

LLANDAFF



CONSERVATION AREA APPRAISAL

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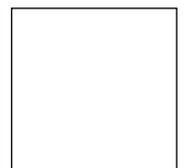
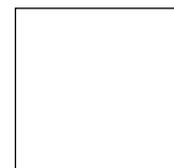
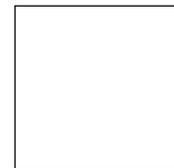
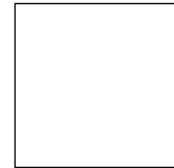
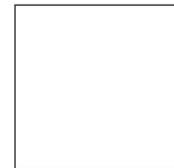
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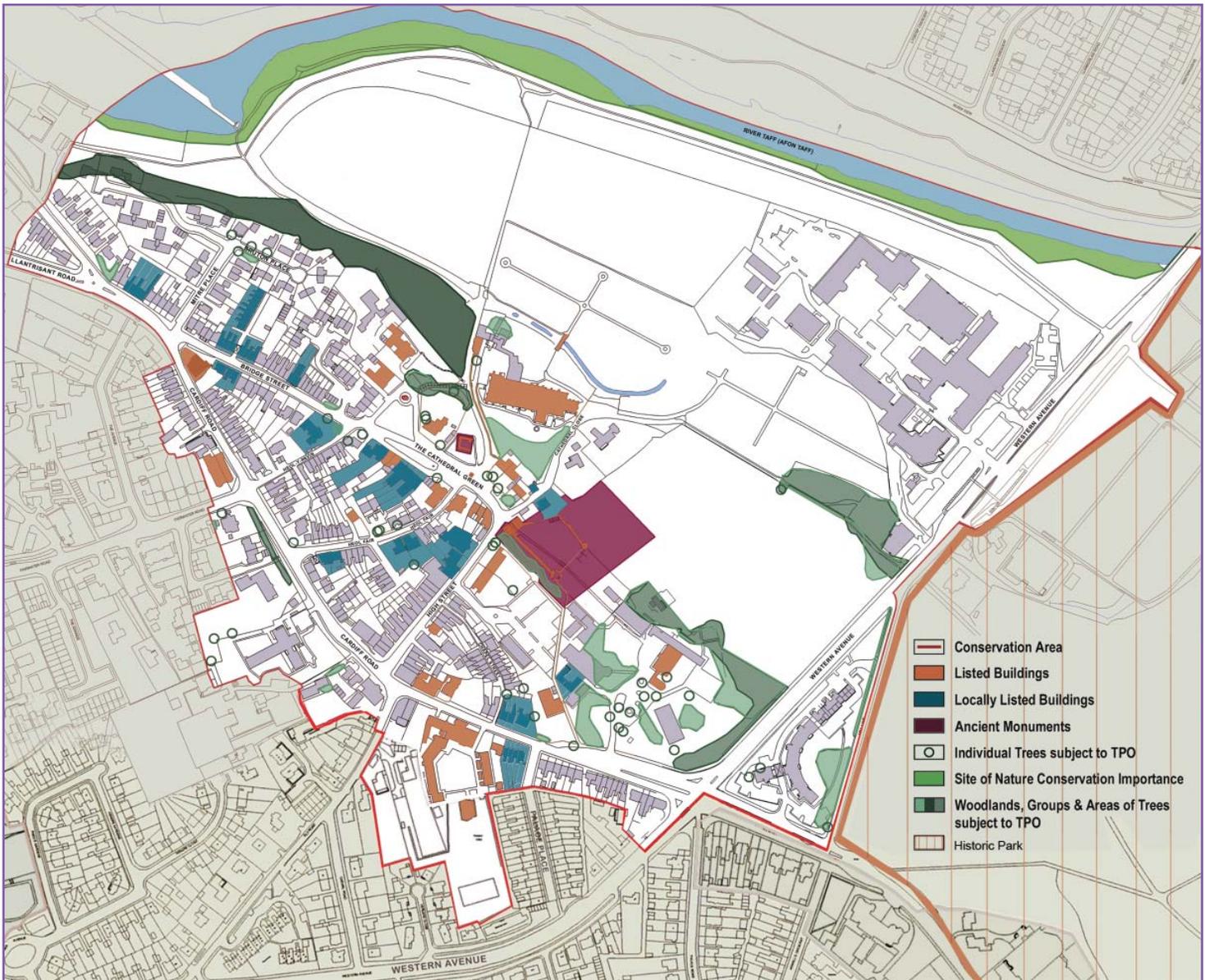
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Statutory protection in the conservation area boundary map and protections



The map above shows non statutory/ statutory protections in the Conservation Area



1.1 Background

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

1.2 Appraisals

The Council has a duty to review Conservation Areas. To manage the process, a Conservation Area Strategy has been prepared. The Strategy identifies priorities for the City, and the criteria to be used in the assessment of existing and new areas. The Llandaff Conservation Area is one of the first areas to be assessed with the benefit of local consultation.

1.3 The Boundary Review

A brief review of the historic and architectural character of the Conservation Area suggests that;

- The continued inclusion of the UWIC buildings and the landscape around them can maintain and emphasise the educational role that links the college to Llandaff.
- The Conservation Area provides protection for the delicate landscape surrounding the Cathedral, the river and Llandaff Fields.
- Fordwell Close and Mitre Place provide a well defined boundary for the urban area. To retain the successful transition from urban layout to wooded hillside they should be retained within the Conservation Area.
- The Crescent is of a different scale and though its layout is determined by historic field boundaries and the former Mill Lane.

Areas considered for inclusion in the Conservation Area

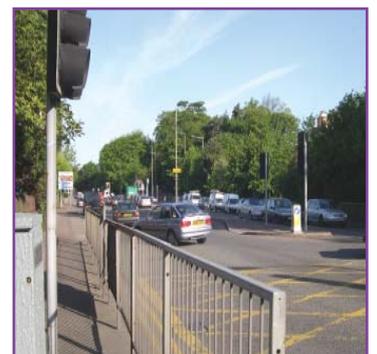
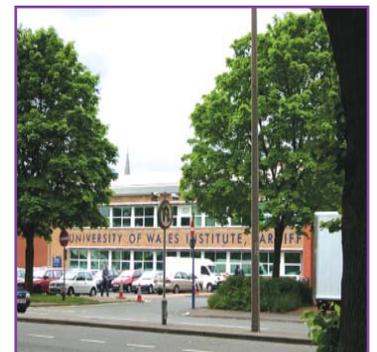
The assessment has also focused on areas surrounding the Conservation Area.

East from Western Avenue

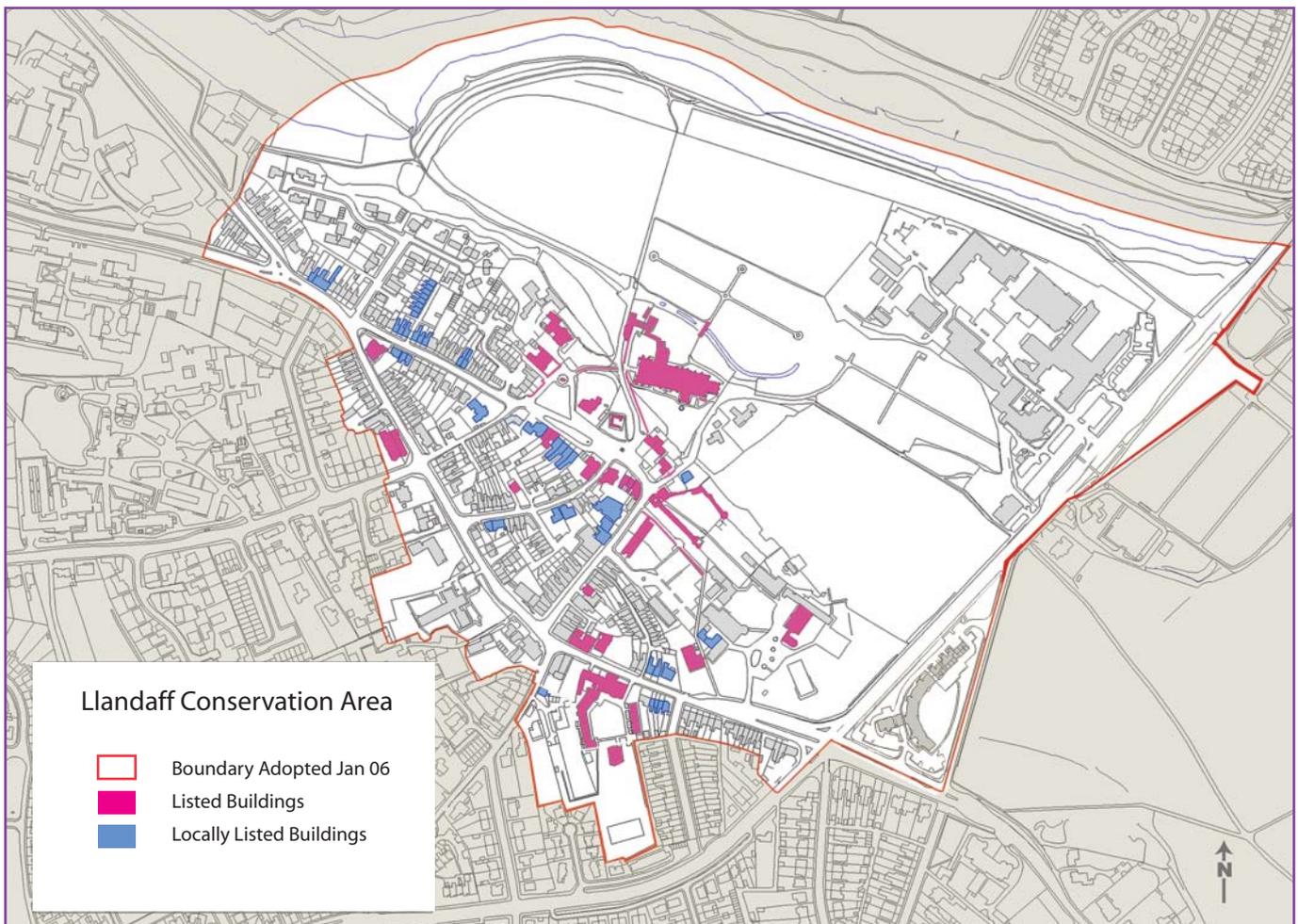
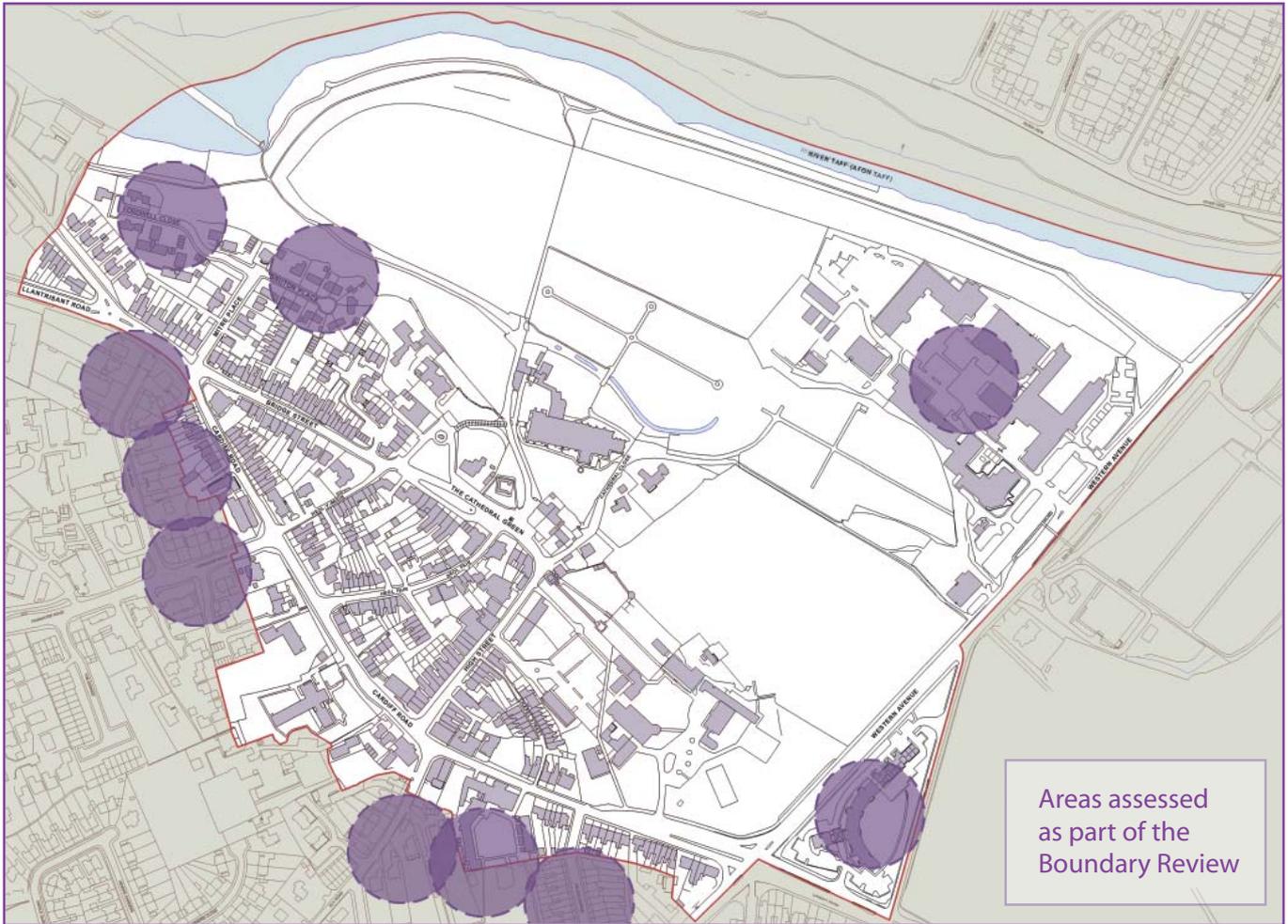
The area does not include any buildings of architectural and historic significance, though the avenue of trees on each side of the road provide a strong definition to the park.

Palace Avenue

Palace Avenue is linked to the Llandaff Conservation Area in terms of its accessibility and position. However, its architectural style is closer to many of the adjoining Cardiff Edwardian suburbs. A significant amount of the buildings have lost original windows and doors. The identity of this road is different to the village atmosphere of Llandaff and has only a weak architectural link to Llandaff.



Boundary review



St Michael's College Chapel and Grounds

The Chapel lies outside the Conservation area. As a Grade II* Listed Building, it is of architectural and historic interest and retains a strong association with the College, highlighting the significance of Llandaff as an ecclesiastical centre. It completes the quadrangle on the south side of the College and with its landscape, its mature trees brick boundary walls defines the curtilage and setting of the historic building group.

Ely Road

The street has developed over a number of years and presents a mix of buildings of different architectural styles and quality. The most interesting buildings are hidden behind boundary walls to the east side of the road. The first two buildings were built before St Michael's College was completed and their extended plots pre-date the historic development of the area. To the west side of the street there is a charming dwelling with some similarities to the buildings of local architects; John Prichard and Ewan Christian. It stands alone between a row of modest cottages and semi detached houses built during the 1940's. However on balance, the architectural and historical interest of this road frontage do not compare with the east side where there is a closer physical and historic link to the development of the St Michael's College.

Fairwater Road and The Avenue

Fairwater Road and the Avenue were developed at the beginning of the twentieth century. Their scale is suburban in character. Although many of the buildings were built by local architects, new houses or flats have now been developed between the early 19/20th century villas and Llandaff house has been split from its former grounds and summerhouse at Rookwood.

Conclusions

The assessment of the Conservation Area and its immediate surroundings confirms that the area still has a special character. Overall, buildings of special historic and architectural value have been protected and that the public realm, as well as the buildings has in the main been protected as a result of designation.

The adopted boundary is shown opposite and has been the subject of local consultation.



Areas on the edge of the Conservation Area that have been assessed

1610

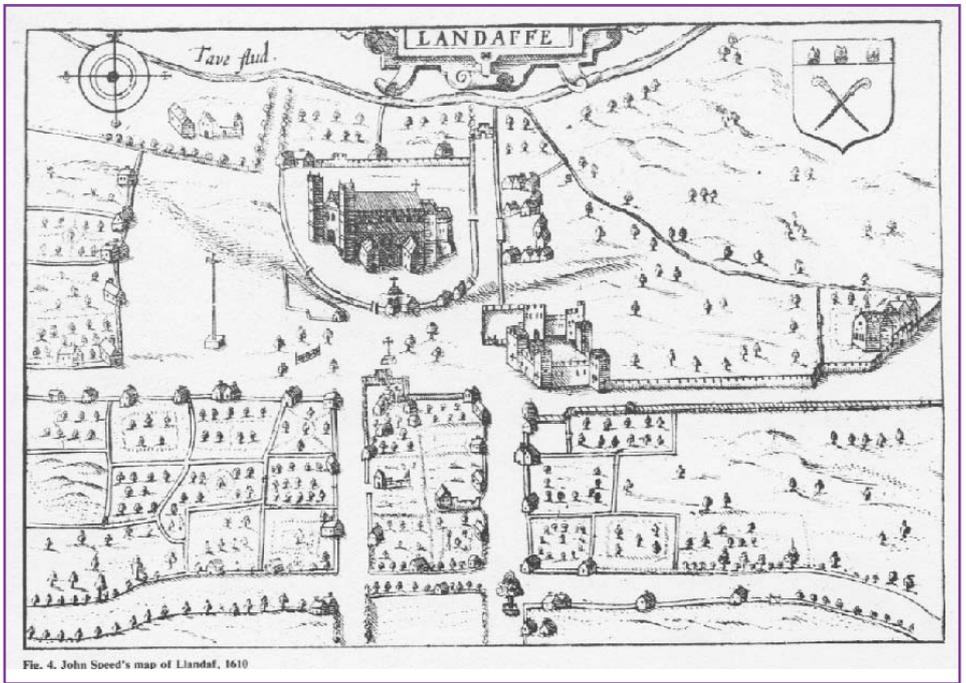
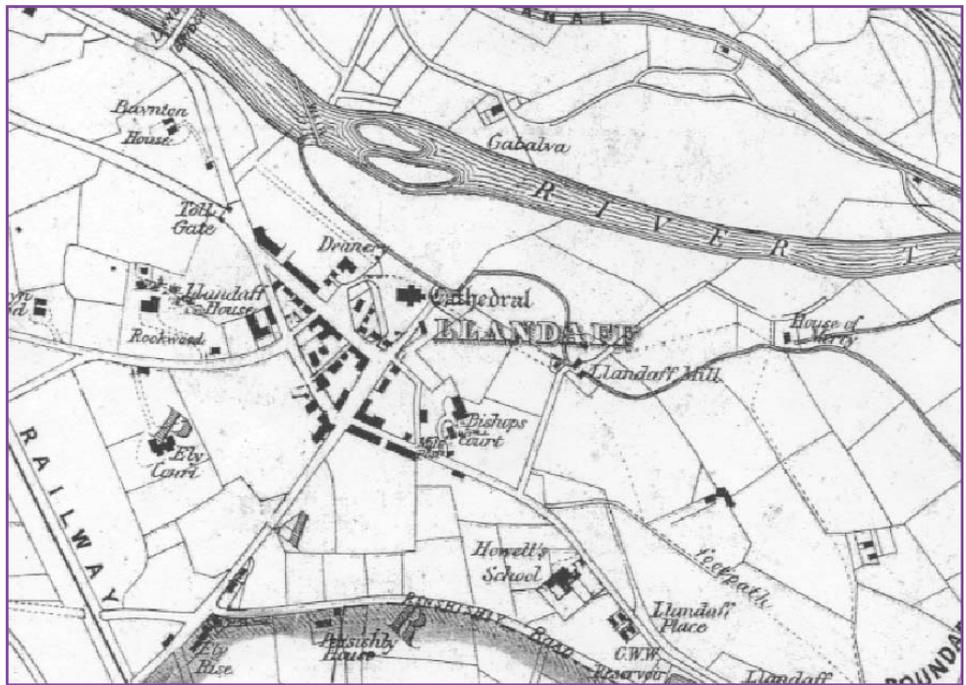
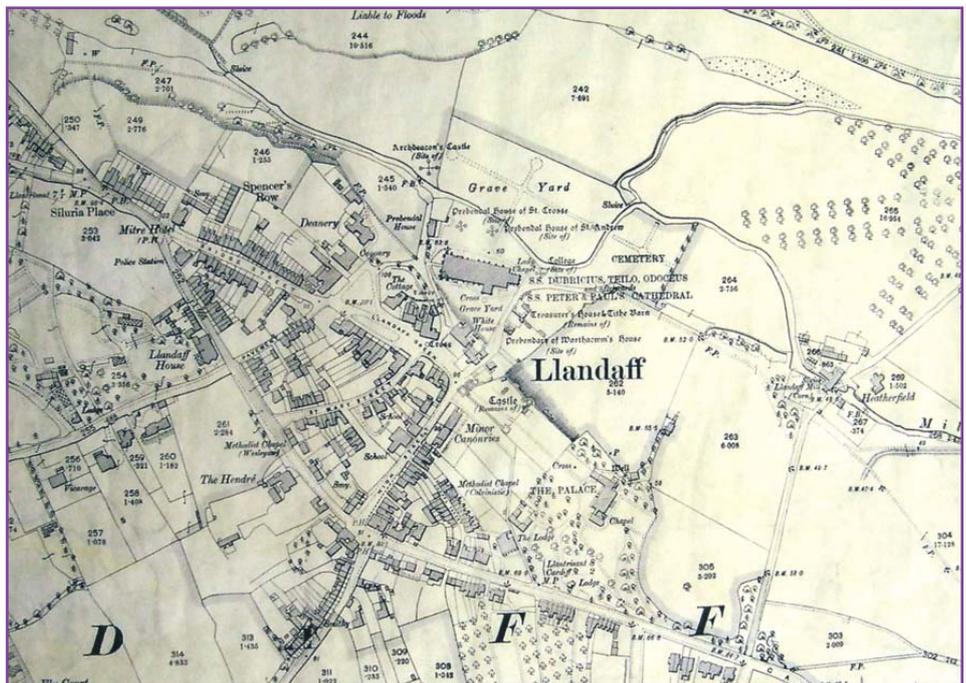


Fig. 4. John Speed's map of Llandaff, 1610

1869



1901



The maps opposite show that the streets and features which make Llandaff special have existed since the 17C



the historic significance of Llandaff

This brief History of Llandaff has been drawn from research prepared by the Llandaff Conservation Area Advisory Group. It shows how the form of the settlement has been determined and influenced by history, and in particular by:

- The natural attributes of the scarp as a defensive site.
- The early Norman rulers of Glamorgan and their actions to enhance the status and influence of the church.
- The later development of the cathedral, and its ecclesiastical community.

Llandaff's Historic Background

Llandaff dates back to at least the 6th century, though its importance grew in the 12th century when it was chosen by the Norman rulers as their Bishop's Seat. The Cathedral, the Bishop's Castle and ruined Bell Tower are all a mark of Llandaff's early importance, defining it as a distinct and separate neighbour to Cardiff, still a small port and town.

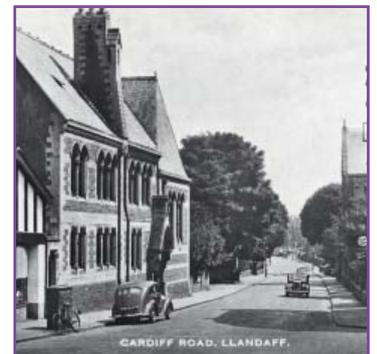
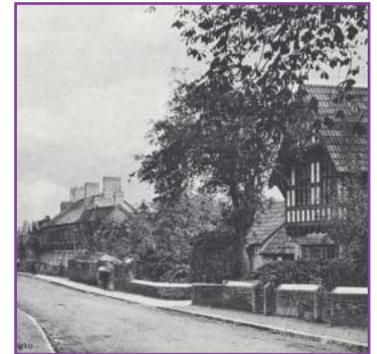
Between the 16th and early 18th century, Llandaff declined. It was revived again, first with the rise of the Matthews family in the 18th century and later as part of a major revival of the cathedral as an ecclesiastical centre from the mid 19th century. From then on development took three forms:

- fine architecture for church purposes.
- substantial but simple public houses and commercial buildings.
- domestic buildings of varying scale and impact.

By replacement and in filling or the building of small closes like Penedre and Spencer's Row, the pattern of buildings and townscape has matured, extending to include Cathedral Close, Pavin Court and Mitre Court. Cardiff Road forms the limit to this early organic development of the village. To the west, the settlement has grown, spreading to join the rapid expansion of Cardiff that occurred in the early part of the 20th century.

The Architectural & Historic importance of Llandaff Conservation Area

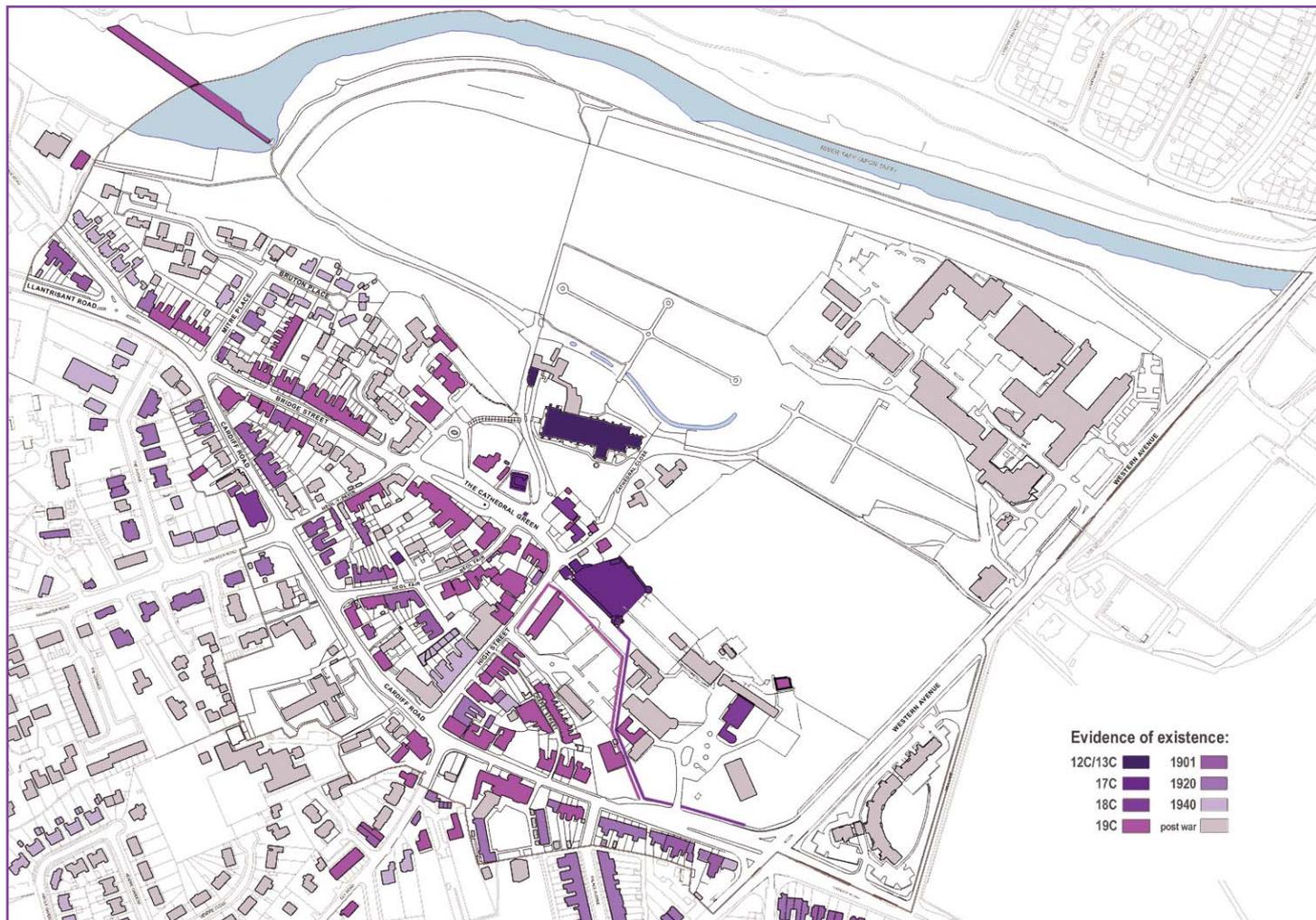
This brief history shows that the city of Llandaff evolved in a sporadic fashion along the medieval street pattern. In the nineteenth century, although most streets were already built-up, many properties such as the Deanery and Black Hall were rebuilt. The mixture of architectural styles throughout the whole village reflects this slow evolution and the settlement's close but contrasting relationship to the neighbouring city of Cardiff.



Early photographs of Cardiff Road, Tudor Cottage and the Probate House

Llandaff Conservation Area

Development of Llandaff through time





character assessment

A number of key qualities have been identified to assist the appraisal of the area. They follow government advice and are identified within the 1997 Cardiff Conservation Area Strategy and draft Unitary Development Plan. [UDP] They are:

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

A brief analysis of each is set out below and follows work undertaken by the Llandaff Conservation Advisory Group.

1.1 A Distinctive Quality of Place

Grouping of buildings

- The major medieval buildings, and some of the mid 19th century buildings on the Green, stand alone.
- Most other buildings are grouped together,
- Building lines are varied, some houses are set in gardens, others behind forecourts,
- Building groups rarely exceed 4 houses, creating variety in style and decoration,
- Dormers and gables create strong vertical accents to the skyline.

1.2 Scale

- Until the mid 19th century, Llandaff's secular buildings were of a modest scale. Even the few 3-storey buildings were quite small. This can be seen clearly at the top of the High Street where the white painted plain rubble walled three storeys of no.6 adjoin the higher two storeyed bulk of no.8 (built c. 1863).
- Old photos show that houses with upper floors lit by half-dormer windows, were more common. A few survive today, as at Penedre, at 6-14 and 7 Heol Fair, and the more recent 78 Cardiff Road.
- The buildings which transformed the character of Llandaff from market town to Cathedral city in the mid 19th century, were designed on a much grander scale. They retain this dominance today.



**Llandaff has a rich mix of building styles:
Spencer Row
Llandaff House
Pendinas**

1.3 Vistas

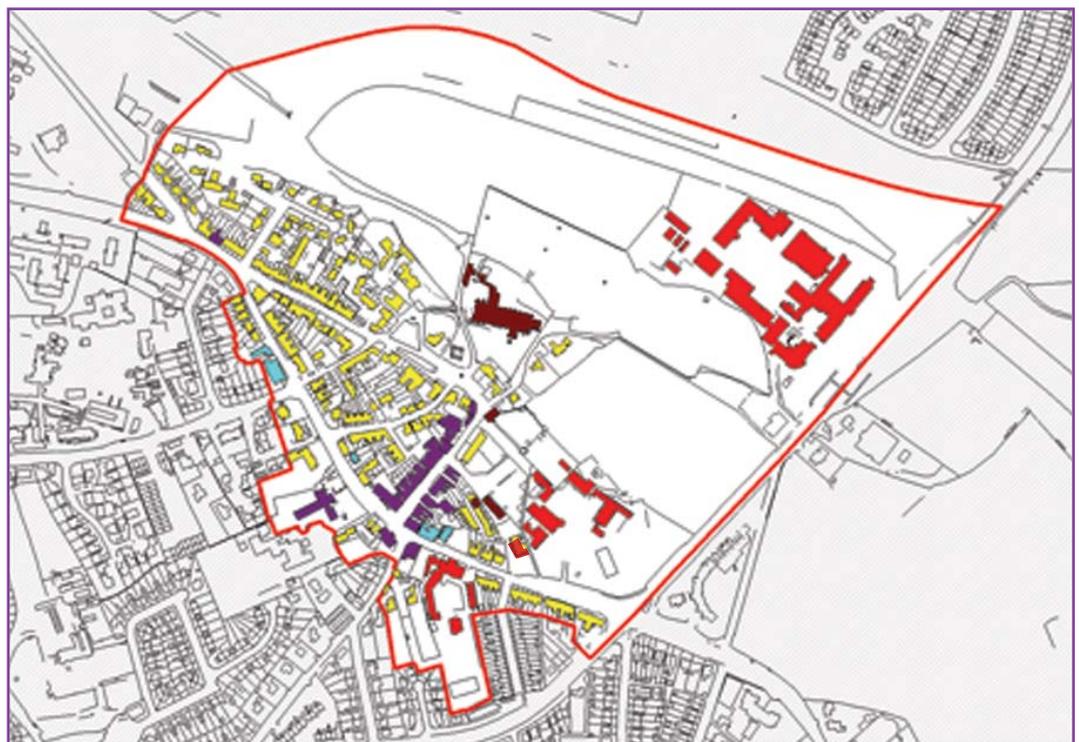


- Llandaff is rich in vistas which lead the eye and the feet, by gentle curves, on plan and in the vertical, from space to space.
- More distant vistas are usually subtle, revealing only parts of buildings. Examples of this are the views of the Cathedral spire and tower from Llandaff Fields, or across the Arls Field from Llandaff Bridge, or the crossing of Cardiff Road by Llandaff House,
- Only one distant view, from Western Avenue across the Playing Fields, shows most of the Cathedral. This view is the one by which newcomers first become aware of the setting of the Cathedral, and its long and varied history.

1.4 Patterns of use

- Llandaff still retains some of the functional character of a small town.
- It is well served by local bus routes and has access to train services.
- The Cathedral is the centre of church activities, both at local and diocesan level, and is a tourist attraction too, for which the local community provides shops and restaurants.
- Llandaff is an educational centre, and important in broadcasting
- The High Street is losing retail units, with cafés, restaurants and office uses growing in number

Llandaff Land Use



Land use

	Education Facilities
	Public Buildings
	Shops & Public Services
	Residential
	Offices

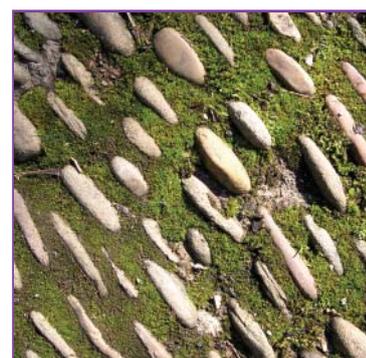
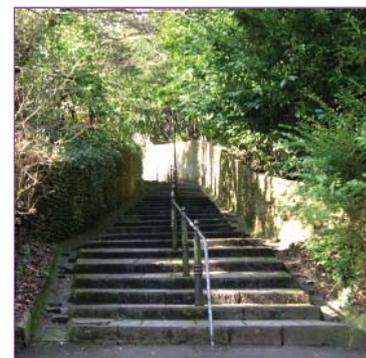
2 The presence of landmark buildings and landscape features

- The most significant landmark buildings in Llandaff are those associated with the Church in Wales,
- The other focus buildings are richer and more colourful, and tend to have a historic association with Llandaff. The Cathedral School, Llandaff House, the Police Station, and the Heathcock Pub, are all distinctive buildings
- Landmark buildings are often set within a background of smaller two-storey houses, notably in Chapel Street, Heol-y-Pavin and Bridge Street. However, between the two extremes lies the greater amount of domestic building. Nearly all of this shows a unity of warm colours, offset by a variety of simple but rich detail. The pair of house facades at 57-59 Cardiff Road is possibly the best of this group.
- In contrast, the startling and now well-established office building at 36 Cardiff Road shows how contemporary buildings can retain a pleasing presence in an area of rich and varied architectural styles.
- The UWIC complex is a landmark defining the eastern entrance to the area. Recent additions to its buildings, and changes in exterior claddings, suggest awareness of the merit of integrating the whole complex in appearance and function with the rest of Llandaff.
- Some woodland and trees form landmark features. Key ones are the woodlands on the scarp to the flood plain, formal tree avenues centered on Western Avenue at UWIC, and individual trees such as the Cathedral Green plane. The Dean's Wood was planted on the open scarp in the 19th century. The longevity of tree features is a particular strength of Llandaff's character.

3 Hierarchies of public and private space

3.1 Open space.

- Llandaff's open spaces are a key part of its character and have special historic significance with the spaces that surround the Cathedral.
- They also form the inner ring of a network of open spaces, which define the character of the whole community.
- Although there is less continuity, the grounds of Insole Court, Rookwood Hospital and Broadcasting House, form a green band defining Llandaff visually and functionally on the west side.

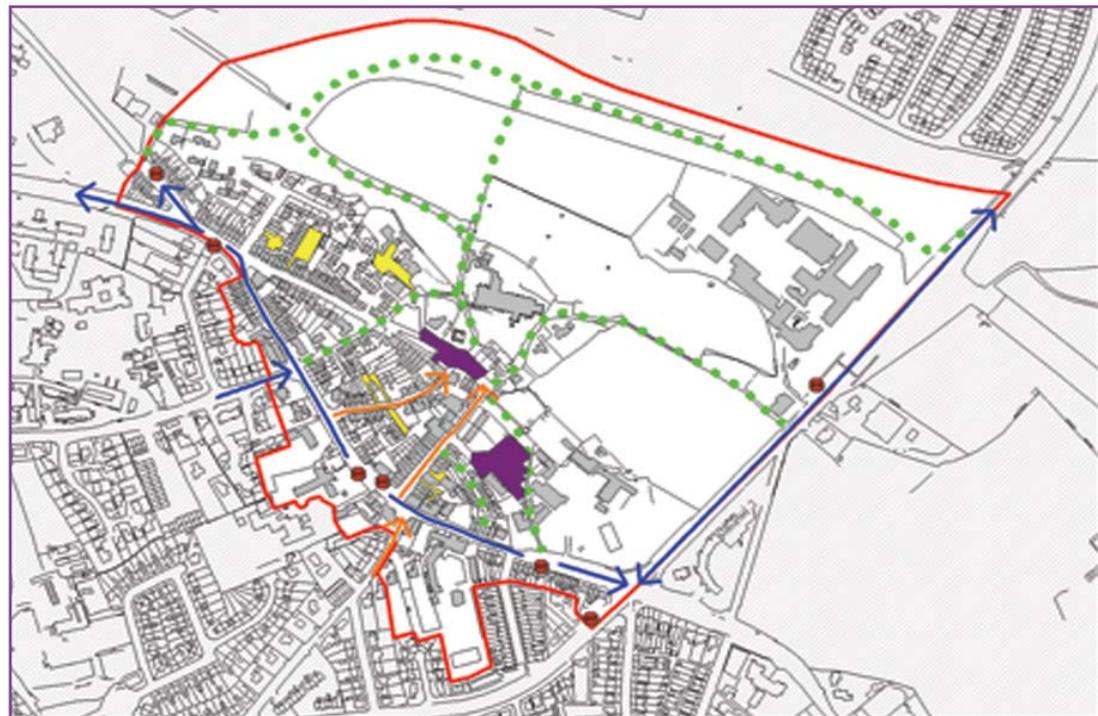


3.2 Networks of Routes and Public spaces;



- The line of Ely Road, High Street and Cathedral Close may be of Roman (or even pre-Roman) date, leading to a ford or ferry over the river Taff.
- The road was crossed at the top of High Street, by another Roman road leading from Cardiff to Llantrisant. This road line was diverted in the 18th century, to give privacy to the surroundings of Llandaff Court.
- Cardiff Road, which bypasses the centre of Llandaff and its medieval market, may be a turnpike diversion of early 19th century date. Today, it gives the Green the quality of a Close, focussed as much on the Cross, the Bell Tower and the Old Palace, as on the Cathedral.
- Road traffic creates peak time congestion on Cardiff Road. Its management is important in maintaining the tranquil quality of the conservation area to the east.
- Footpaths and lesser streets are a major part of Llandaff's character, though their route across The Green lacks clarity.
- Bridge Road is under pressure, particularly at its junction with Cardiff Road where links to BBC and UWIC residences are completed.

Llandaff movement



Traffic movement

- Cycle and pedestrian
- Bus terminal
- ← Access roads
- ← Primary traffic route
- Public parking
- Mews courts

Llandaff has busy routes and quieter lanes behind.

4 High quality local or unusual materials in the townscape

- Most buildings of architectural ambition are faced in stone of various kinds, laid in equally varying ways.
- Brick does occur, occasionally in older work, such as 53-55 Cardiff Road, faced in gauged brick with fine joints, but it is mainly found in post 1920 buildings .
- Architects for Cathedral houses and Diocesan building, such as John Prichard and Ewan Christian in the 1860s, and later George Halliday, changed the decorative use of stone. They introduced much greater variety, and artistry in stone colours and masonry. Bands of polychromatic polygonal work, often using rounded stones from all over the world, varied thin slabs of grey Pennant stone. These were taken from the dump of discarded ballast in the docks. Smooth dressings of creamy Bath stone (now often painted) are set beside knobby pale grey lias from the Vale or fine greenish grey Quarella stone from near Bridgend.
- Four or five different stones, laid in different ways, and in humbler buildings are sometimes combined with yellow, or red brick door and window jambs. Such work continued up to the 1920s. Elsewhere, red brick walls and quoins and jambs of grey or yellow stone often go together. In Llandaff this pattern is often reversed. The stone is predominantly red or brown and is used for the walls, the brick frequently yellow and used for the quoins, jambs, cornices, strings and other dressings.
- Smooth or roughcast rendering, painted bright white is not a traditional finish in Llandaff. The few survivors of modest houses from the earlier C19 are built mostly in lias stone rubble and simply limewashed. Rendering with lime-plaster, and then cement-lime, came later.
- Late 19th Century cottages show a move towards natural materials and finishes. Spencer's Row and the houses in front of it in Bridge Street show good use of the soft dark red Radyr conglomerate.
- When rendering came back into use in the 1920s it was usually roughcast, with a pebbled or stone chip surface thrown on. There are also many instances of the combination of smooth render with timber framing. On 20th century buildings this is normally a purely decorative feature.
- The most successful use of traditional colours and materials in a new building in the Conservation Area is achieved at Mitre Court. The design combines black timbering, with white painted smooth rendering, and at lower level solid rubble stonework, using some Radyr stone and cappings in yellow brick. The composition, incorporates gables in the street fronts, and avoids a rigid street or ridge line.



Balast and local building stones are a strong part of the area's character.

5 High Quality Architectural detailing

- Stonework is often richly decorated, and enriches the face of both domestic and ecclesiastical buildings.
- Surviving original architectural decoration is rare but precious, both for its historic and visual interest, and for the guidance and example it offers repairs elsewhere. For example the Green has several sash windows without upper sash transom 'horns', and The Deanery retains a delicate fanlight over the front door.
- There are many good examples of decorative fascias and barge boards throughout the Conservation Area,
- 66-76 Cardiff Road of c.1910 form a particularly well preserved six-house terrace, retaining all their original cast iron and glass porches,

6 High quality hard and soft landscaping.

Hard landscaping.

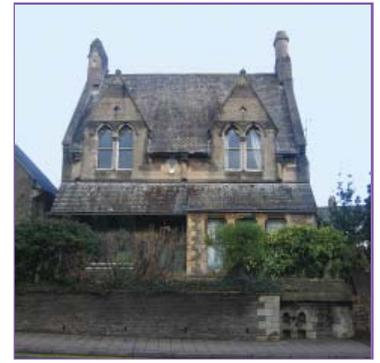
- The best paving of a distinctive and good quality is the Dean's Steps, though some of the semi-public spaces, such as Spencers Row and around the new houses of Cathedral Green, are substantially better both in material and maintenance.
- The recent enclosure of the Green has led to a dramatic improvement in the public realm.
- Visible private forecourts and paths also vary, but quite a few show a careful choice of appropriate and well-laid materials.
- Elsewhere paving materials throughout the Conservation Area are often ill matched and repair is poor. Some areas are damaged too.
- Walls bounding private off-street areas are mostly of rubble, occasionally using selected Radyr stone or polygonal 'ballast' stones in multi colours. Gatepiers too, show a wide variety, with brick, usually yellow, or of warm orange colour. There has been decline in the craftsmanship applied to the repair of walls.



Architectural detailing

Trees and soft landscaping

- The main landscape character derives from woodlands and tree planting, rather than other lower level planting.
- Grassed areas, despite their uneven and sometimes steep slopes, are maintained and well protected against vehicle damage.
- Boundary hedges enclosing gardens are well maintained. Elsewhere hedges around fields and river, are often overgrown and require management.
- There are three major belts of large forest trees. One runs from Fairwater Road, around the Rookwood, UWIC residences and Broadcasting House to Llandaff Bridge and the Cathedral cemeteries. The second is from Cardiff Road across the School grounds, over Western Avenue, around The Crescent and along the edge of Llandaff Fields. The third starts between the UWIC campus and the river Taff and runs across the UWIC front, uniting both sides of the avenue. These important green wedges enfold the historic settlement and define its impressive landscape setting.
- The remnants of the historic 'etoile' of avenue trees to the east of UWIC is included within the Cadw Register of Historic Parks and Gardens.



**Public and private
landscapes**

areas of special character

Because parts of the character of the conservation area vary greatly, a number of sub areas have been identified for assessment in greater depth and to provide a clearer indication of enhancement opportunities. Each is explored within the following sections.

The Cathedral Precinct and the River Taff Area

- The Cathedral occupies a pivotal position in the structure of Llandaff,
- It sits on the edge of town and the valley below,
- It is a central feature for the Green and yet dominates views from nearby meadows and river banks,
- It dominates more distant views from east and south.

Issues

- The Cathedral fulfils a dual role: as the focus for the religious community and as a major tourist attraction,
- Its location presents a major challenge to access and the potential for major public events and tourist/visitor numbers
- The sacred and historic character of the cathedral precinct requires maintenance without loss of historic fabric
- The wood land and meadows beside the river require maintenance and management to ensure ease of access and maintenance of key views.

Enhancement Opportunities

- Improve pedestrian and vehicular access to the Cathedral and community, with regards to the needs of all users and the DDA
- Enhance links to meadows and footpaths,
- Provide facilities for visitors
- Link enhanced visitor attractions with opportunities for churchyards and encircling landscape
- Manage woodland scarps,
- Maintain boundary walls, railings and natural surface materials in the public realm,
- Use lighting to enhance the precinct and to direct visitors and community to the heart of the historic building group.





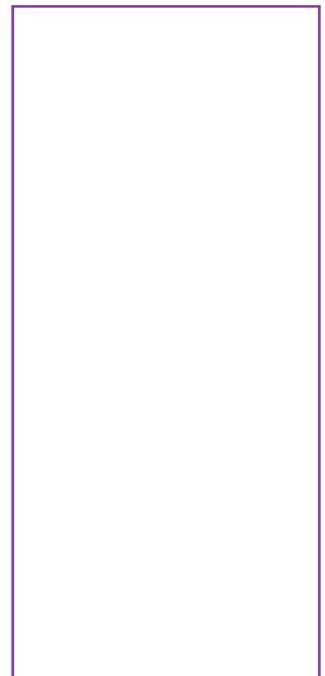
- Riverside paths lie adjacent to this part of Llandaff.
- Bruton Place and Fordwell areas provide a gentle, leafy visual link to the valley.
- Houses are set within an open shared landscape in Fordwell.
- Bruton Place has a more enclosed garden village character where gardens create space between buildings and define plot size and building composition.
- A variety of house styles fill small plots, creating a rich mix of house type and a pleasing variety to the street scene.
- There are distant views of the Cathedral from Bruton Place.

Issues

- Hedges and boundaries have been lost in Bruton Place leading to loss of legibility and character.
- There is a loss of architectural detail in front elevations.
- Poor maintenance to garden walls and boundaries has led to loss of character.

Enhancement Opportunities

- Maintain lower densities to reflect changing scale and character of the urban 'edge'
- Enhance footpath links,
- Where development opportunities arise enhance or reinstate boundary walls and hedges.
- Respect building scale and garden layout within planning applications for development.





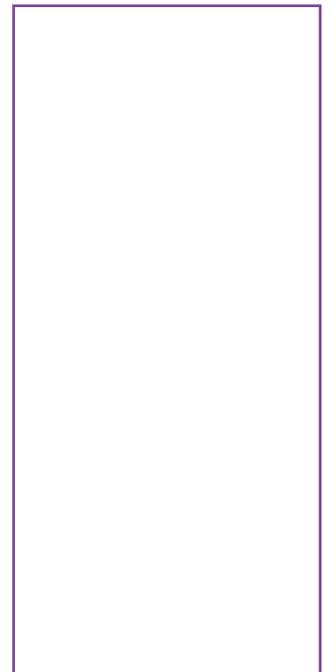
- High Street holds an eclectic mix of architectural styles: some new some old,
- All lie within a well defined street scene, framing views to the Bishops Palace and the Cathedral beyond
- The High Street is regarded as the focus for the community,
- It provides the main access to the Cathedral and Bishops Palace.
- Shops providing a variety of services operate in harmony with residential neighbours: a key to successful mixed use area
- Although it is of the late Victorian/early Edwardian period, Chapel Street has a medieval character in street form and building alignment

Issues

- Traffic congestion arises when there is pressure for parking within car park and Cathedral Green
- Some shop fronts have been altered or signage added with a loss of character, scale and integrity of wider street scene,
- Signage sometime obscures architectural details
- Poor surfacing leads to loss of legibility at key entry points to the High Street e.g. on Cardiff Road, and where High Street joins Chapel Street,
- Congestion and pressure for on street parking, is present throughout the day.
- There is a lack of signage and directional/interpretation advice for visitors to Cathedral and Bishops Palace,
- Rear yards are often poorly maintained,

Enhancement Opportunities

- Where scale and detail has been lost establish more appropriate materials and scale for shops as development opportunities arise,
- Re-surface road junctions at Chapel Street and Cardiff Road junctions,
- Enhance spaces at key meeting points e.g. Car park, the Institute, the Church Halls, Chapel Street and Cardiff Road,
- Enhance links to foot and cycle paths by improved lighting and directional signs
- Encourage the use of traditional window and shop fronts where development opportunities arise.





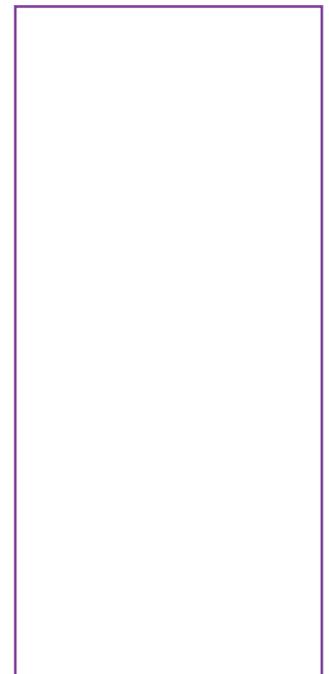
- The Green retains a semi enclosed character,
- Recent work to reinstate green areas and to remove traffic have made it a peaceful setting for houses, Cathedral and Bishops Palace,
- Boundary walls, and the trees and hedges which drape over them also create privacy to gardens and enhance the setting of the Green,
- Boundary walls are historic,
- The Green is the main focus for listed buildings and is the historic core of the village,
- Despite realignments over the years, the medieval street layout is still legible in building form and public spaces.
- It is graced by a splendid plane tree.

Issues

- The statutory protection afforded by listing makes this the most significant part of the Conservation Area
- The areas around the Cross and Bishops Palace lack definition.
- Parking is intrusive at the entrance to the Cathedral
- The entrance to the Cathedral path and the Lych gate needs enhancement through interpretation, definition and enhancement of the public realm around them
- The appropriate repair of boundary walls using traditional mortars and materials is not evident.

Enhancement Opportunities

- Complete public realm enhancements to the Green, in association with repair of existing street scape,
- Secure funding and make progress on the repair and restoration of the Bishops Palace in line with the completed Conservation Plan
- Enhance foot path links to the Cathedral and meadows beyond,
- Enhance landscaping around the war memorial,
- Secure restoration of historic walls as development opportunities arise,
- Improve interpretation and understanding of the history of the Cathedral Green
- Rationalise parking around the White House and Lych gate area in order to improve their context, the setting for important trees and the entrance to the Cathedral.





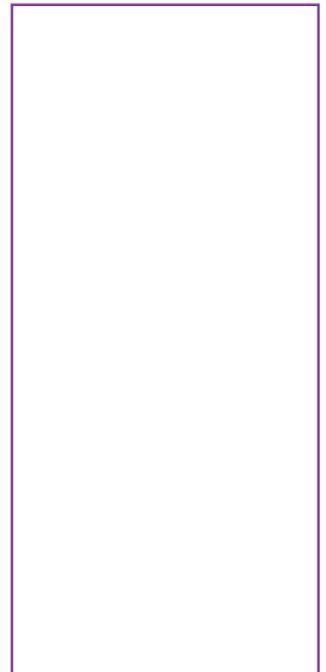
- Cardiff road is a busy major route leading north from the City
- It varies in width, but narrows at the entrance to the village
- There is a variety of building style and scale.
- The road holds some major ecclesiastical buildings, notably St Michaels College, and the Probate and Registry buildings.

Issues

- Bottle necks occur, sometimes to the detriment of the street scene and safety of pedestrians,
- Turning traffic into the Cathedral school sometimes adds to congestion
- There is a lack of clarity at the junction with High Street and where traffic management schemes downgrade the important east/ west pedestrian links between Ely road, Fairwater Road, the school and High street.
- The Hendre nursing home is set back from the road and contains within it some old stone boundary wall but also loose knit buildings having little association with the village and its tight urban form.
- Boundaries and retaining walls to the west of the road are often poorly maintained.
- The depth of the St Michaels site requires management to protect the setting of the listed buildings. Its principal roadside verge and entrance merits a better setting.

Enhancement Opportunities

- Improve entrance paths and routes to the primary school,
- Retain and enhance walled enclosures to properties,
- Rationalise access and setting of Llandaff House,
- Explore and secure enhanced east/west walking routes as development opportunities arise,
- Secure appropriate protection for the landscaped grounds of St Michael's College and secure enhancements to building groups at the rear.
- Architectural decoration could be protected through the effective management of areas covered by Article 4 Directions
- Natural building materials eg stone, brick and decorative half timbering should be preserved and protected as and when planning applications are received
- Guidance on window repair and replacement, and the care and design of boundary walls and railings should be made available to householders.





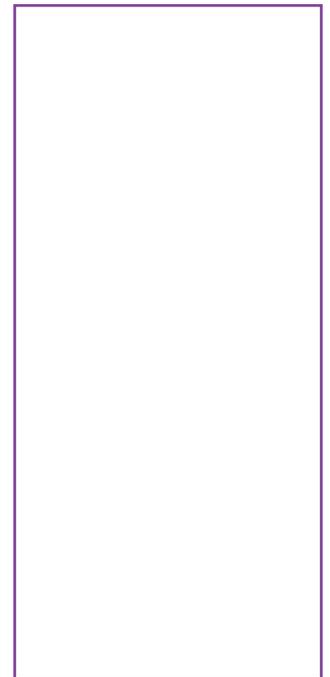
- The road is a major barrier between Llandaff and the fields to the south,
- The road holds within it tree lined avenues and buildings on a grand scale,
- Well maintained verges and trees define the status of the road and offset the intrusive affects of heavy traffic,
- The pedestrian bridge and associated barriers road signage is ugly, but the only effective pedestrian link to the south,
- The road is the main entrance to Llandaff city from the east,
- The road affords significant and famous views of the Cathedral across the school playing fields. It provides access to river banks and woodland paths.

Issues

- Walking and cycling routes need to be made as safe and pleasant as possible to retain links from Llandaff to the city,
- There is scope for enhanced links to the south and long term plans for the restoration of Bute Park
- Views to the Cathedral need to be protected.
- Further college developments and re-modelling need to respect the important landscape setting of the campus,
- Links to fields and cathedral need to be identified, and where opportunities arise enhanced to secure an appropriate setting for the Cathedral.
- The northern limits of the registered historic park Llandaff Fields is bisected by Western Avenue.
- The protection and enhancement of remaining historic avenues of trees.

Enhancement Opportunities

- Enhance UWIC buildings and their setting when development opportunities arise,
- Improve verges and landscape setting around the rugby club and its car park,
- Improve foot path links to Cathedral Precinct and Llandaff village
- Enhance road side traffic and pedestrian signage to Llandaff,





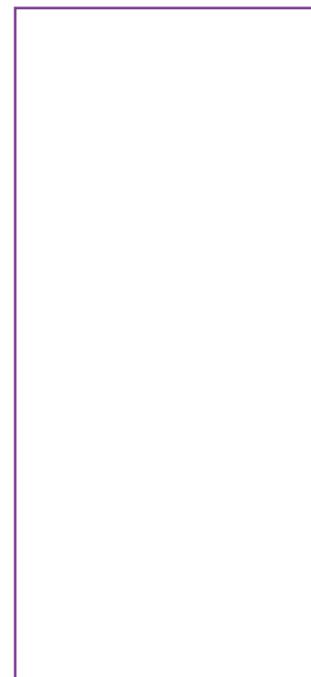
- Streetscape is varied and punctuated by building set backs and small front gardens
- Building scale is modest,
- There is strong relationship between buildings and street
- Natural materials play a strong part in defining the street scene and decoration on houses,
- Half timbering is a strong decorative feature on Bridge Road,
- High stone boundary walls define roadside and plot rhythms.
- The police station forms the main focus for the village at its northern entrance
- Fragments of mediaeval street layout and buildings are evident within Heol y Pavin and Heol Fair.
- Beech trees and the grounds of the BBC site play a strong part in enclosing the north end of the village.

Issues

- On street parking undermines the quality of the street scene
- There is a loss of architectural detail on houses
- The police station has a very poor setting with no space around it.
- Stone boundary and retaining walls require maintenance
- Shared spaces around Spencer's Row are uncoordinated
- Road side verges are damaged by parking

Enhancement Opportunities

- The setting of the Police Station could be enhanced within plans for its disposal or change of use
- Roadside verges could be enhanced by the management of off street parking,
- Architectural decoration could be protected through the effective management of areas covered by Article 4 Directions
- Natural building materials e.g. stone, brick and decorative half timbering should be preserved and protected as and when planning applications are received
- Guidance on window repair and replacement, and the care and design of boundary walls and railings for householders is needed.
- Retaining walls to the west could be lit at street level to enhance the stone work, and safety for pedestrians





5.1 The Background

The appraisal describes the features which make up the Conservation Area's special character and identifies potential for enhancement. The appraisal and guidance may be used in the following ways:

- Defining a scheme of enhancement to guide the development of the area, To inform the assessment of planning applications in accordance with policy 3 of the Local Plan and 2.53 of the UDP, until such time as a Local Development Plan has been adopted,
- In setting out priorities for the management of the public realm in the future
- In providing guidance for those who live in Llandaff

These are the opportunities presented by the appraisal:

- To maintain the special character of Llandaff
- To ensure that new developments are well integrated within the village
- That where there is scope for the enhancement of the public realm, they are achieved with regard for the Conservation Area's special character and the enhancements identified in the appraisal.
- To enhance the enjoyment of it's special character,
- To increase the understanding and appreciation of it's special character,
- To encourage and explain to those who live there why accurate repair is important,
- To support local shops and community facilities in their efforts to keep Llandaff as an attractive and lively place in which to live,

The threats are:

- Continued pressure to alter and extend buildings and gardens,
- Continued pressure for on street parking, and disruption to traffic as a result.
- A lack of maintenance through inadequate funding in Council budgets
- Competing pressure for change to buildings and houses to meet other objectives, for example improved energy efficiency, and security for houses,
- Continued traffic congestion, both within the village and on Cardiff Road,
- A conflict between retaining the quiet ambiance of Llandaff and its continued growth as an educational and visitor centre, increasing traffic and pressure for parking within historic areas.
- The loss of retail units from High Street

This final section aims to address these findings in proposals to enhance the character of the Conservation Area and positive features described in preceding sections.

5.2 Ways to enhance the Conservation Area.

Guidance.

The most effective way to enhance the conservation area is to ensure that those planning work or development understand its character. Guidance set out in the final section provides advice on how buildings may be protected in proposals for development. It also provides advice to those who are considering repair and maintenance.

The inclusion of many buildings within the Cadw List of Buildings of architectural or historic interest has established other criteria to be met in proposals for alteration. The listing of a building places a duty on the Local Planning Authority to consider the impact of development on the setting of a listed building. Listing also means that proposals for alteration need to be fully justified. The guidance within the final section of this appraisal has been prepared to ensure consistency with Cadw guidance .

Enhancement.

Although the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the 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 cooperation with other Service Areas within the Council or in partnership with developers, the community or other public bodies.

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

1. Through the adoption of guidance and enhancement opportunities identified within part 3 of this appraisal.
2. The management and maintenance of the Council's estate including property parks and gardens,
3. The promotion of an understanding of the cultural and historic significance of Llandaff through links with The Cathedral community, schools, libraries and community groups,
4. By working with the Cathedral in plans to promote and restore the Cathedral as a centre for worship and as a tourist attraction.
5. Through the adoption of grant aided programmes to restore buildings.
6. Through existing Council budgets for the effective management of the public realm.
 - Housing repair,
 - Grant aid to improve Energy Efficiency in homes
 - Highway improvement and repair, and the enhancement of footpath links
 - Parks – maintenance and enhancement
 - The management of the churchyard beside the Cathedral,
 - Maintenance of the riverside in partnership with the Environment Agency
7. Through the encouragement and support of local initiatives to enhance and strengthen local shops and community services.

The appraisal provides the basis for a corporate approach to enhancement. An area appraisal to identify enhancement opportunities in the core of the conservation area could also be prepared. Adoption of a scheme of enhancement could provide the basis for developer contributions, should development occur in the future. This would mean that developers as stakeholders could play a key part in working with the Council and the community in the achievement of a common goal:- to enhance the conservation area and the buildings within it.



6.1 The following recommendations summarise action to be taken following adoption and amendment of the area's boundary

- It is recommended that a summary of the appraisal and the Guidance in appendix 1, and 2 be published and circulated to those who live or have an interest in the Llandaff Conservation area.
- The Appraisal and its recommendations and priorities for action be confirmed as the basis for corporate initiatives in the Conservation Area,
- The Appraisal and character assessment serve as a framework for the assessment of planning applications in compliance with Section 72 of the Act
- Improved communications with local groups and residents be established in partnership with Llandaff Conservation Area Advisory Group
- The Appraisal and information on the history of Llandaff be made available for study in the library and at local schools.
- Opportunities for the use of historic records and archive material and photographic records be researched and made available for use within the school curriculum
- An appropriate scheme of repair and maintenance within Parks and Highways be developed to ensure that work in the public realm is sensitive to the character of the Conservation Area,

6.2 Consultation

This document has been adopted following local consultation. If you have any comments or other proposals you would like the Council to consider, or would like to contribute and share information on the history of Llandaff please contact the Conservation team on 20873485, or 20873480.

Details on individual buildings, together with other planning policy documents may be obtained from the conservation team.



1 Guidance for Homeowners and those planning development in the Llandaff Conservation Area

The guidance has been adopted as part of the appraisal and aims to respect and enhance the character of the conservation area

The Council has special powers to control types of development, that would normally not require planning permission, through an Article 4 [2] Direction. The Direction gives control over almost all work to the front elevation of buildings, work in front gardens and new building works too.

Many of the buildings in the Conservation Area have been listed as buildings of special architectural or historic interest. Owners of these properties must also obtain Listed Building Consent before they alter, extend or demolish any part of a building, whether internally or externally, in a manner that would materially affect its special architectural or historic interest. You may also need to comply with Building Regulations. A building control officer will be able to advise you on the regulations.

Building Materials and Details

When considering building work or replacement, the aim should be:

- repair rather than replace original windows and doors
- use details to match on small extensions
- build walls in matching brick or rendering
- roof in matching slates or tiles

Windows and doors

Door and windows replacement is one of the most difficult design problems. The following advice applies both to doors and windows for extensions and their replacement in existing buildings.

- Original windows should be retained where possible;
- Frosted or stained glass door panels and porch details should be retained,
- New windows should accurately reflect the style and opening methods of those originally fitted to the property

In practice this means that you should first consider whether any replacement is necessary. It may be possible to repair windows, and skilled joiners can make repairs without difficulty. The Regeneration Group of Strategic Planning can supply the names of specialist manufacturers of timber windows. It can also provide advice on joinery detail.

More advice on window repair and replacement can be found in the separate publication '*Window repair and replacement in Conservation Areas*' available from the Conservation Team within Strategic Planning and Neighbourhood Renewal.

Chimneys

Chimneys are often an important part of the symmetry of each building group or terrace, punctuating the skyline and defining street corners. Stone chimneys on early houses can often identify the age of a building and the source of building stone. The original stack and pots are often an integral part of the design of later Victorian houses. If a chimney which makes a contribution to the character of the house or conservation area becomes unsafe and requires repair, it should be rebuilt to the original height and design, even if no longer in use.

The demolition of a chimney may require Planning Permission. When chimneys become redundant it is important to ensure that steps are taken to maintain stone or brickwork and mortar and render. Original clay pots should be retained where they are still structurally sound. A proprietary weather-guard can retain ventilation and discourage damp through to the chimney breast.

Dormer Windows and Loft Conversions

Dormers with decorative fascias of ridges and stonework are a common feature of the Victorian and Edwardian period during which most of the conservation area was developed. New dormers will only be appropriate where they respect the scale of the house, protect the character of the existing roof form, and the appearance of the Conservation Area.

Small traditional roof lights may be acceptable in discrete locations, offering an alternative to a dormer. In the case of a semi-detached property, particularly if symmetrical, care will be taken to ensure that a roof light will not unbalance the pair. Modern roof lights in deep frames, which break up the line of the roof surface, are not appropriate.

The use of roof lights on front roof slopes will not be supported.

Roof Materials

Generally original roofing materials should be maintained. Reclaimed or new natural slates are the best way to protect the character of the conservation area. However, a good quality textured slate may sometimes be an alternative for an unlisted building in the conservation area.

Decorative ridge tiles and ornamental barge boards should be retained.

Extensions & Alterations

In modernising their homes, residents want larger kitchens and family rooms and need additional accommodation. Often this can be done without spoiling the character of either the individual house or the wider Conservation Area. However, the kind of extension, dormer window or loft conversion suitable for one type of house might be completely inappropriate for another, and so it is impossible to lay down a uniform set of rules for the whole Conservation Area. However, the following notes set out some guidelines.

Because there is a clear building line to many roads in the Conservation Area, front extensions are unlikely to be appropriate. Similarly, side extensions may close up the gaps between properties, creating continuous terracing which destroys the open character of the layout and the carefully designed views between buildings.

The following points should be considered in planning an extension:

1. Will the alterations or extensions affect or overlook neighbouring properties?

It is strongly recommended that you discuss your proposals with immediate neighbours at the earliest stage. Development will be resisted where new windows to habitable rooms would significantly increase overlooking or if the building would dominate neighbouring properties.

2. Will the extensions be visible from the road or another public viewpoint and, in particular, will they encroach upon spaces between buildings, closing out distant views?

In general, any extensions should be to the rear of the property. Extensions that would intrude upon well established views, for example, two-storey side extensions or extensions above existing garages are unlikely to protect the character of the conservation area.

3. Will the extension be in character?

For an extension to be acceptable in principle, it should be designed to harmonise with the original form and character of the house.

4. Have any insensitive alterations already taken place?

Some properties were altered before the present controls were in place. Previous insensitive and possibly unauthorised alterations should not be a justification for further inappropriate works. Encouragement is given to the removal or improvement of previous inappropriate work as part of any new proposal.

The design of successful extensions requires a knowledge of building type and a sensitive handling of scale and detail. Although officers can offer informal advice, it is advisable to employ an architect with knowledge and experience of this type of work. The architect's drawings with clear, concise and accurate information and attention to detail will usually form a sound basis the basis for a decision on an application.

New development

The following principles are designed to complement UDP policies and to ensure that Llandaff's distinctive character is protected and enhanced in proposals for development. They should be read in conjunction with the criteria and character assessment in Section 3.

New development should respect its historic context in scale form materials and design . This can be expressed in :

- continuity or variety in building line,
- existing vertical and horizontal building rhythms,
- adjacent building heights, roofs and cornice lines,
- local building materials, and
- excellence in new design

Local identity can be protected and enhanced in new development by:

- designing with an understanding of plot size and subdivision,
- drawing on local traditions in built form, materials
- respecting and reflecting local craftsmanship in for example masonry, iron work or stained glass
- respecting significant views in and out of the conservation area

The policy framework for this guidance is supported by the Local Plan and deposited Unitary Development Plan . This makes it clear that development proposals will be judged for their effect on the character of the conservation area. The guidance will complement policies within the Plans and will be supported by the forthcoming SPG on design, prepared in support of the deposited UDP.

2 Landscape & Trees Advice

This guidance relates to landscaping issues including trees, parking, gardens, hedges, fences and gates. Open spaces, verges and private gardens all contribute to the special character of the Conservation Area. The Planning Authority has special powers over these issues that apply only within the Conservation Area. Outlined below are the considerations that apply if you are planning work that involves these features.

Trees

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

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

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

Parking in front gardens

Llandaff was largely developed before car ownership became widespread. Constructing further off-street parking within the curtilage of individual houses can result in the loss of front gardens and hedges.

Where there is room for a garage, it should be designed in sympathy with the house to which it relates and without detriment to the overall area.

Garden Areas

Grassed and planted front gardens and continuous hedging help to give the Conservation Area its special charm. The need to preserve this character may preclude the grant of permission to form a hard-standing in the front garden. Each case will be considered on its merits. The location of a hard-standing should not result in cars being parked directly in front of the house. Many roadsides include a grass verge contributing to the green character of the area. These should be protected. The creation of paved forecourts with turning areas usually reduce grassed areas, flower beds and the line of hedging, and result in the loss of a simple garden with concrete path.

Gates & Boundary Enclosures

There are a variety of ways in which verge gardens and footpaths have been formed. In repairing and restoring boundaries or hedges, it is important to plant a species in character. Tree Preservation Officers may be able to advise on species suitable for your particular situation. Whilst hedges become established a temporary post and wire or mesh fence may be an acceptable method for providing security to a garden.

Stone Walls, Boundaries and Railings.

Boundary walls should be regarded as an extension of the building which it protects. In Llandaff they define ownerships, provide privacy and often identify the age and character of the buildings they enclose, or their predecessors.

Most importantly walls define space and provide definition and character to the street scene. New walls should seek to fulfil the same objectives.

There are a number of different building materials in Llandaff and a huge variety of stone. Where natural stone walls are retained they should be repaired and maintained to ensure that stone work, joints, mortars, and copings all respect the original structure.

Black painted railings on a stone base are also typical of Llandaff. They should be maintained and if necessary replaced, using profile and sections to match.

Acknowledgements

- **The Llandaff Conservation Area Advisory Group.**
- **The Llandaff Society**
- **The Glamorgan Record Office,**
- **Cadw Welsh Historic Monuments**

For contacts and information:

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