Placemaking - Planning

www.cardiff.gov.uk/conservation

conservation@cardiff.gov.uk

Liability and Disclaimer

While reasonable care has been taken in the preparation of this document to ensure that the information contained is accurate, this document, its content, names, text and images included in this document, are provided 'AS IS' and without warranties of any kind, either express or implied. To the fullest extent permissible pursuant to UK law, the County Council of the City and County of Cardiff ['The Council'] disclaims all warranties expressed or implied, including but not limited to implied warranties of reasonable care, satisfactory quality or fitness for a particular purpose and non-infringement of title.

The document contains guidance and notes on certain aspects of law as they might affect the average person. They are intended as general information only and do not constitute legal or other professional advice. It should not be relied on as the basis for any decision or legal action. The Council cannot accept liability for any loss suffered due to reliance on the contents of this document. The law is constantly changing so expert advice should always be sought.

To the extent permitted by applicable laws, no liability is accepted for any direct, indirect, incidental, special or consequential loss or damage to any user (whether arising in contract, tort including negligence or otherwise) arising out of or in connection with the use of this document.

The contents of this document shall not fetter the Council in the exercise of any of its statutory functions, including, without limitation to the generality of the foregoing, its functions as Local Planning Authority or Local Highway authority.

Cover: Historic Town Plan held at Glamorgan Archives
## Contents

1. **Introduction** 11
   - 1.1 Background
   - 1.2 Appraisals and policy context
   - 1.3 Boundary review

2. **Significance** 13
   - 2.1 Historical development
   - 2.3 Hidden histories

3. **Character Assessment** 17
   - 3.1 Distinctive quality of place
   - 3.2 Landmark buildings and 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. **Management and Enhancement Opportunities** 19
   - 4.1 Alterations to buildings and new development
   - 4.2 Public realm
   - 4.3 Movement
   - 4.4 Landscaping
   - 4.5 Local identity

5. **Participation and Inclusion** 20
1. Introduction

1.1 Background

Conservation areas are areas of special architectural or historic interest. A decision to designate a conservation area is made by the Council after an assessment of the character of the area. Designation gives special protection to this character and to achieve this, the Council has extra controls over demolition, minor alterations or development and the protection of trees.

1.2 Appraisals and policy context

The Council has a duty to review conservation areas and to work with local people to develop policies and plans that will help to safeguard their character.

This appraisal is supported by policies KP17 and EN9 within the adopted Local Development Plan. Its adoption enhances its status and the weight it has as a material consideration in the assessment and determination of development proposals.

1.3 Boundary

A number of key qualities have been identified to assist in the area’s appraisal and reason for designation. They follow advice within the Cardiff Conservation Area Strategy that has been in place since 1997.

The qualities are referenced within all other Cardiff conservation area appraisals to provide a framework to describe special architectural or historic interest. They are:

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

The boundary proposed (see Figure 1.1) reflects the last area of undesignated remaining historic townscape within the core city centre area. The character of this area is well-defined by busy highways and the railway embankment, with adjoining development being of a very different scale and character.

The car park area fronting Guildford Street is not proposed to be included, however any future redevelopment of this site would be required to demonstrate that it would not harm the setting of the conservation area or that of the listed Masonic Temple.
Figure 1.1 Conservation Area Boundary
2. Significance

2.1 Historical development

Early edition OS Maps show that the site was undeveloped in 1851, although streets to the west of the dock feeder and the prison to the east of the railway were established. The point of access through the rail embankment was also evident.

The period from 1850 saw a massive growth in the iron and coal trade which led to the development of the railway connecting the south Wales coalfield to the newly developed Cardiff docks.

A further tenfold population increase between 1851 – 1911 transformed Cardiff from a town of 18,000 to a city of 180,000. It was during this period that most of inner Cardiff was developed.

By 1880 (figure 2.2), the area was fully developed, with this block fronting Guildford Crescent and Guildford Street formed by approximately 15 buildings, including the United Methodist Free Church (1863-4, now the Masonic Temple).

The existing narrow lane adjacent to the railway embankment wall is also evident in the early edition OS. This remains public highway.

Until 1985, public swimming baths (opened 1862) were situated to the south in the site now occupied by the Ibis Hotel (c.2000).

The dock feeder was culverted in 1947 (see figure 2.6). Two years later, Pembroke and Edwards Terraces were combined to form Churchill Way.
Review of the 1901 OS shows that very little remains of the south eastern townscape of the city centre. At the turn of the century this was tightly packed predominantly residential terraces, since redeveloped numerous times to larger-footprint buildings in commercial use or as surface or multi-storey car parking.

Much of Charles Street and the west side of Churchill Way remain, these being first designated as conservation areas in 1988 and 1991 respectively. To the east, west and south of these areas, several listed buildings are still present, however, as illustrated in Figure 2.3, only Cardiff Prison and Guildford Crescent remain of the non-designated buildings in the city centre.

It is this relative absence of historic buildings in this part of the city centre that gives historic significance to the Guildford Crescent block.

**Figure 2.3** 1901 OS Map overlaid to show:

- **Pin,** Townscape still present in 2018
- **Green,** Listed buildings (also still present)
- **Brown,** Townscape lost
- **Orange,** Non-designated townscape/buildings still present in 2018.
The crescent is shown clearly in Figure 2.4, an extract of the inter-war aerial photo survey of Britain. This shows the form of the buildings since demolished fronting Guildford Street, and also those removed for the widening of Bridge Street.

Figure 2.5 below highlights the extent of change within the city centre since the late 1950s.

Guildford Crescent is one of the few blocks unaffected by wholesale redevelopment, particularly within the south east of the city centre.
By 1965, the short terrace fronting Guildford Street had been demolished, possibly a result of WWII bomb damage. It was evidently a car park at this point and continues to be used for this purpose, albeit privately.

The OS at Figure 2.7 includes a reference to ‘Little Theatre’ at nos.7-8. This building is no longer present, however the rest of the buildings are still in situ, although 3-5 have been combined to form a large restaurant.

2.2 Hidden histories

Available evidence suggest that the presence of significant archaeological remains is unlikely. A such, the site is not within the designated Archaeologically Sensitive Area (ASA) covering the city centre.

Figure 2.6 C.1947 – Churchill Way in the process of being culverted

Figure 2.7 C.1965 OS Map
3. Character Assessment

3.1 Distinctive quality of place

**Grouping of buildings, scale and rhythm**

The predominant two storey terraced form of the block is distinctive in the context of the city centre that is generally characterised by much larger buildings. No other city centre block has this consistent low scale.

The Masonic Hall frontage and side flank contrast with the domestic appearance of other buildings, however it adopts a similar scale, with its deep cornice situated at the ridge height of number 1.

The relatively sharp curve of the terrace following the road is also highly distinctive within the city centre area that is characterised by larger and mostly rectilinear blocks. This contributes positively to its significance.

Given that they are all original and of a consistent scale and appearance, all buildings within the conservation area are considered to positively contribute to its special character.

**Patterns of use**

The block is entirely commercial and showed no significant signs of vacancy at the point of appraisal.

**Views and vistas**

Given the presence of the railway embankment, the most significant views of the area are from the east across the wide junction of Churchill Way, Guildford Street and Bridge Street. The Masonic Lodge façade provides a focal point to close the easterly vista from Bridge Street.

3.2 Landmark buildings and features

The only landmark building within the boundary is the Grade II Listed Masonic Temple (Figure 3.2). Views of this building are primarily enjoyed from the east across Guildford Crescent. Built in 1863-4 as the United Methodist Free Church by architect Hartland and Son of Cardiff (who also designed Tabernacl Chapel, The Hayes), it was purchased by Freemasons in 1893 and converted in 1895.

The main façade closes a view down Bridge Street and is framed by lower buildings set forward either side. The distinctive dome is visible from the lane and Guildford Crescent near the underpass, from trains heading to and from Queen Street Station, the platform and in glimpses from Churchill Way.

![Figure 3.1 Distinctively curved and domestic-scaled terrace, contrasting with larger commercial buildings beyond](image)

![Figure 3.2 Masonic Temple](image)
3.3 Hierarchies of public and private space

This is not a significant element in the reason for designation of the conservation area. As common with much of Cardiff’s early inner-urban housing and the commercial area, the terrace is set on the back edge of the footway. The Masonic Temple is set back around 3m, with an inconspicuous entrance to the left. The car park area fronting Guildford Street is defined by a brick wall.

3.4 High quality local or unusual materials in the townscape

The former domestic buildings are predominantly painted render, with dressings also painted, but likely to be formed from Bath stone. Some brick is also evident to the side elevation of 6 Guildford Crescent and to the rear/side of the Masonic Temple. The main façade of the Masonic Temple is Bath Stone. Roofs are consistent, being covered in slate (or synthetic slate).

These materials are not unusual within Cardiff, however the consistent use and largely unaltered appearance of the buildings adds to the area’s architectural character.

3.5 High quality architectural detailing

Together with scale and terracing, small architectural details combine to present a unified and characteristic façade.

4-8 Guildford Street and 1-6 Guildford Crescent feature consistent scroll-bracketed masonry door canopies and architraves. Most windows feature keystones. These buildings also feature a unifying ‘cogged’ brick cornice (Figure 3.3). Original doors and windows have almost all been lost, however openings and positions appear largely unaltered at first floor and at ground floor to buildings other than those converted to restaurant uses (1-5 Guildford Crescent).

The principal façade to the Masonic Temple is more rich in classical stone detailing, with a heavy cornice beneath an inscribed parapet, Doric pilasters and round-arched windows.

Small scale details add richness, such as early street name signage and a scrolled stone carving marking the start of Guildford Crescent (Figure 3.5).
3.6 High quality hard and soft landscaping

Hard surfaces surrounding and within the area are modern and there are no natural materials used in their construction. The Guildford Crescent footways are silver-grey exposed aggregate block paving with contrasting band-courses of Staffordshire blue clay pavers. The Guildford Street footway is poor quality concrete pavers. The rear lane is tarmacadam. 

Surrounding roads are all tarmacadam, with some red painted delineation for cycle lanes. Full-width bright double yellow lines and kerb markings are consistent throughout.

There is an absence of soft landscaping within the area.

In consideration of the above, landscaping does not form part of the reason for designation, although does present scope for enhancement (see section 4).

4. Management and Enhancement Opportunities

Earlier sections of this document describe the main features which make up the Conservation Area’s special character. Given this is a small and tightly defined area, the enhancement opportunities are generally limited to the buildings themselves and the public realm within the immediate vicinity.

Opportunities for management and enhancement include:

- Resisting inappropriate development or alterations within the area or those that might negatively affect its setting.
- As opportunities arise, improve pedestrian and cycling links through and adjacent to the area.
- Secure improvements to the setting of the area through enhancements to the public realm and a rationalised and calmed highway arrangement – primarily through redevelopment proposals within the vicinity of the Motorpoint Arena.
- Secure soft landscaping through any public realm enhancements.
- As opportunities arise, improve the environmental condition of the lane and railway underpass as a key pedestrian route to new and future employment areas at Tyndall Street and Adam Street - including encouraging active uses to development fronting the lane where possible.

5. Participation and Inclusion

To be added post-consultation