narrow or no side gardens. It is common for side elevations of buildings to abut the pavements of adjacent roads.

Views & Vistas

Roath Park Recreation Ground and Pleasure Gardens are the main focal points for the area with the buildings on Ninian Road, Ty-Draw Road and Penylan Road facing directly onto them.

The Recreation Ground and Pleasure Gardens are also a prominent focal point for the buildings on the side streets off Ninian Road and Ty-Draw Road too. The ground level of many of these streets is higher than the park, giving the streets an elevated position and attractive vistas.

There are attractive vistas along Ninian Road and Ty-Draw Road, which have tree-lined streets.

Impressive views and vistas can be found from within the Roath Park Recreation Ground and Pleasure Gardens.

There are few notable panoramas as a result of the area being located within a shallow valley and as a result the mature trees and the tall, tightly knit buildings that surround the park provide a strong sense of enclosure.

Patterns of Use

Ninian Road, Ty-Draw Road, Penylan Road, Shirley Road and Pen-y-Wain Road are significant routes within the eastern transport network of Cardiff. The other roads within the Conservation Area are comprised of quieter residential streets.

The streets are active with pedestrians, although not heavily. The service lanes that run along the rear of the buildings allow significant pedestrian permeability throughout the area. The use of these rear service lanes is particularly notable in the daytime, although they are largely unused at night.

The land use is dominated by residential and recreational uses. It is a desirable residential area and the area surrounding the park is very popular. Many of the surrounding residential buildings have retained a single residential use although some have been subdivided into flats. Nursing homes and hotels also feature.

Other than the uses already mentioned the other most notable non-residential uses are the public library, Roath Community Hall, Roath Park School and three churches. There are a small number of local shops along Pen-Y-Wain Road and the area adjacent to the roundabout at the northern end of Ninian Road has a Youth Hostel and two restaurants. There are also a number of other businesses located sporadically around the Conservation Area.

The Conservation Area adjoins a busy district area, located to the south along Wellfield Road, Albany Road and City Road. Cathays Cemetery is located along Wedal Road. To the north off Fair oak Road is Roath Park Lake and Gardens Conservation Area, and off Pen-y-Lan Road to the Southeast is the Roath Mill

Gardens Conservation Area. Both Conservation Areas are largely residential, as are the other areas adjoining Roath Park.

3.2 The Presence of Landmark Buildings

The Conservation Area has a wealth of late Victorian and Edwardian buildings, few of which are listed (see Appendix 3 for list of statutory listed buildings in the Conservation Area). For the purpose of this draft appraisal, a landmark building or structure will be considered one which has significant social and/or historic links with the development of the area, is a focal point within the street scene and contributes positively to the character of the area.

Major Landmarks

There are three churches in the area which should be highlighted as landmarks. These are: St. Andrews United Reform Church, Marlborough Road / Wellfield Road which is grade II* listed, 1899-1901 by Habershon, Fawckner and Groves. Albany Road Methodist Church, Wellfield Road which is grade II listed, 1897-8 by Jones, Richards and Budgen. Roath Park United Reform Church, Pen-y-Wain Road which is grade II listed, 1909-10 by Habershon, Fawckner and Co.

Notable also is Roath Park Primary School on Pen-y-Wain Road. It is grade II listed, built in 1886-7 in the Queen Anne style school by the Bute Estate architect, E.W.M Corbett.

The Penylan Library and Roath Community Hall are valued local amenities although have little in the way of architectural or historic merit.

Minor Landmarks

Important landmarks within the Conservation Area are not limited to large buildings. There are several important landmarks throughout the area which are more modest in scale. These include:

The post box outside 81 Ninian Road which has partially been incorporated into the trunk of a mature London Plane tree and is grade II listed

The telephone box on the corner of Alder Road outside the gate to the Pleasure Gardens grade II listed.

The stump of the Fair oak, which can be seen at the junction of Ty Draw Road and Fair oak Road, is the origin of the name of this area.

The two reinforced concrete bridges which span Roath Brook within Roath Park, both grade II listed.

3.3 Hierarchies of Public & Private Space

There is a strong sense of the public and private space within the area. The frontages of the buildings consist of gardens of varying lengths, divided from the street by low boundary walls typically comprised of stone or pressed red brick and iron railings. Some buildings have hedges behind these walls.

Ninian Road, Ty Draw Road and Penylan Road face onto Roath Park Recreation Ground and Pleasure Gardens, a large public space of major significance not just to the local area but to the city. The buildings on the side streets face onto each other.



- Streets and buildings on the edge of the Conservation Area

3.4 High Quality Local or Unusual Materials

Properties in the area have an inherent quality given by the use of a specific palette of building materials. While local materials feature, materials from outside of Cardiff and its immediate surrounding area have also been extensively used. The transportation of materials being made more accessible and by the railways and the growth of Cardiff as a port.

Pennant Sandstone

One of the most significant materials in the area is Pennant sandstone. Pennant sandstone is responsible for much of the character of the city's buildings. In the Conservation Area it can be found as a walling material in buildings, on front boundary walls in a coursed, rock faced, hammer dressed form and as pavements and kerbs. It typically has a brown-grey colour that can also have a rusty orange staining from its iron content. Another characteristic of Pennant sandstone is its sedimentary layering, easily seen in the pavements, where it has a quality like a feathers edge or rippling water.

The Pennant sandstone is likely to be from the Marquis of Bute owned quarry at Pwll-y-pant near Caerphilly. It is notable on the south-eastern half of Ninian Road, all of the side streets off Ninian Road and Pen-y-Lan Place and Ty-Draw Place off Ty-Draw Road.

Pressed Red Brick

Also fundamental to the character of the area are the pressed red bricks. This is used in the walls of the dwellings, some dressings on the side streets, in chimneys and in boundary walls and pillars. The materials used for copings on boundary walls and pillars are typically various types of moulded red brick. It is notable on the north-western half of Ninian Road, Tydfil Road and Fair oak Road.

Bath Stone

The Cardiff area lacks what are known as freestones, i.e. stone that can be worked by masons in any direction. Good quality limestone was therefore imported to Cardiff from the Bath area and commonly used. It can be seen throughout the area in dressings, with an ashlar finish and carved decorative details. The limestone's light buff colour contrasts with the dark Pennant sandstone. Regrettably, many of the buildings have now had their Bath stone painted over, most in a cream colour that is not dissimilar to the stone or white.

Other Stones

There are a number of other types of stone that feature in the area including Welsh slate, used as a roofing material. Forest of Dean stone is also in evidence as copings on front boundary walls. It should be noted that ships came from all over the world to the docks in Cardiff to transport coal and iron brought down from the valleys. These foreign ships often carried various types of stone as ballast which would then be dumped when loads were taken on in Cardiff. These ballast stones became so plentiful they were utilised by the building trade. Ballast stone is particularly notable along the rear boundary walls and along the service roads where it is used in a random rubble form.

Render

Notable are the inter-war buildings with their partial or whole use of plain and rough cast render and pebble dash. Render is notable at 16-20 Ty-Draw Road



- The pillar box on Ninian Road
- The listed telephone box
- Pennant stone is used for houses and streets
- Pressed red bricks

and Linden Avenue, although this treatment is atypical of the character of the wider Conservation Area.

Clay Tiles

Hanging plain tiles some of which incorporate a fish-scale pattern, feature on walls, gables and double bays. Plain tiles also feature as a roofing material on porches and on some main roofs, although this is not common.

Iron

Iron, used in railings, would have once been a feature on many of the boundary walls. However only a few of the originals survive, most having been removed during World War II. Decorative cast iron features can be found on some buildings, for example, in decorative balconettes.

Timber

Timber is found in windows, doors and their frames, bargeboards, brackets (see photo) and eaves. Some buildings also have timber porches, balconies and applied half timber on gables and walls.

3.5 High Quality Architectural Detailing

Closer examination of the appearance of buildings reveals a wealth of architectural detail throughout the Conservation Area. This flamboyant display is even more pronounced on the arterial streets around Roath Park.

Many of the architectural details described here were once mass produced items that would have been obtained from architectural catalogues and builders merchants. It is possible to see the same or similar details in a completely different part of the country, a testament to the age of industrialisation. However, most of these features are no longer mass produced and are becoming rarer.

Roofs, Gables, Chimneys & Rainwater Goods

There is an attractive roofscape comprised of steep pitched welsh slate, broken by proud chimneys and gables. The gables are decorated in a number of different ways including applied mock Tudor half timbering, patterned rough cast and smooth render, pebble dash and red hanging tiles, some with a partial fish-scale pattern. Gables are also plainer in just pressed red brick or Pennant sandstone. Many of the three-storey buildings have gables with windows inserted into them.

Most buildings have or would have had terracotta finials on top of the gables and decorative red clay ridge tiles running along roof ridges. Most buildings have simple timber bargeboards.

Chimneys have a heavy appearance and are located on the ends of buildings protruding approximately 1 metre above ridges. They are typically of pressed red brick, some with yellow bricks in relief, with yellow or red pots.

Cast iron gutters and down pipes are still in evidence, although many have been replaced with UPVC.



• Brick, render and clay tile hangings all combine to create decorative building frontages

Front Gardens



Buildings in the area are set back from the road allowing front gardens. Most front walls are uniform, low and constructed of Pennant sandstone or pressed red brick. Walls have copings of either Pennant sandstone or moulded pressed brick. There are a variety of ways in which gardens have been formed, and some display ornamental footpaths comprised of encaustic or terracotta tiles with moulded clay rolled rope edging.

Railings

Most of the boundary walls would have once had cast iron railings and gates, although these have now largely been lost, most removed as part of the war effort. Reinstatement has taken place on many buildings although this has no pattern. One attractive later feature is the addition of the art-deco style 'sunburst' railings and gates notable on some buildings on streets off Ninian Road. The almost universal painting of ironwork in black dates from the 1940s and is not typical of the Victorian/Edwardian period. Green, dark blue, red and chocolate brown were some of the more commonly favoured colours. Iron railings are also found on balconettes and some porches.



Windows

Much space on building elevations is given over to windows. Timber vertical sliding sash windows are an important element on the building facades and provide a major contribution to small-scale detail. Many of the windows have plain or decorative horns or brackets. Top lights sometimes have panes in the Queen Anne style. Heavy Gothic style mullions and transoms in Bath stone are common. Bath stone heads, cills and other dressings feature widely. There is also frequent use of stained and decorative glass within the windows and doors.



Bay & Oriel Windows

Typically under the large gables are double bay windows with one, two or three sash windows in the centre and a single sash window to either side, divided by heavy bath stone mullions. The bays are decorated in a number of different ways including embellished stonework, mixed plain and fish-scale tiles, they also appear less decorated for example in pressed red brick and undecorated stone. Oriel windows play a minor role in the street scene. They can be seen on some of the ends of properties along the arterial roads.



Porches

Recessed, open fronted porches facing onto the street are a very important feature of the properties. They have an abundant display of decoration. They are commonly surrounded with decorative stonework in varying architectural styles, although some have timber porches and verandas. The inside walls of the porches are decorated with tiled dadoes, frequently in an Art Nouveau style, the floors inside the porches and front garden paths of many buildings still retain their original patterned encaustic tiles. House names can sometimes be seen carved into the stonework above the stone porches.

Doors

Most doors face onto the street rather than being on a side elevation. Typically, there is glass in upper panels, this is often stained or decorative. Embellished details on doors include decorative knobs, knockers, bells and letterboxes, all of which enliven the entrances they serve. It is common to see narrow sidelights and transom lights, which also have stained or decorative glass.

• Roofs gables chimneys and rainwater goods are used as decoration

Coach Houses, Garages & Other Outbuildings

Various outbuildings can be seen along the rear service lanes. These are constructed of brick or stone and are typically single storey, although some have storage areas within the roof area. Many of these buildings are currently in use as garages.

3.6 High Quality Hard & Soft Landscaping

Wider Landscape

A significant landscape feature of the area is the gently sloping valley in which Roath Park lies. The sides of the valley can be seen along Pen y Lan Road and the side streets off Ty Draw Road which slope to the northeast and along the side streets off Ninian Road from Shirley Road becoming less steep until the slope gradually levels at Werfa Road.

Roath Park

The area of the Roath Park that is within the Roath Park Conservation Area can be divided into two main areas, separated by Alder Road, as shown on Map 1. The north-western section is comprised of the Pleasure Gardens. It is enclosed by iron railings and contains a high concentration of deciduous trees and plants, including a number of rare species planted at the turn of the century, an ornamental bridge (grade II listed) spanning Roath Brook, tennis courts and two bowling greens. The south-eastern section is the Recreation Ground. This vast, grassed area has an open boundary with a narrow footpath and avenues of mature deciduous trees running around the periphery and another ornamental footbridge (grade II listed) in its northern corner.

The Recreation Ground and the Pleasure Gardens within Roath Park are landscape features of major significance to the visual amenity of the Conservation Area. They can be viewed from almost every part of the Conservation Area and provide it with a verdant quality.

The whole of Roath Park is identified as a grade I listed park by Cadw and ICOMOS UK in their Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, Part 1: Parks and Gardens because it is one of the finest and extensive Victorian public parks in the country.

Trees

Another significant part of the character of Roath Park Conservation Area is derived from the tree cover provided by the trees that line the pavements along Ninian Road, Pen-y-Lan Road, Ty-Draw Road and several of the side streets. Historic photos and OS maps show that some of these trees were planted when the estate was first developed.

The most substantial trees lie on Ninian Road and Penylan Road. In side streets there are smaller more decorative varieties chosen to complement housing scale and street layout. Trees on the highway and in the park are managed by the Local Authority and are subject to a long term management regime supervised by a qualified arborist



- Railings, gates and porches are repeated on terraces to create pleasing building rhythms and patterns

- The recreation ground and pleasure gardens can be seen and enjoyed from every part of the Conservation Area

Soft Landscaping within Gardens

Of equal importance to the character of the area are the gardens trees, hedges and shrubs within the front gardens. The gardens are wider and deeper on the arterial streets than on the side streets, reflecting the magniloquent character of the buildings they serve. Most gardens are well maintained. They frequently have hedges along their front boundaries and other planting. The private front gardens contribute significantly to the verdant setting of the area.

Hard Landscaping

There are substantial areas of retained Pennant sandstone paving and kerb stones in the Conservation Area. The stone adds richness to the quality and texture of streetscapes in the area. It also complements the use of Pennant sandstone in the boundary walls and in the buildings. The best paving and kerbs can be found along Ninian Road and some of the side streets. However, where repairs have taken place there are an increasing number of tarmac and concrete replacements/repairs.



- Hedges shrubs and front gardens add to the character of the area

The Roath Park Conservation Area is generally attractive and well maintained. The vast majority of the buildings and places make a positive contribution to the area's special interest. However, over time some alterations and additions have occurred that have undermined its distinctiveness.

Because parts of the Conservation Area vary in character a number of sub-areas have been identified. These provide a clearer indication of specific issues that harm the character of the Conservation Area and enhancement opportunities that could address these issues. These sub-areas are identified on Map 2.

4.1 Roath Park Pleasure Gardens and Recreation Ground

The Conservation Area holds 2 major parts of Roath Park: the Pleasure Gardens and Recreation Ground

The park, and gardens are landscape features of major significance to the visual amenity of the Conservation Area. The Pleasure Gardens contain 2 bowling greens and 5 tennis courts as well as having an extensive tree canopy with shrubs and annual bedding layout. The recreation ground is a wide open space creating impressive views and sky lines. It is heavily used throughout the year. Changing rooms are located within the Community hall at the southern end of the park.

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,
- Roath Park House requires refurbishment.

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,
- Damage and vandalism to structures and displays,
- A need to update and enhance visitor facilities and their design throughout the park,
- Scope for the promotion and interpretation of the historic park,
- The protection of the natural habitats provided by the park and lakes,
- Scope for the events and gatherings for the benefit of the local community.

4.2 Arterial Streets Surrounding Roath Park

The buildings along the arterial streets, which include Ninian Road, Ty-Draw Road, Pen-y-Lan Road and Fair oak Road, are late-Victorian and Edwardian detached, semi-detached and terraces which have an impressive scale, quality materials and abundant architectural detailing.

The arterial streets are wide and lined with mature and semi-mature trees, which augment the verdant character of the area. The buildings along the arterial streets and the trees give a strong sense of enclosure around Roath Park.

Issues

The streets have been engineered to cope with heavy volumes of traffic with the result that there is an abundance of traffic lights, road signage, road markings, etc, that can be visually insensitive. The public realm has been further degraded with the loss of historic street furniture and materials.

The noise and pollution from traffic on the busy arterial streets harms the ambiance of the Conservation Area. There is also significant visual clutter from on street parking throughout the Conservation Area, generated by residents, park users and from people who work and shop in the district centre along Wellfield Road and Albany Road.

Enhancement Opportunities

Awareness should be raised of the restrictions on development that apply in the Conservation Area. Guidance on development in the Conservation Area is contained in Appendix 1.

A sensitive and co-ordinated approach to ensuring the efficient movement of vehicular traffic and pedestrians, that also maintains and where possible enhances the character of Roath Park, is needed.

Removal and minimising the impact that traffic lights, lamp posts, road signage and road markings have through their replacement with sympathetic alternatives needs consideration. More attention needs to be paid to the preservation of surviving historic street furniture, historic materials and their restoration where appropriate.

Sources of funding for public and private realm enhancement need to be identified. For example the use of Section 106 contributions could be pursued where appropriate.

4.3 Side Streets off Roath Park

The buildings along the side streets are late-Victorian and Edwardian terraces with use of good quality materials and architectural detailing.

The streets are narrower than the arterial streets around Roath Park. With the exception of Hendy Street and Werfa Street, these side streets are lined with mature and semi-mature trees, which augment the verdant character of the area.

Issues

There is a significant amount of on street parking generated by residents, park users and from people who work and shop in the district centre, centred along

Wellfield Road and Albany Road.

Traffic noise and pollution along Shirley Road, harms the ambiance of this part of the Conservation Area. Hard landscaping including paving, bollards and railings within the public realm is of poor quality. The wider public realm has been degraded with the loss of historic street furniture and historic materials. Where original paving has been replaced, this is of a lesser quality having been resurfaced with concrete slabs or tarmac.

The former Albany Road Methodist Church at the junction of Albany Road, Wellfield Road and Bangor Street is a grade II listed building that is vacant and in danger of falling into a state of disrepair if an appropriate new use is not found for it .

Enhancement Opportunities

To raise awareness of the restrictions on development that apply in the Conservation Area. Advice on alterations to buildings is contained in Appendix 1.

The public realm, particularly the pedestrian environment, needs to be improved through general maintenance and schemes of public realm enhancement that are sympathetic to the character of the Conservation Area. Removal and minimising the impact of road signage and road markings through their replacement with sympathetic alternatives needs to be considered.

Surviving historic street furniture and historic materials, such as the Pennant sandstone kerbs and pavements, need to be retained. Specific guidance concerning the historic public realm for Local Authority Service Areas and utility companies working within the public realm should be produced.

The former Albany Road Methodist Church has been identified on the Councils Building at Risk Register. It would benefit from sympathetic repair and reuse.

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 the Conservation Area. 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 to Achieve Results

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 Appendices 1 and 2
- Effective management of existing Council budgets,
- Improvement, repair and enhancement of footpaths and roads, and 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 Appendices 1 and 2 be published and circulated to those who live or have an interest in the Conservation Area.
- The Appraisal and its recommendations and priorities for action are confirmed as the basis for corporate initiatives in the Conservation Area.
- The Appraisal serves as a framework for the assessment of planning applications in compliance with Section 72 of the Act.
- 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.

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, Residential Layout Guidance, and Trees and Development.

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.

The Roath Park 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.

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

Exterior Walls

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, this will not normally be acceptable.

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. White and yellow paint are inappropriate colours.

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.

Repointing

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 bargeboards 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.

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 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 covering for an unlisted building in the Conservation Area.

Chimneys

The demolition of a chimney usually requires planning permission. The removal of a chimney which 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.

Rainwater Goods

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.

Rooflights & Dormer Windows

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.

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.

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

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.

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.

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.

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 a path made of encaustic tiles 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.

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.

Railings on top of boundary walls and gates would have once been a common feature, however, few originals remain, although railings on balconies and balconettes are abundant. There are interesting examples of later replacement railings and gates, for example, the art-deco style 'sunburst' railings and gates. Planning permission is unlikely to be granted for their removal.

When repairing and restoring railings and gates it is best to use sections and profiles which reflect late-Victorian and Edwardian precedents. 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.

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

Rear Boundary Walls

The original rear boundary walls adjacent to the rear service lanes (which are classed as highways) are typically comprised of approximately 2 metre high stone walls in a random rubble form or pressed red brick. Planning permission is required to demolish these walls.

Total or substantial demolition and the insertion of large new openings within the original rear boundary walls will not normally be acceptable.

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.

Coach Houses & Outbuildings

Original coach houses and outbuildings located along the rear service lanes make a positive contribution to the special interest of the Conservation Area. Planning permission is often required to demolish these buildings, however, they will normally be expected to be retained in any development proposal.

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 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 to any tree 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.

Listed Buildings in the Conservation Area

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

Listed Building Consent is needed when; demolition, alteration or an extension, which affects the special interest of a statutory listed building, is proposed.

Remember: It is a criminal offence to carry out such works to a statutory listed building without first acquiring the necessary Listed Building Consent.

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

- St. Andrews United Reform Church, Marlborough Road/Wellfield Road, grade II* listed.
- Albany Road Methodist Church, Wellfield Road, grade II listed.
- Roath Park Primary School, Pen Y Wain Road, grade II listed.
- Infant Block at Roath Park Primary School, Pen Y Wain Road, grade II listed.
- Telephone call box, junction of Ninian Road and Alder Road grade II listed.
- 78 Ninian Road, grade II listed.
- 79 Ninian Road, grade II listed.
- 80 Ninian Road, grade II listed.
- 81 Ninian Road grade II listed.
- 81A Ninian Road, grade II listed.
- Roath Park United Reform Church, Pen-y-Wain Road, grade II listed.
- Pillar-box outside 81 Ninian Road, grade II listed.
- Bridge over Roath Brook to the East of Alder Road and on the west side of the Recreation Ground, grade II listed.
- Footbridge decorated in reinforced concrete, spanning Roath brook and reached from the path northwest off Alder Road in Roath Park Pleasure Gardens, grade II listed.

Separate to statutory listed buildings are locally listed buildings of merit designated by the Local Authority. However these do not enjoy the full protection of statutory listing.

The following buildings are Local Authority Locally Listed Buildings of Merit;

- 84 & 85 Ninian Road.
- 21 Ty Draw Road.
- 36 & 37 Ty Draw Road.
- 38 Ty Draw Road.

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

Background

Roath Park was designated a Conservation Area by Cardiff City Council in 1973. The boundary was extended in 1989 to include streets southwest of Ninian Road. A further extension was made in 1992 to include land adjoining Shirley Road in the west. The existing boundary of the Roath Park Conservation Area is shown on Map 1.

In May 1991 a direction under Article 4(1) of the Town and Country Planning General Development Order 1988 was introduced in the Roath Park Conservation Area to preserve significant architectural details on the residential buildings that contribute to the special character of the Conservation Area, for which consent to alter or remove would not normally be required.

Boundary Amendments

Using the key qualities identified in paragraph 1.1 and expanded upon in Chapter 4, a review of the historic and architectural character of the existing Conservation Area and the area immediately outside the Conservation Area was carried out to establish whether the existing boundary defines the areas special interest. The conclusion of the boundary review is set out below.

Roath Park

The Roath Park Conservation Area includes only part of Roath Park, this being the area known as the Recreation Ground and the Pleasure Gardens, located south of Western Avenue. This area is defined in Map 2. The area of Roath Park to the north of Western Avenue is within the Roath Park Lake and Gardens Conservation Area and does not form part of this appraisal. Roath Park is a late-Victorian public park of significant historic merit. Because of this, de-designation of any part of the park was not considered.

Arterial Streets Surrounding Roath Park

A clear hierarchy can be identified in the Roath Park Conservation Area. Ninian Road, Ty-Draw Road, Fair Oak Road and Pen-y-Lan Road surround Roath Park Recreation Ground and Pleasure Gardens. They are referred to throughout this draft appraisal as the arterial streets, and are shown on Map 2. They are primarily comprised of late-Victorian and Edwardian terraces, semi-detached and detached buildings of a much grander scale and decoration than the buildings on the side streets which do not directly overlook the park. The arterial streets were originally designed for more affluent middle class families. The area retains much of its special interest, although certain areas have seen some indifferent or harmful changes. The arterial streets play a crucial role in the setting of Roath Park Recreation Grounds and Pleasure Gardens. Because of this, de-designation of any part of these streets was not considered.

Side Streets off Roath Park

The side streets off Ty-Draw Road run from Pen-y-Lan Place to Linden Avenue and off Ninian Road, from Bangor Street to Shirley Road. These are shown on Map 2. The majority of these properties are late-Victorian and Edwardian terraces. While the buildings on the side streets are simpler than those on the arterial streets they are still of superior quality when compared to buildings of this type and period found elsewhere in Wales. Most of these streets retain much of their original character and appearance, while some have deteriorated as a result of unsympathetic alteration and later developments immediately adjacent to the Conservation Area. However despite these unsympathetic alterations and later development streets retain much of their special interest.

In part of the Roath Park Conservation Area a Zone of Flexible Control was established, the boundary of which is shown on Map 1. This permits a degree of flexibility over replacement windows. The boundary review has paid particular attention to the side streets in the Zone of Flexible Control. The following conclusions have been made:

Pen-y-Wain Road, Pen-y-Wain Place, Montgomery Street, Lochaber Street (including Tulloch Street and Essich Street) and Bangor Street (including Bangor Lane and Bangor Court), to varying degrees, have had unsympathetic alteration. However, the area still retains its special interest, although steps need to be taken to avoid further decline.

Morlais Street, Boverton Street, Kelvin Road, Hendy Street and Werfa Street are streets within the zone of flexible control that largely remain unaltered and therefore retain their special interest.

The Zone of Flexible Control is a confusing approach to development control that does not provide certainty or consistency in decision making. To prevent the gradual decline of the area's special interest and to allow a consistent approach of preservation and enhancement to be adopted throughout the Conservation Area it is recommended that its use cease.

Streets Adjacent to the Conservation Area

Areas immediately outside the current boundary of the Conservation Area have been assessed against the key qualities identified within the Cardiff Conservation Area Strategy 1997 for possible inclusion in the Conservation Area. Some areas were highlighted as a result of public consultation. The areas assessed included Wellfield Road, Marlborough Road, Albany Road, Mackintosh Place and the streets immediately south of Pen-y-Wain Road, shown on Map 1. These are indicated on Map 1. It is considered that these areas do not merit inclusion because they either do not have enough of an identifiable special interest, as defined by the key qualities or that they do not relate to the historical development of the parkland.

Merging of Adjacent Conservation Areas

Consideration has been given to merging three adjacent Conservation Areas: 1) Roath Park, 2) Roath Park Lake and Gardens, 3) Roath Mill Gardens within one Conservation Area. It is considered that these area's special interest is sufficiently different to warrant individual Conservation Area status. Separate Conservation Area appraisals will allow a greater depth of understanding of each of these areas.

Article 4(1) Direction

In May 1991 a direction under article 4(1) of the General Development Order 1988 (amended in 1995) became operative over the whole of the Conservation Area. This has allowed the Local Planning Authority to control minor alterations to domestic buildings, ensuring that they are carried out in sympathy to the special interest of the Conservation Area. The retention of the Article 4(1) Direction is considered essential to the future protection of the Conservation Area.

Summary of the Boundary Review

- The boundary review suggests that the boundary of the Conservation Area is legible, that it largely retains its special interest and continues to meet the key qualities for designation.
- The boundary review has highlighted the need to cease using the Zone of Flexible Control.
- Areas immediately adjacent to the Conservation Area do not merit inclusion because they do not meet the key qualities for designation or lie within other existing Conservation Areas.
- No amendments to the existing boundary of the Conservation Area are required.
- Retention of the Article 4(1) Direction is essential for the future preservation and enhancement of the Conservation Area's special interest.

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Acknowledgements

- Cadw: Welsh Historic Monuments.
- East Cardiff Conservation Area Advisory Group.
- Glamorgan Record Office.
- Residents of the Roath Park Conservation Area.
- Roath Local History Society.
- The Victorian Society.

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