

restoration

It is unfortunate that many fine houses have been deprived of their original character by the removal or alteration of architectural details and decorative features. Discovering the original design or missing details is essential before any sympathetic restoration work is attempted. Begin by examining the details of a well conserved, contemporary neighbouring property. Alternatively, consult the local library. They may have early prints or photographs which may be of assistance.

There are a number of ways of finding the features you may require for your restoration work. Some decorative architectural items are now being made and are available as very good reproductions; it is possible to obtain new decorative ridge tiles and finials for instance. You should investigate the possibility of using newly made traditional materials where possible and avoid using salvage materials from unknown sources.

Most of the national amenity societies have good websites as sources of advice. A search on the web for a specific item will often result in several relevant links and information.

trees

Trees in the Conservation Area are protected. Anyone wishing to cut down, lop, uproot or destroy any tree over 75mm in diameter measured at 1.0m above ground has to give 6 weeks notice to the Local Planning Authority of their intention.

Several Tree Preservation Orders are already in existence which cover certain trees in the Conservation Area.

Please contact the Tree Preservation Officer on (029) 2087 3178 for further advice.

further advice

In addition to these controls, the County Council seeks to conserve and enhance the character of the Conservation Area by formulating and implementing environmental improvements, subject to the availability of resources. Since most of the properties in the Conservation Area are in private ownership its success as a Conservation Area depends on the active involvement and co-operation of local residents.

This document is an update of guidance which was adopted as Supplementary Planning Guidance following full public consultation in 1996. The aim of Supplementary Planning Guidance is to provide additional information to the policies and proposals contained in the Development Plan; it may also be a material consideration in determining planning applications or appeals.

REMEMBER! If you carry out a development or alteration which requires permission without obtaining it first, you may face enforcement action which could prove troublesome and costly.

STRATEGIC PLANNING

An advisory leaflet for householders

Updated March 2010

Including Article 4 Direction

PIERHEAD

article 4 direction

In June 1993 a Direction under Article 4 of the General Development Order 1988 (amended 1995) became operative.

THIS MEANS THAT EVEN MINOR ALTERATIONS TO YOUR PROPERTY MAY REQUIRE CONSENT FROM THE COUNCIL.

The Direction will ensure that alterations are carried out to the general benefit of all property owners in the area, & plays an important role in ensuring that the uniformity & architectural details of the area are maintained for future generations.

IT IS NECESSARY TO OBTAIN CONSENT FROM THE COUNCIL BEFORE BEGINNING THE FOLLOWING MINOR DEVELOPMENTS:-

1. Porches 4. Hard-standings

The construction of a porch outside any external door which faces a highway.

The construction of a hard surface where it is nearer a highway than the dwelling.

2. Walls, Gates & Fences 5. Windows & Doors

The erection, improvement or alteration of a means of enclosure.

The alteration, removal & renewal of all doors & windows in a house where they front a highway.

3. Painting

The covering of original walling material by painting & the changing of the colour of existing painted exterior walls, masonry or windows where they front a highway.

6. Roofs

Re-roofing works, changes to roof details and chimneys insertion of roof lights, or solar panels

NO FEE IS REQUIRED FOR PLANNING APPLICATIONS REQUIRED AS A RESULT OF THE DIRECTION

If you have any queries concerning any of the points raised in this leaflet, or would like a copy of the appraisal please contact:-

The Conservation Team, Strategic Planning, Cardiff Council,

CY4, County Hall, Atlantic Wharf, Cardiff. CF10 4UW

Tel no: 029 2087 3431 / 3485 / 3480



CONSERVATION AREA



CARDIFF

living in a conservation area

your property is in the *Pierhead* Conservation Area

The Pierhead Conservation Area was designated a Conservation Area in June 1984 and covered the important part of the foreshore around the old entrance to Bute West Dock, the Pierhead Building together with Bute Crescent and the area around Graving Dock No.1. The Conservation Area was extended in July 1992 to include the 31 residential properties in Windsor Esplanade, Windsor Terrace and Bute Esplanade. In August 1992 CADW listed nos. 1-19 Windsor Esplanade and nos. 3 & 4 Bute Esplanade for their special architectural and historic interest. If a building is Listed special controls apply which would override the following advice.

special planning controls

Conservation Area status means that the Council possesses a number of statutory powers to safeguard against some changes. These are special planning controls which relate to specific works which would normally be considered Permitted Development, i.e. works which would not require the benefit of planning consent. These are summarised below:-

wall surfaces

Planning permission is required for the covering of brickwork/stonework with any stone, artificial stone or timber facing or any other surface treatment.*

satellite dishes and other telecom equipment

Planning permission may be required for the installation or replacement of a satellite dish or other telecommunications equipment on a house where it fronts a highway, or within its grounds.*

demolition of buildings

Conservation Area Consent may be required for the total demolition of a building or structure over 115 cubic metres (including walls and out-houses). If demolition is being considered, then the Planning Department should be contacted.

roof extensions

Planning permission is required for the enlargement of a property through the construction of roof extensions or other roof alterations.*

NB: *A fee is payable for this type of application

Controls imposed by an Article 4 Direction are set out overleaf

design guidance

Generally a high standard of design for new buildings and for the alteration or restoration of existing properties will be expected. Any new buildings should be designed to harmonise in form and scale with the area. Existing buildings should be maintained and renovated with care and sensitivity.

The first principle of a Conservation Area is to preserve or enhance, set out below are ways to achieve this. The Council would expect to see this advice followed in planning applications. These objectives should be followed in all new work to ensure the character of the Conservation Area is maintained:

enclosures

Walls surrounding front or side gardens should be retained and not replaced with uncoordinated varieties of brickwork, blockwork or fencing.

porches

Original porches and openings should be retained or renovated where necessary using materials to match the original.

windows and doors

Windows make an important contribution to the style of a house. Original window styles 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 properties.

roofs

Generally, original roofing materials should be maintained. Reclaimed or new natural slates or tiles of the same colour should be used. A good quality textured synthetic tile is acceptable. Decorative ridge tiles & ornamental barge boards should be retained.

dormers and roof lights

Where loft conversions are possible, dormer windows and roof lights should not be visible from the street unless their design and materials of construction are in sympathy with the character of the property as a whole.

chimneys

Where loft conversions are possible, dormer windows and roof lights should not be visible from the street unless their design and materials of construction are in sympathy with the character of the property as a whole.

colour

Often bold or harsh colour on windows and walls can have a jarring effect on the street scene. Paler colours such as white or cream are often more appropriate.

