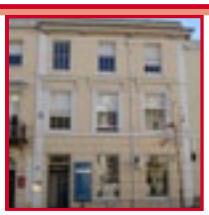
CARDIFF CITY CENTRE



CONSERVATION AREA APPRAISALS

CARDIFF

CARDIFF
CAERDYDD

2009

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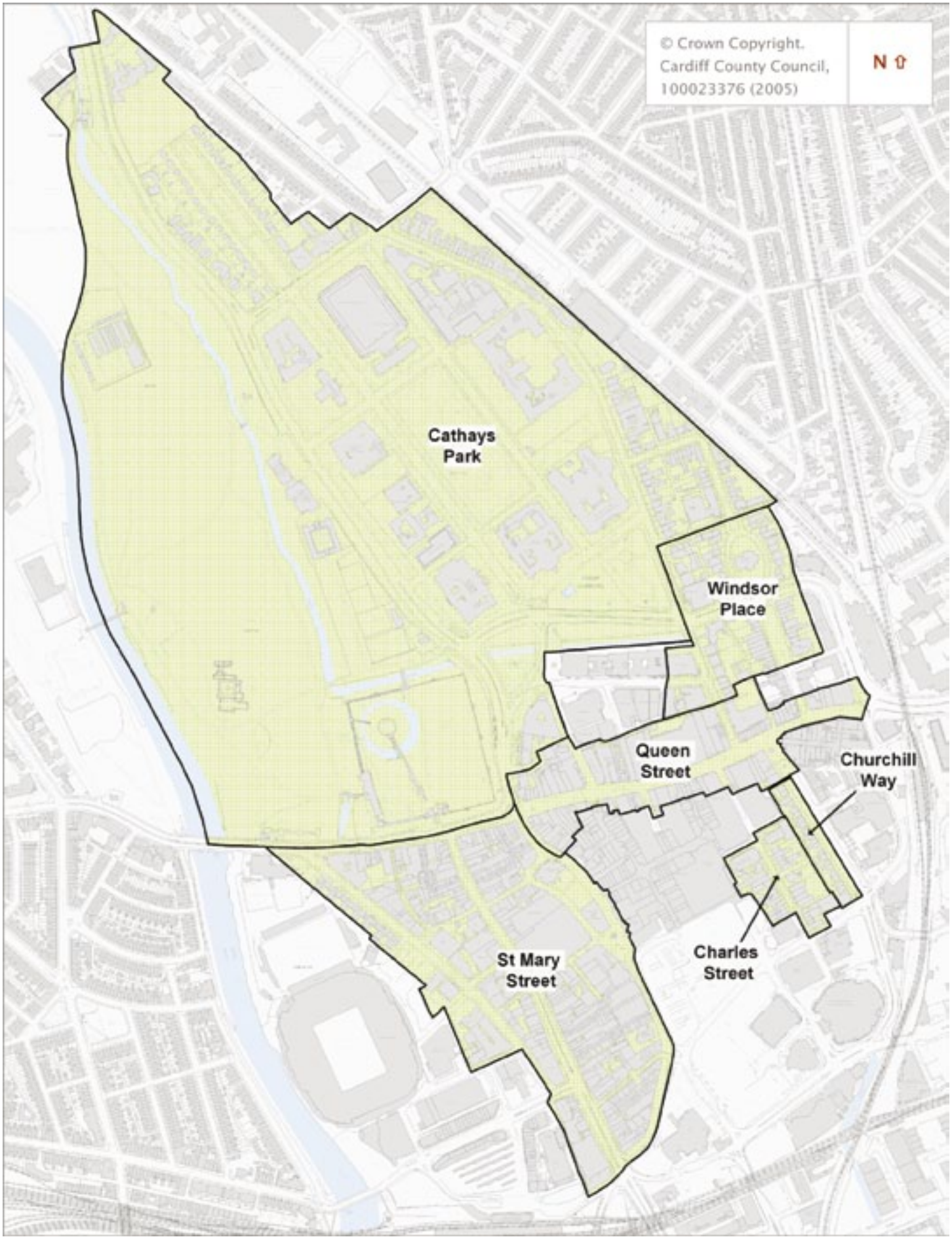

1 introduction

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 all contribute to the quality of the area. Designation gives special protection to this character and to achieve this, the Council has extra control over demolition, minor development and the protection of trees.

1.2 Appraisals

The Council has a duty to review Conservation Areas to establish whether their boundaries need amendment and to identify potential measures for enhancing and protecting each Conservation Area. To manage this process, a Conservation Area Strategy has been prepared. The Strategy identifies priorities for the City, and the criteria to be used in the assessment of existing and new areas.

1.3 Conservation Area Appraisals and the City Centre Strategy

This document provides an over-view of the city's historic development (see Appendix 1) and draft appraisals of five Conservation Areas within the City Centre. Once adopted, the findings and recommendations of each review will complement the adopted City Centre Strategy [CCS]. The Strategy provides a framework for the growth and development of the city centre for the period 2007-2010 and within it there is an acknowledgement of the contribution made by heritage and culture to the city. The Strategy's key objectives for heritage are repeated within the closing sections of this document and provide the strategic framework for taking forward the appraisal findings.

Each appraisal includes a review of the Conservation Area boundary and a Character Assessment, using a number of key qualities or criteria. The criteria follow government advice and the 1997 Cardiff Conservation Area Strategy. Each assessment is followed by a closing section to identify the issues which affect the quality of the area, and opportunities for enhancement. The findings reflect the 'City Centre area appraisals' which have been prepared to support the City Centre Strategy.

Cathays Park

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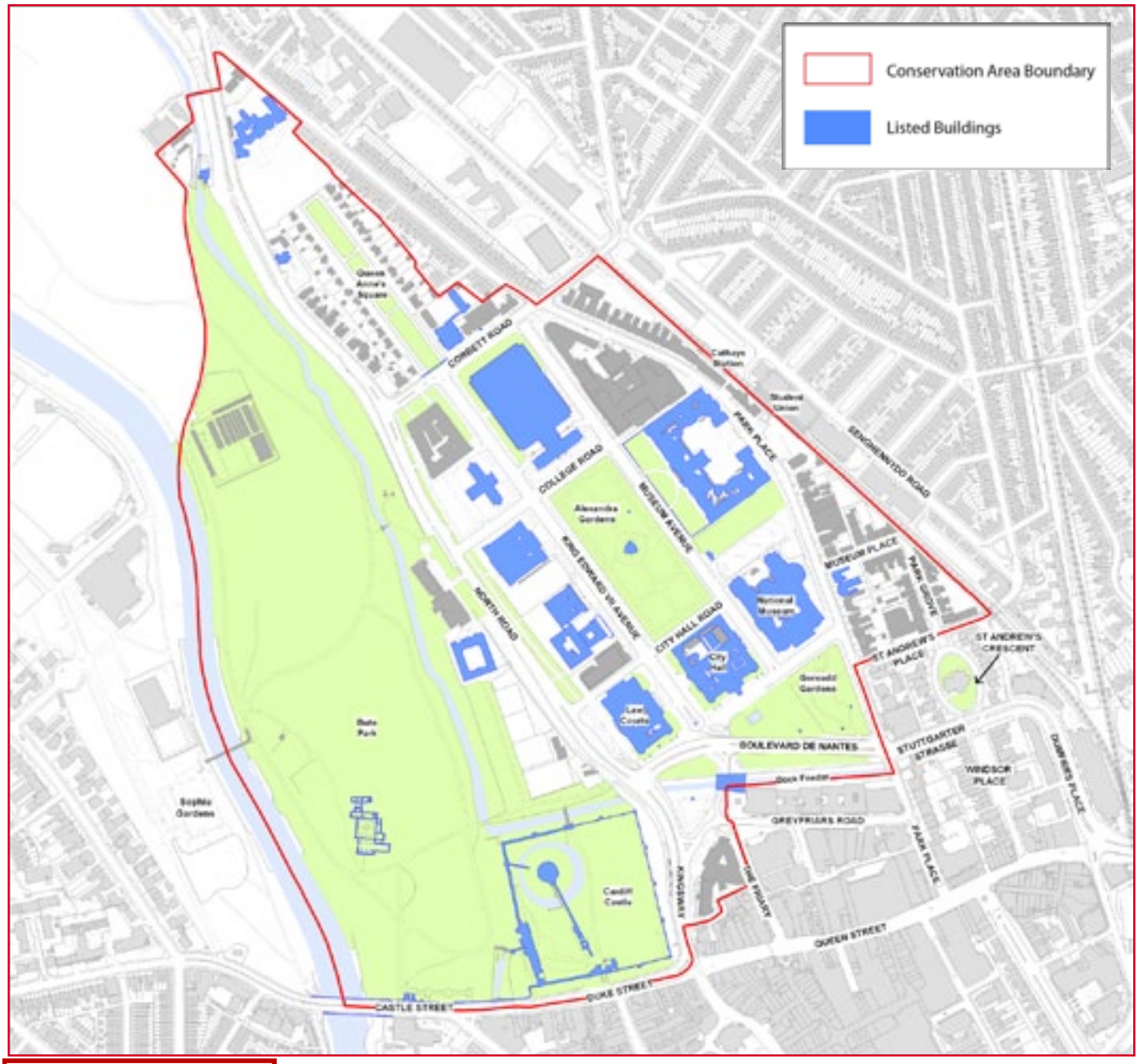
1.1 Introduction

Cathays Park Conservation Area was designated in 1975 and extended in 1992 to include Blackweir Farm to the west, Nazareth House to the north and the Prudential Assurance Building and Baltic House (now the Hilton Hotel), to the south.

Map1: Cathays Park Conservation Area Boundary, designated 1975, extended 1992



High Resolution Map

1.2 Areas of Special Character

1.2.1 The Civic Centre

- City Hall and City Hall Lawn
- Bute Building.
- Mining (Sculpture)
- Entrance from North Road

The Civic Centre was developed in the early 1900's as a grand Civic Centre. The buildings, which include; City Hall, The National Museum and Gallery of Wales, Law Courts and Cardiff University were formally laid out along clearly defined north-south and east-west axis. Despite a diversity of building styles, the overall impression is one of formality and grandeur, the principle unifying element being the use of Portland stone as the facing material for most civic buildings. John Newman describes it as the "finest Civic Centre in the British Isles", containing "a series of monumental buildings, some of them noble pieces of architecture (which) are spaciously stationed where each can be appreciated for itself, but where the coherence and splendour of the whole group adds lustre to each individual element." (Newman, 1995)

The north-south avenues of trees along King Edward VII Avenue and Museum Avenue determined the layout of roads and buildings within the area; they were planted by the Bute family prior to the sale of land to Cardiff Corporation with a covenant relating to their retention. These avenues with their generous verges and mature street trees add to the verdant qualities of the area. These trees together with the trees in surrounding parks and green spaces contribute significantly to the character of the area.

There are three main open spaces within the core of the Civic Centre: Alexandra Gardens, Gorsedd Gardens and City Hall Lawn. Gorsedd Gardens, named after the Gorsedd Circle of standing stones lies south of the National Museum. The gardens are enclosed to the east by mature trees and a series of footpaths curve between formal flower beds, benches and commemorative statues. Adjacent to this is City Hall Lawn which is used throughout the year as an informal meeting space and as a venue for temporary events. A focal point of the lawn is a low pool with a triple spout fountain which faces the entrance to City Hall. Alexandra Gardens, located at the centre of the Civic Centre is a landscaped garden enclosed by mature hedgerows with formal paths, flower beds, seating areas and a number of commemorative artworks and war memorials.

1.2.2 Bute Park

Bute Park is a historic parkland in the heart of the city centre. It is laid out with winding pathways which lead through areas of specimen trees, flower beds, woodland and open spaces. The park is enclosed to the east by the Dock Feeder Canal, (which is bordered by dense foliage and mature trees) to the south by Cardiff Castle and the Animal Wall, to the west by the River Taff and to the north opens out into the adjoining open space and sports pitches at Blackweir.

As well as forming part of the Conservation Area, Bute Park (together with the Castle Green) is a Grade I Park and Garden. It contains the remains of the Dominican Friary known as Blackfriars, a Scheduled Ancient Monument, and provides a setting for Cardiff Castle.

Cardiff Castle, to the south of Bute Park, is also a Scheduled Ancient Monument and incorporates remains from the original Roman fort on the site, as well as elements from Norman and medieval periods. Its distinctive skyline is the result of alterations carried out by the Third Marquis of Bute and his architect Williams Burges during the late 19th century.

The listed Animal Wall forms part of the southern boundary of the park, which together with West Lodge and the gated entrance to the park makes an important contribution to the Conservation Area. A vulture, bear and other animals balance on alternate mullions of the Animal Wall. It was originally erected further east along Castle Street between the Cardiff Castle Clock Tower and the south gate of the Castle, where it protected the formal garden frontage from passers-by. The wall was moved to its present site in 1930 and supplemented with 6 more animals.

Cardiff Castle lies in a strategic position at the top of St Mary Street. There is a large grassed area to the front of the Castle Walls, set at a slightly lower level than the road and footway giving it a moated appearance. This area contained buildings up until the turn of the last century, but now allows an open view along the full vista of the Castle and of the Civic Centre beyond.

1.2.3 Queen Anne Square

Queen Anne Square is located off Corbett Road to the north of the Civic Centre and consists of thirty red brick two-storey Neo-Georgian houses built in the 1930s and 1950s.

The houses are set back behind a grand entrance which consists of two pairs of red brick entrance piers, coupled doric columns and ornate railings. Beyond the entrance the properties are set out in two parallel lines to either side of a rectangular shared lawn which is flanked by street trees and a shared circular driveway. The trees are a continuation of those located along King Edward VII Avenue.

Through careful property maintenance and the efforts of an active residents association, the square has retained much of its special character and charm. No boundary walls have been erected to interrupt the open aspect of the building group.

1.2.4 Park Place

Park Place lies to the east of the Civic Centre and was developed in the 19th century as a residential area for wealthy Victorians. The properties are situated on the eastern side of the street and are largely comprised of terraced and semi-detached Victorian villas. The layout of villas along the length of Park Place has remained largely unaltered and is only interrupted by the Cardiff University Students Union Building and Cathays Park Railway Station.

Park Grove and Museum Place have retained most of their original Victorian villas, although there are some notable exceptions. To the north of Museum Place is Holst House, a late 1960's/early 1970's flat roofed six storey office building, and at the junction of Park Grove and St Andrew's Place is Caradog House, a five storey red brick office building. Together with 2/4 Park Grove, a mid 20th century building, these buildings fail to contribute positively to the Conservation Area due to their scale and dominant appearance in the street scene. Park Grove has an avenue of lime trees which link through to Windsor Place and St Andrews Crescent.

- Dock feeder.
- Remains of the Blackfriars Friary
- Queen Anne Square
- Victorian Villas along Park Place.

1.2.5 North Road

- Dock Feeder Footpath
- Friary Gardens
- Main Vehicle Route along North Road
- Victorian Properties along North Road

North Road and Boulevard de Nantes are major traffic routes which lead into the city and dominate the character of this sub area. Boulevard de Nantes in particular separates the Civic Centre from the city centre.

To the south of the Boulevard de Nantes lies the old dock feeder canal, (which provides a visual link to the city's industrial past) and adjacent to this is Friary Gardens. The Third Marquis of Bute stipulated that no development should take place in Friary Gardens and that the northern bank of the Dock Feeder should be planted and enclosed with trees. Friary Gardens is divided into two different areas by the Dock Feeder Canal; the southern half is a formal sunken garden of box-edged beds and gravel paths which is enclosed by ornate railings. The northern part is heavily planted with deciduous trees, including sycamore, oak and horse chestnuts.

Surface car parking lines much of the western side of North Road, which together with the volume of traffic using this route creates a harsh edge to Bute Park. Along the eastern side of North Road a footpath / cycleway stands between two generous grass verges which contain a series of mature street trees and provides a green 'buffer' between the Civic Centre and North Road. Also to the east of North Road, near the Redwood Building, remains a fragment of the stone boundary wall that marked the original boundary of the former Cathays Park Estate.

The Welsh College of Music and Drama is located on the boundary of Bute Park with the main building fronting onto North Road. Further to the north, there are a series of attractive semidetached Victorian properties which have retained much of their original detailing; whilst at the northern most boundary of the Conservation Area, Nazareth House (which was built in 1875 for the Third Marquis of Bute as an orphanage) is a dominant landmark building.

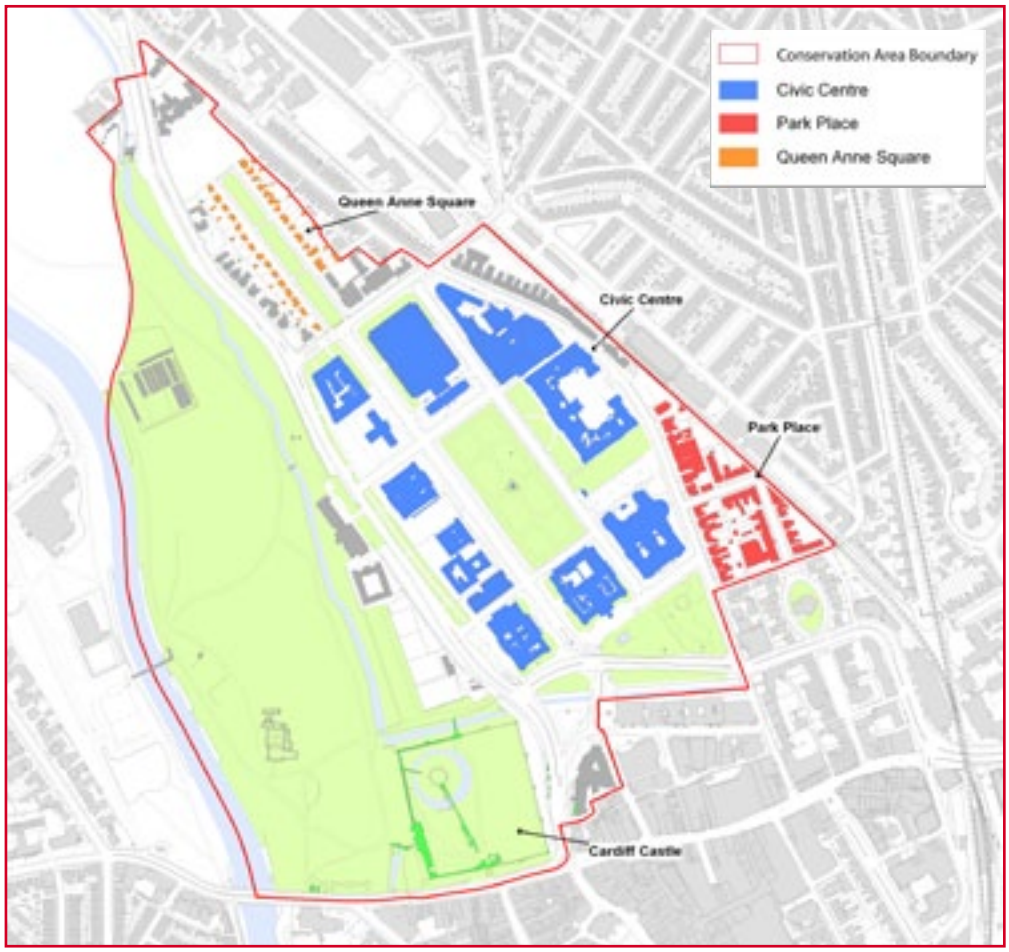
2.1 A Distinctive Quality of Place

2.1.1 Grouping of Buildings

There are a number of well defined building groups throughout the Conservation Area:

- The Civic Centre: a unique grouping of grand Civic buildings set within a formal landscape setting.
- Cardiff Castle and its enclosing walls.
- The two storey houses at Queen Anne Square, which are set around a shared lawn area and away from the public realm.
- Park Place, Museum Place and Park Grove: where roads have regular, narrow plot widths and a strong relationship with the public realm.

Map 2: Grouping of Buildings



High Resolution Map

- Civic Centre
- Cardiff Castle
- Queen Anne Square

2.1.2 Scale

Cardiff Castle dominates the City Centre with its high stone walls, battlements, motte, keep and elaborate towers at the south western corner. Its scale and central location mark it out as one of Cardiff's most dominant and iconic landmarks. Beyond this, two distinct scales of building are evident in the Conservation Area – the municipal and the domestic. Although buildings are the most distinguishing feature of the Civic Centre, the streets themselves contribute as much to the character and ambience of this area. They enhance the classical proportions to the buildings, and the generous street planting within which they are set.

Beyond the Civic Centre and Bute Park, buildings are of a more modest, and domestic scale. At Park Place, Park Grove and at the northern end of North Road, scale is generally of two or three storeys with properties set in uniform plot widths. Nazareth House with its imposing height and enclosing boundary wall defines the limits of the group.

Building and street scale at Queen Anne Square is different again. Here, two storey detached dwellings in wide plots face a wide tree lined avenue and enclose a shared central lawn.

2.1.3 Patterns of Use

The Civic Centre is dominated by University and Civic Buildings. These contrasting academic and civic functions create a lively mix of uses and visitors throughout the day and night, which creates activity along the north-south pedestrian and vehicle routes, in particular along Park Place.

The Victorian houses located along Park Place and Park Grove were originally developed for residential use, however over the past century landuses within the area have changed and the properties are now largely used as offices. Residential areas do still remain within Queen Anne Square and at the student halls of residence at Aberdare Hall.

2.1.4 Street Form and Orientation

Buildings within the Civic Centre are oriented around the formal landscaping of Alexandra Gardens, with strong north-south axes created by King Edward VII Avenue and Museum Avenue. All principal building elevations face the public realm.

Queen Anne Square is an inward looking development, where properties face a central private lawn. A classical gateway marks its entrance from Corbett Road.

All other domestic properties in the Conservation Area follow a Victorian pattern which is common throughout the city, with terraced and semi-detached dwellings facing the street.

2.1.5 Views and Vistas

The most important views from within and beyond the Conservation Area are concentrated around the Civic Centre, the Castle and its enfolding parks. Cardiff Castle is a main focal point within the Conservation Area and dominates views and vistas from every direction.

The southernmost face of the Civic Centre, comprising the Law Courts, City Hall and The National Museum and Gallery of Wales is one of the most recognisable views in the city, and glimpses of these buildings and of Gorsedd Gardens and the City Hall Lawn can be seen from the south, east and west. The most impressive and familiar of these views are those gained from Park Place, Boulevard de Nantes, and The Friary.

When approaching Park Place from the north, the university buildings are the focus of views towards the Civic Centre. Here the gentle curve in the road is framed by trees terminating at the Registry Office and Student Union Buildings on the eastern side of the road.

- Cardiff Castle Clock Tower.
- Municipal Scale.
- Domestic Scale.
- King Edward VII Avenue.

Within the Civic Centre there are several important views and vistas, most predominantly along the tree lined boulevards of Museum Avenue and King Edward VII Avenue. The Welsh National War Memorial provides a focal point at the centre of Alexandra Gardens.

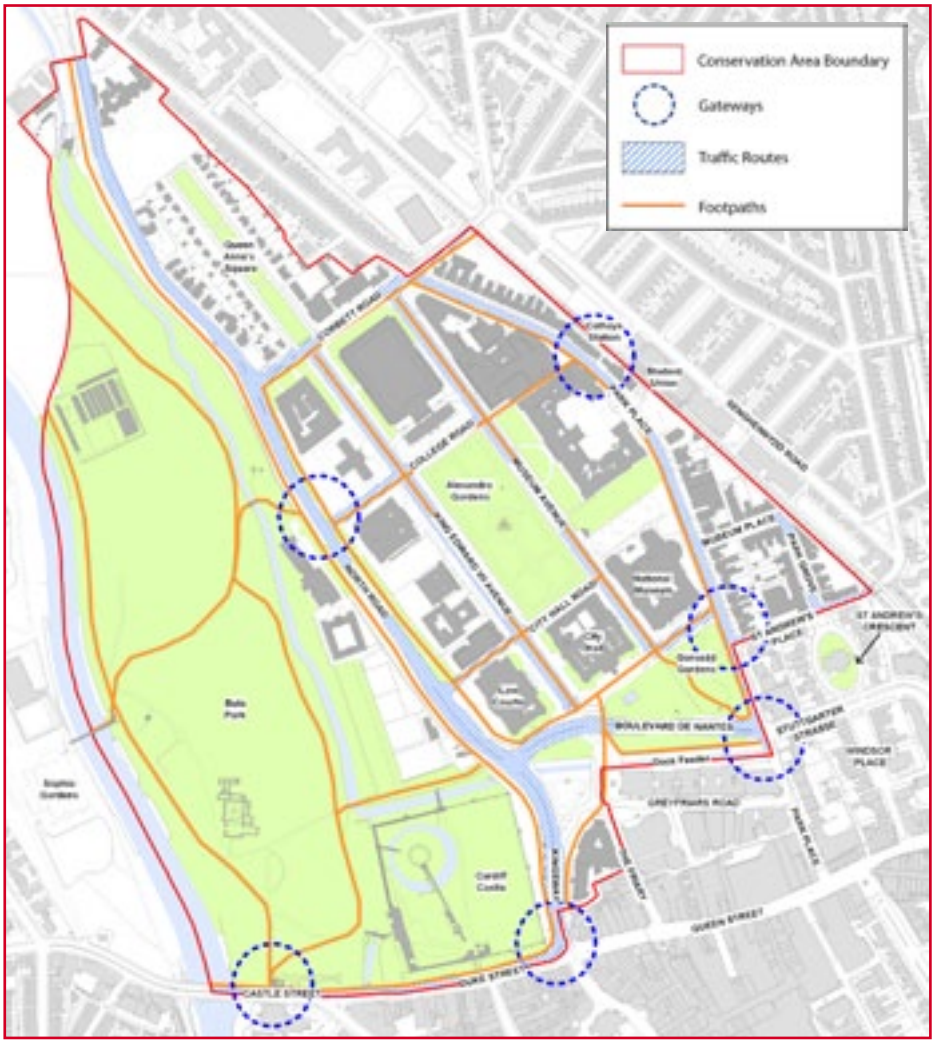
2.1.6 Movement

There is a distinct hierarchy of movement in the Conservation Area:

- North Road, Park Place, Boulevard de Nantes, Kingsway, Corbett Road and Duke Street / Castle Street provide the main vehicular routes to surrounding areas.
- Secondary roads which provide access though the Civic Centre are: King Edward VII Avenue, Museum Avenue, College Road, City Hall Road and Gorsedd Gardens Road.
- A network of public footpaths and cycle routes (including the Taff Trail) pass through the area and provide access to North Road and Blackweir in the north, Senghennydd Road in the east, the city centre in the south and Sophia Gardens in the west. Some routes are restricted to park opening hours.
- There are three pedestrian underpasses that link the Civic Centre to: Bute Park (North Road Underpass), Cardiff Castle (Kingsway Underpass) and the city centre (Boulevard de Nantes Underpass).
- A water taxi landing stage at Bute Park provides access to Cardiff Bay.

Map3: Movement

High Resolution Map



- Alexandra Gardens and City Hall Clock Tower.
- Gateway to Queen Anne Square.
- Gorsedd Gardens.
- City Hall and City Hall Lawn.

2.2 The Presence of Landmark Buildings

For the purpose of this appraisal, a landmark building is one which has significant social and historic links with the development of the area and which contributes positively to the character of the area.

Whilst many buildings within the Conservation Area can be identified as having these qualities to some degree, several buildings exhibit them to a greater degree than others; it is these buildings that have been identified as Landmark Buildings and are briefly described below. These structures are generally of the highest architectural quality within the Conservation Area.

Map 4: Landmark Buildings

High Resolution Map

Cardiff Castle:

The south west face of the castle is dominated by the array of towers created by William Burges for the 3rd Marquis of Bute.

West Lodge:

Was designed by Alexander Roos in 1860-1862 and provides the southern access to Bute Park.

Hilton Hotel:

With its restrained use of Portland stone, and graceful curve , The Hilton Hotel is an important landmark between Civic Centre and the commercial core of the city

Nazareth House:

Built in 1875 by John Prichard for the 3rd Marquis of Bute as an orphanage. Pennant with Bathstone dressings create a strong gothic character for this substantial building.

City Hall:

Faced in Portland stone, City Hall (formerly Town Hall) with its tower and dome is a flamboyant city landmark and symbol of Cardiff's confidence at the beginning of the 20th century. Designed by Lanchester, Stewart & Rickards. Built 1901-04.

Law Courts:

A two storey quadrangular building in a Baroque style, faced in Portland stone and heavily decorated with moulded architraves and monumental figures on top of its corner bays. Designed by Lanchester, Stewart & Rickards. Built 1901-04.

The National Museum of Wales

presents a powerful frontage to Gorsedd Gardens, with an expansive flight of steps leading to a recessed Doric portico. Designed by Smith and Brewer. Built from 1910 onwards.

The Welsh National War Memorial

is a restrained circular colonnade set around fountains and bronze figures. It is the centre point of the Civic Centre. Designed by Sir Ninian Comper. Built 1924-28.

University of Wales:

Started in 1903, but not completed till the 1960's, the University of Wales by W D Caroe is built in the style of Wren, using a wealth of classical references on its western Museum Avenue elevation.

University of Wales:

The Park Place façade of the university building is plainer though its central library with side towers and circular pediment presents a striking frontage to the eastern quadrangle.

Welsh Office:

The 1930's front block to the Welsh Office is faced in Portland stone and is an important part of the building composition around Alexandra Gardens. Designed by P.K. Hanton. Built 1934-38.

Aberdare Hall

occupies an important location at the northern end of the Civic Centre. It was built between 1893-95 by H W Wills as a women's hall of residence for the university.

The Bute Building

was built as a technical institute later becoming the UWIST Building. It was designed by Percy Thomas in a classical style using Portland stone to create a grand entrance from King Edward VII Avenue. Designed by I. Jones and P.Thomas and largely completed by 1916.

The Temple of Peace

was built between 1937 and 1938 and designed by Percy Thomas who used Portland stone to create a building of classical proportions but with little decoration.

The former Glamorgan County Hall

is built in a beaux arts classical style. The steps and sculpture to either side present a gracious face to the Civic Centre. Designed by E.V. Harris and T.A. Moodie. Built 1908-1912.

University of Wales Registry

is another classical building faced in Portland stone. Designed by H.W. Wills and Anderson. Built 1903-04.

2.3 Hierarchies of Public and Private Spaces

Within the Civic Centre, the scale and layout of buildings results in all sides of the buildings facing onto the public realm. The formal grid pattern of roads and paths through the area combined with consistent treatments of low boundary walls, plinths and grassed areas around the buildings helps to define public / private space whilst retaining an open perspective to the Civic Centre.

To the front of the semi-detached and terraced Victorian properties boundary walls and railings provide a physical barrier between public and private spaces. However the erosion of boundary definitions is evident throughout the area, particularly to the rear of properties where gardens and walls have been removed to make way for car parking.

At Queen Anne Square, the grand entrance gateway provides a visible barrier between public and private space.

2.4 High Quality Local or Unusual Materials in the Townscape

Portland Stone was rarely used in Cardiff until the construction of City Hall and the Law Courts. Now, more than any other feature, the stone defines the unity and grandeur of the Civic Centre, its buildings and public monuments.

In contrast, Cardiff Castle displays a range of stone. The original Roman blue lias limestone in the Castle walls is separated from the later reconstructed stone walls by a red sandstone outline. The Roman masonry was later used to construct the Norman keep within the castle grounds.

Other significant areas of stone within the vicinity of the castle include the Animal Wall, West Lodge at Castle Street, and the Castle Stables in Bute Park.

Victorian villas located at North Road, Park Place, Park Grove and Museum Place are comprised of red brick or hammer dressed Pennant stone, with bath stone or stucco dressings and slate roofs. Some earlier houses at the southern end of Park Place are faced in stucco.

Houses in Queen Anne Square follow a Neo Georgian style, where Red brick is the main building material.

2.5 High Quality Architectural Detailing

Cardiff Castle and the Civic Centre are both dominant landmarks within the city centre. The first major buildings in the Civic Centre were the results of architectural competitions and the design of these buildings (City Hall and the Law Courts) helped to inform its future development and establish the use of Portland stone in a neo classical style as the dominant and defining feature of the building group. Later buildings, erected from 1958 onwards, make no reference to the classical style, save through the use of a common building height and proportion.

Although Victorian villas at North Road, Park Place, Park Grove and Museum Place vary in style and building materials, they retain a common scale and proportion. Individuality is expressed through the use of a wide range of architectural detailing, including the use of gabled roofs with carved wooden bargeboards, ornate cornices set over pennant stone or painted stucco. Simple or carved stone dressings adorn bays, arches, porches, canopies and colonnades.

Properties at Queen Anne Square follow a Neo-Georgian style. Constructed in red brick with shallow pitched roofs, they have a strong symmetry, with rounded bays flanking central ornate entrances and first floor balconies. While some original detailing has been lost, much of the original character of the development has been retained.

- Bute Park.
- Friary Gardens.
- Alexandra Gardens.
- Fountain at City Hall Lawn.

Aberdare Hall: Brick with terracotta dressings with a strong Jacobean character.

Brick and stone is used to decorative effect around this gabled dormer on Park Place

Gables with bays are common on Park Place. This later brick one uses a crop stepped gable edge.

Fantasy towers and spires piled up on the castle's south west corner.

The City Hall clock tower is richly carved.

Figurative sculpture is an important part of the Civic Centre.

34 Park Place, a bath stone oriel window overlooks Museum Place.

A lead covered turret turns the corner on Park Place.

This maritime group adorns City Hall.

Semi detached houses on North Road.

A bath stone porch on Park Place with pennant stone behind.

Convex projections define the corners of the University Quad.

Metal windows create elegant building details.

A mid 19th C stuccoed bay with decorative finish.

Tall bronze windows lie behind 4 square pillars at the Temple of Peace.

A gothic arched doorway at Park Place.

'Villa Cardiff' inscription at City Hall.

Leaded lights within a stone bay.

2.6 High Quality Hard and Soft Landscaping

- Mature Street Trees and Temporary Planters.
- Pennant Kerbstones.
- 'Sleeping Dragon' Railings Outside Registry Building.
- Statue of John Cory at Gorsedd Gardens.

Soft Landscaping

The Cathays Park Conservation Area benefits from a number of public open spaces, including Bute Park, the Castle Green, Alexandra Gardens, Gorsedd Gardens, Friary Gardens and City Hall Lawn. These areas contain an array of well maintained green spaces, with lawned gardens, colourful flower beds and mature trees. Many of the roads and avenues throughout the area are bordered by wide grass verges, whilst buildings within the Civic Centre are surrounded by well maintained lawned areas.

Street trees are an important part of the area's character. The trees were planted by the Bute Estate prior to the sale of the Civic Centre to the Cardiff Corporation and one of the covenants on the land related to the retention of these trees.

Hard landscaping

There are substantial areas of historic pennant paving and kerb stones in the Conservation Area which add richness to the quality and texture of the streetscapes. It also complements the widespread use of low Pennant sandstone boundary walls. The use of concrete paviours is more common where highway improvements schemes have been undertaken and these do not contribute to the character of the area.

Public artworks are located throughout the area. The incorporation of art on buildings was particularly popular between the late 1800's - early 1900's and the development of the Civic Centre saw artworks form an integral part of building facades throughout the area, including City Hall, the Law Courts and the National Museum. Early freestanding artworks took the form of monuments, commemorative works and statues representing major figures and events from history which also form an important part of the fabric of the Civic Centre. In addition to the historic public artworks, a series of more recent pieces have been incorporated into buildings and public spaces, including a number of wood carvings that are located throughout Bute Park.

3.1 Alterations to Buildings

Issues

- The loss of architectural details such as original windows, balconies and railings has eroded the character and appearance of the Conservation Area in Park Place, Museum Place and Park Grove.
- A number of properties have been extended to the rear. The scale and style of new work is often poorly related to the scale and context of the Victorian terraces and the tight urban grid within which they are placed.
- Commercial parking behind Park Place and Museum Place has resulted in the loss of boundary walls and the scale and rhythm of the early plot layouts.
- The loss of front boundary walls has had a significant impact on the character of the Conservation Area and on the definition of public and private spaces throughout it. Some pennant walls have damaged coping and there is evidence that they may originally have supported railings.
- Some original windows in Queen Anne Square have been lost to double glazed upvc replacements.
- Due to the nature of commercial and community uses in the area, there may be a need to find suitable solutions to improve physical access to some buildings as a requirement of the Disability Discrimination Act.

Enhancement Opportunities

- Alterations to buildings (including those relating to advertisements / fascia details) should be undertaken sensitively in terms of the original design and character of the building. In particular, ground floors and upper storeys should relate well to each other in terms of features, materials and style so that the ground floor level respects the upper storeys and the building is viewed as a whole unit.
- The control of small scale change to houses within Queen Anne Square by the Service of an Article 4[2] Direction would help preserve remaining original windows and protect the open lawns to the front of the properties.
- The development of, and alterations to, buildings should respect adjoining properties, (especially where they form part of a group). Alterations should aim to incorporate high quality materials combined with architectural features and designs that complement the historic buildings and character of the Conservation Area.

- Alterations to Building Facades
- Loss of Original Boundary Walls.
- Loss of Rear Boundary Walls for Car Parking.

- Car Parking Along North Road.
- On Street Parking Along King Edward VII Avenue.
- Statue of Godfrey, First Viscount of Tredegar.
- Entrance to Cathays Railway Station.

- The reinstatement of forecourts, boundary walls and gardens areas should be encouraged as development opportunities arise in order to help restore the original character of the Conservation Area and reduce the visual and physical impact of vehicles parking in former garden areas.

3.2 Public Realm

Issues

- There has been an inconsistent approach to the reinstatement of paving materials. This has resulted in the loss of historic pennant paving / kerbstones and has created a patchwork of tarmac surfaces within the Civic Centre.
- Some street furniture and pedestrian signage is out dated, uncoordinated, poorly located (in places) and can visually and physically clutter the streets.
- The busy vehicle carriageway along Castle Street / Duke Street impacts on the setting of the main entrance into Cardiff Castle and affects pedestrian links to / from surrounding areas.
- The public space outside Cathays Railway Station is understated, contains a variety of paving materials and lacks on street promotion from Park Place.
- Along the western side of North Road, the layout of the footpaths, cycle ways and use of concrete bollards impacts on the character and appearance of the area and the pedestrian environment.
- Commemorative statues located to the south of City Hall Lawn are vulnerable to graffiti and vandalism.
- On Street car parking is a prominent land use within the Civic Centre; however, in some locations it can impact on the setting of entrances into parks and key buildings.
- Some entrances to Bute Park (along North Road) are understated and set back behind areas of car parking.

Enhancement Opportunities

- Public Realm schemes should be of a high quality design that meets modern needs, whilst complementing the areas historic buildings and context.
- The use of high quality street furniture and natural stone paving materials would enhance the historic character and appearance of streets within the city centre.
- To enhance the public space outside Cardiff Castle and improve pedestrian links at the junctions of Queen Street and St Mary Street.
- To enhance the pedestrian environment along the western side of North Road by creating a consistent footpath / cycleway, reducing clutter and improving the boundary treatment to the car park.
- To protect historic statues and deter vandalism, (whilst retaining the statues original character and appearance).

- To enhance the space outside Cathays Station through improved paving, the incorporation of tourist information and improved way marking in the vicinity to promote its location.
- To reduce street clutter throughout the area, remove redundant street furniture and review the siting and location of existing street furniture.
- To improve the setting of entrances into parks and key buildings.
- To promote, enhance and improve the setting of the pedestrian entrances into Bute Park along North Road.

3.3 Movement

Issues

- Existing pedestrian signage within the Conservation Area does not promote routes to some surrounding areas and attractions.
- The underpass located between the Law Court and Cardiff Castle (beneath North Road) is a poorly promoted link between the Civic Centre and Bute Park.
- The routes through Bute Park to Sophia Gardens and to the Bute Park Water Taxi Landing Stage are poorly promoted from within the Civic Centre.
- The layout of the crossing islands at the junction of Park Place and Boulevard de Nantes impact on pedestrian movement between the Civic Centre and Queen Street.

Enhancement Opportunities

- Review the content and location of existing fingerposts and promote routes to surrounding areas and destinations through improved signage and way marking.
- To enhance the appearance of the underpass that links the Civic Centre to Bute Park and increase it's on street promotion.
- Within the Civic Centre, promote Bute Park, its attractions and the links that it provides to surrounding areas such as Sophia Gardens and Cardiff Bay (via water taxi).
- To enhance the crossing facilities at the junction of Boulevard de Nantes and Park Place in order to improve pedestrian links between the Civic Centre and the city centre.

- Crossing Point at Boulevard de Nantes.
- Pedestrian Footpath along North Road.
- Existing Signage within Cathays Park.
- Parking Directly Outside a Main Entrance into Alexandra Gardens.

3.4 Landscaping

Issues

- The mature avenues of street trees along King Edward VII Avenue and Museum Avenue are one of the key features that define the character and identity of the Civic Centre.

- Avenues of Mature Trees.
- Damaged Grass Verges.
- Understated Entrances to Bute Park.
- Disused Listed Public Toilet Building.

- The grass verges along Museum Avenue and King Edward VII Avenue are susceptible to damage by vehicles accessing forecourts and pedestrians walking to parked cars.
- Major events can cause damage to grassed areas in Bute Park, the Civic Centre and City Hall Lawn.

Enhancement Opportunities

- Through tree management and planting programmes, continue to maintain and enhance the avenues of trees along King Edward VII Avenue and Museum Avenue.
- To reinstate and maintain areas of worn or damaged green space throughout the area and investigate opportunities to protect those areas that are susceptible to repeated damage.
- To progress the recommendations of the HLF funded Bute Park Restoration and Development Plan (March 2005 / updated March 2006) and associated maintenance and management plans, including events management plan.
- To prepare and implement a restoration and development plan for the Cathays Park Civic Centre parks in line with the Parks Partnership Programme (2004).

3.5 Local Identity

Issues

- There is limited on street promotion of the historic context of the Civic Centre and its prominent buildings.
- The listed public toilet building at Museum Avenue is derelict and is susceptible to graffiti and vandalism.
- The Dock Feeder Canal along Boulevard de Nantes is hidden behind overgrown foliage and lacks onsite promotion and interpretation.
- The remains of the Blackfriars Friary within Bute Park are vulnerable to damage and lack onsite interpretation.
- Historic walls located along North Road originally formed part of the boundary to Bute Park, but have become isolated between the highway and car parking areas.

Enhancement Opportunities.

- To preserve and enhance the area's historic streetscape features such as pennant paving, street furniture, boundary walls, grass verges and tree lined avenues.

- To improve the public's awareness of the area's built / natural heritage and landmark buildings, through the introduction of interpretative information and onsite signage / tourist information.

- To investigate alternative uses for the disused toilet block at Museum Avenue and opportunities to bring it back into beneficial use.

- To improve the setting / appearance of the Dock Feeder Canal along Boulevard de Nantes through improved management and improve the public's awareness through the introduction of interpretative signage.

- To preserve and enhance the remains of the Blackfriars Friary within Bute Park and improve the public's awareness through the introduction of interpretative signage.

Charles Street

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1.1 Introduction

Charles Street Conservation Area was designated in October 1988, giving recognition to the historic and architectural quality of the southern section of the street, which dates from the 1850's.

Map1: Charles Street Conservation Area Boundary, designated 1988

High Resolution Map

2 character assessment

2.1 A Distinctive Quality of Place

2.1.1 Grouping of Buildings

The Conservation Area is tightly drawn to include the street's early western street frontage and its more fragmented east side. It focuses on two places of worship and former residential properties dating from the mid 19th century. Within it are several distinctive groups of buildings including:

- 31-39 Charles Street, a terrace of four rendered Italianate style 3 storey town houses of mid to late 19th century.
- 55-61 Charles Street and 71 Bridge Street, a mid 19th century two storey terrace of 5 properties of simple classical style. This terminates with a neat corner at Bridge Street.
- 47-53 Charles Street, a late 20th century development.
- 52-62 Charles Street, a three storey mid 19th century terrace of Italianate stucco houses.

To the north of the Conservation Area are St David's Metropolitan Roman Catholic Cathedral and its supporting Cleristry building and Ebeneser Church. Together they create an effective divide between the busy Queen Street shopping street and the quieter ambience of Charles Street to the south.

- 3 Storey townhouses
- Mid 19th Century Terrace.
- Ebeneser Church

2.1.2 Scale

Although the two churches dominate the northern part of the Conservation Area, the predominant building scale is defined by the street's terraces of 2 or 3 storey Victorian town houses.

Though not substantial, there is a variety in building height on the west side of the street. The vertical emphasis of each unit within the terrace remains as the dominant and binding feature of the historic groups.

There are two substantial new commercial buildings to the south of the street. The Job Centre, which lies outside the conservation area, and a block built in the late 1990's which steps forward of the established building line.

2.1.3 Rhythm

There is a well defined rhythm to the historic blocks of terraces on Charles Street which is accentuated by uniform plot widths, building height and the use of raised and moulded string courses and parapets. The repetitive classical detailing enhances the composition of each building and creates a vertical emphasis for each early terrace. As a whole, they offer a rare glimpse of Cardiff's character prior to its expansion at the end of the 19th century.

2.1.4 Patterns of Use

Charles Street was originally developed as housing leading from Crockherbtown (now Queen Street) south towards Bridge Street. Records from the 1870's onwards show an increasing presence of business uses and the loss of some northern houses as properties on Queen Street expanded. No private residences remain in the Conservation Area today, the predominant uses now being offices, shops, bars, clubs and restaurants.

The two churches and the Friends Meeting House are an important part of the city centre community: St. David's is the predominant Roman Catholic Cathedral in Wales; Ebeneser Church and Hall are now used for community projects and meetings.

The main physical changes resulting from the street's changed use and character include extensions to the rear of some properties and the removal of boundaries and transformation of gardens for private parking.

2.1.5 Views and Vistas

The most important view from the Conservation Area looks north to Queen Street. It is framed by the churches as they link into Church Place and St. David's Centre.

The terraces to either side of the street have a vertical emphasis. This is broken only by the contemporary commercial buildings to the south and by the Friends Meeting House and its enclosing garden.

2.1.6 Movement

Whilst Charles Street is an important pedestrian route to Queen Street, it is no longer a vehicular through road to it, with traffic terminating at a turning head level with Church Place. However, Charles Street is still used for some parking, deliveries and access to Wesley Lane and Church Place. Charles Street provides a pedestrian route from Queen Street to the area south of Bridge Street, to St David's Centre and to St David's Phase 2 (SD2).

The Charles Street area forms part of a potential east – west route across the city centre, leading from Hayes Island in the west to Queen Street Station in the east. However, the poor quality of the road / pavement layout to the side and rear of Ebeneser Church impact on legibility and the consistent layout of the semi detached villas along Churchill Way currently prevents pedestrian access.

Map 2: Movement

High Resolution Map

2.2 The Presence of Landmark Buildings

The two listed churches are the only landmark buildings in this Conservation Area. These are Ebeneser Church/Chapel and the St David Roman Catholic Cathedral.

- St David's Cathedral.
- Society of Friends Meeting House.
- View east towards Churchill Way.
- View North along Church Street

Ebeneser Chapel, School Room and Boundary Wall (29 Charles Street)

Designed by R. G. Thomas of Newport, Ebeneser Chapel was opened in 1855. It is built in a Gothic style and faced in multi-coloured rubble with Bathstone dressings and details. The building is notable for its arched buttresses at ground level and the impressive wrought iron decorative hinges on its doors. The School House to the rear and its enclosing boundary wall are built in a similar style. The grassy banks within which the church is set create an attractive setting for the church, its colourful stonework and supporting buttresses.

St. David's Roman Catholic Cathedral (36 Charles Street)

This was built in 1884-1887 by the younger Pugin of Pugin & Pugin Architects as an Roman Catholic parish church. It was raised to cathedral status in 1920. It is constructed in rock faced Pennant with red sandstone dressings . It's towers and turrets were re-designed following bomb damage, the copper tower replacing the former bellcote. The stonework is crisp and of a high quality but has a sombre presence in the street scene.

2.3 Hierarchies of Public and Private Spaces

Public and private space is well defined to the fronts of buildings where walls and railings enclose courtyards and basement areas.

Although some sets of railings and walls are original, many have been lost or replaced; in the case of replacement some as part of an enhancement scheme undertaken in the 1980's. To the rear, pressure for parking has resulted in the erosion of some boundaries, the loss of back gardens and the creation of vehicle access to Church Place and Wesley Lane.

2.4 High Quality Local or Unusual Materials in the Townscape

Charles Street is one of the few areas within the city centre which retains mid 19th century houses built in a simple Italianate style. The street's stuccoed building frontages are an important part of the area's special character and are an attractive reminder of the city's early history. Most are well maintained despite the addition of a number of poorly designed signs and shops fronts. There are a few later additions to the street: The Friend's Meeting House was built in 1888 and is faced in rock faced pennant in a gothic style. A later commercial development lies to the south. This is faced in a yellow brick and has a heavy upper 'mansard' roof with applied classical detailing to doors, bays and windows. Its bulk and heavy roof line lack the scale and articulation of the terraces to either side.

2.5 High Quality Architectural Detailing

Charles Street is one of the city's earliest streets and holds a substantial number of attractive groups of mid 19th century houses. They are mainly built in brick and have a stuccoed render finish with shallow slate roofs set behind the decorated parapets. Whilst each town house or group is unique, they share many common features of a simple classical or Italianate style. They include bracketed cornices, wrought iron balconies and railings and raised mouldings and architraves around doors and windows. Most windows are of sliding sash and are protected with bracketed cornices or hood moulds. Some retain tripartite Venetian windows with raised mouldings around them.

There has been a restrained approach to colour in the street and most houses are painted in pastel shades. The most substantial change to buildings has occurred at ground floor. Here a number of windows have been replaced with shop fronts or window displays and signage.

The distinctive Friends Meeting House is built in rock faced pennant in a gothic style and is complemented by bath stone dressings and bays holding sliding sash windows.

42 Charles Street is of a later date and is unusual in the street in that it is faced in brick and runs the entire length of the plot.

Rendered building with painted stucco detailing and sliding sash windows.

First floor 12 pane sash window with stucco architrave.

A tripartite Venetian window.

Windows in an Italian style with deep bracket cornice and banded pilasters.

Wrought iron balcony across three door windows under bracketed cornices.

Open porch with quatrefoil banding and columns with annulets and foliage capitals.

Bracketed cornice above window.

Convex iron frontal across first floor window.

Iron railings at front of property.

2.6 High Quality Hard and Soft Landscaping

Hard Landscaping

The Street has been the subject of partial pedestrianisation.Within the Conservation Area traditional paving has been replaced with manmade, late twentieth century surface materials which are tired in appearance, the latter point highlighted by two recent public realm enhancement schemes immediately adjoining the Conservation Area both of which incorporate the use of natural materials.

Rear lanes are in poor condition with cobbles covered with/patched with tarmac.

Trees and Soft Landscaping

Trees have been introduced to the streetscape and provide a significant improvement to the environmental quality of the street.

The garden surrounding the Friends Meeting house adds to the informality of this detached property and provides a welcome break within the formal street scene, as do the grassed banks of Ebeneser Church.

- Standard Paviours along Charles Street.
- New paving at Cathedral Walk.
- Trees contribute to the character of the area.
- Green space around Ebeneser Church.

3.1 Alterations to Buildings

Issues

- The loss of architectural detailing such as original windows, balconies and railings and inappropriate alterations have eroded the character and appearance of historic buildings and parts of the Conservation Area.
- The loss of front boundary treatments has had a significant impact on the character of the Conservation Area and on the definition of public and private spaces.
- Commercial uses create a demand for signage to promote their presence; however, poorly designed signage can have a negative impact on the character and appearance of the building and the Conservation Area.
- Due to the nature of commercial and community uses in the area, there may be a need to improve physical access to some buildings as a requirement of the Disability Discrimination Act. In respect of 'Listed' Buildings especially, this will have to be considered against what is 'reasonable' in terms of access improvement and the impact of any necessary intervention on the architectural merit of the building.

- Altered ground floor frontage.
- Dominant banners and window displays.
- Original building façade

Enhancement Opportunities

- Ensure that alterations to buildings (including those relating to advertisements / fascia details) are undertaken sensitively to respect the original design and character of the building. In particular, ensuring that ground floors and upper storeys relate well to each other in terms of proportion, features, and use of sensitive materials so that the ground floor level respects the upper storeys and the building is viewed as a whole unit.
- Ensure that development / alterations to buildings respect adjoining properties, (especially where they form part of a group), and the historic context of the Conservation Area.
- Ensure that any alterations incorporate high quality materials combined with high quality architectural features and designs that complement the historic buildings and character of the Conservation Area.
- Ensure that original features of historic buildings are sensitively maintained, cleaned and restored to protect and enhance the character of the Conservation Area.
- Seek to retain and enhance the historic character of the street and the definition of public and private spaces through the retention and reinstatement of high quality forecourt boundaries.
- Review design guidance on shop fronts and building signage, particularly commercial signage, to protect the special character of the area.

- Ensure physical access into historic buildings is achieved without damaging their architectural integrity or the appearance of the Conservation Area.

3.2 Public Realm

Issues

- There is an inconsistent approach to the maintenance of the public realm with a loss of the Conservation Area's historic paving.
- The poor quality of the pavements and road to the side of Ebeneser Church does not contribute to the setting of the historic buildings or the character of the Conservation Area.
- There is scope for improvement of the public realm to enhance both pedestrian linkages to St David's Centre Phase 2 and Bridge Street and the area's historic context.
- The presence of on street parking and associated congestion detracts from the area's historic character.
- Wesley lane is in a poor condition with setts/cobbled surfaces patched or covered with other materials.

Enhancement Opportunities

- Maintain a high quality approach to the design of public realm schemes so that they meet modern needs whilst complementing the area's historic buildings and context.
- Encourage the use of high quality street furniture and natural paving materials, such as pennant paving, that contribute to and respect the character of the Conservation Area, its historic context and listed buildings. In the case of rear lanes, recognise the significance of original setts/cobbles and plan for their retention.
- Seek to enhance areas of the public realm that are tired in appearance / detract from the character of the Conservation Area.
- Ensure any new street furniture (including signage) complements and is appropriate to the architecture and setting of the Conservation Area.
- Seek to remove any redundant and superfluous street furniture (including signage) and review the siting and location of existing street furniture.
- Seek to ensure that any street furniture (including signage) does not visually compete with the built form and street views.
- Seek to enhance the public realm to create an improved pedestrian link to St David's Centre Phase 2 and to redefine the historical context of the area.
- Seek to enhance the public realm at the street's junction with Bridge Street to improve pedestrian priority, enhance views and aid legibility.
- Seek to retain and enhance the historic character of the street through reducing the impact of vehicles using the area.

- Entrance canopy.
- Existing road materials.
- Paving lacks character.
- Road to the side of Ebeneser Church.

- Paving enhancements along Cathedral Walk.
- Pedestrian Signage at Queen Street.
- Historic Pennant Paving at Windsor Place.
- Public realm to the side of Ebeneser Church.

3.3 Movement

Issues

- There is limited signage promoting links to surrounding areas and attractions.
- Pedestrian movement is not helped by poor east – west links to surrounding areas such as Churchill Way.

Enhancement Opportunities

- Review the content and location of any existing signage and promote linkages to surrounding areas and destinations through improved signage and way marking.
- Seek to improve pedestrian links between Charles Street and Churchill Way and vehicular access to the rear of properties along Church Place and Wesley Lane.

3.4 Local Identity

Issues

- There is a lack of on-street promotion of the area's historic context.
- The area's architecturally interesting buildings are not always maximised to their full potential in terms of their contribution to the public realm.

Enhancement Opportunities

- Seek to improve public awareness of the area's heritage and listed buildings through the introduction and upgrading of on-site signage and tourist information.
- Consider the illumination of landmark buildings and terraces of architectural importance to define entrances into the area and to strengthen the special identity of the Conservation Area, whilst emphasising the links between areas.

3.5 Views

Issues

- The area contains a number of landmark buildings; however, poor streetscape and waiting or parked cars mar key views of these buildings.

Enhancement Opportunities

- Seek to maximise existing views of the historic terraces and landmark buildings to the north.

3.6 Landscaping

Issues

- Street trees and the grassed / garden areas of Ebeneser Church and the Friends Meeting House provide the area's only soft landscaping.

Enhancement Opportunities

- Continue the programme for street tree maintenance, where necessary replanting trees, and encourage retention of private green spaces.

Churchill Way

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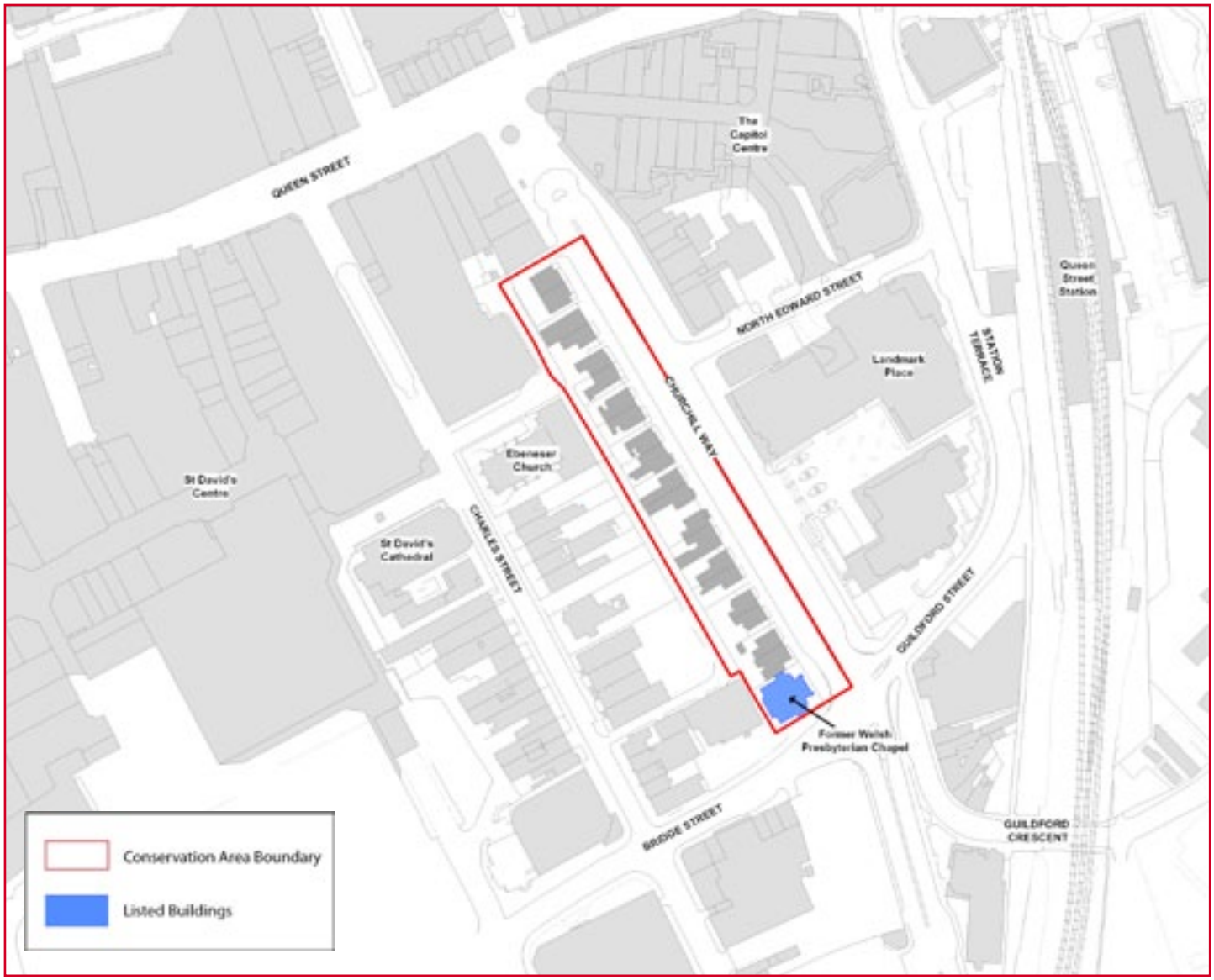
1.1 Introduction

Churchill Way Conservation Area was designated on 27th November 1991, giving recognition to its historical and architectural quality in the face of increasing pressure for redevelopment in the area.

Map 1: Churchill Way Conservation Area Boundary, designated 1991



High Resolution Map

2.1 A Distinctive Quality of Place

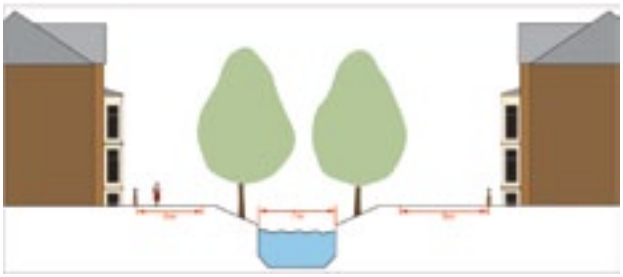
2.1.1 Grouping of Buildings

Ten pairs of Victorian villas create a distinctive street frontage which is visually anchored by the former Chapel at the area's southern extremity. Originally in domestic use, the houses have remained largely unaltered despite conversion to business uses. They maintain a consistency of scale, rhythm and materials with a common architectural style.

2.1.2 Scale

Building scale in the Conservation Area is dominated by the 3 storey Victorian villas and the more imposing Chapel at the street's southern boundary.

The scale of Churchill Way (some 33m wide) creates an imposing open streetscape. The former layout was dramatically different, with the open water of the East Bute Dock Feeder and its associated iron railings and planting running north to south along the length of the street. The present form of the street with two carriageways, parking areas and a central reservation has been in place since 1949 and forms an important and significant part of the City Centre streetscape.



Churchill Way, Circa 1948

Churchill Way, Circa 2008

2.1.3 Rhythm

The well defined rhythm of development within the Conservation Area is created largely by the similar sized plots of the initial layout and the form and position of the buildings, with only a slight variation at the north end. This rhythm is reinforced by the near regular placement of doors and windows in the villa façades. They differ only slightly in their principal features despite their design by a number of independent architects. The landmark chapel's vertical detailing provides a strong terminus for the street's vistas and is linked to the other properties by the use of similar materials and stylistic elements.

2.1.4 Patterns of Use

Whilst this area was originally developed as high status housing, records from 1888 onwards show an increasing presence of business uses, including warehousing, stockrooms, shops and by the 1920's, offices. The trend has continued and none of the buildings are now in use as private residences, the predominant businesses being offices, beauty and hair stylists and restaurants. The chapel itself was converted into offices in 1981, though at present is unoccupied.

The main physical changes resulting from the office uses include substantial extensions to the rear of some properties and the removal of rear boundaries for private business parking. In recent years unsympathetic side extensions to a number of buildings have undermined the integrity of the semi-detached villas as freestanding buildings.

Other key uses of the area are on street vehicle parking, which significantly influences the appearance of the area, vehicular carriageway and pedestrian access, along noticeably wide pavements.

2.1.5 Views and Vistas

Important views within and from the Conservation Area include the view north to the listed Park Hotel on Queen Street and the view south to the former Welsh Presbyterian Chapel.

Views along the street highlight the stark contrast in the scale and character of the properties on the east and west side of Churchill Way.

- (1 & 2) Semi detached villas along Churchill Way.
- Former Welsh Presbyterian Chapel at the southern end of Churchill Way.
- View North along Churchill Way.

2.1.6 Movement

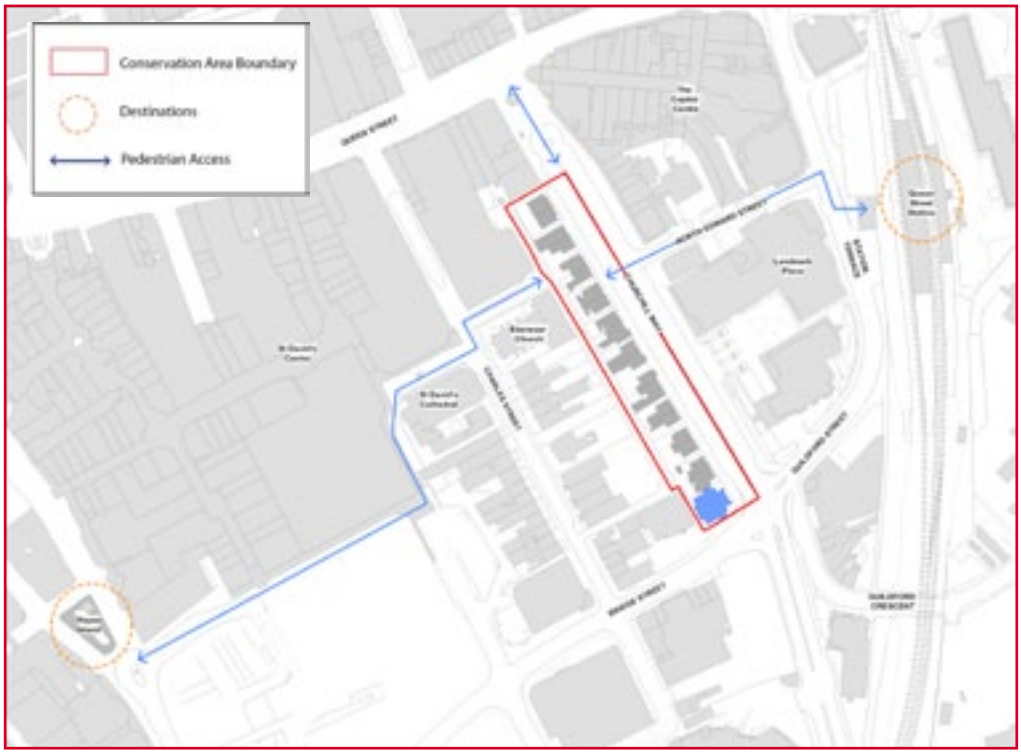
Whilst remaining a significant pedestrian route to Queen Street, Churchill Way can no longer be described as a major through road for vehicles; since the pedestrianisation of Queen Street in the 1970's, its vehicular carriageway terminates at a turning circle enclosed by bus stops and much of it is given over to on street parking. However, it does provide significant access to the entrance to the Capitol Centre car park along North Edward Street.

Whilst pedestrian movement is relatively easy with wide, if slightly cluttered, pavements, the layout of plots prevents any east-west pedestrian movement between Charles Street and Churchill Way.

- Bus Stops at the Northern end of Churchill Way.
- Footpath along Churchill Way.
- On street parking along Churchill Way.
- Layout of plots prevents pedestrian movement between Charles Street and Churchill Way

Map 2: Movement

High Resolution Map



2.2 The Presence of Landmark Buildings

The former Welsh Presbyterian Chapel and the row of villas are landmarks within the Conservation Area. To the north of the Conservation Area the Park Hotel is a landmark building and focal feature.

The Former Welsh Presbyterian Chapel (46 Churchill Way)

Built 1877 by architect Henry C. Harris as a Welsh Calvinistic Methodist Chapel in an Early French Gothic style, showing strong influences from the architect Williams Burges.

(46 Churchill Way continued)

The architect has used Pennant stone in a French gothic style; towers, turrets and decorative stair towers rise above a basement area.

Victorian Villas, 6 - 44 Churchill Way (Evens)

Houses are faced in Pennant stone, patterned by Bath stone dressings in bays, gables and arched doorways.

Park Hotel, Park Place / Queen St

Building dated 1884 featuring Forest of Dean sandstone (ground floor) and Pennant sandstone, Bath stone and terracotta (above). Listed as a well preserved French Renaissance style hotel by leading local architects. Of note: pavilion roof and decorative detail.

- Forecourt boundary railings.
- Loss of boundary walls to the rear.
- Modern signage and canopies.
- Steps and railings that are out of character with the property.

2.3 Hierarchies of Public and Private Spaces

To the front of the villas, boundary walls and railings provide a physical barrier between the public and private realms. However, the erosion of boundary definitions is evident to the front and rear of properties throughout the Conservation Area and many back gardens have been opened up to gain parking and access onto Church Place and Wesley Lane.

2.4 High Quality Local or Unusual Materials in the Townscape

Buildings are largely constructed of Pennant and Bath stone; however, some architectural details/features use other materials such as red brick and tiles. Whilst not necessarily unusual, these materials are used effectively through architectural detailing and design.

2.5 High Quality Architectural Detailing

Houses on Churchill Way are faced in hammer dressed Pennant stone, partnered by Bath stone dressings with canted bays, gothic style arches and gabled roofs. Whilst the overall style is the same between pairs, there are variations in the combination of architectural elements and detailing, especially on porches, gables and window bays.

Whilst signage, extensions and alterations to boundary treatments have altered over time they have not until recently undermined the overall consistency of the group. Some modern signage on buildings and at street level is inappropriate to the style of building and creates an impression of unnecessary clutter.

The street frontages (steps and forecourts) of some properties have been effectively restored with appropriate tiling and replacement railings. Others are in a very poor state of repair; some front steps have lost their original balustrades and are often resurfaced in inappropriate period tiles or materials such as black slate. Security cages over some basement windows also detract from the quality of the townscape.

2.6 High Quality Hard and Soft Landscaping

Hard Landscaping

Paving materials within the area are late twentieth century and mixed in style. Street furniture such as bus stops, litter bins and cycle stands contrast with the Conservation Area's character and in places combine to create a high level of street clutter.

Rear lanes are in poor condition with cobbles covered with / patched with tarmac.

Trees and Soft Landscaping

Soft landscaping within the Conservation Area is limited to floral displays along the central reservation of Churchill Way. Trees were an original feature of the dock feeder embankment along Pembroke Terrace but were removed in 1947 when work began on the culvert to create Churchill Way.

Many houses retain decorative stonework with a gothic influence.

Bathstone bays with decorative panels.

Painted Bathstone and hammer dressed Pennant stone.

Carved Bathstone pillars support arched doorways.

A Gothic revival Lancet style dormer window.

A modern restoration of tiled steps to a paired porch area.

A door lintel, supported by capitals with decorative stonework above.

Window bay with Victorian appliqué decorative tile work.

Double dormer with Bathstone and red brick decorations.

3.1 Alterations to Buildings

Issues

- Infill development between villas has had a detrimental impact on the understanding of the buildings as semi-detached pairs and results in a terracing effect which alters the character of the Conservation Area.
- The loss of architectural detailing, such as original windows, doors and front steps, and inappropriate alterations have eroded the character and appearance of historic buildings and the Conservation Area.
- A number of properties have been extended to the rear. The scale and style of new work is often poorly related to the scale and context of the Victorian villas and the tight urban grid within which they are placed.
- Commercial parking behind the villas has resulted in the loss of boundary walls and the scale and rhythm of the early plot layouts.
- The loss of front boundary walls and railings has had a significant impact on the character of the Conservation Area and on the definition of public and private spaces along the length of the street.
- Commercial uses create a demand for signage to promote their presence; however poorly designed and overly dominant signage has had a negative impact on the character and appearance of the buildings and on the Conservation Area.
- Due to the nature of commercial uses in the area, there may be a need to improve physical access to some buildings as a requirement of the Disability Discrimination Act. In respect of 'Listed' Buildings especially, this will have to be considered against what is 'reasonable' in terms of access improvement and the impact of any necessary intervention on the architectural merit of the building.

Opportunities

- Ensure that alterations to buildings (including those relating to advertisements / fascia details) are undertaken sensitively to respect the original design and character of the building. In particular, ensuring that ground floors and upper storeys relate well to each other in terms of proportion, features, and use of sensitive materials so that the ground floor level respects the upper storeys and the building is viewed as a whole unit.
- Ensure that development / alterations to buildings respect adjoining properties (especially where they form part of a group) and the historic context of the Conservation Area.

- Infill development between villas.
- Variety of forecourt boundary treatments.
- Loss of original detailing.

- Ensure that any alterations incorporate high quality materials combined with high quality architectural features and designs that complement the historic buildings and character of the Conservation Area.
- Ensure that original features of historic buildings are sensitively maintained, cleaned and restored to protect and enhance the character of the Conservation Area.
- Seek the retention and reinstatement of original details to buildings including: front steps, doors, windows, boundary walls / railings and enclosures.
- Seek to remove unsightly additions including: fire escapes, rear extensions, fascia and projecting signage as opportunities arise.
- Seek to retain and enhance the historic character of the street and the definition of public and private spaces through the retention and reinstatement of stone boundary walls and railings to the street frontage and to rear lanes.
- Review design guidance on shop fronts and building signage, particularly commercial signage, to protect the special character of the area.
- Ensure physical access into historic buildings is achieved without damaging their architectural integrity or the appearance of the Conservation Area.

3.2 Public Realm

Issues

- The use of standard paviours along the pavement does not promote or enhance the character of the Conservation Area.
- Wesley lane is in a poor condition with setts/cobbled surfaces patched or covered with other materials.
- Street furniture and signage is uncoordinated, poorly located and visually clutters the street.
- Car parking impacts on the character and appearance of the Conservation Area through the continuous presence of vehicles along the length of the street.
- The layout of car parking bays results in vehicles encroaching on the pavement.
- Scope exists for enhancement of the centre of Churchill Way. Design of the public realm makes little/no reference to the culverted dock feeder along the centre of Churchill Way.

Opportunities

- Maintain a high quality approach to the design of public realm schemes so that they meet modern needs whilst complementing the area's historic buildings and context.

- Existing public realm along Churchill Way.
- On street parking throughout the area.
- No promotion of the path of the dock feeder.
- Pedestrian Signage at Queen Street.

- Historic Pennant Paving at Windsor Place.
- New paving at Cathedral Walk.
- Public realm to the side of Ebeneser Church.
- The area lacks permanent 'greenery'.

- Encourage the use of high quality street furniture and natural paving materials, such as pennant paving, that contribute to and respect the character of the Conservation Area, its historic context and listed building. In the case of rear lanes, recognise the significance of original setts/cobbles and plan for their retention.
- Seek to enhance areas of the public realm that detract from the character of the Conservation Area.
- Ensure new street furniture (including signage) complements and is appropriate to the architecture and setting of the Conservation Area.
- To reduce street clutter, remove any redundant and superfluous street furniture (including signage) and review the siting and location of existing street furniture.
- Seek to ensure that any street furniture (including signage) does not visually compete with the built form and street views.
- Investigate opportunities to reduce the physical and visual impact of vehicles parking along Churchill Way.
- Investigate opportunities to enhance the centre of Churchill Way. Where opportunities occur, encourage the incorporation of reference to the dock feeder.

3.3 Movement

Issues

- There is limited signage promoting links to surrounding areas and attractions.
- The consistent layout of building plots prevents pedestrian movement between Churchill Way and Charles Street.

Opportunities

- Review the content and location of any existing signage and promote linkages to surrounding areas and destinations through improved signage and way marking.
- Investigate opportunities to create a route between Charles Street and Churchill Way to improve east-west pedestrian links across the city.

3.4 Local Identity

Issues

- There is a lack of on-street promotion of the area's historic context and the path of the former dock feeder canal.

Opportunities

- Seek to improve public awareness of the area's heritage through the introduction of on-site signage, interpretation and tourist information.

3.5 Landscaping

Issues

- The area lacks permanent greenery.

Opportunities

- Investigate opportunities for tree planting.

3.6 Views

Issues

- There is a stark contrast in the scale and character of the properties on the east and west side of the road.

Opportunities

- A more robust approach to street tree planting through the widening of pavements could offset the impact of the high rise developments on the east side of Churchill way and contribute to the 'greening' of the street throughout the year.

Queen Street

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3.1 Alterations to Buildings
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3.4 Landscaping
3.5 Local Identity
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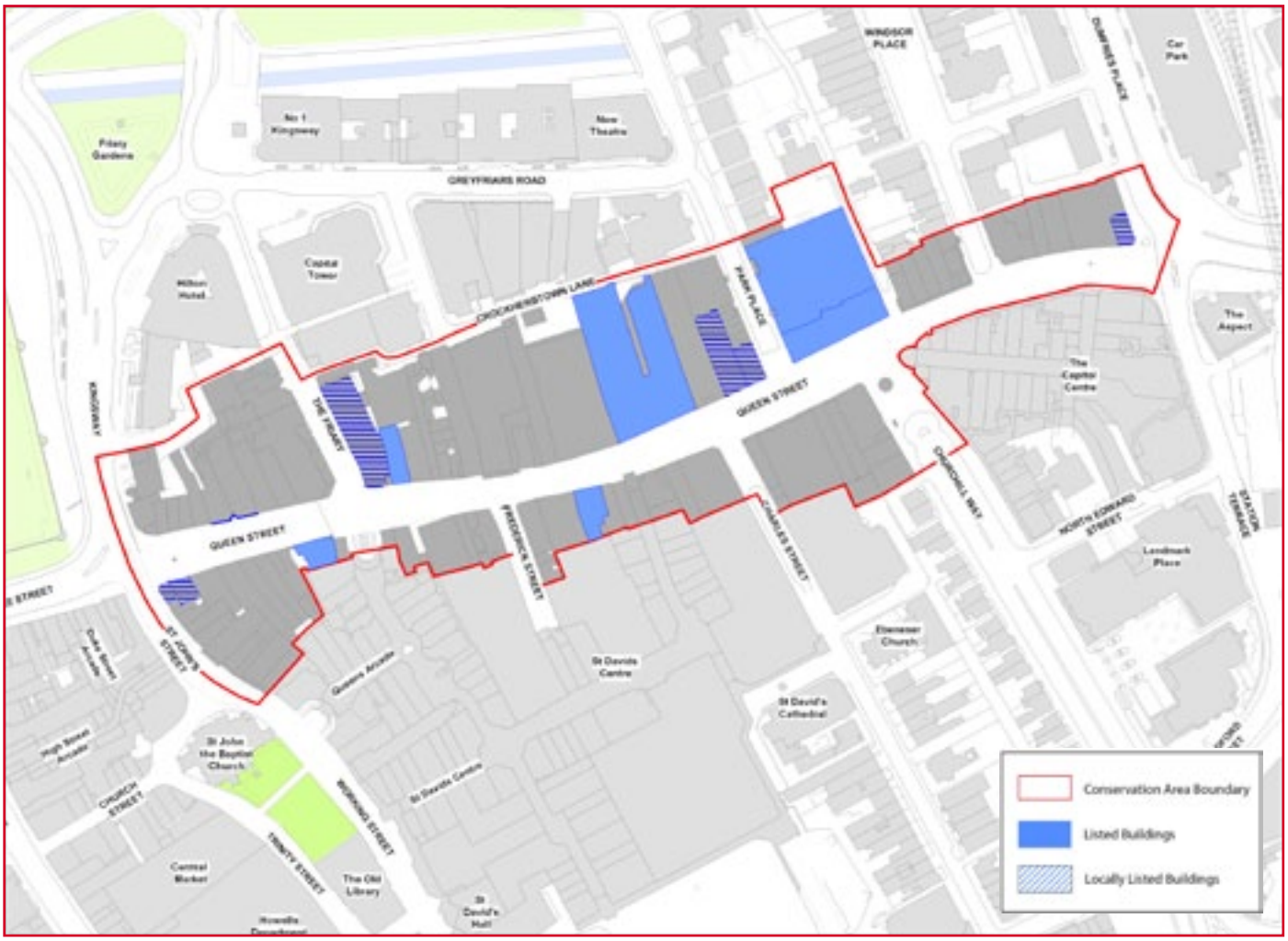
1.1 Introduction

Queen Street Conservation Area was designated in 1992, giving recognition to its historical and architectural quality.

Map 1: Queen Street Conservation Area Boundary, designated 1992



High Resolution Map

2 character assessment

2.1 A Distinctive Quality of Place

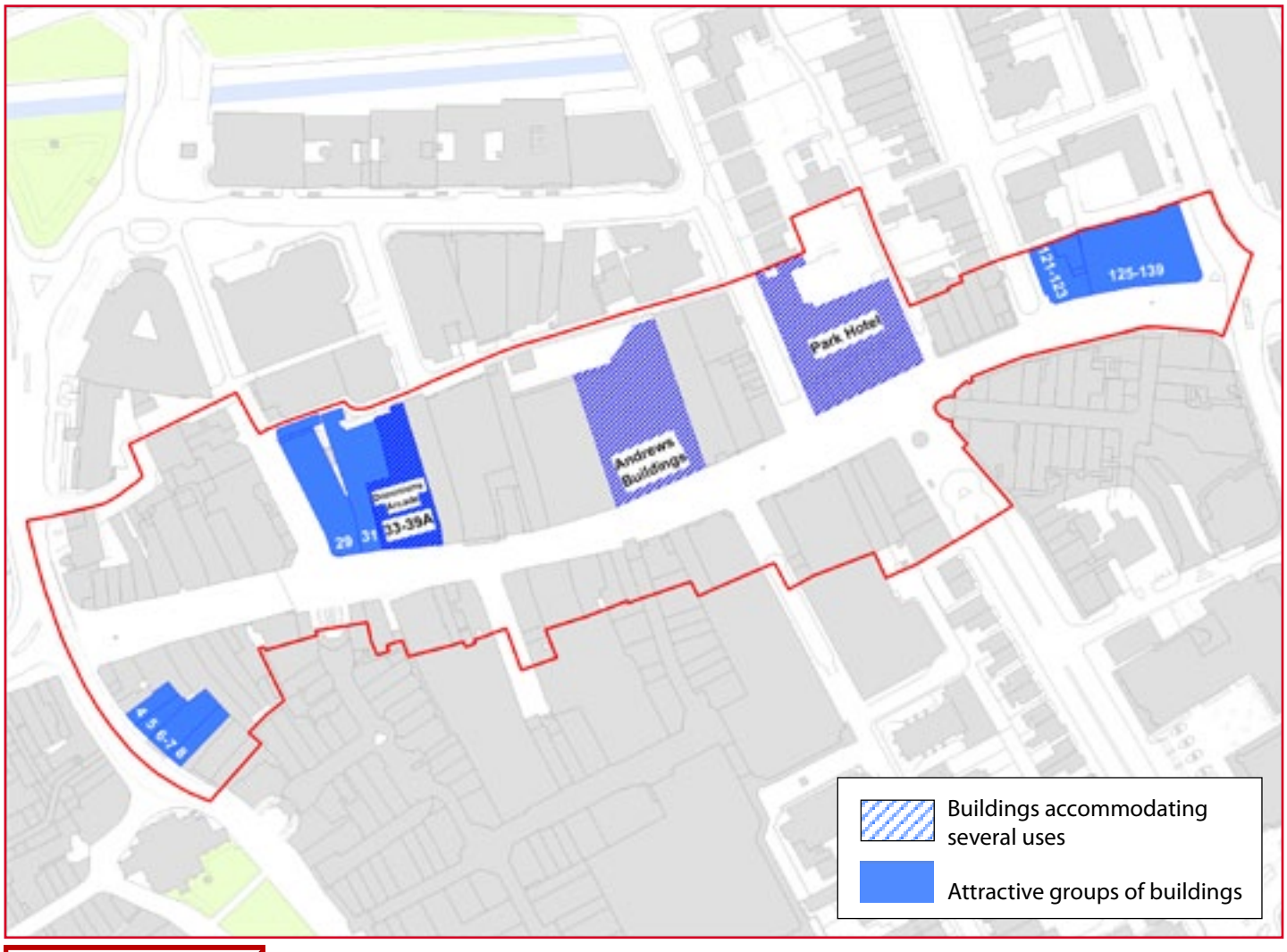
Queen Street is the principal shopping street in Cardiff with buildings fronting onto it and numerous side streets forming access points along its length. Plot depth and width is diverse as is building appearance with each building being individually designed. Buildings open directly onto Queen Street and as such have a strong relationship with its public realm.

2.1.1 Grouping of Buildings

There are some buildings, such as Dominions Arcade, Andrews Buildings and the Park Hotel, that have been designed to accommodate several businesses. These buildings feature a number of individual frontages yet are unified by the building's overall design, particularly at upper storey level.

There are also several buildings whose features complement adjoining buildings to make an interesting group: 4-8 St John Street; 29–39a Queen Street and
121-139 Queen Street.

Map 2: Grouping of Buildings



High Resolution Map

2.1.2 Scale

The scale of Queen Street, its buildings and public realm, is substantial. Building height typically varies between 3 and 5 storeys, with plot width being generally well proportioned to height, though to the far west of Queen Street (south side only) and in St John Street, the plot widths noticeably relate to the historical burgage layout.

On the north side of Queen Street buildings tend to be more imposing in scale than those on the south side, being generally taller and on wider plots. Generally buildings with the most impact are those with the greatest scale, that is those with both significant height and length of frontage, such as the Park Hotel and Andrews Buildings.

The public realm of Queen Street is substantial due to its width and length. The buildings that line it provide a strong sense of enclosure with the impact of their height offset by the street's breadth. Like its buildings, the scale of Queen Street's public realm forms part of the Conservation Area's character.

The majority of side streets within the Conservation Area are generally bounded by the sides of buildings fronting Queen Street. Where these streets are narrower than Queen Street, buildings provide a greater sense of enclosure.

2.1.3 Patterns of Use

Queen Street is a commercial area, dominated by shops interspersed primarily with places to eat, financial institutions and a hotel. Apart from commercial buildings, their associated servicing areas and some small areas of private car parking, the remaining land use is highway, the majority of which is pedestrianised with only a small element (side streets) comprising carriageway for vehicles.

Public art is found within the Conservation Area including four statues and a large frieze. A line of black paving denotes the former location of the town wall.

Throughout the year Queen Street is used by pedlars and street entertainers; areas are used for promotional displays and small fairground style rides, whilst the Friary is occasionally used for market style stalls and a fruit stall is located at the junction with Park Lane. The junction of Queen Street and Churchill Way is used for larger scale rides and seasonal events.

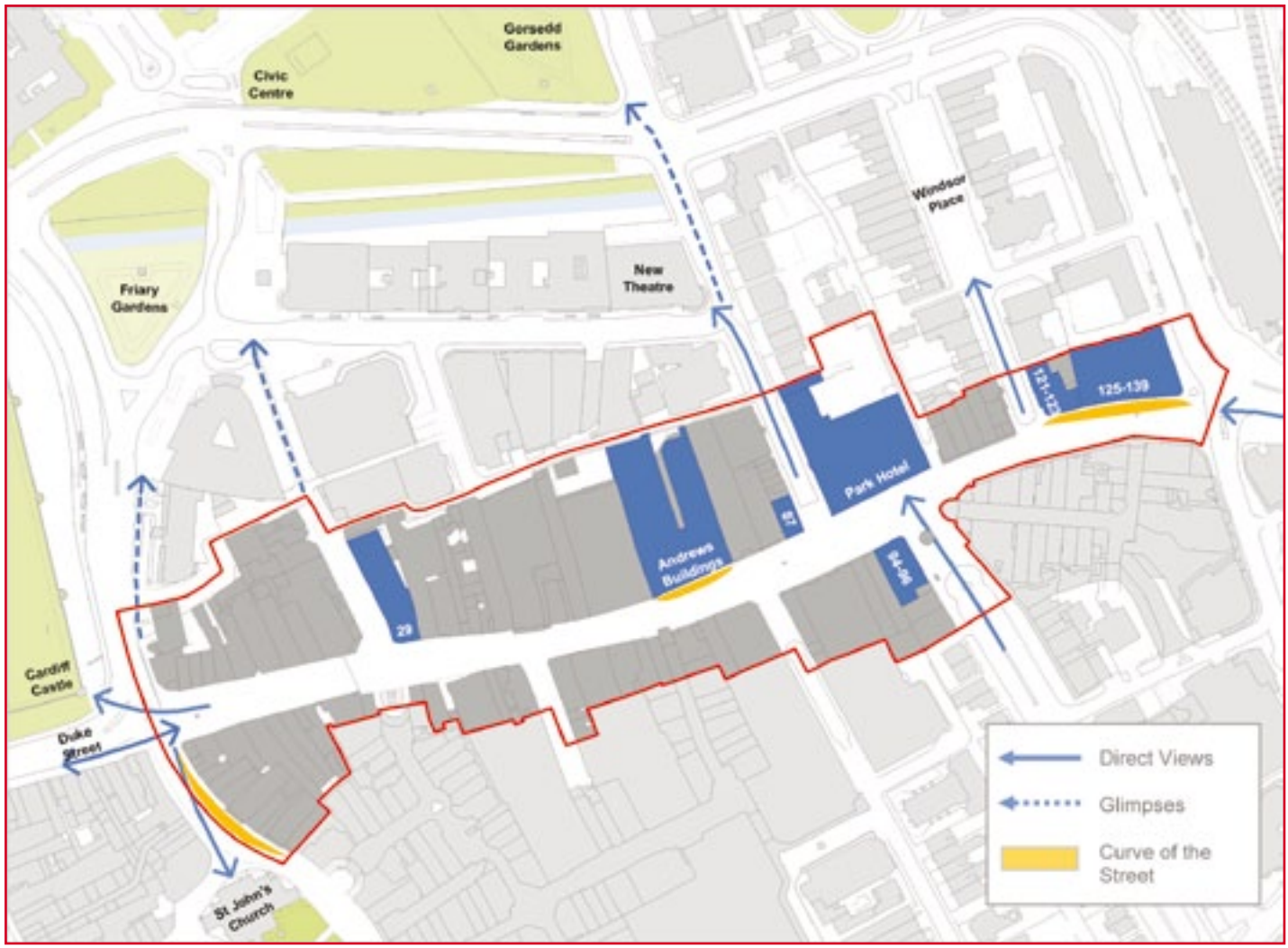
- Building heights and enclosure of the street.
- Queen Street public realm.
- Side Street (The Friary).
- Burgage plots (St Johns Street)

2.1.4 Views and Vistas

The slight meander and fluctuating width of Queen Street creates ever changing views along its length. Whilst trees obscure these views at times, several historic buildings stand out. These buildings are either located on corner plots or have a building line which follows the curve of the street. They are: Principality Buildings (29 Queen Street), Andrews Buildings, 87 Queen Street, The Park Hotel, 94-96 Queen Street, 121-123 Queen Street, and 125-139 Queen Street.

There are several important views and glimpses into and out of the Conservation Area. These include clear views of: The Park Hotel; The New Theatre; Cardiff Castle; St John's Church; Duke Street (which has retained its historic burgage pattern), glimpses of the Civic Centre, Gorsedd Gardens and Friary Gardens and views of Queen Street from Dumfries Place and Duke Street.

Map 3: Views and Vistas



High Resolution Map

2.1.5 Movement

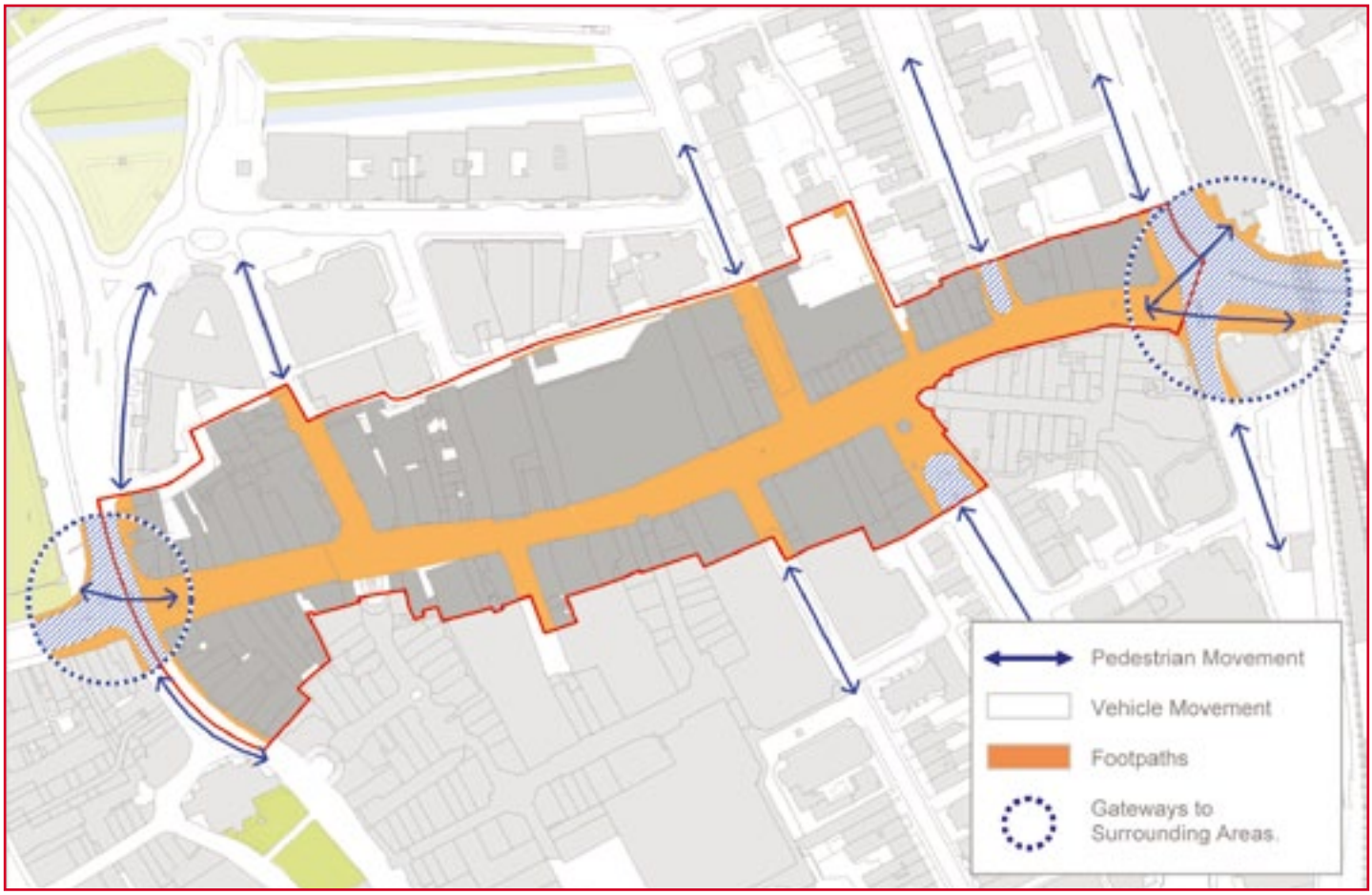
There is a high level of movement within the Conservation Area, the majority of which is pedestrian. Most of the highway is formally pedestrianised, though vehicular access for deliveries, cleansing and emergency services remains. As certain vehicles are permitted within pedestrianised areas there is potential for user conflict.

Physical barriers, such as granite blocks and bollards, prevent vehicle entry to pedestrianised areas; however, these can act as obstacles to pedestrian flow, as can the location of street furniture within the area.

There are areas of vehicular carriageway along side streets and it is noted that vehicles often semi-park on pavements and park / wait in turning heads and on double yellow lines. This can give rise to conflicts between users and restricts traffic circulation.

Dumfries Place and Kingsway are main vehicular traffic routes around the city centre; however they are also key access points into Queen Street for pedestrians. Crossing provision is poor and the pedestrian is subservient to vehicles at these points.

Map 4: Movement



High Resolution Map

2.2 The Presence of Landmark Buildings

For the purpose of this appraisal, a landmark building is one which has significant social and historic links with the development of the area, which is unique within its setting and which contributes positively to the character of the area.

Whilst many buildings within the Conservation Area can be identified as having these qualities to some degree, several buildings exhibit them to a greater degree than others; it is these buildings that have been identified as Landmark Buildings and are briefly described below. These structures are generally of the highest architectural quality within the Conservation Area.

Map 5: Landmark Buildings

High Resolution Map

2 Queen St:

A locally listed prominent corner building of Portland stone: Of note: its decorative stonework on the corner flank.

4-6 Queen St:

A locally listed stone faced Art Deco building. Of note: a large central window to each level, stepped roofline, decorative detail.

Frontage of 11-13 Queen St:

Interwar building of Portland stone listed as a fine classical department store front. Of note: columns and stone detailing.

Queen Street Chambers 24-26 Queen St:

Built in 1878 of Portland stone and stucco and listed as a striking example of Venetian Gothic architecture. Of note: moulded ornamental features and window detail.

Principality Buildings 29 Queen St:

Built in 1914 of Ridge Park stone (a type of Bath stone) and featuring Cornish granite. A locally listed 5 storey building. Of note: clock tower, columned entrance, expanse of windows and decorative stonework.

Lloyds Bank, 31 Queen St:

Portland stone, blue larvikite and red granite building listed as an elaborate late Victorian commercial building. Of note: panels between windows, a band of figures and variety of stone.

Dominions House (Arcade) 33-39a Queen Street:

1921 imposing 4 storey stone building accommodating an arcade of shops of appropriately styled shop fronts. Of note: arcade and lion head carvings.

HSBC 56-58 Queen St:

Built in1919 of Portland stone and grey Cornish granite; listed as a monumental commercial building from the height of Cardiff's commercial power. Of note: tall single storey classical building.

Andrews Buildings 63 - 77 Queen St:

Building dated 1896 faced in Bathstone listed for its extensive frontage and as an ambitious development of Solomon Andrews. Of note: oriel windows and stone detailing.

83-85 Queen St:

Built in 1885 of stone. A locally listed 4 storey building. Of note: bay windows and carved human heads.

87 Queen St:

Built in 1899-1900 and faced with grey Forest of Dean sandstone. A locally listed 4 storey building. Of note: bay windows and vertical stone carved panels. Together with Royal Chambers it is an impressive corner building.

2-6 Royal Buildings

(Rest of 87 Queen Street), detailed opposite, known as Royal Chambers. Of note: Former entrance detailing and carved panels.

Park Hotel, Park Place / Queen St:

Building dated 1884 featuring Forest of Dean sandstone (ground floor) and Pennant sandstone, Bath stone and terracotta (above). Listed as a well preserved French Renaissance style hotel by leading local architects. Of note: pavilion roof and decorative detail.

Park Hotel Shops:

Listed as an integral part of the Park Hotel.

Natwest Bank 94-96 Queen St:

Bath stone (resistant variety) corner building retaining original ground floor façade. Of note: decorative Portland stone columns and ornate stonework

Barclays Bank 121-123 Queen St:

Attractive corner building faced in Portland stone. Of note: stone carved bank emblem and building shape.

125 – 137 Queen St:

Remainder of the building of which 139 Queen St, detailed opposite, is a part. Of note are: Art Deco style, decorative stone detailing and gentle curved building line following the street alignment.

139 Queen St:

Built in the 1920s-1930s of stone in Art Deco style. Locally listed. Of note: decorative stone detailing and bow corner windows making it a prominent corner building.

2.3 Hierarchies of Public and Private Spaces

Overall public and private space is readily identifiable within the Conservation Area; generally building frontages and boundary enclosures define the two.

To reinforce Queen Street as Cardiff's principal shopping street its public realm has been given its own identity through the use of surfacing materials and street furniture. This treatment makes this substantial area of public realm readily discernable.

2.4 High Quality Local or Unusual Materials in the Townscape

Queen Street's historic buildings (pre 1945) are constructed largely of stone, a characteristic of the Gothic Renaissance style in vogue when Queen Street was redeveloped in the late 19th century. The type of stone varies from Portland, Bath, and Pennant stone, often elaborately carved, to coloured granite. As well as using stone the Venetian style Queen Street Chambers features stucco which, whilst not a high quality local or unusual material, proves to be an effective material when combined with high quality architectural detailing. Likewise brick, a common material, is combined effectively with stone and architectural detail in 6-7 St John Street as is terracotta on the Park Hotel.

Buildings constructed after 1945 exhibit a variety of materials ranging from concrete and stone to extensive use of glass. Where stone is used it is noted that it does not have the same impact as on historic buildings as it is not combined with architectural detail of the same quality.

Generally, more common / less noteworthy materials are used on post 1945 buildings and whatever materials are used, overall, they are aesthetically less effective than those on pre-war buildings as they are not combined with architectural detail of equal quality.

2.5 High Quality Architectural Detailing

Throughout the Conservation Area there is a wealth of high architectural detail primarily provided by historic buildings. This generally reflects architectural influences and opulence prevalent in Cardiff during the time of Queen Street's large-scale redevelopment in the 1880s through to the late 1930s. There is, however, no generic architectural style or unifying features as buildings have been designed individually as a unit, rather than as part of a larger planned development, and at different times. As such building style ranges from Gothic Revival to Art Deco.

There are a number of buildings in the Conservation Area that have architectural merit. Much of the architectural merit of these buildings lies at upper storey level. In many cases the ground floor shop fronts of these buildings have been altered and often do not relate well to the character of the building (features, materials or style) so that the upper storeys and ground floor are visually separate. This, together with trees obscuring portions of upper storeys, means many high quality architectural details are often unnoticed.

The historic buildings which have high quality architectural features / merit at upper floor level are plotted below (several of these buildings also have high quality architectural features at ground floor level). The amount and style of these features varies from building to building. In identifying historic buildings which have features of architectural value, the character of the Conservation Area can be appreciated more fully and better preserved and enhanced.

- Buildings open directly onto Queen Street.
- Queen Street has its own public realm identity.
- High quality architectural detailing at the Park Hotel.
- Carved stone detailing at upper floors.

Map 6: Historic Buildings of Architectural Merit

- Restored façade at upper floors (Andrews Buildings).
- Original roof detailing at the Park Hotel.
- Building that turns around the corner of Park Place.
- Frieze at the upper floors of 36-38 Queen Street.

Features that contribute to the area's wealth of architecture and therefore its character include:

- Original ground floor frontage details: both entire frontages and partial frontages e.g. shop front columns and entrance features.
- Original upper storey window detail: size, pattern, glazing detail, type of window (oriel / bay / dormers, etc.)
- Treatment of building materials, e.g. stone carving (columns, panels, faces, etc.) dressing of stone, combination of materials, moulding.
- Original roof details: pitched, flat, stepped, pavilion.
- Building shape: buildings that turn corners and curve with the shape of the street.

Generally, post 1945 buildings in the Conservation Area do not replicate the same quality of architectural detail as pre 1945 buildings. Post 1945 buildings typically reflect the architectural trends prevalent in the era in which they were built. These generally lack the same level of investment in architectural detail as pre 1945 buildings.

Of note, however, is the frieze on 36-38 Queen Street (Boots). Whilst the materials used for this building are not notable, the incorporation of a simple artwork on the upper levels ensures this building adds interest and contributes to the area's identity.

It is important that original architectural details of historic buildings are retained, maintained and sensitively enhanced as opportunities arise to ensure these assets of the Conservation Area are conserved. This is particularly important as new development generally does not replicate, either in terms of quality or quantity, the architectural detail of pre 1945 buildings.

Victorian window detailing
at the Andrews Building.

Art Deco window detail at
125-137 Queen Street.

Carved frieze between
windows at 87 Queen St.

Clock Tower at Principality
Buildings, Queen Street.

Carved stone over door-way,
the Andrews Buildings.

Carved stone around openings,
2 Queen St.

Carved heads at
83-85 Queen Street.

Art Deco frieze
4-6 Queen Street.

Stucco and stone
Venetian Gothic style,
24-26 Queen St.

Elaborate Stone Carving at the Royal Chambers.

Ornamental window surround at 9 Queen St.

Upper storey detail on 4 - 6 Queen Street.

Stucco & stone window surrounds at 24-26 Queen Street

Lion head detailing, Dominions House / Arcade.

Feature over entrance to Dominions Arcade.

Carved figures at 31 Queen Street.

Carved stone around windows, 56-58 Queen St.

Roof Ornamentation on the Andrews Buildings.

2.6 High Quality Hard and Soft Landscaping

The majority of the public realm comprises hard landscaping. Overall the public realm of Queen Street has its own identity created by a particular surfacing material and style of street furniture; it is paved with aggregate blocks which are predominantly white and interspersed with grey banding and checked areas for street furniture. Street furniture is modern in appearance, generally of stainless steel and wood. This furniture is located in clusters and has been added to over time, including at junctions with side streets. At various points this furniture can impede pedestrian flow and act as visual barriers and clutter. The junction with Churchill Way continues this Queen Street public realm identity.

Recent public realm enhancement schemes have been undertaken in St John Street, Park Place and Charles Street significantly upgrading the street and historic environment. There has been an emphasis on using natural paving materials. St John Street incorporates the use of granite as does Charles Street. Park Place uses traditional Pennant stone visually and historically complementing the stone of the buildings on either side of the public realm.

The public realm along the other side streets and at the eastern and western 'gateways' into Queen Street (Dumfries Place and Kingsway respectively) have no identity. They feature different and uncoordinated types of paving and street furniture, are all generally tired in appearance and late 20th century in design. Where Victorian style furniture is present it looks untidy, isolated, and paradoxically, out of place.

A variety of trees have been planted along Queen Street, Churchill Way, Park Place and Charles Street, softening the built environment and generally contributing to its character. Along Queen Street, their position, height, canopy spread and the street's curve means from different approaches they partially obscure upper storeys of numerous buildings, screening parts of the area's historic and architectural assets. Large planters of modern design also soften the area, but are unattractive when not planted. They can also act as obstacles to pedestrian movement.

- Street furniture within Queen Street.
- Street clutter at the junction of Dumfries Place.
- Outdated Victorian style street furniture.
- Street trees impact on views of upper storeys

3 issues and opportunities

3.1 Alterations to Buildings

Issues

- The ground floors of most buildings within the Conservation Area have been extensively altered. With regard to historic buildings, the majority of alterations do not relate well to the character of the building in terms of features, materials or style, with most ground floor alterations incorporating modern shop fronts and signage. The general effect of such alterations is the visual separation of the ground floor from the upper storeys. Accordingly, these alterations detract from the appearance of historic buildings and the historic character of the Conservation Area.

- Given that the pedestrian's view is largely at ground floor level, (which is reinforced by trees screening views of upper storeys in places), the many unsympathetic ground floor building alterations, combined with the modern image of the public realm and several late 20th/early 21st century structures, create a contemporary feel to the area which does not protect or enhance the historic character of the Conservation Area.

- Alterations to historic buildings can also result in the loss of original architectural features, eroding the Conservation Area's historic and architectural assets. This can range from alterations to original ground floor frontages to window alterations at upper storey level, including blocking up of and changes to window type, rhythm and aperture size. Such alterations alter the appearance of the building, its features and overall design. Where original details are lost this detracts from the Conservation Area's character.

- Commercial uses create a demand for signage to promote their presence. Poorly designed signage can have a negative impact on the character and appearance of a building and the Conservation Area.

- Scale, in particular height and number of storeys, is a key aspect of buildings in the Conservation Area. Whilst buildings along the northern side of Queen Street are generally taller than those to the south, buildings within the Conservation Area are generally of 3-5 storeys. A few buildings are taller, but are generally exceptional buildings that are integral features of the Conservation Area. The scale of buildings is a distinctive feature that needs to be respected to ensure that the character of the Conservation Area is not compromised.

- Due to the nature of commercial uses in the area, there may be a need to improve physical access to some buildings as a requirement of the Disability Discrimination Act. In respect of 'Listed' Buildings especially, this will have to be considered against what is 'reasonable' in terms of access improvement and the impact of any necessary intervention on the architectural merit of the building.

- Whilst not located within the Conservation Area, the Capitol Centre is a dominant feature of the eastern end of Queen Street, occupying a significant plot along it. As such proposals that affect the external appearance of this building have a direct impact on the Conservation Area.

- Examples of relationships between ground floor shop frontages and upper floor historic facades.

Enhancement Opportunities

Provide guidance for the treatment of buildings within the Conservation Area to ensure the special character of the area is maintained and enhanced. This includes guidance on building restoration, shop front design, signage and treatment of upper storeys. In particular guidance would need to:

- Ensure that alterations to buildings (including those relating to advertisements / fascia details) are undertaken sensitively to respect the original design and character of the building. In particular, ensuring that ground floors and upper storeys relate well to each other in terms of proportion, features, and use of sensitive materials so that the ground floor level respects the upper storeys and the building is viewed as a whole unit.
- Ensure that development / alterations to buildings respect adjoining properties, especially where they form part of a group, and the historic context of the Conservation Area.
- Ensure that any alterations incorporate high quality materials combined with high quality architectural features and designs that complement the historic buildings and character of the Conservation Area.
- Ensure that upper storeys and original features of historic buildings are sensitively enhanced by visually reuniting ground floors with upper storeys and retaining, maintaining, cleaning and restoring original features to preserve and enhance the character of the buildings and Conservation Area.
- Resist proposals that would result in inactive frontages, such as the blocking up of windows on side streets, closed frontages during the day, and the covering up of shop windows internally as this detracts from the character and appearance of the Conservation Area and makes the area less welcoming and vibrant.
- Resist proposals of inappropriate scale that would detract from the Conservation Area to ensure its character and appearance is not compromised.
- Ensure that the historic building line of Queen Street is retained and promote the retention of surviving burgage plots.
- Review design guidance on shop fronts and building signage, particularly commercial signage, to protect the special character of the area.
- Research funding sources for building improvement initiatives.
- Dominions Arcade: Encourage the upgrading of this unique arcade within the Conservation Area, in particular ceiling and lighting treatments, and address inactive frontages. Also promote the arcade's presence highlighting its entrances / entrance features.
- Ensure physical access into historic buildings is achieved without damaging their architectural integrity or the appearance of the Conservation Area.
- Seek to ensure that development proposals for buildings outside the Conservation Area but which would impact on it are sympathetic to its character and appearance.

3.2 Public Realm

Issues

- Whilst recently implemented public realm enhancement schemes have used traditional/natural paving materials, overall much of the public realm within the Conservation Area is of modern materials and design (late twentieth century and later). Generally, throughout the Conservation Area, furniture and paving varies in style and materials, typically reflecting trends prevalent in the era in which they were installed.

- Within the Conservation Area, the public realm of Kingsway, The Friary, Windsor Place, Windsor Lane and at the eastern and westernmost parts of Queen Street is tired in appearance. These areas display a variety of paving styles and materials and uncoordinated street furniture.

- Street furniture is found throughout the Conservation Area, particularly in Queen Street where it is located in many clusters along its length, including at junctions with side streets and at either end of Queen Street. The siting and amount of furniture can impede pedestrian flow and can act as a visual barrier.

- Side streets where vehicles are permitted are dominated by vehicles and traffic control measures.

Enhancement Opportunities

Given the contribution the public realm makes to the Conservation Area's character:

- To reduce clutter, seek to remove any redundant and superfluous street furniture (including signage), review the siting and location of existing street furniture and control the introduction of new items to prevent a build up of unwanted clutter.

- Maintain a high quality approach to the design of public realm schemes so that they meet modern needs whilst complementing the area's historic buildings and context.

- Encourage the use of high quality paving materials (specifically natural paving materials such as pennant stone) and street furniture (including public art and landmark features) that contribute to and respect the character of the Conservation Area, its historic context and listed buildings.

- Seek to enhance areas of the public realm that are tired in appearance / detract from the character of the Conservation Area. Treatment of side streets should ensure that they link into Queen Street, though this does not necessarily require the replication of materials and street furniture.

- Ensure new street furniture (including signage) complements and is appropriate to the architecture and setting of the Conservation Area.

- Seek to ensure that any street furniture (including signage) does not visually compete with the built form and street views.

- Enhance the quality of the Eastern and Western gateways at either end of Queen Street to create a distinctive public realm that complements the historic environment, strengthens links with surrounding areas and provides a more balanced approach to accommodating vehicles and pedestrians. This includes enhancing the pedestrian crossings at Dumfries Place and Kingsway / Duke Street. Improving the visual and physical links to Cardiff Castle should be a consideration of the design process.

- Eastern Gateway at the junction of Dumfries Place.
- Western Gateway at the junction of Kingsway.
- New Theatre, Landmark Building along Park Place.
- Directional signage to surrounding areas.

- Seek to improve the appearance and use of 'trafficked' areas through the considered use of surface materials and the amount and location of signage, traffic control measures and lighting.

- Investigate opportunities to use lighting to highlight buildings, promote features of architectural importance / interest at night and define 'gateway' entrances into the area. This will help strengthen the special character of the Conservation Area.

3.3 Movement

Issues

- The majority of the Conservation Area is pedestrianised, however, in areas where vehicles are permitted (side streets), it is noted there is often parking on pavements and parking / waiting in turning heads and on double yellow lines. This can give rise to conflicts between users and restrict traffic circulation.

- Pedestrian movement through the Conservation Area can be impeded by the siting and amount of street furniture throughout the area, including measures to prevent vehicular access, such as granite blocks.

- Dumfries Place (Eastern Gateway) and Kingsway / Duke Street (Western Gateway) are main traffic routes around the city centre. Accordingly, they are dominated by vehicular movement and traffic control measures. However, they are also key access points into and out of Queen Street for pedestrians, though crossing provision is poor and the pedestrian is subservient to the vehicle. Kingsway / Duke Street in particular, physically and visually separate Queen Street from Cardiff Castle.

- Whilst directional signage is found within the Conservation Area it is not always noticeable among the other street furniture due to its siting, smaller scale and individual design. Queen Street provides links to Queen Street Station, Central Station, Cardiff Castle, St Mary Street and Cardiff Bay, whilst Park Place and The Friary are key links to the Civic Centre and Cathays Station.

Enhancement Opportunities

- Investigate alternative measures for preventing vehicles accessing pedestrian areas rather than the existing array of bollards and granite blocks, so that the area is more open to the pedestrian. Ensure any alternative measures do not detract from the character and appearance of the Conservation Area.

- Investigate the resiting of street furniture that acts as barriers to pedestrian movement.

- Improve pedestrian links at the gateways to Queen Street across Dumfries Place (Eastern Gateway) and Kingsway / Duke Street (Western Gateway).

- Review the content and location of existing directional signage and tourist information for visitors and shoppers within the area. Promote linkages to surrounding areas and destinations through improved signage and way marking including: the promotion of Park Place and The Friary as main pedestrian links to the Civic Centre and the links to Queen Street Station, Central Station, Cardiff Castle, St Mary Street / High Street and Cardiff Bay.

- Road between Cardiff Castle and Queen Street.
- Pedestrian signage at the junction of Park Place
- Impact of granite blocks at the western Gateway.
- Granite blocks and street furniture at the Eastern Gateway.

- View along the Friary of City Hall clock tower.
- View along Queen Street of Cardiff Castle.
- Street trees located along the length of Queen St.
- Seasonal planting along building facades.

3.4 Landscaping

Issues

- Queen Street contains a number of street trees which contribute to the character of the area. Whilst trees soften the built environment they also partially obscure views and upper storeys of numerous buildings, screening parts of the area's historic and architectural assets. At least one tree's canopy is in contact with a building.

Enhancement Opportunities

- Where tree planting is proposed in future, take into consideration historic features, buildings and views.
- Request that tree maintenance programmes ensure tree canopies do not damage historic buildings.

3.5 Local Identity

Issues

- Whilst the former line of the medieval town wall is depicted in black paving and marked by a nearby plaque, overall there is a lack of on-street promotion of the area's historic context.

Enhancement Opportunities

- Improve public awareness of the area's heritage and listed buildings through the introduction and upgrading of on-site signage and tourist information and the continued promotion of The Cardiff Centenary Walk, of which Queen Street forms a part.

3.6 Views

Issues

- The location of street furniture at the junctions with side streets creates a physical separation between the side streets and Queen Street. This impacts on pedestrian movement patterns and in turn affects associated lines of sight to important views and landmarks in surrounding areas.
- A key view from the Conservation Area is of Cardiff Castle. From the westernmost part of Queen Street and from St John Street the vehicular dominated and busy Kingsway and Duke Street physically and visually separate the Castle from them, detracting from the view. In particular, the combination of street signs and traffic control measures at this western gateway related to both the road and the pedestrianised areas detract from the view of the castle.

Enhancement Opportunities

- Seek to retain important views and maximise / enhance existing views along key routes to aid legibility, for example the location of the New Theatre at the corner of Park Place and the view of the Castle from Queen Street.

Windsor Place

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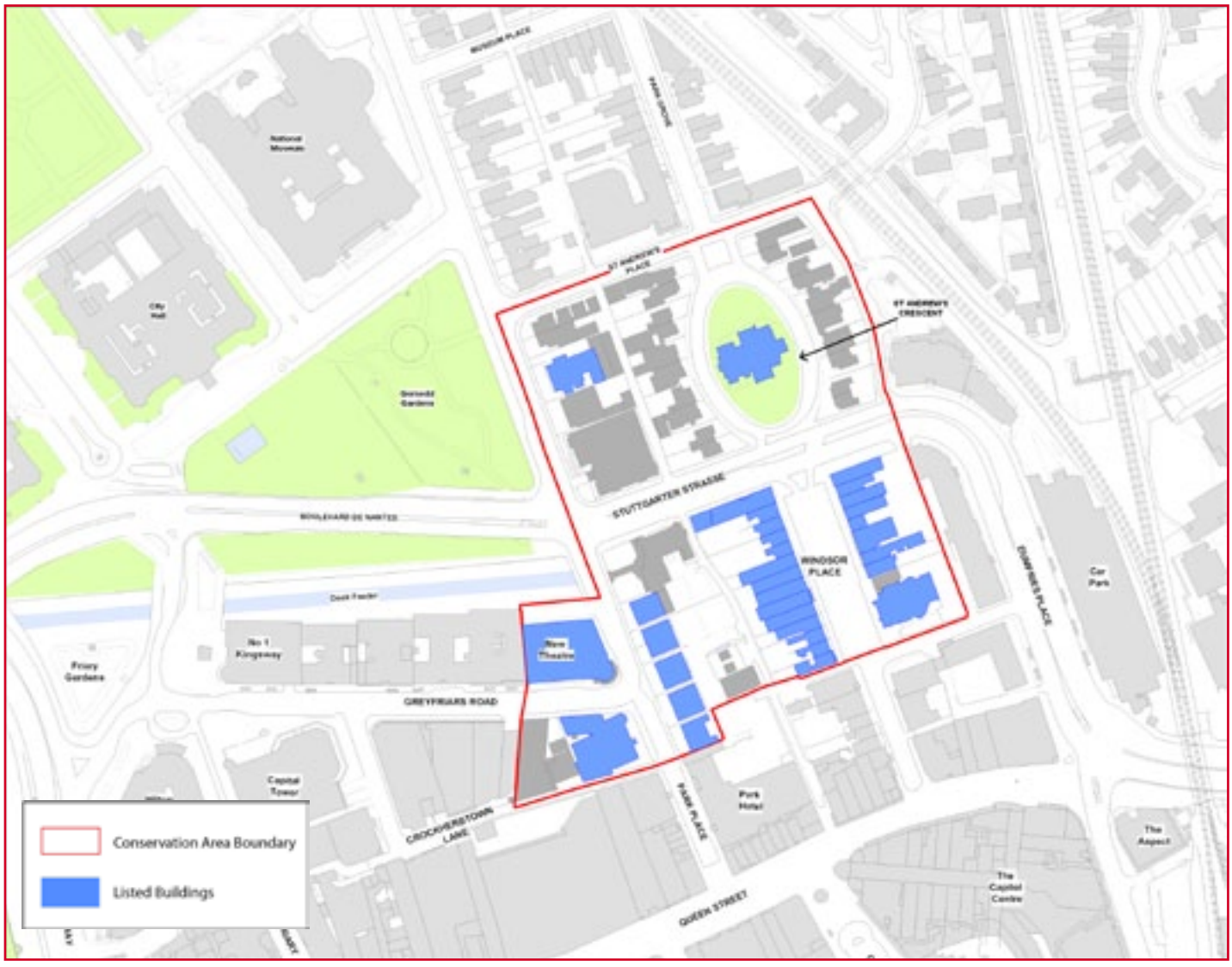
1.1 Introduction

Windsor Place Conservation Area was designated in 1975, giving recognition to its historical and architectural quality.

Map 1: Windsor Place Conservation Area Boundary, designated 1975



High Resolution Map

2 character assessment

2.1 A Distinctive Quality of Place

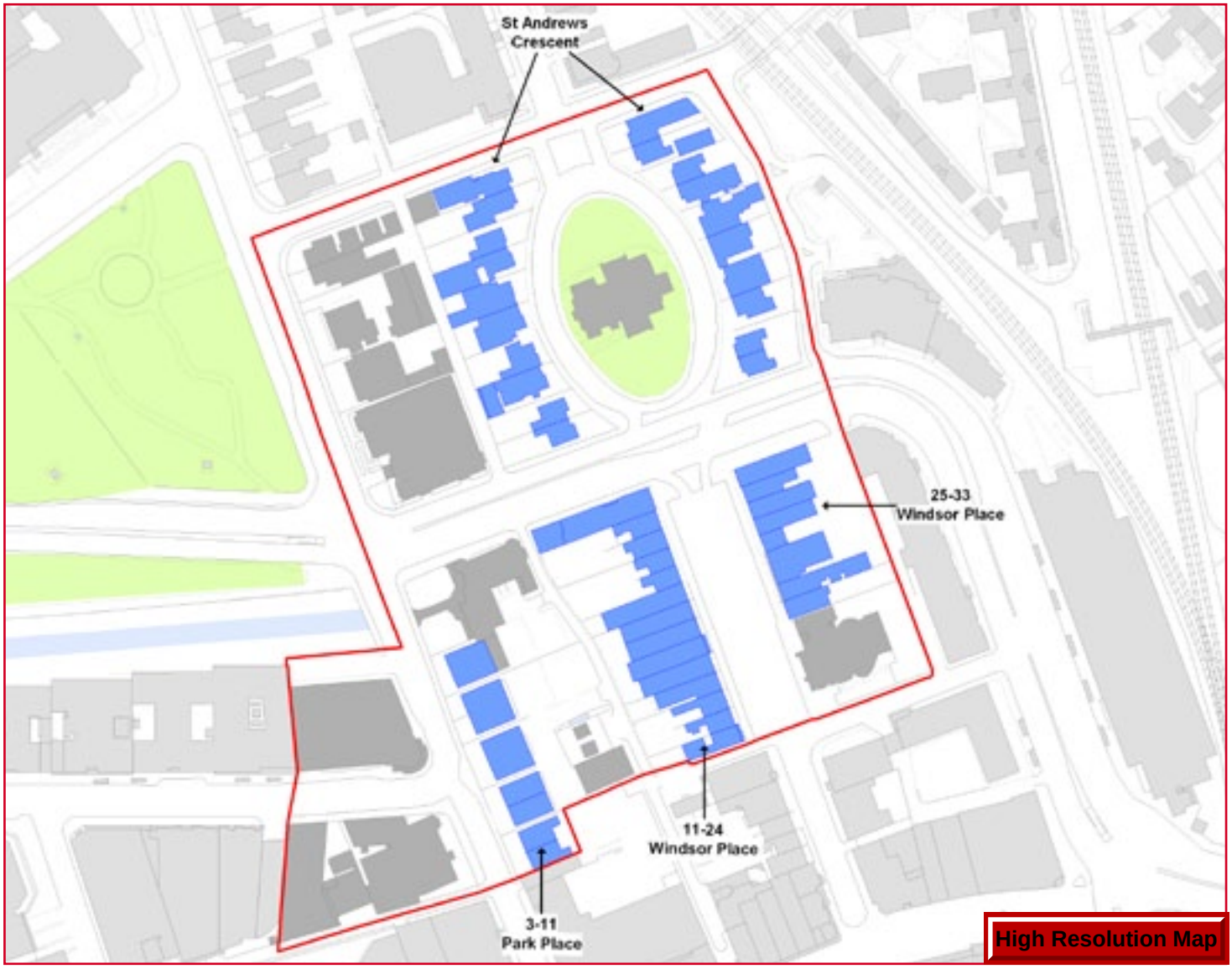
The Windsor Place Conservation Area lies to the north of Queen Street, Cardiff's busy, principle shopping street.

There are three distinct groups of buildings within the Conservation Area that stand out because of their layout, form and architectural features. Windsor Place is characterised by two rows of classical style terraces facing each other across a wide, tree-lined street. Pairs of Victorian Gothic style houses with similar architectural features surround the central oval area in St Andrews Crescent. Park Place is characterised by a collection of buildings, all slightly different, and sometimes quite eclectic in style, but unified by their scale, complementary materials and relationship with the street.

2.1.1 Grouping of Buildings

Buildings in the Conservation Area present strongly defined perimeter blocks, with regular, narrow plot widths and a strong relationship with the public realm.

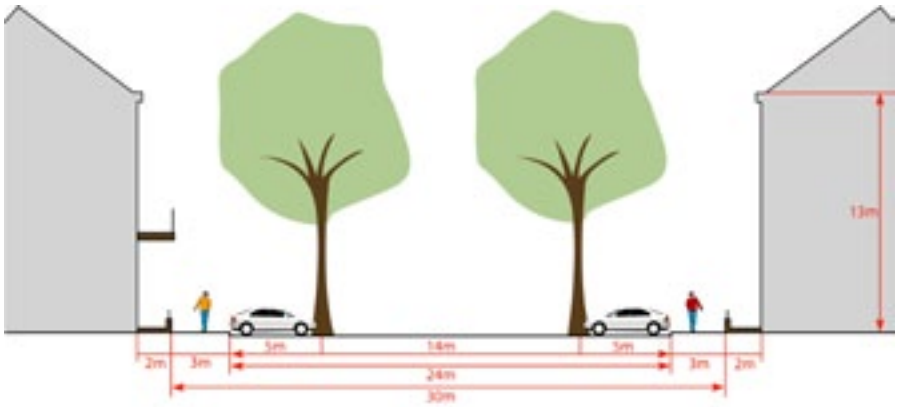
Map 2: Grouping of Buildings



2.1.2 Scale

Building scale in the Conservation Area is largely dominated by 3 storey Victorian houses at Windsor Place and St Andrews Crescent, and by more substantial 3 and 4 storey buildings at Park Place. The established building height of 3-4 storeys has been replicated in the modern office buildings at Stuttgarter Strasse, however, their larger footprint and massing presents a much more dominant scale to the Conservation Area, at odds with the historically residential character.

The scale and proportions of the streets contribute as much to the character of the Conservation Area as do the scale of the buildings within it.



Windsor Place and St Andrews Crescent were purposefully and carefully planned, as an important route to the commercial centre, and to create a pleasant environment for their wealthy merchant residents. In Windsor Place, the classical proportions to the buildings, wide streets and generous street planting demonstrate this intention. Although the streets are wide, the layout of the buildings combined with avenues of trees provides a strong sense of enclosure.

2.1.3 Rhythm

There is a well-defined rhythm to development within the Conservation Area; this is particularly evident at Windsor Place with its uniform plot widths and the regular placement of doors and windows in the terrace facades.

A strong rhythm is also evident to the semi-detached properties at St Andrew's Crescent and Park Place, and in the vertical detailing of individual landmark buildings such as the New Theatre.

2.1.4 Patterns of Use

While this area was originally built as high status housing, records from 1889 onwards show an increasing presence of professional businesses, with a significant increase of solicitors with the advent of the Court in the Civic Centre. This reflects the speed with which the city was expanding and the importance of Queen Street as a commercial centre.

- Windsor Place
- St Andrews Crescent
- Park Place
- Stuttgarter Strasse

- Office use, St Andrews Crescent.
- Parking to the rear of offices - Park Lane.
- Ramped access – City United Reformed Church.
- Pedestrian link between Windsor Place and St Andrews Crescent.

Currently, the area primarily consists of office and leisure uses. In addition to the conversion of existing buildings to office uses, there are also purpose-built, modern office buildings.

The demand for additional office space and supporting infrastructure has had a physical impact on the Conservation Area. The main physical changes include: substantial extensions to the side and rear at St Andrews Crescent, and to the rear at Windsor Place, often taking up much of the available plot; the loss of front boundary treatments at Windsor Place and St Andrews Crescent; and the provision of car parking and commercial premises along Park Place.

The commercial and community uses in the area imply a degree of public access to buildings, which falls under the jurisdiction of the Disability Discrimination Act, 1995. At the City United Reformed Church in Windsor Place, raised paving has replaced steps to the front of the main entrance to improve physical access into the building. Overall the impact on the architectural integrity of the building has been minimal.

2.1.5 Street Orientation and Form

In Windsor Place, the width of the street at its northern end and the linear alignment of the properties create a strong north-south axis, which gives the street a formality before taking into account the buildings themselves. This formality is reinforced by the regimented layout of the street trees.

At St. Andrews Crescent, the oval shape is created by the front boundaries of the properties fronting onto the outer pavement rather than by the alignment of the buildings. The oval grassed area surrounding the church and the perimeter tree canopy reinforces the Crescent's oval form.

2.1.6 Views and Vistas

Important views within and into and out of the Conservation Area include:

- Glimpses of the Civic Centre across Gorsedd Gardens.
- Views to the New Theatre from Queen Street and Park Place.
- Glimpses of Windsor Place from Queen Street.
- Views of Eglwys Dewi Sant in St Andrews Crescent from Windsor Place.

2.1.7 Movement

There are significant vehicular routes that distribute traffic both locally and to other parts of the city crossing through the Windsor Place Conservation Area.

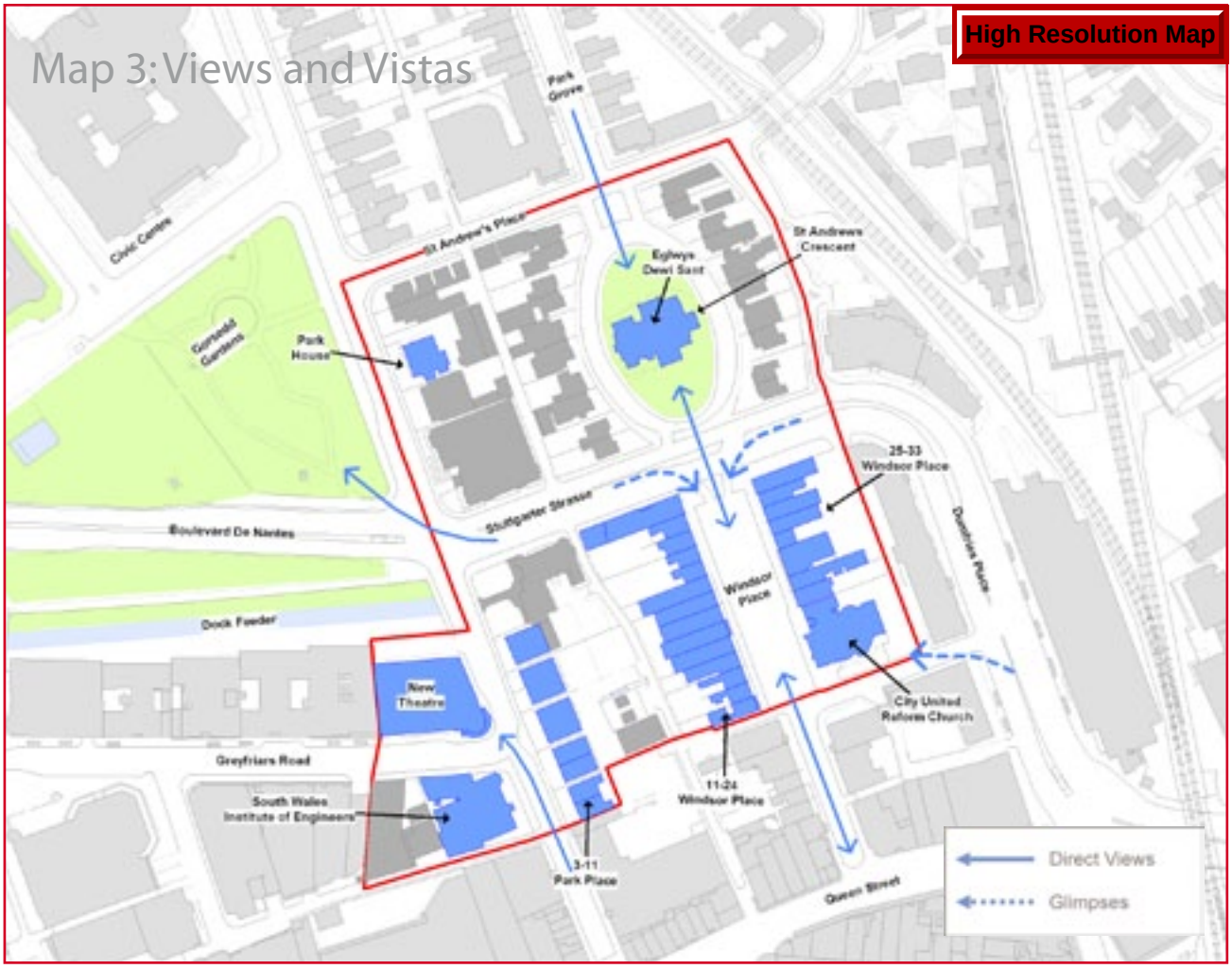
The formal streets are appealing routes for pedestrians to access the numerous businesses within the area, and provide routes from the adjacent residential areas into the City Centre, the University and Civic Centre.

Windsor Place and St Andrew's Crescent present a strong north-south pedestrian axis, however, this important route is interrupted by the dominant vehicular through routes, especially Stuttgarter Strasse and Dumfries Place. These wide and heavily trafficked roads are a barrier for pedestrians because of the limited choice of safe crossing points.

Away from these through routes, vehicle circulation co-exists relatively peacefully with pedestrian flow. Vehicles are travelling at slower speeds whilst searching for parking spaces or locating businesses. The intimate and relatively constrained nature of the spaces may also add to drivers' slow speed.

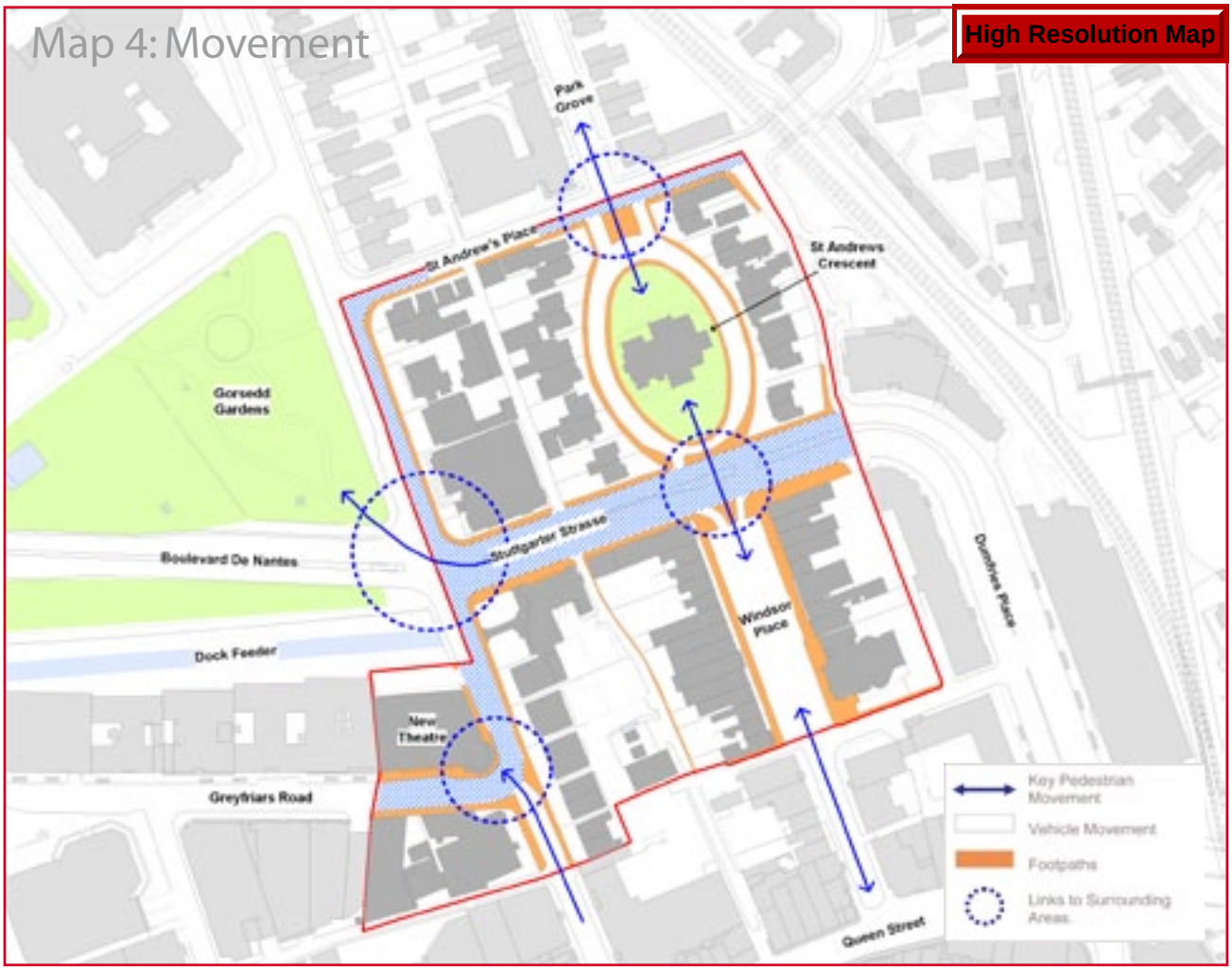
Map 3: Views and Vistas

High Resolution Map



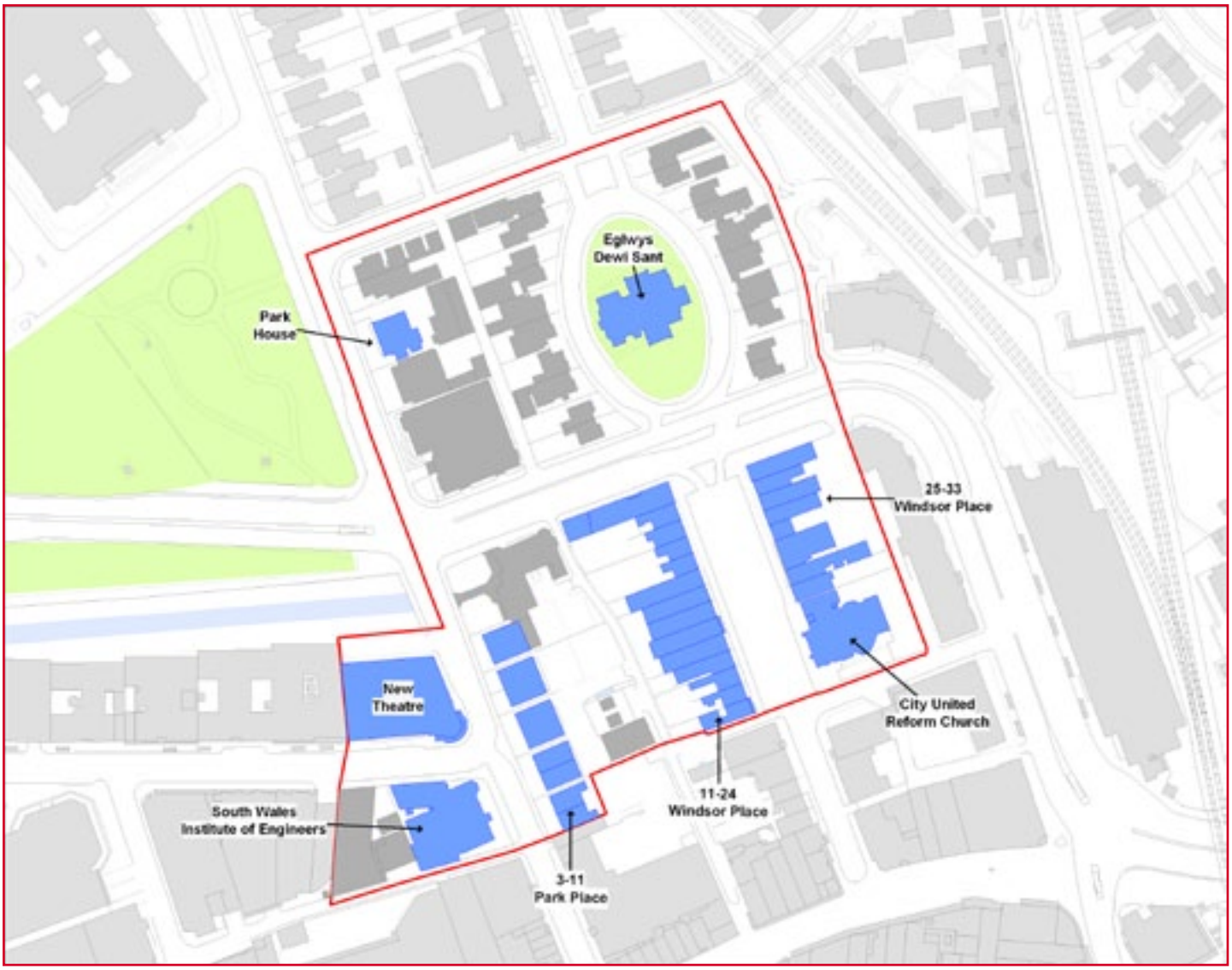
Map 4: Movement

High Resolution Map



2.2 The Presence of Landmark Buildings

Map 5: Landmark Buildings



High Resolution Map

11-24 Windsor Place and 25-33 Windsor Place:

These Victorian terraces are the best preserved mid C19 houses in the centre of Cardiff and contribute significantly to the special character of the Conservation Area. The two rows of terraces face each other across a wide tree-lined street. Some of the properties have retained their balconies with decorative iron work.

City United Reformed Church, Windsor Place:

This church has a soaring octagonal spire and an impressive porch over the south door. It is of an early English Gothic design, but also displays the influence of north Italian architecture.

Eglwys Dewi Sant (formerly St Andrew's Church), St Andrew's Crescent:

Forms the centrepiece of St Andrew's Crescent, and provides an important visual link across Stuttgarter Strasse.

3-11 Park Place:

A group of well-preserved High Victorian middle class houses in the city centre, designed by the same architect. Arranged in four pairs of semi-detached and one detached house, these houses not only stand out as a unified group but also individually because of their architectural features and detailing which varies from pair to pair.

20 Park Place (Park House):

Built in 1871-1875 designed by William Burges. Considered the finest example of a town house designed by this architect, this building reflects Burges's distinctive, eclectic style. A Grade I listed building, the house is unique within the Conservation Area and has had a significant influence on domestic architecture of late Victorian / early Edwardian Cardiff.

South Wales Institute of Engineers, Park Place:

Built in 1893 to the design of E. W. M. Corbett, the deep, rich colour of the pressed brick combined with decorative terracotta mouldings gives this building a lively presence on the street scene.

New Theatre, Park Place:

With its curved three-storey entrance bay, the colonnade of columns above the second floor and the octagonal domes on the roof, it is instantly recognisable and provides a vital landmark within the Conservation Area.

2.3 Hierarchies of Public and Private Spaces

Public and private spaces were historically well-defined to the fronts of buildings, with boundary walls and railings providing a physical barrier between the public and private realms. An erosion of boundary definitions is evident throughout the Conservation Area.

The oval defined by the front boundaries at St Andrews Crescent has deteriorated through the loss and alteration of front boundary walls. Boundary walls and railings at Windsor Place have also been lost.

The erosion of boundary definition is extremely apparent to the rear of properties, where owners have sought to maximise on the use of spaces for parking from rear lanes.

2.4 High Quality Local or Unusual Materials in the Townscape

The main building materials in the Conservation Area are red brick or hammer dressed Pennant stone, with bath stone or stucco dressings and slate roofs.

Notable exceptions include 20 Park Place, with polished pink granite details; the South Wales Institute of Engineers, which has terracotta moulding; stuccoed properties at 18-19 and 21-28 Park Place; the pink Radyr stone used for window and door detailing on the City United Reformed Church; and the remaining iron railings and balconies at Windsor Place.

The inner pavement around Eglwys Dewi Sant in St. Andrews Crescent is laid with Pennant slabs and the pavements at Windsor Place have been partially upgraded with Pennant slabs.

- Boundary wall and railings, Park Place.
- Loss of boundary railings, Windsor Place.
- Pennant stone building with bath stone dressings.
- Iron railings, Windsor Place

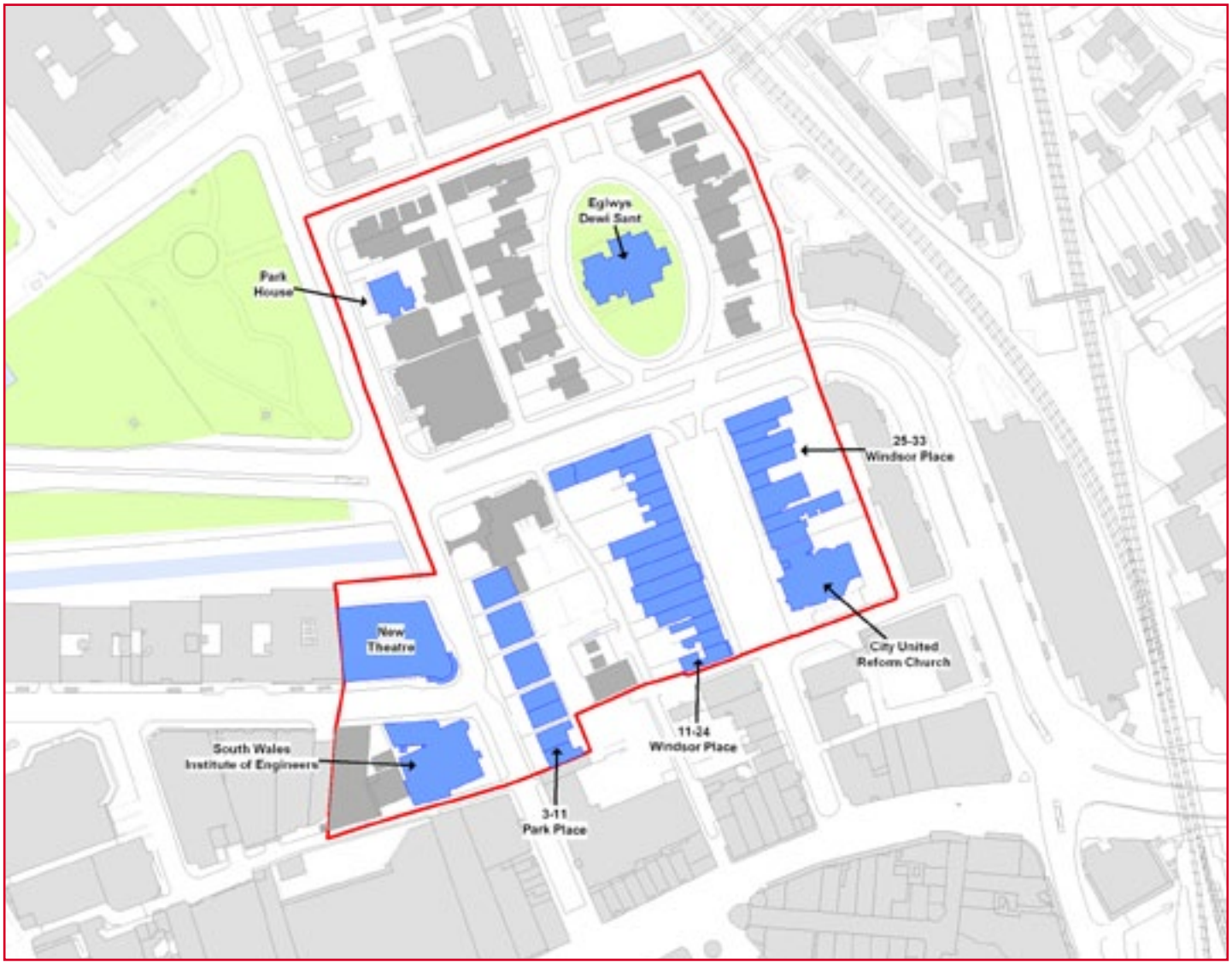
2.5 High Quality Architectural Detailing

High quality architectural detailing is evident throughout the Conservation Area, reflecting the prosperity and optimism of Victorian Cardiff while there are a variety of architectural styles and details in the Conservation Area, including painted stuccowork, simple or carved stone dressings, colonnades and ornate cornices, there are many similarities which draw the varying styles together, resulting in a cohesive and attractive character to the Conservation Area. These include the application of strong vertical emphasis, proportion, grounding, and hierarchy in the facades.

Much of the architectural detailing focuses on the main entrances, and the windows to the principal ground floor rooms on the front elevations. There is, however, a good deal of additional architectural interest evident on the upper storeys, at roof level, and on the side elevations. Notably, the grand main entrance to Park House with its porch supported by pink granite capitals is on the side elevation. Many of the buildings are enlivened by the combination and contrast of materials used for architectural detailing.

Some external architectural details such as windows, doors, balconies, forecourts and railings have been lost over the years. Railings and balconies may have been lost to the need for iron during the Second World War; and windows and doors replaced due to the pressure for greater energy efficiency. The decline in easily available traditional skills and the increased dependency on mass produced items such as windows and doors has also contributed to a slow incremental loss of original details over the years.

Map 6: High Quality Architectural Detailing



High Resolution Map

The bay windows of 3 – 4 Park Place are topped at attic level by a pyramidal roof.

Dormer and chimney detail at 5 & 6 Park Place.

Octagonal turrets with ornate detail crown the roof of the New Theatre

Bath Stone hood over doorway with ornate detailing including a fretted parapet and figurative carvings.

Restrained, classical detailing framing a door at Windsor Place.

Windsor Place – first floor sash window with classical detailing in Bath stone

Decorative pointed arch, and Bath stone hood over recessed doorway – Park Place.

Bath Stone detailing is used to dramatic effect around an upper floor window – Park House

The strong shape of the window heads varies at each floor level – 9 & 10 Park Place

Park House – Pink granite columns and bath stone arches form an arcade on the front elevation.

Park Place – the corbelled chimney stack and windows add interest to the side elevation.

Some of the buildings in Windsor Place retain their iron railed balconies.

Pink Radyr stone is used as part of the detailing around the main door – City United Reformed Church

A terracotta moulding of a plant motif ornamenting a pilaster on the South Wales Institute of Engineers.

Bath stone pilaster topped by an ornately carved capital and corbel - doorway at 3 Park Place.

A gargoyle carved from stone juts out from the corner of Park House

Tiles create chequer board detailing above an upper floor window – 11 Park Place.

Cast iron rainwater head and down pipe – City United Reformed Church.

2.6 High Quality Hard and Soft Landscaping

Hard Landscaping

Paving materials vary in quality and consistency throughout the Conservation Area. The retention of the original Pennant paving to the central oval at St Andrews Crescent and to the eastern side of Windsor Place contributes significantly to the character and appearance of the Conservation Area. Other areas have lost their original paving materials, which have been replaced by a range of contemporary paving solutions, including concrete paviours, block paving and poured concrete.

The original paving to the outer pavement at St Andrews Crescent has been lost, as various properties have removed their front boundary walls to allow easy access for parking. Replacement paving is of varying quality, materials, design and approaches, resulting in a piecemeal and poorly considered surface treatment to the Crescent.

Access to car parking on front forecourts around St Andrews Crescent has led to problems with broken and cracked slabs and oil deposits on street paving.

Throughout the area, there has been a tendency for low quality materials to be used, including poorly executed 'patching' when repair works or amendments are carried out. The overall effect detracts from the visual quality and image of the area.

Resurfaced roads are predominantly black top tarmac, with parking delineation indicated by painted lines. Rear lane areas are in a particularly poor condition, many comprising cobbled surfaces either covered or patched with tarmac.

In Windsor Place and St. Andrews Crescent the traditional Victorian style streetlights complement the character of the area; however, in a number of locations the profusion of uncoordinated signage and street furniture visually and physically clutters the street scene. In St. Andrew's Place, for example, a number of disparately placed items mar the area around the attractive, traditional red post box.

Trees and Soft Landscaping

The two parallel rows of mature lime trees, ten each side of Windsor Place, are vital to the character of the Conservation Area. The original trees were planned and planted at the same time as the terraces of housing were built, circa 1860. A significant proportion of the original trees still survive, however, they are now approximately 140 years old and nearing the end of their life expectancy.

There have been several replacements in the avenue, but vehicle damage to young trees has inhibited the successful establishment of several of them. There are gaps within the once continuous canopy where young trees have been unable to thrive. Accidental damage to the mature trees in Windsor Place is also causing disfigurement. Tree pits where replacement trees have been unsuccessful have been filled with tarmac.

The trees and grassed area surrounding Eglwys Dewi Sant at St Andrew's Crescent were planted at the same time as the surrounding development, between 1860 and 1880. The original oval of trees in St Andrew's Crescent is intact but the trees are all over mature. This is the only significant grassed area in the Conservation Area and comprises a very important focal green space which makes a strong visual contribution to the area. Unfortunately, the ring of pay & display car parking around its edge mars the visual impact.

The area is lacking any other significant green spaces apart from the small, attractive garden beside the United Reformed Church and the small area by Caerwys House. The majority of enclosed front gardens that existed originally throughout the Conservation Area have been lost, although there are a few front gardens that contain important trees, notably in Park Place.

- Inappropriate block paviour insert, St Andrews Crescent.
- Poor quality patching, Park Lane.
- Lime Trees at Windsor Place.
- Lime Trees and lawn at St Andrews Crescent.

3 issues and opportunities

3.1 Alterations to Buildings

Issues

- The loss of architectural detailing such as original windows, balconies and railings and inappropriate alterations has eroded the character and appearance of historic buildings and parts of the Conservation Area.
- The loss of front boundary treatments at St Andrews Crescent and Windsor Place has had a significant impact on the character of the Conservation Area and on the definition of public and private spaces.
- Commercial uses create a demand for signage to promote their presence; however, poorly designed signage can have a negative impact on the character and appearance of the building and the Conservation Area.
- Due to the nature of commercial and community uses in the area, there may be a need to improve physical access to some buildings as a requirement of the Disability Discrimination Act. In respect of 'Listed' Buildings especially, this will have to be considered against what is 'reasonable' in terms of access improvement and the impact of any necessary intervention on the architectural merit of the building.

- Loss of boundary railings at Windsor Place.
- Forecourt parking at St Andrews Crescent.
- Discrete signage.

Enhancement Opportunities

- Ensure that alterations to buildings (including those relating to advertisements / fascia details) are undertaken sensitively to respect the original design and character of the building. In particular, ensuring that ground floors and upper storeys relate well to each other in terms of proportion, features, and use of sensitive materials so that the ground floor level respects the upper storeys and the building is viewed as a whole unit.
- Ensure that development / alterations to buildings respect adjoining properties, (especially where they form part of a group), and the historic context of the Conservation Area.
- Ensure that any alterations incorporate high quality materials combined with high quality architectural features and designs that complement the historic buildings and character of the Conservation Area.
- Ensure that original features of historic buildings are sensitively maintained, cleaned and restored to protect and enhance the character of the Conservation Area.
- Seek to retain and enhance the historic character of the Street and the definition of public and private spaces through the retention and reinstatement of boundary walls.
- Review design guidance on shop fronts and building signage, particularly commercial signage, to protect the special character of the area.
- Ensure physical access into historic buildings is achieved without damaging their architectural integrity or the appearance of the Conservation Area.

3.2 Public Realm

Issues

- There is an inconsistent approach to the maintenance of the public realm with a loss of the Conservation Area's historic pennant paving.
- Street furniture and signage is prolific, un-coordinated, poorly located and visually clutters the street scene.
- Wide expanses of tarmac at Windsor Place and St Andrews Crescent negatively impact on the area's character.
- Stuttgarter Strasse visually and physically separates Windsor Place and St Andrews Crescent impacting on their historic character. The public realm, and in particular the pedestrian crossing linking the two areas, would benefit from enhancement.
- Public on-street parking at Windsor Place and St Andrews Crescent has had a negative impact on the character of the Conservation Area, both visually and through conflict between motor vehicles and pedestrians, as well as through damage to street trees.
- The road layout and location of street furniture at the southern end of Windsor Place creates a physical separation between Windsor Place and Queen Street. This impacts on pedestrian movement patterns and in turn affects associated lines of sight into and through the Conservation Area.
- Rear lanes are in poor condition with setts/cobbled surfaces patched or covered with other materials.

Enhancement Opportunities

- Maintain a high quality approach to the design of public realm schemes so that they meet modern needs whilst complementing the area's historic buildings and context.
- Encourage the use of high quality street furniture and natural pennant paving that contribute to and respect the character of the Conservation Area, its historic context and listed buildings. In the case of rear lanes, recognise the significance of original setts/cobbles and plan for their retention.
- Seek to enhance areas of the public realm that are tired in appearance / detract from the character of the Conservation Area.
- Ensure new street furniture (including signage) complements and is appropriate to the architecture and setting of the Conservation Area.
- To reduce clutter, seek to remove any redundant and superfluous street furniture (including signage) and review the siting and location of existing street furniture.
- Seek to ensure that any street furniture (including signage) does not visually compete with the built form and street views.
- Seek to enhance the public realm between Windsor Place and St Andrew's Crescent to create an improved pedestrian link across Stuttgarter Strasse and redefine the historical context of the area.

- Inconsistent use of paving materials.
- Wide expanse of tarmac at Windsor Place.
- On street parking throughout the area.
- Poor legibility between Queen Street and Windsor Place.

- Stuttgarter Strasse separates Windsor Place from St Andrews Crescent.
- Original pennant paving.
- Mature street trees.
- View into Windsor Place from Queen St.

- Seek to retain and enhance the historic character of Windsor Place including: reinstating pennant paving, continuing the programme for street tree maintenance and, where necessary, replacement of trees, creating high quality forecourt boundary treatments and reducing the impact of vehicles using the area.
- Seek to enhance the public realm at the junction of Windsor Place and Queen Street to improve pedestrian priority, enhance views and aid legibility.

3.3 Movement

Issues

- Linkages to surrounding areas could be promoted better.
- The main traffic route along Stuttgarter Strasse divides Windsor Place from St Andrew's Crescent and impacts on their historic character.
- The pedestrian crossing island at the junction of Windsor Place and Stuttgarter Strasse can create conflict between pedestrians and vehicles exiting Windsor Place.
- Pedestrian links across Greyfriars Road, Stuttgarter Strasse and St Andrews Place would benefit from enhancement.
- Windsor Place and Park Place are two of the main pedestrian routes to Queen Street, however; these links are poorly defined and suffer from un-coordinated and poor quality street furniture.
- Park Place is an under-promoted link to the Civic Centre, Cathays Park and the University area. Pedestrian access is restricted by the quality and location of the crossing point at Boulevard de Nantes.

Enhancement Opportunities

- Review the content and location of existing signage and promote linkages to surrounding areas and destinations through improved signage and waymarking.
- Seek to improve the layout of the pedestrian crossing at the junction of Windsor Place and Stuttgarter Strasse to reduce potential conflict between pedestrians and vehicles exiting Windsor Place.
- Seek to improve pedestrian links across Greyfriars Road, Stuttgarter Strasse and St. Andrews Place.
- Enhance Park Place as a main pedestrian link between Queen Street and the Civic Centre and Windsor Place as a main link to Queen Street.

3.4 Landscaping

Issues

- The street trees at Windsor Place and St Andrews Crescent are over mature and nearing the end of their lifespan.
- Forecourt parking at St. Andrews Crescent has resulted in the loss of front boundary walls and gardens.

- The open space around Eglwys Dewi Sant at St Andrews Crescent makes a visual contribution to the Conservation Area; however, the surrounding parking detracts from its amenity value.

Enhancement Opportunities

- Establish a programme of maintenance and new planting of street trees of suitable species and size, to ensure that they continue to contribute to the character and visual amenity of the area.
- Seek to retain and enhance the historic character of the street through the retention and reinstatement of high quality boundary walls and encourage the re-establishment of garden areas.

3.5 Local Identity

Issues

- There is a lack of on-street promotion of the area's historic context.
- The area's architecturally interesting buildings are not always maximised to their full potential in terms of their contribution to the public realm.

Enhancement Opportunities

- To improve public awareness of the area's heritage and listed buildings through the introduction and upgrading of on-site signage and tourist information.
- Consider the illumination of buildings of architectural importance to define entrances into the area and to strengthen the special identity of the Conservation Area, whilst emphasising the links between areas.

3.6 Views

Issues

- The area contains a number of landmark buildings; however, poor streetscape and busy traffic routes mar key views of these buildings.

Enhancement Opportunities

- Seek to maximise existing views along key routes, for example the location of the New Theatre at the corner of Park Place.

- Pedestrian crossing island at Windsor Place.
- Lack of protection around mature street trees.
- On street parking around St Andrews Crescent.
- Array of street furniture.

a framework for action

Introduction

Earlier sections of the document describe the features, which make up the special character of the Conservation Areas and identify potential for their enhancement. Once adopted, the appraisals and guidance will be used:

- To provide guidance on each area's special qualities and how to preserve and enhance them,
- To inform a scheme of enhancement to guide development in the areas,
- To inform the assessment of planning applications in accordance with Policy 2.53 of the deposited UDP until such time as the Local Development Plan is adopted,
- To set out priorities for the management and enhancement of the public realm in the future,

and by:

- Ensuring that new development is sensitive to the character of the Conservation Areas and well integrated within their existing form and layout.
- Increasing public awareness and appreciation for the city centre's special character and history,
- Providing support for property owners, businesses, groups, and community leaders in their efforts to preserve and enhance the Conservation Areas,
- Keeping them as attractive places within which to live, work, and visit,

Working in Partnership

Land and Property Owners. The most effective way to enhance the Conservation Area is to ensure that those planning work or development understand its character. Sections 2-6 of this document outline the character of five Conservation Areas in the city centre.

The Council. Although the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Local Planning Authority (LPA) to prepare a scheme of enhancement for a Conservation Area, there is no identified budget or mechanism for its achievement. This means that enhancement can only be achieved in association with other strategies, in cooperation with other Council Service areas or in partnership with others.

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

- Through the use of the Appraisals as a material consideration to guide the assessment of planning applications. Design Statements submitted in support of planning applications will be expected to show that development has taken account of the character identified in this document.

- Through the preparation of SPG to control the care of existing shop fronts and signage and to guide the design of new.

- Through the management and maintenance of the Council's estate, including property, parks and gardens.

- Through the promotion of an understanding of the area's cultural and historic significance through links with the Museum of Cardiff, schools, libraries and community groups, and the Council's adopted Public Art Strategy.

- Through the effective management of existing Council budgets, for example in building repair, highway improvement and repair, and traffic management.

- Through the support of initiatives to enhance and strengthen the tourist, shopping and business role of the area through initiatives identified within the City Centre Strategy and its key objectives.

The City Centre Strategy adopts a number of key objectives. The following are put forward for adoption following consultation on the appraisal findings:

- To preserve historic buildings and structures,
- To preserve and enhance the character and appearance of the city centre conservation areas,
- To promote historic connections between people places and events in the city centre,
- To better reference Cardiff industrial and maritime history through new developments, visitor information and public art works,
- To identify additional funding opportunities for the protection of Cardiff's historic assets.

Recommendations

The following recommendations summarise action to be taken on adoption:

- The character assessments and the recommendations above be confirmed as the basis for the integration of the historic environment within the Framework provided by the City Centre Strategy, and its supporting area appraisals.

- The appraisals serve as a framework for the assessment of planning applications in compliance with Section 72 of the Act.

Consultation

This document has been adopted following local consultation.

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

glossary

Annulet Horizontal banding detail around a column.

Architrave A moulding framing a doorway or window opening.

Article 4 Direction An order made by the Welsh Assembly Government or the local planning authority withdrawing normal development rights so that even minor alterations may require planning consent.

Balustrade A row of pillars or pedestals (balusters) supporting a hand-rail of a stair or forming a type of parapet.

Bargeboards A board fixed beneath the eaves of a gable which can be plain or elaborately carved or fretted.

Building line A line fixed at a certain distance from the front and / or sides of a plot determining the position of the building. This line may be fixed to produce a uniform housing layout for a street.

Burgage A medieval form of tenure that applied to property within the boundaries of a town (borough). The property usually consisted of a house on a long and narrow plot of land, with the narrow end facing the street.

Buttress Vertical projection of stone or brick to provide extra stability for a wall or to resist the lateral thrust of an arch, roof or vault.

Cadw The Welsh Assembly government's historic environment division.

Canted bay windows Bay windows that meet the main wall at a 45o angle rather than square.

Capital The topmost section of a column or pilaster, often ornamental.

Colonnade A row of columns supporting a structure above.

Conservation Area An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Corbel Stones or brick jutting out from a wall supporting something above, for example a hood over a doorway.

Cornice A projecting horizontal ledge with decorative moulding on the underside, crowning a building or feature such as a window or door.

Cupola	A small ornamental dome on top of a roof or over the eye of a larger dome.
Dressed stone	Stone worked to a finished face on building corners, openings or other features.
Fascia	A vertical surface which spans across the top of columns or across the top of a wall. A fascia board is a vertical board which caps the end of the rafters at eaves level.
Enclosure	The containment of space by buildings, structures, trees or other features to create an identifiable place.
Gable	A triangular shaped portion of wall of the building, between the edges of a sloping roof, providing support to the roof structure.
Gothic (Revival)	Gothic architecture flourished in Europe during the high and late medieval period. Its characteristic features included the pointed arch. The style was revived in the later half of the 18th Century and was popular throughout the 19th Century.
Hammer dressed	Stone that is hammered to a rock-faced finish which has a rugged appearance.
Hood mould	A moulding over the head of an aperture.
Inactive frontage	A street frontage comprising of vacant buildings or sites, underused buildings, uses that do not involve public access, buildings with blank facades, boundary walls rising above eye level.
Italianate style	The Italianate style was a distinct 19th Century phase of architecture inspired by the buildings of the Italian Renaissance.
Legibility	The quality of being able to understand the structure and nature of a place, for example, easy way-finding through a coherent structure of streets with recognisable landmarks.
Lintel	A beam over an opening such as a window or door.
Listed building	A building or other structure of specific architectural or historic importance and which is afforded statutory protection by Cadw.
Locally Listed Building	Buildings that are not listed by Cadw but nevertheless are worthy of recognition because of the contribution they make to the local built environment.
Oriel window	A bay window projecting from the main wall of a building on an upper storey. They are often supported by brackets or corbels.
Parapet	A low wall or barrier at the edge of a balcony or roof.

Pediment	A low-pitched triangular gable.
Pilaster	A flat representation of a column attached to the wall, rectangular in plan and projecting slightly.
Portico	A porch with the roof and frequently a pediment supported by columns.
Pressed brick	This is a more expensive method of making bricks using a much thicker clay mix and greater force in pressing. The result is more accurate, sharper-edged bricks.
Quatrefoil	A symmetrical shape, commonly found as tracery and consists of an outline of overlapping circles forming lobes (a quatrefoil has 4 lobes). There are other variations including trefoil (3 lobes) and cinquefoil (5 lobes).
Quoins	Stone or bricks used as a decorative feature to accentuate the corners of a building. Usually laid so their faces are alternately large and small.
Render	A plaster, lime or cement coating for outside walls.
Rock faced	Stone finished to produce a rugged appearance.
Scale	The proportions of a building.
Stringcourse	Horizontal band or moulding projecting from the wall surface.
Stucco	Fine lime plasterwork applied to external walls which can be worked to a smooth surface.
Terracotta	Moulded and fired clay, used for architectural detailing.
TPO	Tree Preservation Order – provides protection for trees specified in the order.

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Acknowledgments

- The (City Centre) Conservation Area Advisory Group.
- The Glamorgan Record Office.
- Cadw Welsh Historic Monuments.

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Maps:

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appendix 1: historic context

Roman

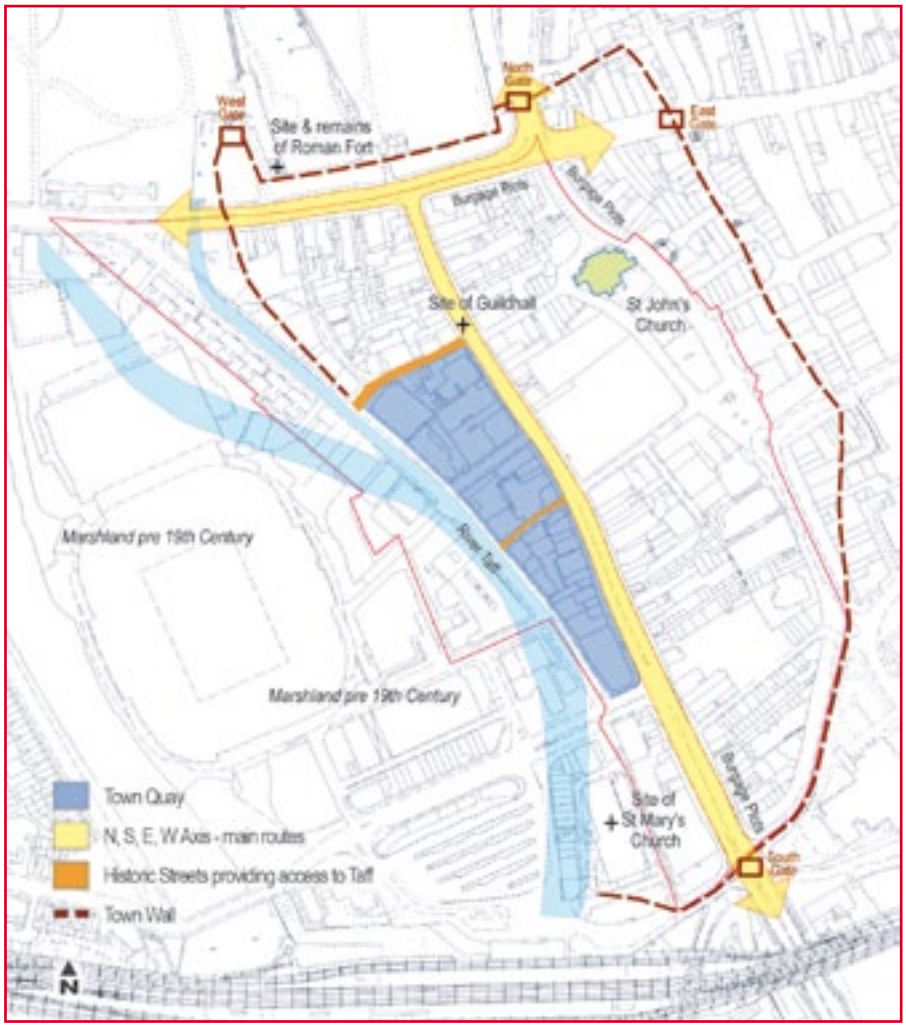
Cardiff was established by the Romans during the latter half of the 1st Century AD, as a fort and trading post at a strategic crossing point of the River Taff. A Roman timber fort stood on the site from circa AD 55-60, successively rebuilt, until around 280 when a large stone fort was built, the foundations of which define the present castle enclosure.

Norman / Medieval

Following the Norman invasion of Wales, a new fort was built on the Roman foundations and a walled town was established in the 12th century. The town continued to thrive as a small but successful market centre.

The medieval roots of the city can still be seen in the street pattern focused around St. John the Baptist Church and Cardiff Castle; the narrow and irregular passages such as Womanby Street, the traces of burgage plots (a long narrow plot of land running at right angles from the street frontage in a town) and street names such as Quay Street which reflect the early activities of the area.

Features of Historic Interest



- Remains of Roman Wall.
- West Gate of Cardiff.
- Example of Burgage Plots

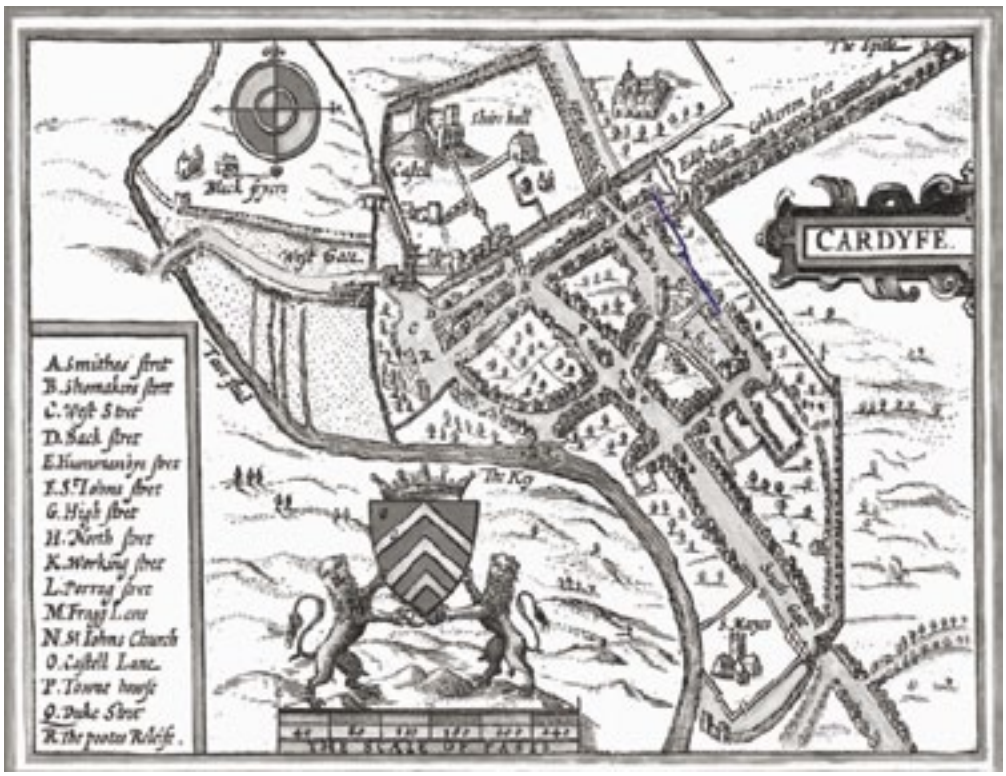
1500 – 1800

In the mid 16th Century, Cardiff became the county town of the new shire of Glamorgan. Despite its increased administrative importance, Cardiff remained a relatively small town and was overshadowed in terms of population by both Brecon and Carmarthen and by Swansea, which from the end of the 17th Century, if not before, was a much busier port.

There was little physical growth at this time; buildings were contained within the line of the town walls and at the medieval suburb of Crockherbtown, which lay outside the town walls to the east (modern Queen Street).

Historic plans and maps demonstrate that the southern half of St Mary Street was the only part of Cardiff that saw a substantial change in layout between 1600 and 1800. The River Taff was moving progressively eastward and by the middle of the 17th Century, any man made defences on that side of the Borough had disappeared. Worship was transferred from St Mary's Church to St John the Baptist church by 1678. During the 18th Century, St Mary's church was washed away by the flooding of the Taff.

John Speed map, 1610



- A burgage plot on Duke Street.
- Location of old town walls.
- St John the Baptist Church.
- Cardiff Castle.

During the 18th Century, the Castle underwent a programme of demolition and rebuilding under the instruction of Lord Mountstuart, who intended its use as a residence for his son. Lord Mountstuart employed Henry Holland and Lancelot "Capability" Brown throughout the 1770s and 1780s to re-build the north wing, add a south wing, remodel the interior of the house, clear the Castle Ward, landscape the Castle Green, order new trees and fill in the moat. The house was never occupied by Lord Mountstuart's son, who died in 1794. It was not until 1814 that the work was completed and the Castle used once more.

Victorian – Edwardian

As Cardiff's role as an important trading town and port developed so did its infrastructure with the building of a canal between 1794 – 1798, which passed north-south through the town, a dock feeder in the 1830s, which is still visible at Boulevard de Nantes and which is now culverted underneath Park Place and Churchill Way, and the construction of the Taff Vale Railway in 1840-41.

With the improved infrastructure, came greater trading opportunities and a significant growth in the town's population, which grew tenfold between 1801 and 1851 (from about 1,800 to 18,000), although there was little expansion of the built up area. Some new suburbs were laid out just beyond the line of the Glamorganshire Canal but overall the increased population was largely accommodated within the line of the old walls through more intensive development, for example through the erection of terraced cottages in courts behind street frontages.

1851 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, with a very rapid enlargement of the built-up area and development of the suburbs surrounding the town centre at Roath, Splott, Canton, Grangetown and beyond.

Cardiff, late 1830s

- Glamorganshire Canal.
- Bute Docks, south of Roath Basin.
- Old dock feeder at Boulevard de Nantes.
- Churchill Way 1947

- Old Cardiff Docks.
- Windsor Place.
- City Hall in Cathays Park.
- The Friary Gardens.

While the surrounding suburbs varied widely in social character, they demonstrated a considerable degree of architectural consistency thanks to the careful leasing policy of the Bute Estate and the other main landowners. Early stages in the process of suburban growth can be seen in Park Place and Windsor Place.

As the city grew and residential areas migrated to the new suburbs, the town centre shifted focus to more commercial and administrative uses. From the late 19th Century, the use of the new houses at Windsor Place saw a significant presence of professional businesses. The railway and the nearby dock feeder made Crockherbtown an attractive commercial location and it became increasingly dominated by commercial use.

By the middle of the 19th Century, Cardiff had become the largest coastal town of South Wales and its importance as an administrative centre grew. At this time, the administrative functions of the town were centred around the Castle and the Town Hall, located in centre of St Mary Street.

Cardiff, 1851

The need for a civic centre became apparent and the purchase of Cathays Park from the Bute Estate for public use was suggested as early as the 1850s. However, it was not until 1897 that the land was purchased for public use.

Cathays Park had previously been laid out as a private walled park for the Bute family, which was primarily used for grazing with a nursery and kitchen garden. It included an avenue of elms from the north to the south boundary, which determined the axis of the future main road of the park, King Edward VII Avenue.

As a condition of sale, Lord Bute stipulated that the elm avenue be preserved, that the triangular plot that became Friary Gardens should never be built on and that the northern bank of the dock feeder canal should be planted with trees and enclosed.

Detailed plans for the park were drawn up by 1903, at which time development of the Civic Centre and its gardens began.

The period between 1880 and the early 1900s saw the most extensive rebuilding of the city centre, including the erection of large commercial schemes, such as Market Buildings, James Howell's Department Store and the Royal Hotel, and the creation of the elaborate Victorian Arcades (Wyndham Arcade, Castle Arcade, Morgan Arcade and High Street Arcade), which are the most fascinating feature of Cardiff's commercial core. As a result of this extensive rebuilding, little remains from before 1850.

In 1865, the Marquess of Bute employed the Gothic Revival architect William Burgess to report on the south wall of the Castle with a view to restoring it. Over the following 16 years, they created one of the most memorable buildings of Victorian Britain.

Cathays Park 1880

Cathays Park 1920

- Cardiff Castle Clock Tower.
- Old Cardiff Town Hall on St Mary Street.
- St Mary Street, late 19th century.
- Morgan Arcade 1914.

20th & 21st Century

- Cardiff Castle - South Wall.
- Queen Street 1915.
- Churchill Way circa 1947.
- The Millennium Stadium

From around 1900 to 1950 trams ran throughout the city, providing affordable and reliable transport to the people of Cardiff. Although no traces of the tram tracks remain today, the routes they took still follow many of the main thoroughfares in use today - St Andrew's Crescent, Windsor Place, Queen Street, Duke Street, St Mary Street, Wood Street and Customhouse Street.

In addition to the development and later cessation of the tram network, the 20th century saw other significant changes to the infrastructure in the city.

In 1947, the dock feeder south of Queen Street was covered over. At this time Churchill Way had developed as two separate terraces; Pembroke Terrace formed the west bank and Edward Terrace the east. By 1949, Pembroke and Edwards Terraces had combined and were known as Churchill Way.

In the 1970s, the new road layouts of Stuttgarter Strasse and Boulevard de Nantes represented a major change to the character of the city centre. The existing Dumfries Place and Dumfries Lane were widened and extended across St Andrews Crescent and along the front of Cathays Park to link with Kingsway, providing an alternative route across the city from east to west and eventually facilitating the pedestrianisation of Queen Street. This significantly changed its character, allowing it to become the main shopping street in the city.

The idea of establishing Cardiff at the Capital of Wales had first been publicly expressed in 1887 and in 1905 it achieved city status. In 1955 Cardiff became the Capital City of Wales.

Through the 20th Century until the modern day the city centre has continued to see much alteration, with further amalgamation of plots to accommodate larger units and large modern developments such as Queens Arcade, St Davids Centre, the Millennium Stadium and St Davids phase 2.

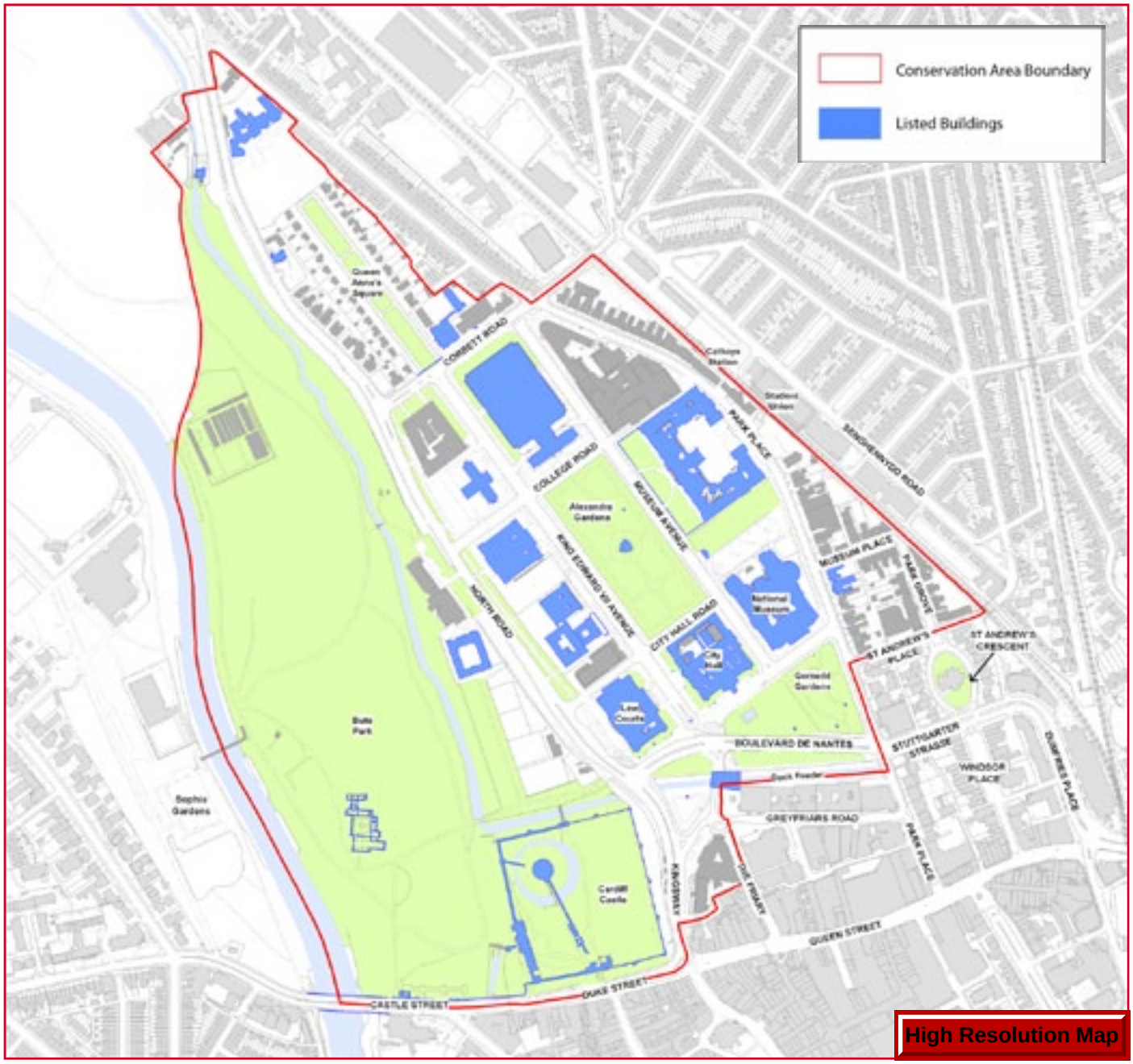
appendix 2: boundary reviews

Cathays Park

Cathays Park Conservation Area was designated in 1975 and extended in 1992 to include Blackweir Farm to the west, Nazareth House to the north and the Prudential Assurance Building and Baltic House (now the Hilton Hotel), to the south.

The review of the Conservation Area boundary and its immediate environs confirmed that the area still has special character and that the Conservation Area continues to demonstrate clear architectural and historic interest. No amendments to the Conservation Area boundary were therefore proposed.

Map1: Cathays Park Conservation Area Boundary, designated 1975, extended 1992

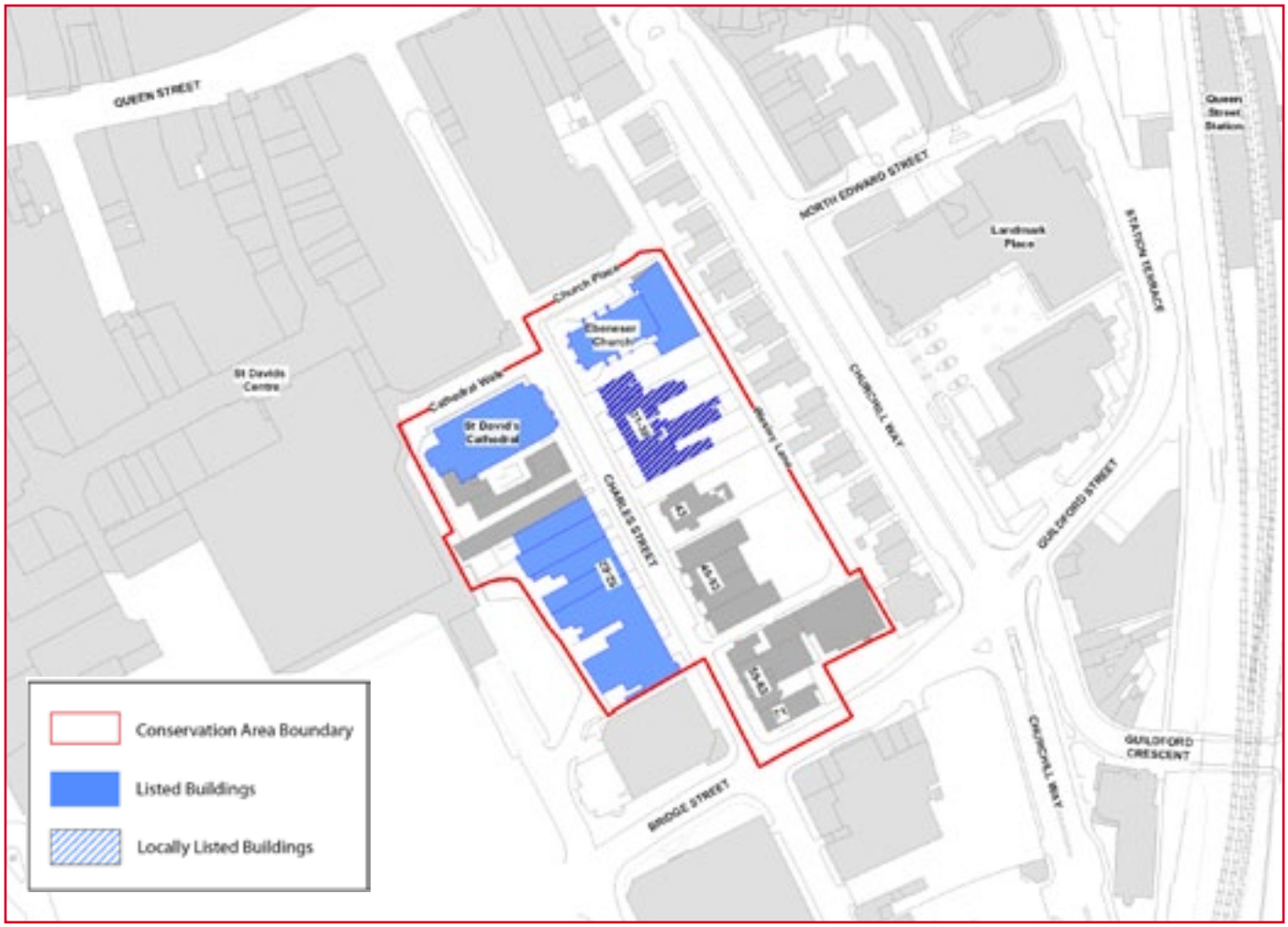


Charles Street

Charles Street Conservation Area was designated in October 1988, giving recognition to the historic and architectural quality of the southern section of the street, which dates from the 1850's.

A review of the Conservation Area and its immediate environs confirmed that the Conservation Area continues to demonstrate clear architectural and historic interest. The area is joined by Churchill Way Conservation Area to the east, and to the north by substantial contemporary development of a very different scale and character. For this reason, no amendments to the Conservation Area boundary were proposed.

Map1: Charles Street Conservation Area Boundary, designated 1988



High Resolution Map

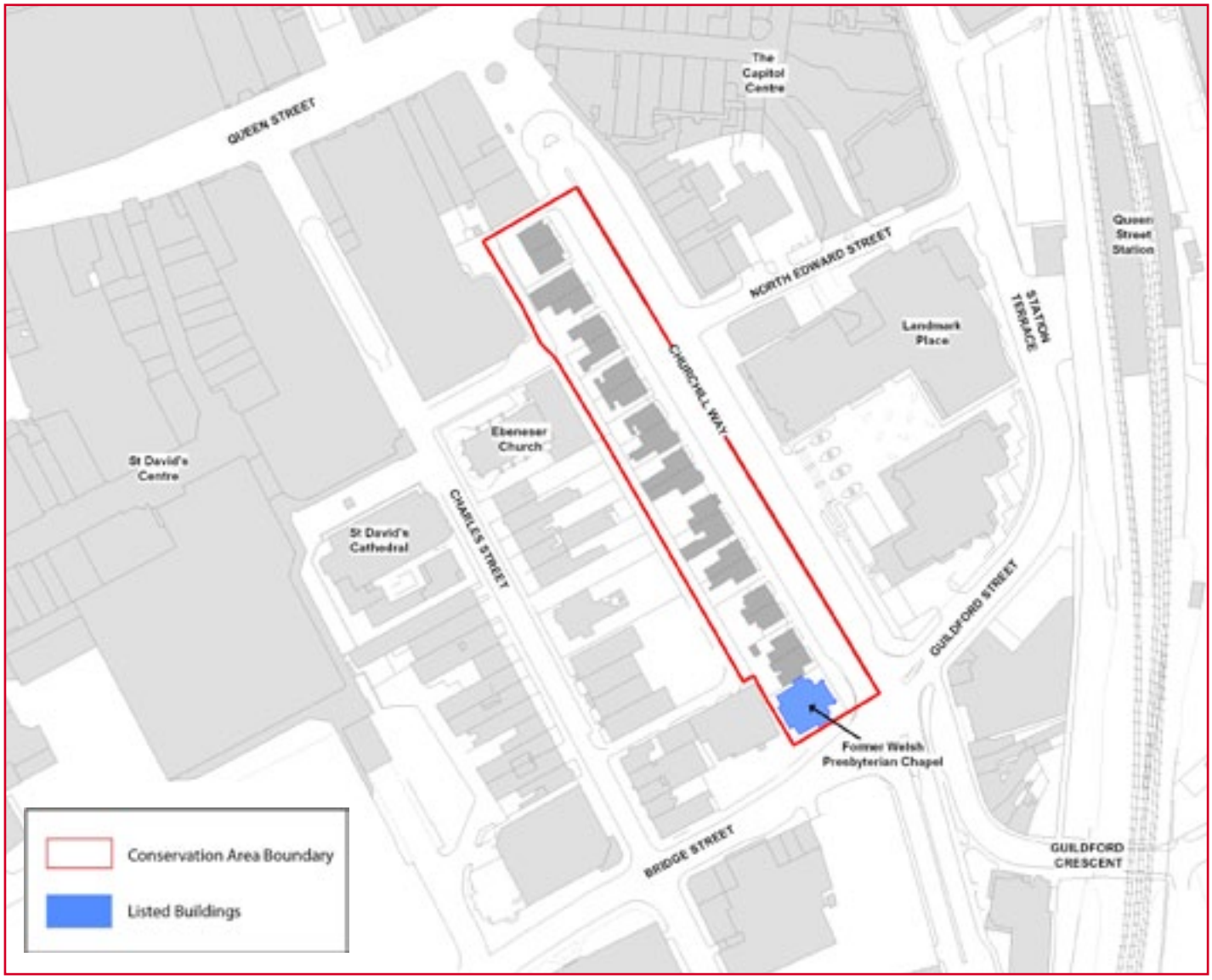
Churchill Way

Churchill Way Conservation Area was designated on 27th November 1991, giving recognition to its historical and architectural quality in the face of increasing pressure for redevelopment in the area.

A review of the Conservation Area boundary was carried out to ensure that the Conservation Area continues to demonstrate clear architectural and historic interest.

The assessment of the Conservation Area confirmed that the area still has a special character. Whilst development continues to be a constant presence in Churchill Way, it was considered that overall buildings of special historic and architectural value have been protected. There is no scope to extend the boundary to the east where a very different scale has developed over the last decade. A fragment of the historic terrace adjoining the listed Masonic building at Guildford Crescent endures. However the terrace is remote from the group forming the focus of the Conservation Area and has been the subject of cumulative small scale change. No extension to include it was therefore recommended.

Map1: Churchill Way Conservation Area Boundary, designated 1991



High Resolution Map

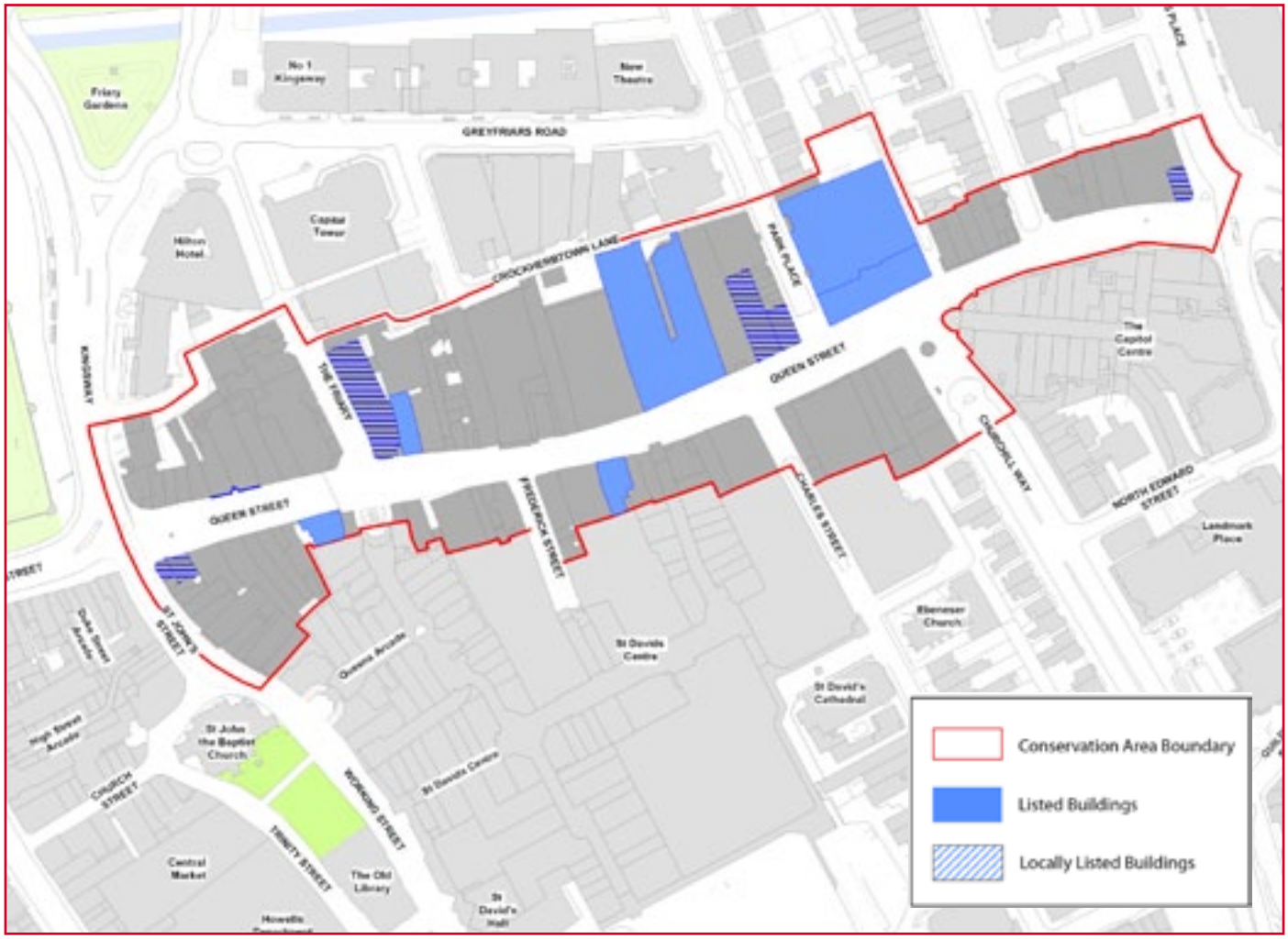
Queen Street

Queen Street Conservation Area was designated in 1992, giving recognition to its historical and architectural quality.

A review of the Conservation Areas boundary was carried out to ensure that the Queen Street Conservation Area continues to demonstrate clear architectural and historic interest.

The assessment of the Conservation Area and its immediate surroundings confirmed that the area still has a special character. Whilst development continues to be a constant pressure, overall, buildings of special historic and architectural value have been protected. Many buildings adjoining the Conservation Area form part of other Conservation Areas and those that do not are of a different character to the Queen Street Conservation Area. No amendments to the Queen Street Conservation Area boundary were therefore proposed.

Map 1: Queen Street Conservation Area Boundary, designated 1992



High Resolution Map

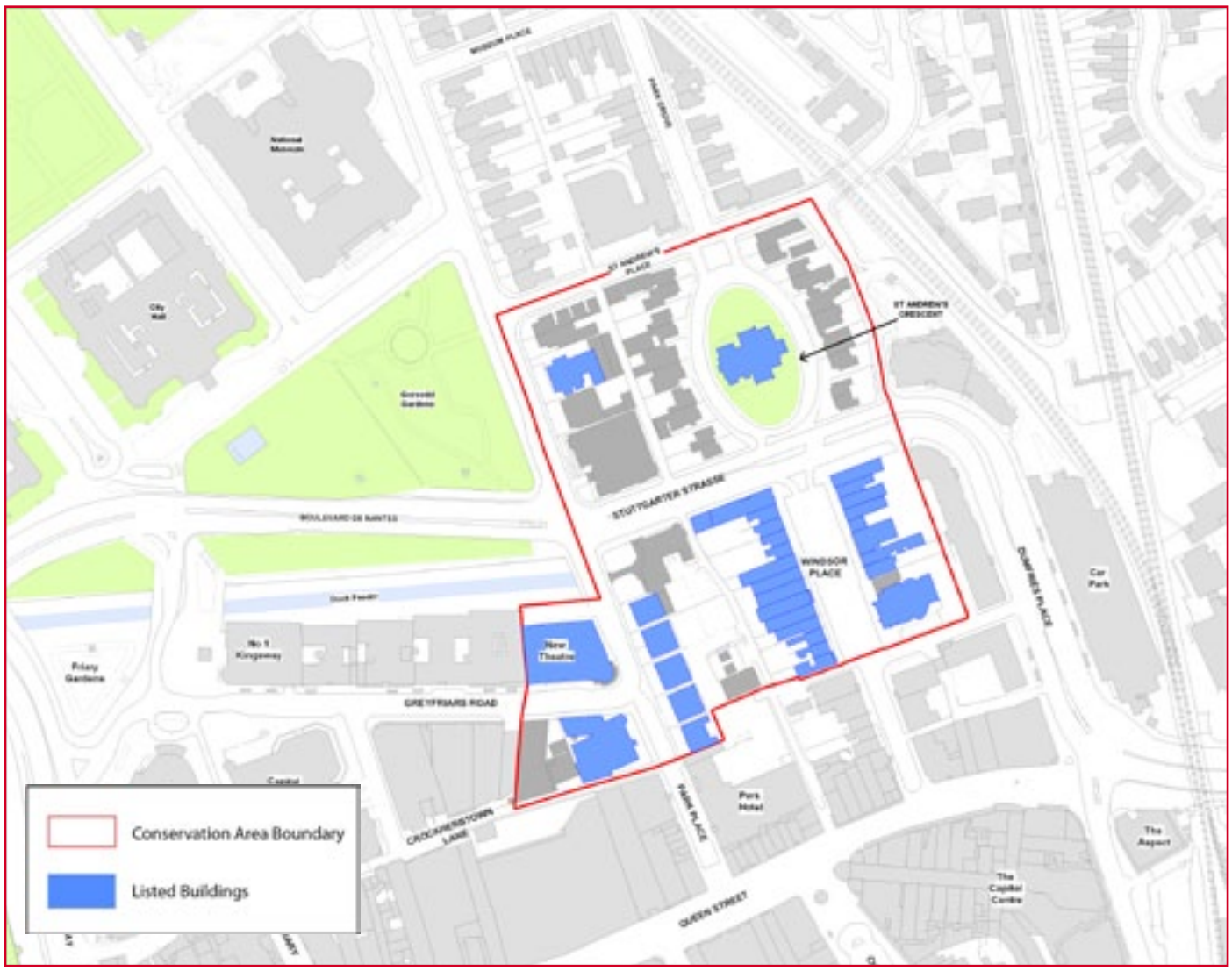
Windsor Place

Windsor Place Conservation Area was designated in 1975, giving recognition to its historical and architectural quality.

A review of the Conservation Area boundary was carried out to ensure that the Conservation Area continues to demonstrate clear architectural and historic interest.

The assessment of the Conservation Area and its immediate surroundings confirmed that the area still has a special character. Overall, buildings of special historic and architectural value have been protected and, in the main, designation has also afforded protection to non-listed buildings as well as the public realm. No amendments to the Conservation Area boundary were therefore proposed.

Map 1: Windsor Place Conservation Area Boundary, designated 1975



High Resolution Map

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