

# STCATWGS



## CONSERVATION AREA APPRAISAL

CARDIFF



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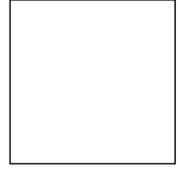
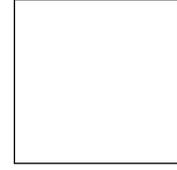
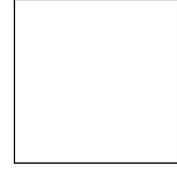
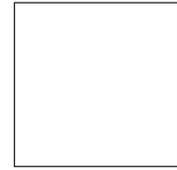
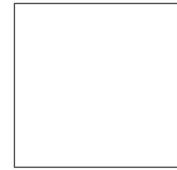
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Background Sources & References

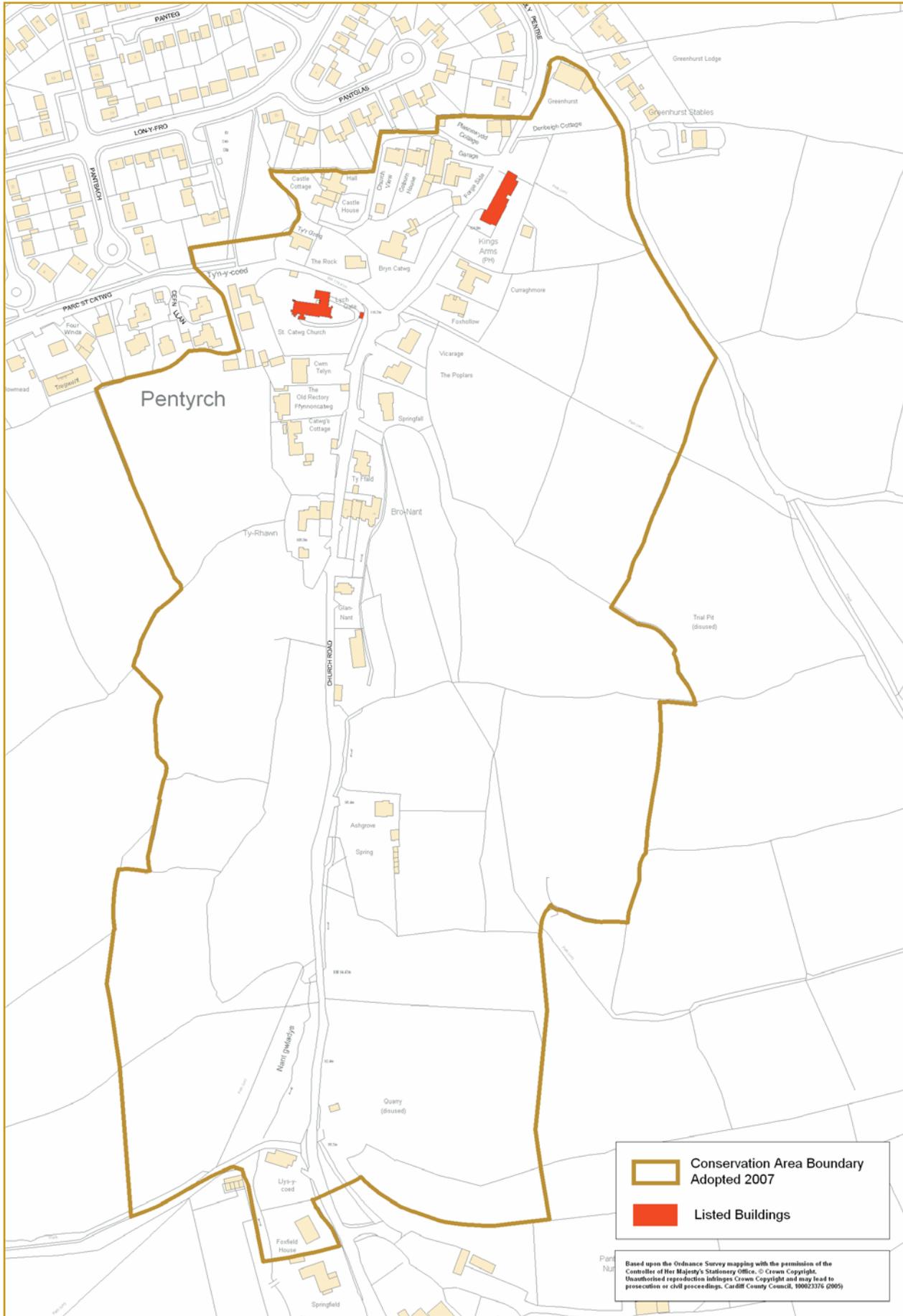
Acknowledgements

Contacts and Information



# Map 1

## Conservation Area Boundary (approved 2007)



## 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 appraisal of the area and an assessment of its character. This often extends beyond the buildings alone. The road layout, street scene, trees and green areas all contribute to the quality of an 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. The St Catwgs Conservation Area was designated in March 1973.

## 1.2 Appraisals

The Council has a duty to review Conservation Areas in order to establish the extent of change since designation, whether boundaries need amendment and to identify potential measures for enhancing and protecting the Conservation Area. To manage this process, a Conservation Area Strategy has been prepared to identify priorities for the City, and the criteria to be used in the assessment of existing and new areas. The Strategy was agreed in 2001, and updated in March 2006.

## 1.3 Policy Context

A key part of undertaking the appraisal is to define the character of the Conservation Area, for which appropriate guidance may be prepared. This can be supported by parallel policies within the statutory planning framework. This is provided by the deposit Cardiff Unitary Development Plan until such time as a Local Development Plan has been prepared.

# 2 history

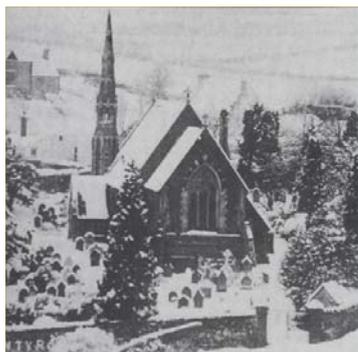
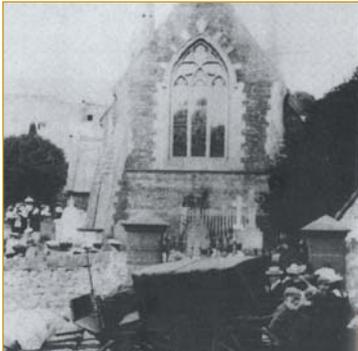
## 2.1 Historic Origins and Development of the Area

A settlement has existed at Pentyrch as far back as the 6th century when St Catwg founded a monastic colony there. St Catwg or Cadoc is one of the most famous of the Welsh saints, founding numerous monastic colonies, most notably Llancafán in the Vale of Glamorgan, where he was returned and buried after being killed by the Saxons in the Celtic Kingdom of Calchfynedd.

It is believed that St Catwg chose the site at Pentyrch where the present church stands due to the existence of a 'magic well' or spring nearby, known as Ffynnon Catwg or Catwg's well. Its associated stream is named Nant Gwladys or Gwladys' stream after St Catwgs mother. Until the 1940's this spring provided the only water supply for the village through a spout in the perimeter wall of the churchyard, which also served as the traditional meeting place for local gossip. The first documentary reference to St Catwgs Church comes in the 12th century when a Papal Bull confirmed 'Ecclesia Penntirch' amongst other churches, to the Bishop of Llandaff. At some point following this, St Catwgs became the parish church of Pentyrch and there are numerous references to it throughout the middle ages, for example Bishop Godwin's 1603 record of it as 'a Vicarage worth £10 per annum'. It is not clear how much of the present village survives from this period, however this valuation gives us some idea of St Catwgs as a developing rural parish. In 1857 St Catwgs Church was rebuilt to its present scale to accommodate a growing number of village dwellers, many of whom occupied the properties shown on the 1839 Tithe Map, forming the basis of the historic village as it appears today.

For centuries the predominance of agriculture as the primary source of employment in the Pentyrch area was uncontested. That was until the area's potential for coal and iron extraction began to be exploited from the 17th century onwards. This emerging industry had a significant impact on the built environment of many rural settlements north west of Cardiff, including Gwaleod y Garth and Radyr, where rows of worker cottages sprang up during the 19th century. Pentyrch, however, and more particularly the 'old village' of St Catwgs retained its character as a rural settlement with individualised homesteads following the linear route of Church Road.

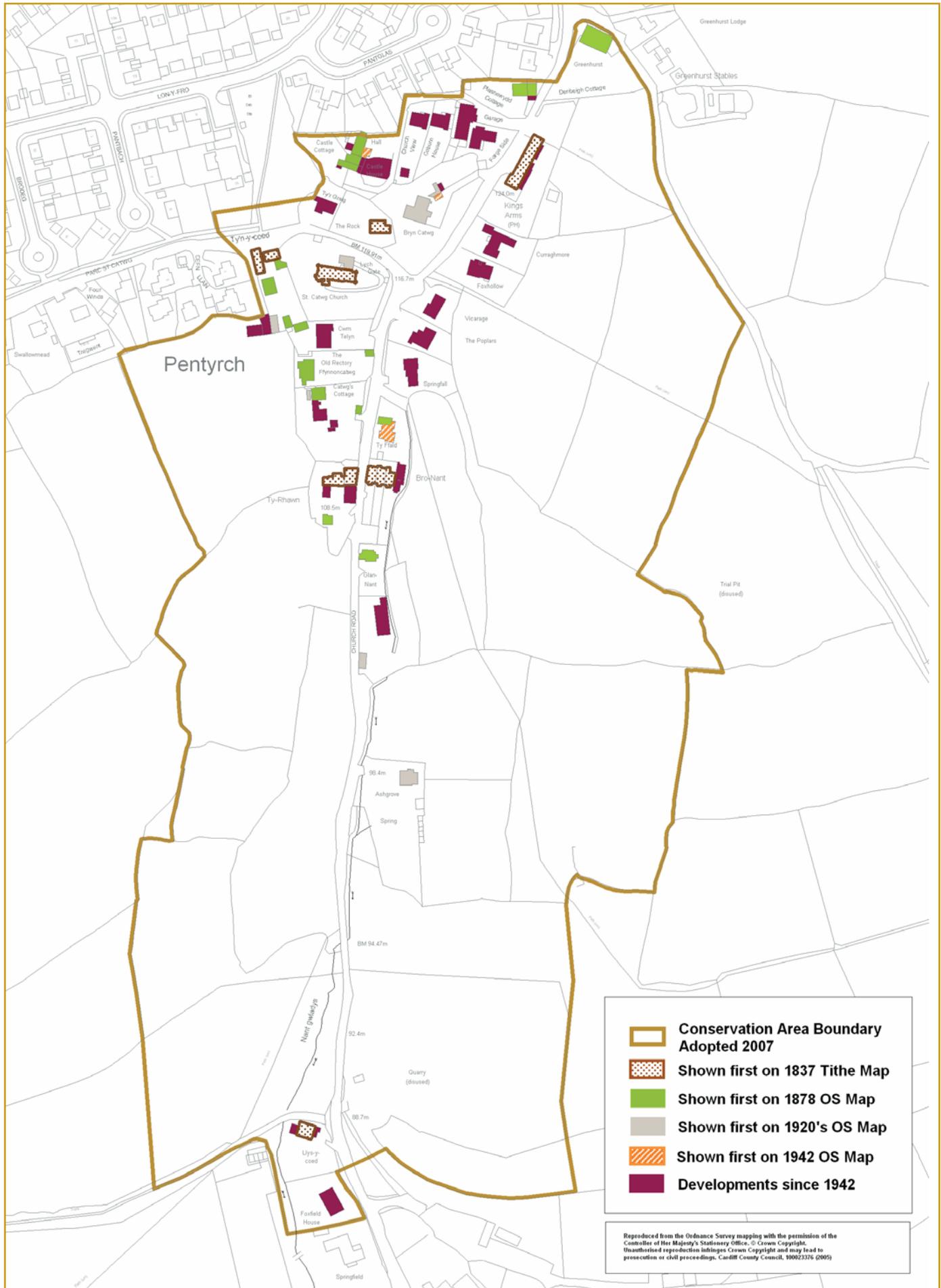
In more recent decades, and in response to considerable urban expansion in Cardiff, northern parts of Pentyrch have been subject to substantial suburban development. Despite this, the 'old village' of St Catwgs has retained its historic layout and distinctive rural charm. This is attested by the survival of the medieval field patterns and outlying farmsteads which surround it.



- Ceremony at St Catwgs Church, 1895
- Scene of Church in the snow in 1899
- Ty Rhawn and Bro Nant in 1921



# Map 2 Historic Development of the Village



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. 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.

An analysis of each in relation to St Catwgs Conservation Area is set out below.

## 3.1 A Distinctive Quality of Place

### Rural Setting

The St Catwgs Conservation Area is distinctive for many reasons. Along with the neighbouring Conservation Area of Craig y Parc, St Catwgs is distinctly rural in character. Located on the southern slopes of Garth Hill, the area is centred on one linear road (Church Road) that follows the valley floor running north-south. The vast majority of land within the area is agricultural, taking in numerous fields on each side of the valley, most of which are used for grazing but for a substantial woodland to the south west. The patchwork of fields, many of which reflect ancient field boundaries and hide old quarries, pits and mine shafts, slope gracefully away from Church Road, providing extensive views to and from the quaint village below.

### The Village Style

The built environment consists of detached properties set along the route of Church Road. In the south lies a grouping of dwellings, which includes Llys y Coed. This house predates the 1939 Tithe Map and displays the characteristics typical of the 'old village' with its whitewashed elevations, dormer windows and gable end facing the roadside. Travelling north, the frequency of properties increases at the point of Glan Nant, revealing a group of dwellings that share Llys y Coed's characteristic features. Glan Nant, Bro Nant, Ty Rhawn and Ty Ffald show a common vernacular style, scale and orientation, presenting their gable ends flush with the highway. This creates a sense of enclosure, which coupled with the consistency of building design and the distinctly rural setting, adds to the area's traditional village feel.

### Church Crossroads

Beyond Ty Ffald, properties are set back from the highway providing a sense of space as the road rises up towards the impressive 19th century church. The Old Rectory and Catwgs Cottage are particularly notable here, standing high above the roadside as they have for centuries and displaying two storey rubble stone elevations of the vernacular style. North of these, the church crossroads represents the village's primary focal point, and due to the otherwise linear nature of the Conservation Area, it stands out as a distinctive feature. Above the churchyard, Penuel Road rises up towards a group of whitewashed stone farm buildings, which were associated with the former Tyn y Coed Farmhouse.



- View of the village from the Castle House and Cottage

- View of the village from Castle House and Cottage

- Bro Nant



- Tyn y Coed farmbuildings
- View of Greenhurst from the east
- St Catwgs Church and Lychgate
- Kings Arms Pub

These quaint farm buildings separate the church from the modern housing development of Cefn Llan. Opposite the church's impressive lychgate, three substantial modern dwellings now lie, one of which is the present vicarage.

## Northern Section

North of the church the terrain rises above Church Road, providing excellent views of the valley to the south. 'The Rock', formerly the Rock and Castle public house, overlooks the church and the valley beyond and despite considerable extensions in its present residential use; it survives as a reminder of times past. Alongside it Bryn Catwg stands high within its landscaped gardens, displaying architectural features of the Victorian period. Built as a replacement for the old vicarage, which once stood within its grounds further south, it has been succeeded by the present vicarage in more recent times. The northern section of Church Road is notable for the distinctive façade of Kings Arms public house. Greenhurst marks the northern extent of the Conservation Area and is a contemporary of Bryn Catwg, showing Victorian features and set within a large enclosure.

The area to the west of the Kings Arms has undergone a considerable amount of alteration through the years; however the Pentrych Mission Hall and the attached Castle House and Cottage all survive from the 1800's. All of the above are accessed via a narrow curved laneway and the latter affords the best southerly views of the village.

## 3.2 The Presence of Landmark Buildings and Landscape Features

### St Catwgs Church

St Catwgs Church represents the focal point of the village. Located prominently on the crossroads of Church Road and Penuel Road, the church's ornate gothic turret topped with its gilded cockerel weather vane is an eye-catching feature. Its elegant east and west windows are an imposing element of the streetscape of both Church Road and Penuel Road. The church's lychgate marks the eastern entrance to the churchyard from Church Road. As a later addition to the church, it mimics the church's steep pitch and Welsh Slate banding, surmounted by a large cross. This has the effect of extending the building line forward to the crossroads, as well as providing an impressive gateway for visitors.

### The King Arms

Further north the Kings Arms Public House stands out as a landmark building of note. Indeed along with St Catwgs Church and its lychgate, the Kings Arms is a Grade 2 Listed Building. Originally this property was a copyhold farm called Cae Golman in 17th century until it was established as a public house in the 18th century. Set back from Church Road and sloping south with the road, the Kings Arms presents a traditional, low two-storey frontage with rendered stone elevations, which are brightly painted and topped with a Welsh slate roof.

## Unlisted Buildings

There are a number of unlisted buildings of note that contain architectural features characteristic of the village, most notably Glan Nant, Bro Nant and Ty Ffald. These typically display applied Tudor style half-timbering and are set with their gable ends facing the roadside. Departing from this established village style, Ashgrove, Bryn Catwg and Greenhurst were built during the Victorian period and are set back on high ground within large landscaped enclosures. Their physical dominance and distinctive Victorian style marks them out as landmark buildings within the village. Bryn Catwg dominates the Church Road/Penuel Road crossroads standing within a large landscaped garden. Its exposed stone elevations and brick dressings are particularly striking. Ashgrove is highly visible from Church Road with its smooth rendered elevations standing tall within large grounds. Also on the eastern slope of the valley, Greenhurst's brightly painted elevations mark the northern boundary of the Conservation Area, separating it from the modern village extensions along Heol y Pentre.

## The Valley

In relation to landscape features, St Catwgs development has been shaped by its valley setting and the built form is sympathetic to this, following the valley floor along Church Road. This has resulted in the retention of green fields either side of the settlement boundary, sloping upwards to the valley ridges and providing pleasant views and vistas for the village inhabitants below. Indeed there are several public rights of way that dissect these fields, particularly those to the east, providing access to the village's magnificent countryside surrounds. The boundary of the Conservation Area includes fields which make a significant contribution to the setting of the Conservation Area, however its status does not necessarily protect them from development.

There is a clear distinction in use for this countryside, open grazing land to the east and woodland to the west (barring one field south of Cefn Llan). In the south western portion of the area, a public right of way begins south of Ashgrove, leading walkers from Church Road through an extensive woodland parallel to Nant Gwladys, linking up with the Pentyrch Circular Walk, which connects the area with the neighbouring Craig-y-Parc Conservation Area. Along with the Nant Gwladys corridor, this woodland is protected by means of its status as a Site of Important Nature Conservation (SINC).

Flowing down the valley, the historic Nant Gwladys (Gwladys' stream) meanders from its spring below 'Springfall' to the east of properties on Church Road before crossing below Ashgrove into woodland to the west. Nant Gwladys is an important element of the village, providing audible and aesthetic value as well as functioning as a drainage channel. There are no street trees and no Tree Preservation Orders within the area. There are however, many examples of tree planting within boundary enclosures, most notably the enclosures of Bryn Catwg and within St Catwgs Church. These properties contain a variety of species of trees, which combine to soften the exposed stone buildings at this crossroads.



- Bryn Catwg
- Ashgrove
- Llys y Coed from western public right of way
- Nant Gwladys running to the rear of Ty Ffald

# Aerial Map



## 3.3 Hierarchies of Public and Private Space

### The Streetscene

The Conservation Area is made up of two roads, meeting to form a junction at the St Catwgs Church. Consistent with its rural character, there are very few footpaths along the highway. Indeed parts of Church Road and Penuel Road are almost too narrow to accommodate two passing vehicles. In the southern section of Church Road where the highway is not defined by properties, it tends to be wider and substantial hedges separate the tarmac roadway from open fields. Along the full length of the road, properties (including modern additions) are well defined by stone walls often presenting landscaped front gardens to the streetscene.

At various points along Church Road the vehicle environment becomes enclosed and the pedestrian environment is less than comfortable. This occurs particularly along Church Road where the older properties are sited with gable ends facing the roadway. Highlighting an appropriately narrow settlement boundary that provides St Catwgs with its rural charm and historic layout, there is a distinct lack of accommodation for off-street car parking and no on-street parking whatsoever. This has led to some instances of off-street parking being achieved along Church Road through cutaways to front boundary enclosures.

North of Bro Nant a narrow footpath provides a more comfortable pedestrian environment, however beyond the church crossroads this footpath ends. Further north the Kings Arms is set back from the road leaving space for car parking and outdoor seating. The formal surface car park adjacent to this has a neutral contribution to the area. Opposite however, the yard of the Pentyrch Garage has a negative contribution to the area, presenting a rutted hard standing used daily as a transitional car park. Running west and past the entrance of the garage, a public laneway leads to a pedestrian throughway to the modern estate, and to a cul-de-sac at Pentyrch Mission Hall and Castle House and Cottage. This historic laneway is shown on the 1839 Tithe Map and is presently well maintained. The surface car park of Pentyrch Mission Hall is used as a vehicle turning point for the garage and is in a poor state of repair. Its appearance is not helped by 'wheelie' refuse bins being left out regularly.

### Public Spaces

Four public rights of way provide access to the open countryside at various points off Church Road. These paths are indicated by generic roadside waymarkers and are accessed by gates or stiles. The two eastern public rights of way both cross grazing fields to the ridge line of the valley and provide excellent views to and from the village below. To the south west, another two public rights of way combine to provide access through the woodland as well as an important link with the neighbouring Craig-y-Parc Conservation Area.

St Catwgs Churchyard represents the only enclosed public space within the Conservation Area, albeit semi-public. It is well defined by substantial rubble stone walling with grass verging to its entrance, which is marked by an impressive lychgate. A wooden bench is sited on the street near the lychgate. From this junction, Penuel Road narrowly follows the church's stone wall up a steep incline to the Tyn-y-Coed farm buildings, opposite which a small portion of the linear green leading to Lon-y-Fro, is contained within the Conservation Area.



- Rural section of Church Road (south)
- Pentyrch Garage/ Forge side
- Pentyrch Mission Hall
- Public Right of Way east of church crossroads

## 3.4 The Use of High Quality, Local or Unusual Materials in the Townscape

### Properties

Historic properties which characterise the village such as Llys y Coed, The Old Rectory and the Kings Arms are built of stone walls, which have simply been rendered and brightly painted. Others such as Glan Nant and Bro Nant have incorporated Tudor style half-timbering to their main elevations. Other historic buildings such as St Catwgs Church and Bryn Catwg display exposed, rock-faced stone walls of sandstone and add visual interest with red sandstone, ashlar, bathstone or red/yellow brick dressings. Most historic properties within the village are covered by Welsh slate roofs and there is a mix of leaded casement timber windows and sliding sash timber windows.

### The Streetscape

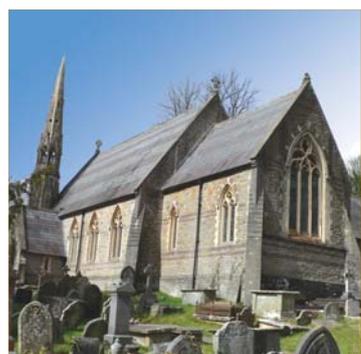
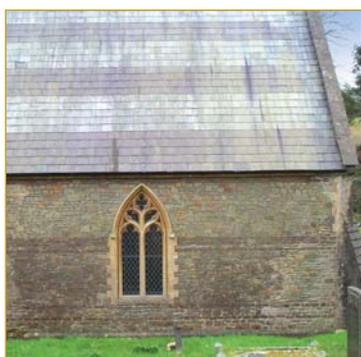
Stone walls are a key element of the streetscape of St Catwgs Village, adding definition and contributing to the character of the historic built environment. Church Road and Penuel Road are well defined by stone walls of varying heights along its length. Llys y Coed is defined by a very low rubble stone wall, while Glan Nant's is higher and Bro Nant's is higher again. The materials used are invariably from local quarries and range from limestone, to sandstone, to Radyr stone rubble and sometimes a mix of all three. In many cases walls have been extended, rebuilt and repaired several times, for example Bro Nant's wall shows its historic limestone base and on top, a modern height extension of red sandstone rubble.

Further north, the modern additions to the church crossroads, such as Springfall and The Poplars are enclosed by low stone walls, of both rubble and cut stone. In many cases these properties have incorporated matching stone features, for example stone porches, chimney breasts or cladding to their front elevations. Breaking up these walls, many of these modern properties incorporate wide entrance gates designed to accommodate vehicle access. There are however, several examples of narrow cast iron pedestrian gates, which provide access to historic properties such as The Old Rectory and Bryn Catwg. These are an attractive addition to the streetscape and contribute to the character of the village.

## 3.5 High Quality Architectural Detailing

### St Catwgs Church

Providing the focal point for the village, St Catwgs Church is designed as such, displaying high quality architectural detailing and imposing features such as an ornate turret and a prominent lychgate. Built of coursed rubble sandstone with some coloured banding, it is decorated in the Decorated Gothic Revival Style. Its fine east and west windows with elegant curvilinear tracery of Ashlar stone are repeated in smaller forms on the north and south elevations. Its roof is steeply pitched and covered in banded Welsh slate with cruciform finials at each end.



- Ty Ffald
- Exposed stone elevations and Welsh slate roof of St Catwgs Church
- Cast iron gate at The Old Rectory
- St Catwgs Church

# The Vernacular Style

St Catwgs built environment is characterised by vernacular or traditional style of architecture. Buildings in this style are generally very simple in design and layout with painted rendered stone elevations, often with dormer windows added at a later date indicating the use of upper floors. Llys y Coed, Glan Nant, Bro Nant, Ty Rhawn, Ty Ffald, 'The Rock' and Castle Cottage were among the first properties built in the village and display these traditional features. In addition to the above dwelling houses, several outhouses and farm buildings within the village also show the vernacular style and underline the rural character of the area.

Representing a key characteristic of the village, several properties along Church Road are set with their gable ends facing the highway. Glan Nant, Bro Nant, Ty Ffald and Ty Rhawn and the outhouse of the Old Rectory are grouped together closely along Church Road and are all sited with their gable ends flush with the roadside. This characteristic contributes greatly towards the character of the Conservation Area and also serves to delineate Church Road itself. Another distinguishing feature of this part of the village is applied 'half-timbering'. Many of the above properties display dark stained timber set into whitewashed elevations, giving a mock Tudor style to this section of Church Road. Like dormers, half-timbering would have been added to vernacular historic properties for decorative purposes. Both features have, however become a key characteristic of the village and are often referenced in modern additions, for example at Curraghmore, which is substantially larger in scale to its vernacular neighbours.

Catwgs Cottage and the Old Rectory depart from both half-timbering as well as roadside gabling. Set into the western slope of the valley overlooking Church Road, these historic properties display plain rendered stone elevations, brightly painted and broken up by dark framed timber window openings above and below. Both incorporate leaded glazing casement windows and are topped with pitched roofs and covered with Welsh slate. Along with Catwgs Cottage, 'The Rock' has been substantially extended but both still retain their vernacular style. Formerly an early 19th century public house (The Rock and Castle), The Rock is now a private residence. Bedded into the rock north of St Catwgs Church, it displays roughcast render elevations and box sash windows.

Further north the Kings Arms public house also shows characteristics of the vernacular style. Originally built as a farmhouse in the 17th century, the Kings Arms is a Grade II Listed Building and shows similarities to Catwgs Cottage and the Old Rectory. Set on a sloping site with its long frontage facing the roadside, the Kings Arms has been extended north and south but has retained its simplicity of form. Numerous horned box sash windows of painted timber interrupt its plain rendered stone front elevation, indicating upper and lower floors.

## Victorian Landmark Buildings

Three properties built during the Victorian period stand out as being very different from the more traditional vernacular dwellings in the village through their scale, setting and architectural detailing. Ashgrove, Bryn Catwg and Greenhurst all show a much larger scale, set well back from the highway within large enclosures and incorporating architectural features characteristic of the Victorian period, such as high gabled frontages with painted barge boards, brick chimneys and decorative finials. Whereas the vernacular buildings set along Church Road incorporate dark painted casements with lead glazing, Victorian properties tend to display brightly painted sliding sash windows.



- Bro Nant
- Coach House of The Old Rectory
- Gable of Glan Nant
- Ashgrove



- Greenhurst
- View of the village from Castle House and Cottage
- Footpath and stone wall along Church Road
- View of Catwgs Cottage and The Old Rectory from the eastern slopes

Ashgrove's smooth rendered elevations are interrupted by large six pane sliding sash windows, which are delineated by projected render surrounds. Its roof detail is notable due to its double gabled frontage, which provides an architectural reference to the roadside gabling that is prominent in other properties along Church Road. These gables are topped with ornate finials on a steeply pitched Welsh slate roof with decorative ridge tiles and red brick chimney stacks.

Bryn Catwg also incorporates these decorative roof elements and a gable frontage but this time incorporating a dormer window within the front and side pitches. These dormers incorporate box sash windows that match those throughout. As with Ashgrove, Bryn Catwg is set within a large enclosure on high ground overlooking Church Road. Possibly reflecting its proximity to St Catwgs Church and its former use as the vicarage, Bryn Catwg's elevations are of exposed pennant sandstone, similar to those of the church. These are softened by red and yellow brick banding as well as bathstone dressings.

Greenhurst is the only Victorian landmark building within the area not to be set back within a large front enclosure. It is therefore less dominant but nevertheless distinctive. Its rough cast rendered stone frontage presents a triple gable frontage to the roadside with a prominent hood and bracket doorway, flanked by numerous eight pane sliding sash windows.

## 3.6 High Quality Hard and Soft Landscaping

### Natural Landscape Setting

In general the St Catwgs Conservation Area is lacking in substantial areas of formal open space, however this is offset by its proximity to the amenities of the countryside. The village is set within a clearly defined valley, and access to its undulating slopes is gained by four clearly marked public rights of way. In the main this privately owned land is used for grazing, however to the south west there is a substantial tract of deciduous woodland, through which, one of the four public rights of way runs (see section 3.2).

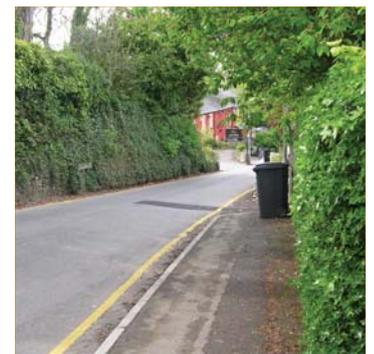
### The Streetscape

In the southern section of the Conservation Area where fields lie adjacent to Church Road, native hedging marks the highway perimeter. This is generally well-maintained and highlights St Catwgs rural setting. Similar hedging is present further north, at certain points along Penuel Road and on Caerau Lane. The built environment is defined throughout by attractive stone walling of varying heights and materials (see section 3.4). Stone walls are an important element of the streetscape of St Catwgs and add to its character and quality of place. Roadways are covered by tarmac as are the limited number of footpaths in the area.

Throughout the area, gardens are well maintained and attractively landscaped. In the southern section of the village the meandering stream (Nant Gwladys) skirts the rear of properties, adding visual as well as audible interest. From the street, some gardens are well concealed; however in many cases public rights of way afford views of properties, particularly from the eastern slopes.

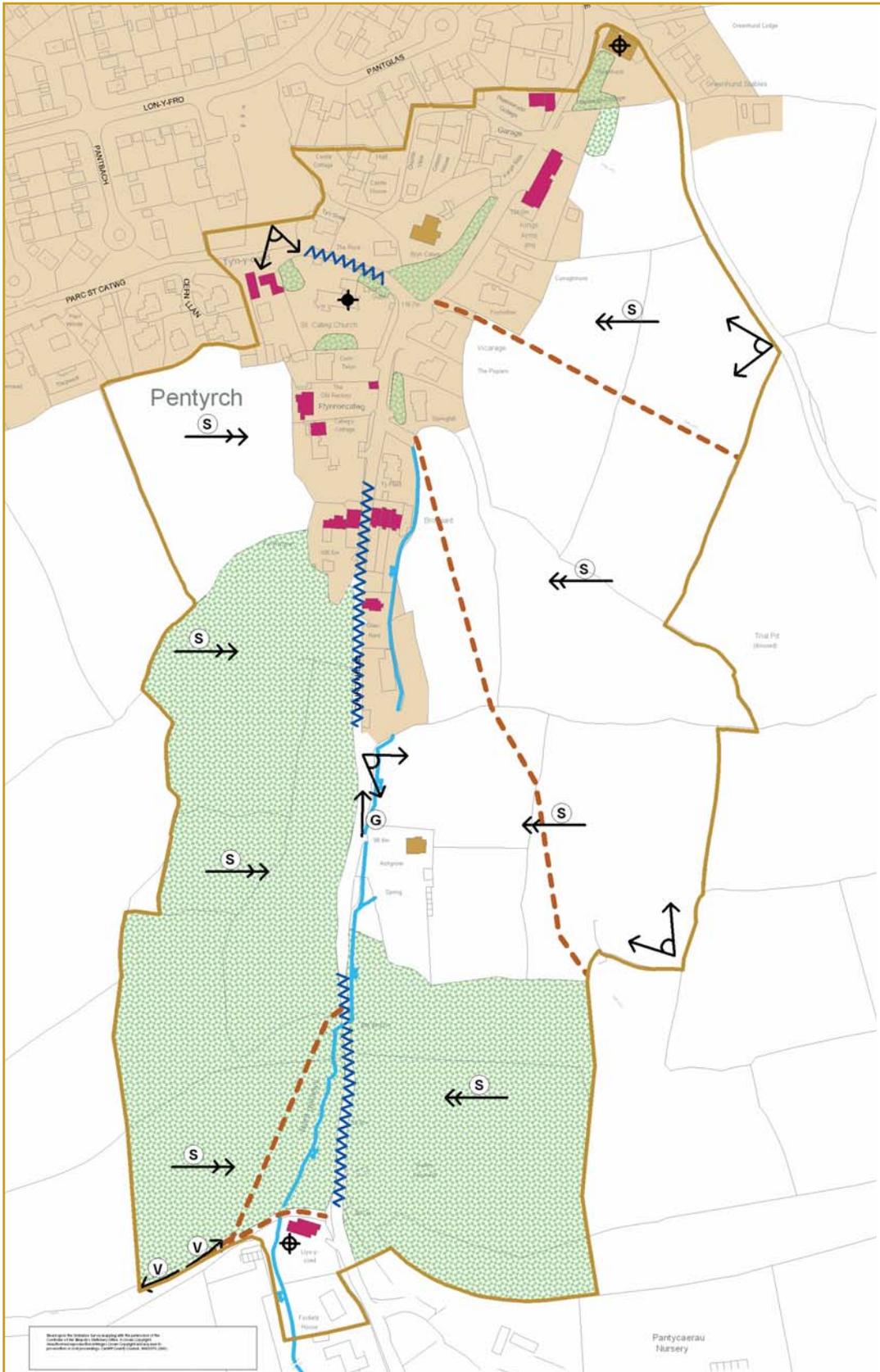
The rubble stone enclosure of St Catwg's Church has recently been repaired and compliments the church's rubble sandstone elevations. The church's stone facade is softened by grass verging outside the churchyard and numerous mature trees within the churchyard. Similarly, opposite the church, Bryn Catwgs exposed cut stone façade is softened by substantial tree planting within its enclosure, many of which tower above the church crossroads. Providing another point of interest at this crossroads Bryn Catwgs red and yellow brick dressings are repeated in the pillars of its cast iron gated entrance. Overall the church crossroads combines the attributes of high quality hard and soft landscaping, resulting in an attractive village core, which is a key element of the character of the Conservation Area.

Further north, Bryn Catwgs stone walled enclosure behind which substantial hedging follows Church Road up to the entrance of the Kings Arms where again the red and yellow brick dressings are repeated at its gated vehicular entrance. Concealing Forgeside and Pentyrch Garage, another stone wall is topped by substantial hedging. North of this, Greenhurst is separated from Church Road by a grass verge and its rear enclosure contains some large pines similar to those found at Bryn Catwg.



- Church Crossroads
- Glimpse view of Kings Arms from Greenhurst

# Map 3 Townscape Plan



Conservation Area Boundary	Pinch Point	Panoramic View
Historic Vernacular properties	Public rights of way	Terminated View
Landmark Victorian properties	Nant Gwladys stream	Glimpse
Urban Area	Steep Slope	Major Landmark
Woodland	View	Local Landmark

Two sub areas have been identified for assessment in greater detail to provide a clearer indication of enhancement opportunities.

## 4.1 Southern Section

- Centred on the linear route of Church Road up to the church crossroads including properties adjacent and surrounding fields.
- Three separate public rights of way provide access to the countryside, including grazing fields and woodland. These are signposted clearly by generic waymarkers.
- With the exception of Glan Nant Haulage Yard, properties are in residential use.
- Several properties are pre-1839 and show features of the vernacular style.
- Several properties are sited with their gable ends facing the highway while others are set back, overlooking the highway.
- There are a number of modern additions in the vicinity of the church crossroads, many of which show modern features but all are well defined by low stone walls and lie within individual plots that address the highway.

## Issues

- Church Road is at times very narrow and can only accommodate one-way traffic.
- There are very few footpaths, resulting in an uncomfortable pedestrian environment.
- A tight settlement boundary puts pressure on modern parking demands along Church Road. This has resulted in some parking bay 'cut-aways' being established along Church Road.
- The Glan Nant Haulage Yard is a prominent site and its intensive usage is highly visible, particularly from the eastern slopes of the valley. This has a negative impact on the Conservation Area.
- St Catwgs Church is well presented but lacks interpretative material outlining its historic importance.

## Enhancement Opportunities

- Undertake a review of the present traffic management and parking arrangements in the village.
- Ensure that any redevelopment on the site of the Glan Nant Haulage Yard is in keeping with the character of the Conservation Area.
- Investigate opportunities to introduce an interpretative fixture outlining the historic importance of St Catwgs Church.

## 4.2 Northern Section

- Consists of Penuel Road, the northern part of Church Road and Castle Cottage Laneway including properties adjacent and field north west of Foxhollow.
- North of the Vicarage, a public right of way provides access east, crossing grazing fields and affording views of the village below.
- With the exceptions of the Kings Arms public house, Pentyrch Mission Hall and Pentyrch Garage, properties are all in residential use.
- Several properties are pre-1839 and show features of the vernacular style, others are later in date and show Victorian features.
- There are a number of modern additions in the area, many of which show modern features but all are well defined by stone walls and lie within individual plots that address the highway.

### Issues

- A substantial area of open space north of Tyn-y-Coed farm buildings is concealed from view by hedging.
- Transitional surface car parking such as those at Pentyrch Mission Hall, Pentyrch Garage/Forgeside are rutted in places and detract from the quality of the area.

### Enhancement Opportunities

- Investigate opportunities to increase the amenity value of the open space north of Tyn-y-Coed farm buildings, which affords excellent views south and east. Possible options could include opening it up to the highway, introducing a bench for public use, and/or introducing an interpretative fixture outlining the historic importance of the village. Such enhancement schemes should be subject to local consultation.
- Encourage a scheme of enhancement for transitional surface car parks within the area.
- Ensure any new development within the area is in keeping with the character of the Conservation Area.

Earlier sections of this document describe the features and qualities which make up the Conservation Area's special character and identify potential areas of enhancement. The following section outlines ways in which the document can be used for the benefit of the Conservation Area

## 5.1 The Appraisal's Primary Function

Once adopted, the appraisal and guidance will be used in the following ways:

- To define a scheme of enhancement to guide development in the area,
- 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 of the public realm in the future.
- To provide guidance on the area's special qualities and how to protect it.

## 5.2 Benefits of the Appraisal

It is envisaged that the adopted appraisal will bring the following benefits to the area.

- Preserving and enhancing the special character of the Conservation Area through the retention, enhancement and maintenance of features identified in the appraisal as contributing to its character.
- Increasing public awareness and appreciation of the area's special character and rich industrial history.
- Providing guidance for property owners and occupiers in the St Catwgs Conservation Area.
- Providing support for local property owners, groups, initiatives and community leaders in their efforts to preserve and enhance the Conservation Area and keeping it an attractive place to live.
- Encouraging and advising on accurate repair and enhancement.
- Ensuring that any new developments are sensitive to the area's character and are well integrated within its existing form and layout.
- Defining a scheme of enhancement to guide the future enjoyment of the area.
- Ensuring that any public realm enhancements are achieved with regard for the Conservation Area's special character.

## 5.3 Pressure for Change

There are several pressures and demands that work against preserving and enhancing Conservation Areas. They include:

- Continued pressure to alter and extend buildings and gardens.
- Continued pressure for on street parking, and disruption to traffic as a result.

- The loss of soft and hard landscaping including boundary walls, hedges, grass verges, gardens and trees.
- Competing pressure for change to buildings and houses to meet other objectives, for example improved energy efficiency, and security for houses.
- Continued traffic congestion and the heavy use of Church Road at peak traffic hours.
- The design and siting of road signs, street furniture and promotional signage.

## 5.4 Working Together to Achieve Results

### Property Owners and Developers

The most effective way to enhance the Conservation Area is to ensure that those planning work or development understand its character. Section 3 of this document outlines this character, however specific guidance is set out in the final section and 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 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 cooperation with other Service Areas within the Council or in partnership with others such as the community and other public bodies.

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

1. Adopting the guidance and enhancement opportunities identified within Appendix 1 and 2.
2. Effective management of Council's budgets for enhancing the public realm.
  - Housing repair.
  - Grant aid to improve energy efficiency in homes.
  - Highway and Transportation – Improvement repair, and enhancement of footpaths and roadways.
  - Leisure Libraries and Parks – Through remedial works to existing street trees and replacement planting where necessary.
  - Neighbourhood Renewal Schemes.
3. The promotion of an understanding of the cultural and historic significance of the St Catwgs Conservation Area through links with the Community Council, religious bodies, schools and libraries and other community groups.

## 6. Recommendations

**The following recommendations summarise the overall findings of the Appraisal and any action that may be taken on adoption.**

- The Guidance in Appendix 1 and 2 be published and circulated to those who live or have an interest in the Conservation Area.
- The Appraisal and its recommendations and priorities for action are confirmed as the basis for corporate initiatives in the Conservation Area.
- The Appraisal serves as a framework for the assessment of planning applications in compliance with Section 72 of the Act.
- Improved communications with the Community Council, local groups and residents are established in partnership with West Cardiff Conservation Area Advisory Group.
- The Appraisal is made available for study in local libraries and at local schools.
- An appropriate scheme of repair and maintenance be agreed to ensure that work in the public realm is sensitive to the character of the Conservation Area.
- The recommended boundary change be adopted and advertised in accordance with the Act. (see appendix3).

## 7. Consultation

**This document has been adopted following local consultation.**

Details of listed buildings, together with other planning policy documents may be obtained from the Conservation Team on 029 2087 3485.

# appendix 1

## Guidance for Home Owners and Those Planning Development in the Conservation Area

**This guidance has been prepared to enable those planning work to repair or alter their house or property. The guidance has been prepared to respect and enhance the character identified in the appraisal.**

### Consents

Several buildings/structures 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, via the Local Planning Authority, 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.

For non-listed buildings, planning consent may be required to undertake certain works. A planning officer can advise on whether consent is required for any of your proposals.

You may also need to comply with Building Regulations. A building control officer will be able to advise you on the regulations.

### Overarching Principles

When considering undertaking any alteration work on historic buildings the overarching aims should be:

- Repair rather than replacement
- Where replacements are unavoidable, a 'like for like' replacement should be used.
- Where a like for like replacement is not possible, high quality contemporary solutions may be acceptable.
- Avoid 'pastiche' designs, which copy the historic design but result in a 'stuck-on' appearance.
- Where original features have already been lost and a further replacement is required, restoration of the original features will be encouraged.

### Wall Finishes/Stonework

In Conservation Areas, planning permission is required for any wall surface treatment, which will alter the appearance of the property and application to remove render or change its historic appearance will not be supported.

The dominant wall finish within the Conservation Area is of rendered stone although there are some examples of exposed stone elevations. In render finished properties, a variety of smooth and coarsed render is used and generally painted brightly, typically in white or cream. In many historic properties Tudor style half-timbering is incorporated into their elevations. These are a key feature of the Conservation Area and should be retained.

In properties with exposed stone wall elevation or stone boundary walls, it is essential that existing stone is re-pointed and repaired in a manner which is appropriate to the original building method. The use of lime based mortars is recommended as the introduction of dense, cement based mixes will cause problems of moisture retention in traditional stone walling.

## Windows & Doors

Door and particularly window replacement is one of the most difficult design problems. Historic buildings within St Catwgs Conservation Area, typically contain timber doors and timber sash windows but there are also some examples of lead glazing timber casement windows. All of these are important features that contribute to the character of the Conservation Area and should be retained where possible. Where timber windows and doors are decaying, repair of these is more environmentally sustainable and often cheaper than complete replacement. Retaining original features also has the benefit of maintaining the historic character of the building.

The following advice applies both to doors and windows for extensions and their replacement in existing buildings.

- Original windows and doors should be retained where possible;
- Where new windows become necessary, they should accurately reflect the style, materials and opening methods of those originally fitted to the property and the original window pattern.
- UPVC replacements are not encouraged because structurally they must be made thicker, therefore losing the lightness that characterise timber sash windows.
- New doors should reflect the style and materials of those originally fitted to the property, generally simple timber doors with limited glazing area.

The Conservation Team in Strategic Planning can supply the names of specialist skilled joiners (woodworkers) and manufacturers of timber windows and doors. 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 downloadable from [www.cardiff.gov.uk](http://www.cardiff.gov.uk)

## Dormer Windows & Rooflights

Dormer windows are a key architectural feature of several of the historic buildings in the Conservation Area, particularly in those properties with mock Tudor half-timbering. Dormers will only be considered in locations where they do not have a detrimental impact on the character of the individual house or the Conservation Area, and where they respect the scale of the house and protect the character of the existing roof form and the appearance of the Conservation Area.

Small traditional roof lights offer an alternative to a dormer but should be installed in discrete locations. In these locations, rooflights should be of a sensitive design - as flush to the roof as possible. Modern roof lights in deep frames, which break up the line of the roof surface, are not appropriate.

## Roofs and Gables

Properties within the Conservation Area tend to incorporate simple pitched roofs, some steeply pitched, and almost all are covered by Welsh slate. Proposals for re-roofing should respect the original roof pitch and original roofing materials should be maintained. If replacement is necessary, new materials that match those of the original are the best way to protect the character of the Conservation Area. With re-roofing, it is also important to match the size and quality of the original and to follow the gauge and layout of coursing.

The orientation of properties and particularly the position of gable ends is a key element of the character of the Conservation Area. Several properties along Church Road are grouped with their gable ends facing the highway. This is a distinctive element of the streetscape and should be retained where possible. Proposals for new development along Church Road should respect this.

Decorative ridge tiles, finials and ornamental barge boards are not features of the vernacular style, however there are a number of properties of the Victorian period, which display these to their roofs. These elements are important features of the Victorian style, distinguishing these properties from those built in earlier periods. Elements such as this should be retained where possible.

## Chimneys

Most buildings in the village have rendered stone chimneys but some are of red brick. Chimneys are an important visual feature of a building and contribute to the visual impact of building groups and skyline. If a chimney which makes a contribution to the character of the property or Conservation Area becomes unsafe and requires repair, it should be rebuilt to the original height and design, even if no longer in use. Every effort should be made to re-use the original chimney materials, however if this is not possible, replica materials should be used to result in a like for like reconstruction.

Where a building is listed, the demolition of a chimney will require Listed Building Consent and Planning Permission. When chimneys become redundant it is important to ensure that steps are taken to maintain brickwork/stone and mortar or render, whichever is appropriate. Original pots should be retained where they are still structurally sound. A proprietary weather-guard can retain ventilation and discourage damp through the chimney breast.

## Porches and Canopies

Where porches occur, they are a dominant feature of an elevation and their detailing should always be respected. Proposals for new porches and canopies should take account of any established building line and the design of the original property or pair of properties of which it may be a part.

## Renewable Energy Devices, Communications Equipment & Security Equipment

The attaching of additional equipment, for whatever uses, to buildings can have a significant impact on the character of the Conservation Area. If inappropriately located they can have a cumulative impact that is detrimental to the character of the Conservation Area. Should planning permission be required, equipment is unlikely to be acceptable on prominent front and side elevations. Rear elevations or outbuildings are often a more appropriate location, provided they are discrete and do not harm the character or appearance of the Conservation Area. Where this type of equipment is currently inappropriately located and when opportunities arise this visual clutter should be reduced.

## Extensions & New Development

Whether a traditional or contemporary design approach is adopted, the success of new developments and extensions to existing buildings in the Conservation Area will require an understanding of the character and appearance of the Conservation Area.

Extensions to existing buildings and new development in the Conservation Area will be required to preserve or enhance the character and appearance of the Conservation Area by:

- Respecting the distinctive quality of place.
- Respecting the existing urban grain.
- Retaining important views and vistas in and out of the Conservation Area.
- Respecting the existing land uses.
- Reinforcing the existing hierarchies of public and private space.
- Using materials and architectural details which are as high in quality as those used in the original buildings.

There are also wider planning issues to consider. For example, attention also needs to be paid to any new developments impact on neighbouring amenity, particularly its impact with regard to overlooking, loss of light and overbearing. As the design of successful extensions requires knowledge of building type and a sensitive handling of scale and detail, it is advisable to employ an architect with knowledge and experience of this type of work. Or for a general outline of design principles, a Supplementary Planning Guidance document on Householder Design is available to download from [www.cardiff.gov.uk](http://www.cardiff.gov.uk)

Extensions, alterations and new development may have implications in terms of soft landscaping or trees. Advice on this is provided in **Appendix 2 Trees and Landscape Advice**.

# appendix 2

## Landscape and Trees Advice

This guidance relates to landscaping issues including trees, parking, gardens, verges, hedges, walls and gates. Various landscaping features ranging from trees and hedges to verges and private gardens contribute to the special character of the Conservation Area. Outlined below are the considerations that apply if you are planning work that involves these features.

### Trees

Trees contribute to the special character of the Conservation Area, and 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 Local 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 driveway. 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 on the highway, or in parks, are managed by the Council's Parks Services, and are subject to a long term management regime, supervised by a qualified arborist.

If you would like further information about trees in Conservation Areas or Tree Preservation Orders, please contact the local authority Tree Preservation Officer on (02920 873189).

### Replacement of Declining Trees

It is important that where trees decline replacement trees are planted. Replacement trees should be planted as the old ones are removed. All trees should be of a suitable species. Tree Preservation Officers should be able to advise on species suitable for your particular situation.

### Garden Areas

Grassed and planted front gardens and hedging help give the Conservation Area its special charm. The creation of hard surfaced forecourts reduce grassed areas, flower beds and hedging, and often result in the loss of an entire garden which would detract from the area's character. The creation of paved forecourts is therefore discouraged.

## Parking in Front Gardens

Constructing parking areas within the curtilage of individual houses can result in the loss of front gardens and boundary treatments such as hedges and stone walls, which are important features. The loss of such features is discouraged.

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.

## Boundary Enclosures & Gates

Boundary treatments should be regarded as an extension of the building which they protect. They provide definition and character to the street scene. Any new boundary structure should seek to fulfil the same objectives.

Hedges are an important form of boundary in the Conservation Area contributing greatly to its soft landscaping. In maintaining and restoring hedges, it is important to plant a species in character with the area. 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. Boundary walls should reflect the character of the area. Throughout the area are a number of traditional stone walls of random rubble, some of which are dry stone walls. All such walls should be retained and repaired and maintained to ensure that stone work and any mortar respect the original structure. It is essential that existing stone is maintained/repointed in a manner which is appropriate to the original building method. Where repointing is required, the use of lime based mortars is recommended as the introduction of dense, cement based mixes will cause problems of moisture retention in traditional stone walling.

Generally railings are not a traditional form of boundary enclosure in the Conservation Area, however there are a number of cast iron gates, which add character to the area and should be retained where possible. If it is necessary to replace, then a gate of similar design and quality should be used.

Modern materials such as concrete and timber fencing should be avoided.

Where garden gates and doors form part of the boundary they should reflect the proportions and architectural style/details used on the main building.

## Landscaping

Extensions to properties and new development have implications for soft landscaping. To retain the area's character, where any development occurs, key soft landscaping elements need to be retained and appropriate protection measures implemented to ensure their survival during and after works.

Some development affords opportunities for soft landscaping and should be encouraged. New soft landscaping schemes should be sensitively designed to fit in with the character of the area.

## Verges

Grass verges add to the character of the area and should be retained.

## The Boundary Review

One of the key elements of a Conservation Area Appraisal is to review the boundary. The primary focus for the boundary review is to ensure that the Conservation Area continues to demonstrate clear architectural and historic interest.

The assessment has focussed on areas which may warrant inclusion or exclusion, to ensure that it is robust and legible, and that it identifies an area of special architectural and historic character.

## The Present Boundary

Presently, the boundary of the Conservation Area reflects the logic of its original designation in 1973. In the main this boundary remains appropriate to the present day historic village, following the ridgeline of the valley along the lines of field boundaries closest to those ridges. In the south, it takes in Foxfield House and Llys y Coed and in the north it incorporates Greenhurst and Castle Cottage.

## Areas Considered for Inclusion

Given that the historic built environment of St Catwgs Village in its entirety is enclosed within the Conservation Area's present boundary, it is considered that the inclusion of neighbouring urban areas, much of which is characterised by modern suburban housing would not be appropriate. In addition, the east and west boundary lines were drawn to follow the valley's recognisable ridge lines and it is recognised that the sloping fields within the boundary forms an important part of the setting and containment of the area. It is therefore considered that the inclusion of neighbouring rural areas within the Conservation Area would not be appropriate.

## Areas Considered for Exclusion

Since designation, two areas have been developed on the fringes. These are:

- Foxfield House, and
- Cefn Llan

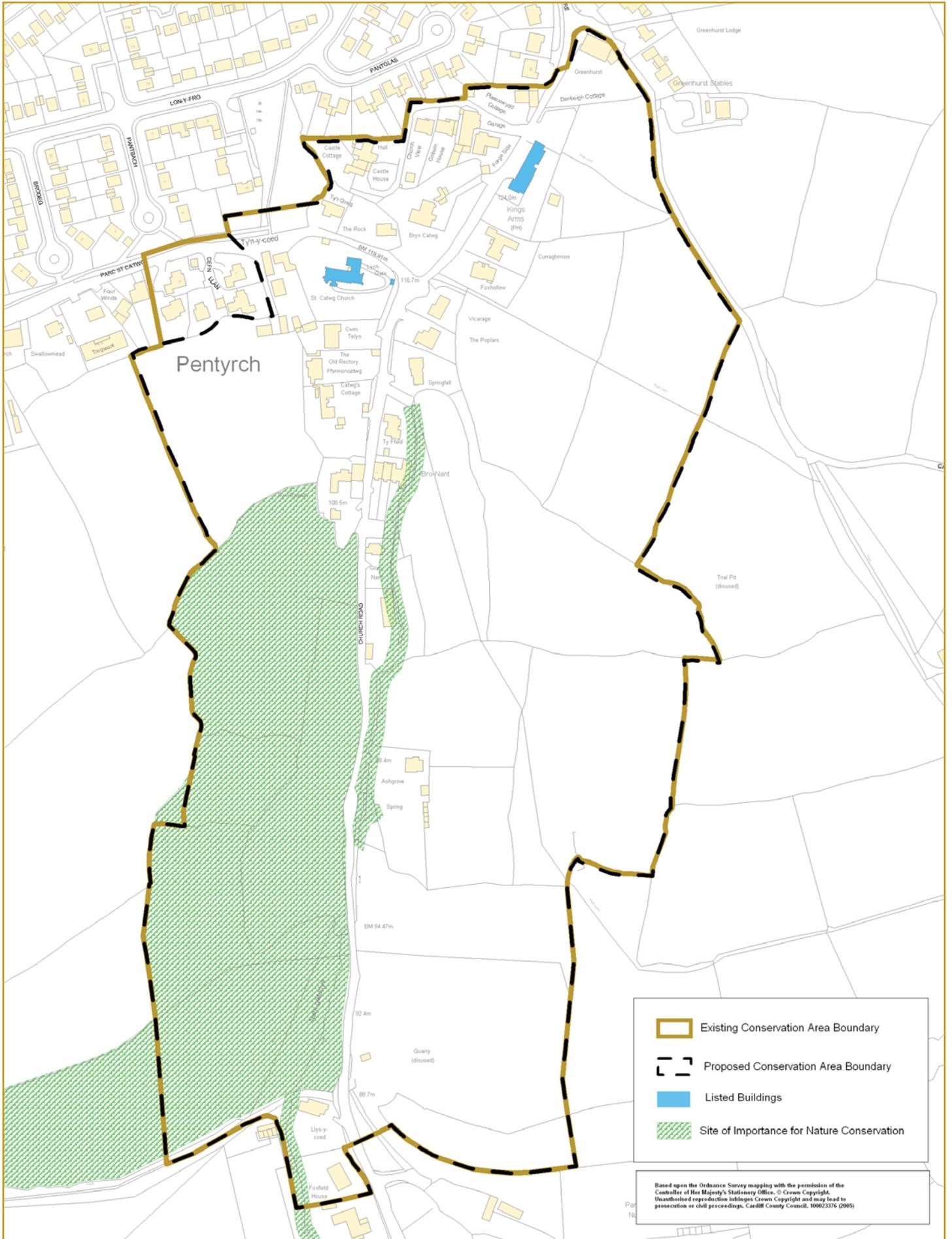
**Foxfield House** is a relatively modern addition to St Catwgs Conservation Area. It does not appear on the historic OS maps of the area, however its plot appears as a garden of Llys y Coed (formerly Cwm Ffwch) in the 1878 OS Map. While it does incorporate modern features, its scale, plot size and individuality is in keeping with the character of the Conservation Area and therefore there is no reason for it to be excluded from the Conservation Area.

**Cefn Llan** is also a relatively modern addition to the Conservation Area and does not appear on the historic OS maps of the area. Situated on the site of the old Church Hall, the modern development is made up of five detached houses of identical style, materials and layout. Given that the dominant building pattern in the Conservation Area is of individually styled dwelling houses laid out within individual plots addressing the highway, it is considered that Cefn Llan is remote from, and out of character with the Conservation Area. In this way this development does not match up with the criteria laid down for the assessment of Conservation Areas. In terms of the management and control of the Conservation Area, this modern addition would be difficult to enforce and may undermine the integrity of the Conservation Area as a whole. For these reasons, it is proposed to adjust the boundary to exclude Cefn Llan.



- Foxfield House
- View of Cefn Llan from Penual Road

# Boundary and Designation Map



# appendix 4

## Glossary

<b>Ashlar</b>	Squared blocks of smooth stone.
<b>Barge Board</b>	Timber boards fixed to the gable end of a roof.
<b>Building Line</b>	An established or recognisable line to which properties are set.
<b>Building Regulations</b>	Rules or a legal or statutory nature which control the quality of buildings. They ensure public safety, health and minimum acceptable standards of construction.
<b>Cadw</b>	The Welsh Assembly Government's historic environment division.
<b>Cladding</b>	External wall coverings.
<b>Copyhold</b>	A form of manorial tenure also known as 'customary tenure'.
<b>Conservation Area</b>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
<b>Context</b>	The setting into which a building or space is placed; its site, its natural environment or its neighbourhood.
<b>Curtilage</b>	The area of land surrounding a dwelling within the property boundaries.
<b>Dormer Windows</b>	A window with roof over, set into a sloping roof
<b>Elevation</b>	The outer face, or external wall of a building.
<b>Form</b>	The general shape of an area including its scale and proportion.
<b>Gable</b>	A triangular shaped portion of the end wall of the building, supporting the roof.
<b>Listed building</b>	A building or other structure of specific architectural or historic importance and which is afforded statutory protection by Cadw.
<b>Lychgate</b>	A covered gateway, usually with a pitched roof found at the principal entrance to a churchyard.
<b>Mortar</b>	A material used in construction to fill the gaps between stones or bricks and bind them together.
<b>Render</b>	A plaster, lime or cement coating.
<b>Repointing</b>	Repairing the joints between stonework.
<b>Ridge tiles</b>	Tiles that cover the highest point of a roof.
<b>Rock-faced stone</b>	Exposed, un-rendered natural stone, often showing the undulations and textures of its natural state.
<b>Roof light</b>	A glazed opening set in a roof.

<b>Roughcast</b>	Coarse render.
<b>Rubble stone</b>	Stones of irregular shape and size.
<b>Scale</b>	The relative size of an object.
<b>Semi-public space</b>	Space that can be accessed by the public but not on a 24 hour basis.
<b>Siting</b>	Position / positioning.
<b>Streetscape</b>	The overall impression of a street from street level.
<b>TPO</b>	Tree Preservation Order – provides protection for trees specified in the order. It is an offence to cut down, lop, uproot or wilfully damage or destroy a tree specified in the order, or to permit these actions, without first seeking consent from the Local Authority.
<b>Tudor style half timbering</b>	Incorporating timber into the elevations of buildings, mimicking buildings of the Tudor period.
<b>UDP</b>	Unitary Development Plan.
<b>Vista</b>	A long to middle-distance view.

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# Acknowledgments

- The North West Conservation Area Advisory Group
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- Pentyrch and District Local History Society
- The Glamorgan Record Office
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