

front a highway. The painting of brick properties will not be supported.

Porches

Original porches, canopies and openings should be retained or renovated where necessary using materials to match the original. The loss of original features will require Listed Building Consent and is unlikely to be supported.

Hard-standings

The provision of new hard surfaces requires planning permission. If these are within the curtilage of the Listed Building, such applications will incur a fee.

Trees

Trees in the Conservation Area are protected. Anyone wishing to cut down, lop, uproot or destroy any tree over 75mm 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 Council's Tree Preservation Officer on 02922 330815 or email treeprotection@cardiff.gov.uk for further advice.

Demolition

Conservation Area consent is required for the demolition of most buildings and structures (including walls and out-houses). If demolition is being considered then the Planning Department should be contacted.

Further Advice

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. Further advice on the Conservation Area and how to protect it may be found in the adopted Appraisal. Please visit www.cardiff.gov.uk/conservation for more information.

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

Listed Building Consent is needed when a proposed alteration or extension affects the character of a listed building, or those in its curtilage.

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.

Rhiwbina Garden Village

Conservation Area



A more detailed map and full details of listed buildings in the village can be found via our website:

www.cardiff.gov.uk/conservation



An advisory leaflet for householders

Updated July 2015

www.cardiff.gov.uk/conservation



Managing Change in the Rhiwbina Garden Village Conservation Area

Introduction

Rhiwbina Garden Village displays the ideas of the early pioneers of Garden City design. It was developed by the Housing Reform Company and Welsh Town Planning and Housing Trust Ltd and based upon the masterplan prepared by Raymond Unwin, one of the leading Architects of the Garden City Movement.

Development began in 1913 and until 1976 the village was run as a cooperative. All the houses were rented on a 'cost-only' basis with maintenance and repairs undertaken in the co-operative's own workshop. When the Garden Village Ltd. was disbanded and the houses were sold to sitting tenants there was a recognised need for environmental control. The designation of the Rhiwbina Garden Village Conservation Area in 1976 gave formal recognition to its historic and architectural quality.

Conservation Area Appraisal

In March 2004, following an appraisal of the area, guidance was adopted for the protection and enhancement of the area's character. The adopted appraisal sets out an account of the character of the area and a scheme for its enhancement. This includes guidance on how to protect the character of the area too. The adopted appraisal is available from the Council's website www.cardiff.gov.uk/conservation.

Listed Building Control

In 2001, most buildings within the Conservation Area were listed by Cadw for their special architectural and historical interest.

Listed Building Consent (LBC) is needed for demolition, or any alteration or extension, which affects its character if the building is one of architectural or historic interest. This applies **to all parts of the building** including objects and structures, interior or exterior, whether or not the feature is mentioned in the list description prepared by Cadw.

Special Planning Controls

Conservation Area Status means that the Council possesses a number of statutory powers to safeguard against many potentially inappropriate changes. Existing buildings should be maintained and renovated with care and sensitivity.

In 1978 a Direction under Article 4 of the General Development Order 1988 (as amended 1995) became operative for Y Groes, the focal point of the village. The Direction was extended to cover the whole the conservation area in 1985 and these powers were further strengthened in 1991.

Extensions and Alterations

The extra protection afforded by Listing and the Article 4 Direction means that it is necessary to obtain consent for most alterations to buildings, gardens and enclosures within the Conservation Area. Generally a high standard of design and quality of materials will be expected for new developments and for the alteration or restoration of existing properties. Any new development should be designed to harmonise in form and scale with the area.

The form of any proposed extension is critical to its acceptability and what is suitable for one type of house might be completely inappropriate for another. While it is impossible to lay down a uniform set of rules for the whole Conservation Area, the Appraisal (see www.cardiff.gov.uk/conservation) provides some advice to consider when thinking about an extension. Before formally applying, you are strongly advised to submit a pre-application enquiry to see if your plans are likely to be supported via www.cardiff.gov.uk/planning (small fee payable).

Windows & Doors

Original Georgian-style wooden encasement or sash windows must be retained. In order to preserve the historic fabric and appearance, the **replacement of original windows within listed properties will not be supported** unless very strong evidence is provided to show that they are completely beyond repair (this is highly unusual as most can be repaired). **These controls apply to all original windows** on listed properties whether fronting a highway or otherwise.

Spliced repairs of rotten sections can be undertaken where necessary without the need for Listed Building Consent. A list of joiners who can assist with repairs is available at www.cardiff.gov.uk/conservation. Planning permission is required for replacement windows fronting a highway. Listed Building Consent is required for almost all window replacements.



Garden Village windows under repair in 2015
Picture courtesy of Lazron Matia Preservation Joinery
(02921 328090 – 07843257616 – laz.matia@gmail.com)

Restoration

If you plan to restore original details that have been lost prior to controls being in place, original plans of many houses are available (see contact details at end) together with typical joinery detail plans.

Roofs

Original roofing materials should be maintained and repaired rather than replaced. Two sizes of slate are used on roofs in the Conservation Area. The earlier houses have an unusual 7"x14" slates, whilst 10"x20" slates were used on the houses built between 1919-23. If re-roofing is essential or for new work, it is important to match the size and quality of the original and to follow the gauge and layout of slate coursing.

Chimneys

The original stacks are an integral part of the design of buildings. If these become unsafe and require repair they should be rebuilt to the original height and design, even if no longer in use.

Dormers & Roof Lights

The addition of dormer windows or rooflights is unlikely to be supported where they would be visible from the street. On listed buildings it is unlikely that roof lights would be supported as they do not preserve character or appearance.

Satellite Dishes

Satellite dishes require planning permission where they are visible from a highway (fee payable). They also require Listed Building Consent if proposed to be attached to a listed building. They are unlikely to be supported if attached to a listed building or visible from a highway.

Enclosures

Hedges surrounding front or side gardens should be retained and not replaced with uncoordinated varieties of brickwork, blocking or fencing. Most new fences or walls will require planning permission. The Council's Tree Protection Officer (see overleaf) can offer advice on suitable hedge species for new or reinstated hedgerows.

Wall Surfaces

The covering of brickwork/stonework with any artificial stone facing, render or other surface treatment requires planning permission (fee payable) and possibly listed building consent. Re-rendering to the same appearance may not require permission, but you should check first. Care should be taken when repointing to avoid damaging the appearance of brickwork.

Painting

Planning permission is required for the covering of original walling material by painting and the changing of the colour of existing painted exterior walls, masonry or windows where they