

TREDEGARVILLE

Ornamentation

Many houses contain a variety of ornamental details ranging from stone features around doors & windows to decorative ridge tiles and finials on the roofs. These details contribute to the character of the house and should be retained or renovated where necessary. The concealment or removal of carved stone detailing around doors, windows & parapets can spoil a building. Their repair is encouraged as an alternative to removal.

Brickwork

Care should be taken when re-pointing to avoid damaging the appearance of facing bricks. Stone architectural details including lintels, sills and string courses should be cleaned. Specialist advice should be sought before cleaning. The method used should not damage the surface or erode any mouldings.

Restoration

Many buildings in the conservation area have been deprived of their original character by the removal or alteration of architectural details and decorative features. There are a number of ways of finding the features you may require for your restoration work. Try to discover the original design or missing details before attempting any restoration work, or begin by examining the details of a well conserved neighbouring property. Alternatively, consult the local library. They may have early prints or photographs which could be of assistance.

Some decorative architectural items are now being made and are available as very good reproductions. 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.

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

Further advice

There is more guidance within the adopted Tredegarville Conservation Area Appraisal (December 2008).

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.

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

living in a conservation area

your property is in the Tredegarville Conservation Area

The Tredegar Estate laid out Tredegarville as one of Cardiff's first suburbs at a time when the City was growing in wealth and in size. Despite it now being part of the wider area of Roath, Tredegarville retains its architectural integrity and historic streetscape. Many people still refer to the area as 'Tredegarville'.

The Conservation Area was first designated in March 1981 and was formerly known as the Parade/The Walk Conservation Area. In December 2008, following an appraisal of the area, the name of the conservation area was changed, and the boundary of the area amended, as shown on the plan opposite. The appraisal is now published as an adopted planning document and provides an account of the character of the conservation area, a scheme for its enhancement and guidance on how to protect the area's character. The document is available from the Conservation Team or the Council's web site.

The following guidance provides a brief summary of the planning controls in place within the conservation area, and some of the appraisal's guidance relating to the repair or alteration of property. If a building is Listed, special controls will apply which may over-ride the advice.

Special planning controls

The Council has a number of statutory powers to safeguard against some changes to buildings in conservation areas. These are special planning controls which relate to works which would normally be considered 'Permitted Development', i.e. works which would not require the benefit of planning permission. They 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.*

Roof extensions

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

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.

* A fee is required for this type of planning application.

Design guidance

Adopted planning policy within government advice, the adopted Local Plan, Supplementary Planning Guidance and the deposited LDP promote a high standard of design for new buildings and for the alteration or restoration of existing properties in a conservation area. 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 in a Conservation Area is to preserve or enhance its special character. This leaflet provides advice on its special character and ways in which this can be achieved. Further advice is provided within the adopted conservation area appraisal. (December 2008)

To ensure that the character of the Conservation Area is maintained, the Council will expect to see this advice followed in proposals for which planning permission is required.

Enclosures

Walls and railings surrounding front or side gardens should be retained rather than replaced with uncoordinated varieties of brickwork, blockwork or fencing.

Porches

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

Windows and doors

Windows make an important contribution to the style of a house. Original window styles and frames should be retained where possible. Historic 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.

Roofs

Generally, original roofing materials should be maintained. Reclaimed or new natural slates or tiles of the same colour should be used where roofing works are proposed. In some places, good quality textured synthetic slate may be acceptable. Wherever possible, decorative ridge tiles & ornamental barge boards should be retained and repaired.

Roof extensions 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

Chimney stacks and pots are often an integral part of the design of buildings within the conservation area. If they become unsafe and require repair they should be rebuilt to the original height and design, even if no longer in use.

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 or dark browns, blues or greens.

