

WORDSWORTH AVENUE



CONSERVATION AREA APPRAISAL

CARDIFF

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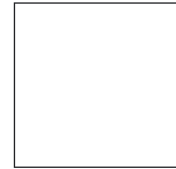
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1 introduction

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 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 Local Authority has extra control over demolition, minor development and the protection of trees.

1.2 Appraisals

The Local Authority has a duty to review Conservation Areas to establish whether their boundaries need amendment and to identify potential measures for enhancement and protection. 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. These criteria are set out in Chapter 4 'Character Assessment'.

The appraisal provides an opportunity to establish whether the Wordsworth Avenue Conservation Area boundary needs adjustment; to identify the character of the Conservation Area; to identify the issues in the area and opportunities for enhancement; and, following consultation, to adopt the appraisal and guidance to protect the Conservation Area's special character.

1.3 Policy Context

A key part of understanding 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 adopted City of Cardiff Local Plan and the deposit Cardiff Unitary Development Plan, until such time as a Local Development Plan has been adopted.

2 historic context

2.1 Historic Origins and Development of the Area

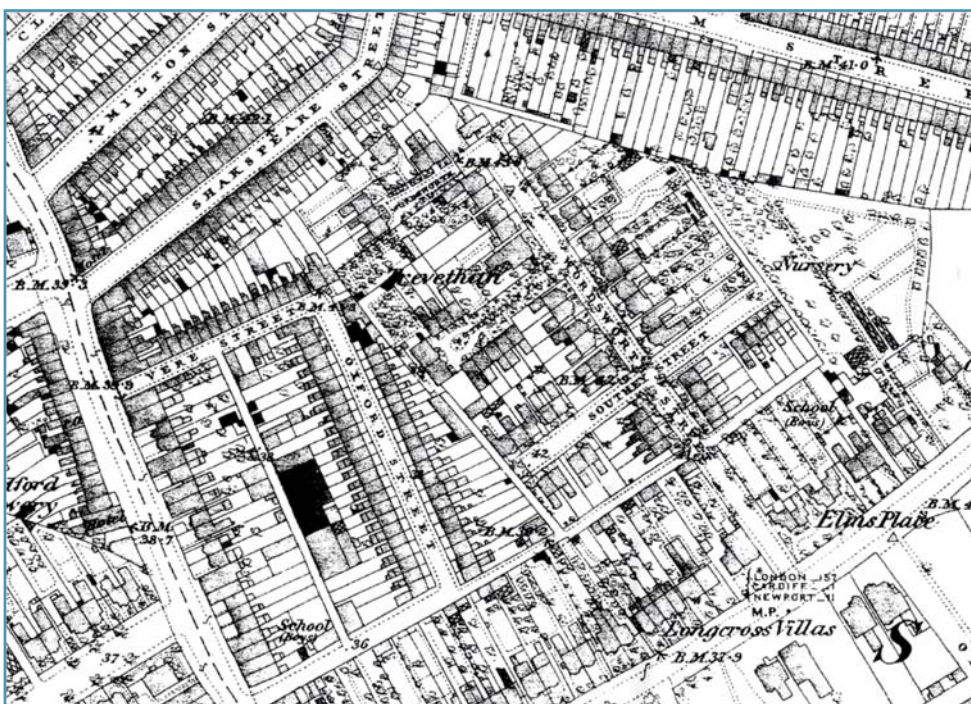
For centuries, the area where the Wordsworth Avenue Conservation Area now stands was open farmland. Despite the emergence of Crockherbtown as a substantial medieval suburb, land east of Cardiff remained open until the late 19th century. At this time Cardiff was beginning to emerge as a major port for the export of coal and steel from the South Wales Valleys and beyond.

The transformation of Cardiff from medieval borough to one of the largest ports in Western Europe precipitated substantial suburban growth on all sides of its medieval walls as the various landowners saw financial potential in leasing their land for building.

Eastern suburban development was initiated in the 1850's by Charles Morgan of the Tredegar estate. This growth was situated eastwards along Newport Road where the Tredegar estate developed a high status residential area known as Tredegarville. Wordsworth Avenue was developed further east of this.

Constructed in 1850, Wordsworth Avenue was a blind road planted with trees, leading northwards from Newport Road at the first milestone. The quality of form and architectural detailing on the buildings in Wordsworth Avenue is a result of the wealth enjoyed by Cardiff during this period, and in particular the Tredegar Estate.

Map 1: Wordsworth Avenue Conservation Area during the 1880's



- The Parade area of Cardiff
- Cardiff Docks area
- Woodland Place

3 character assessment

A number of key qualities have been identified to assist with 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 and landscape features.
- Hierarchies of public and private space.
- High quality local or unusual materials in the townscape.
- High quality architectural detailing.
- High quality hard and soft landscaping.

3.1 A Distinctive Quality of Place

Grouping of Buildings

One of Cardiff's first suburbs, Wordsworth Avenue was laid out in 1850, at a time when the city was growing in both wealth and size. Whilst the historic character of much of the surrounding suburban areas has suffered heavy alteration, Wordsworth Avenue has retained its historic streetscape and architectural integrity.

The Wordsworth Avenue Conservation Area is comprised of a network of cul-de-sacs, most of which are tree lined and for which Wordsworth Avenue forms the central spine. There is an interesting variety of house types within the area, ranging from four storey villas to two storey terraced cottages. The enclosed nature of the area gives it a very distinct character, as a small pocket of residential development leading on to Newport Road.

The area presents a mixture of distinctive Victorian architectural styles, which for the majority of buildings stand side by side. The buildings on Wordsworth Avenue are set as terraces or pairs with low boundary walls, porches or small gardens fronting onto the pavement. The two and three storey terraced buildings are located at the Newport Road end of the street and the larger, 4 storey properties to the north of Woodland Place.

Southey Street features later 19th century two storey terraced houses, which are similar in character and style to various properties on Wordsworth Avenue. The cul-de-sac at Woodland Place provides an attractive contrast to the character of the rest of the Conservation Area, with terraced properties enclosing a courtyard, with attractive soft and hard landscaping features.

Cowper Place is the most varied street within the Conservation Area. It features a small cul-de-sac of late 19th century Victorian properties, early to mid twentieth century Semi-detached properties and later twentieth century flats at Cowper Court.

Scale

The scale of buildings within the Conservation Area is defined by 4 storey Victorian houses towards the top end of Wordsworth Avenue, and smaller two or three storey terraced cottages on Southey Street and to the south of Wordsworth Avenue.



- Examples of the various architectural styles located within the Conservation Area.

Plot Size

Plot sizes within the Wordsworth Avenue Conservation Area are fairly uniform and houses along each road are set back to a common building line, giving the front gardens a significant role in forming the character of the street scene.

Views and Vistas

Important views and vistas include the view from the Newport Road end of Wordsworth Avenue towards Cowper Place, where the streetscape is dominated by the 4 storey Victorian buildings and imposing trees. Another important view within the area is from Wordsworth Avenue into the courtyard at Woodland Place. The courtyard with hard and soft landscape features, surrounded by two storey terraced houses adds to the special character of the Conservation Area.

Patterns of Use

The pattern of land and building use within the Conservation Area reflects its history and development as a residential area. Higher status Victorian style housing was first developed on Wordsworth Avenue in the mid nineteenth century, smaller terraced buildings were developed later in Southey Street and Cowper Place. The Talbah School is the only non residential building use within the Conservation Area, occupying one of the larger 4 storey buildings on Wordsworth Avenue.

3.2 The Presence of Landmark Buildings and Landscape Features

For the purpose of this appraisal, a landmark building will be considered as one which has significant social and historic links with the development of the area, which is unique within its setting, and which contributes positively to the character of the area. The residential nature of Wordsworth Avenue has created an area with two groups of landmark buildings within the Conservation Area.

Talbah School, (formerly King's College)

The school occupies a property shown as Trevethen House on the 1880 ordnance survey plan. It has a gabled front elevation and retains sash windows within its front bay and upper, round headed windows. It has been linked to the adjoining semi detached pair, by a rear link block and modern garage entrance with fascia over. The poor condition of the building's external finishes and boundary wall undermines both the character of the house and the integrity of the wider street scene.

Woodland Place

This small enclave of early 19th century houses was built for the Tredegar estate in the mid 19th century. It is in a simple Italianate style and typical of the work of William Habershon, the estate architect at the time. Numbers 6 and 7 are the most significant, and are a reflected pair of 2-storey 3-bay houses in simple villa style, with a slate roof and overhanging bracketed eaves. The inner bays of each house are brought forward under a wide central gable and have canted bay



- Property at Cowper Place
- View south of Wordsworth Avenue
- Classically styled villa
- Talbah school



- 4 Cowper Place
- Brick boundary wall
- Stone boundary wall
- Early 20th century property

windows with coped parapets. A blind circular 'opening' is placed in the central gable.

4 Cowper Place

This house is set within its own garden and is built in an Italianate Style with two gabled wings framing a central door within the ground floor front elevation.

3.3 Hierarchies of Public and Private Space

All the properties in the Conservation Area are set back from the street, with many incorporating small front garden enclosures. These include a number of original stone walls and cast iron railings, as well as modern brick or rendered walls. There are however examples of properties with hedges and small trees planted at the front of the property.

The boundary between public and private space is less well defined at Woodland Place. Here terraced cottages front onto the courtyard, which provides parking space for the residents and visitors.

3.4 High Quality Local or Unusual Materials in the Townscape

Buildings within the Conservation Area have been built at different times, the majority being built in the mid to late nineteenth century. The architectural style of the majority of properties in Wordsworth Avenue is of a Classical Revival style. Properties feature moulded parapets, copings and quoins, all typical of the style.

Render has been used in conjunction with materials such as brick to form the main walling material on buildings within the Conservation Area. There are also examples of a centred keystone being used for detailing and decoration around windows, doors and parapets.

There are several twentieth century style properties located on Cowper Place which feature more contemporary building materials such as brick, modern artificial slate and UPVC windows.

Boundary walls are generally built from stone or brick, with some properties featuring iron railings and gates. Higher random stone boundary walls enclose garden areas. Roof coverings are predominantly slate laid as on shallow pitches set behind decorative parapets. Chimneys are constructed from brick or stone.

Well maintained properties within the Conservation Area retain timber windows and doors in a style which reflects the architectural character of the property. However throughout the area there are many examples of UPVC windows and doors, which are unsympathetic to the age and character of the area.

3.5 High Quality Architectural Detailing 19th Century Residential Development

Often described as 'Italianate' in style, the Neo-Classical properties in the

Conservation Area tend to come in the form of large semi-detached or terraced properties. These buildings are characterised by smooth stucco rendered walling punctuated by round-arched or squared window bays and door cases, typically surrounded by decorative Corinthian pilasters.

The stucco rendered walling in the area is generally painted in a light colour, adding vitality to the buildings' appearance. Some of the buildings feature lower and upper floor walling which is incised or rusticated, giving the appearance of blocks of ashlar stonework. Corners are indicated using quoins, which are sometimes repeated decoratively in window and door surrounds

The roofs are generally defined by ornate or plain bracketed eaves.

Window openings are commonly set within projected or canted lower bays, canted upper bays are less common but some examples can be found in the area. Properties within the Conservation Area also feature rounded or arched windows to their third floors. Door cases are for the most part decorated by squared corbelled or uncorbelled hoods, supported by ornamental brackets.

Window bays in the area generally incorporate a two or four paned sliding sash arrangement. While some properties have replaced or significantly altered their original timber window arrangement, there are many examples of well preserved properties throughout the Conservation Area. These add to the elegance of the building style and the area's special character.

3.6 High Quality Hard and Soft Landscaping

Hard Landscaping

Hard landscaping plays an important role within the area, the roads and pavements consist of contemporary materials such as concrete and tarmac. There are no examples of Pennant paving left within the area.

Soft Landscaping

The soft landscaping in Wordsworth Avenue Conservation Area such as trees, leaves and hedges, compliment the buildings they enclose and stone walls and street lighting, help as well to create the special character of the area. Large trees line the streets of the area whilst bushes and small trees tend to feature in front gardens and forecourts. The informal soft landscaping within Woodland Place enhances the character of the area, creating an attractive enclave within the Conservation Area.



- Neo-Classical style properties with smooth stucco rendered walling is the predominant architectural style on display. Examples of twentieth century development can be found at Cowper Court

- Trees and hedges frame the streets within the area

4 framework for action

4.1 Background

Earlier sections of this appraisal describe the qualities that make up the Conservation Area's special character and identify potential for the area's enhancement. The following section outlines ways in which the document may be used.

4.2 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 the development of the area.
- To inform the assessment of planning applications in accordance with Policy 3 of the Local Plan, until such time as a Local Development Plan has been 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 them.

4.3 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.
- Providing guidance for property owners and occupiers in the Conservation Area.
- Providing support for local property owners, groups, initiatives and community leaders in their efforts to preserve and enhance the Conservation Area.
- 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.
- To enhance the enjoyment of its special character.
- Ensuring that any public realm enhancements are achieved with regard for the Conservation Area's special character.

4.4 Pressure for Change

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

- Pressure to alter or extend buildings, and in particular their roof shape and size.
- Pressure for change to buildings and houses to meet other objectives, for example improved energy efficiency, and security.
- The loss of landscaping including boundary walls, hedges, and trees.
- Pressure for on street parking and the disruption to traffic as a result.
- The design and siting of traffic management measures, street furniture and waste management facilities.
- Insufficient or inappropriate maintenance of buildings.

4.5 Ways to Enhance the Conservation Area

4.5.1 Issues and Opportunities

Alterations to Buildings

Issues

- The replacement of original timber sash windows with double glazed or upvc alternatives
- The loss of timber panelled doors and original door furniture
- The loss of boundary wall and gateposts

Enhancement opportunities

- Continue to promote guidance and advice with regard to appropriate repairs and alterations to buildings within Conservation Areas.
- Encourage the reinstatement of original detail when development proposals are considered, and through continuing to promote guidance.
- Monitor change to minimise the negative impact of unauthorised small scale change

Public Realm

Issues

- Loss of historic paving and poor quality paving

Enhancement opportunities

- Seek to improve the quality of the public realm using high quality design, materials and street furniture that respect the character of the area.

Landscaping

Issues

- Street trees and trees within private front gardens need appropriate regular management to ensure that they continue contributing to the character of the Conservation Area.
- Some boundary walls and railings and gate piers are incomplete or have been replaced / repaired in inappropriate materials or are in a poor state due to lack of maintenance.

Enhancement opportunities

- Maintain and enhance avenues of trees and encourage appropriate management of trees within the private realm.
- The restoration of boundary walls and railings to the street frontage should be sought as development opportunities arise. The removal of boundaries should be resisted.

4.5.2 Working Together

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 4 of this document outlines this character and specific guidance on how it may be protected in proposals for development is set out in Appendices 1 and 2. It also provides advice to those who are considering repair and maintenance.

The Council

The Conservation Area's 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:

- Adopting the guidance and enhancement opportunities identified within Appendices 1 and 2.
- Effective management of existing Council budgets.
- Improvement, repair and enhancement of footpaths and roads.

- Remedial works to Council owned trees and replacement planting where necessary.
- Neighbourhood renewal schemes.

5 & 6 recommendations & consultation

5 Recommendations

The following recommendations summarise the findings of the appraisal and the action that may be taken on adoption.

- It is recommended that the guidance in appendix 1 and 2 be published and circulated to those who live or have an interest in the Wordsworth Avenue 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 serves 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 the East Cardiff Conservation Area Advisory Group.
- The appraisal and information of the history of the Conservation Area be made available for study in the library 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.

6 Consultation

This document has been adopted following local consultation.

The consultation process included a locally held exhibition and a public meeting. Local councillors, the Council's Planning Committee, the Conservation area Advisory Group and Cadw were also directly consulted, along with other relevant amenity and local interest groups such as the Cardiff Civic Society.

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

Guidance on Repair and Alteration in the Conservation Area

The policy framework for this guidance is supported by Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Wales 2002, Circular 61/96, South Glamorgan (Cardiff Area) Replacement Structure Plan 1991 - 2011 Adopted April 1997, the City of Cardiff Local Plan Adopted January 1996 and the Unitary Development Plan Deposited Written Statement October 2003, which all have policies relating to the preservation and enhancement of the historic environment, including Conservation Areas. The guidance contained within this appendix will also complement policies within the emerging Local Development Plan, the Supplementary Planning Guidance on Householder Design Guidance and the Supplementary Planning Guidance on Residential Layout Guidance.

Notable within the Conservation Area is the Article 4(1) Direction Designation which controls minor development which would not normally require planning permission. Before work is carried out it is important to check with the Local Planning Authority to establish whether planning permission is required. A separate advisory leaflet for householders has also been produced that gives guidance on this matter. It is available by contacting the Conservation Team or from the Local Authority web site.

The Wordsworth Avenue Conservation Area contains a large number of historic buildings, most of which are not statutory listed. These properties have retained architectural features which help to maintain the character of the area and are a vital element of its special interest. Minor alterations and additions to properties may seem insignificant in themselves but when viewed collectively can have a damaging impact on the special interest of the Conservation Area. It is important that alterations are sympathetic to the special character of the Conservation Area.

The special interest of the Conservation Area is a result of the key qualities described in Chapter 4. Any development should retain these key qualities and consideration should be given to their repair and reintroduction where they have been damaged or lost. The guidance below sets out good practice for development in the Conservation Area and indicates where planning permission is required for specific works and what type of development is likely to be acceptable.

Exterior Walls

Render is the dominant wall covering in the conservation area. Its care and maintenance is important in order to protect the historic fabric of the building, and to maintain the elegant qualities of the classical front elevations.

Repointing

While repointing an unlisted building in the Conservation Area does not require planning permission it is important that the following points are considered; the joints and base coats are correctly prepared, new lime based mortar of the same colour and texture as the original is used and the profile and finish of the original work is matched as closely as possible. A hard cement based mortar or render should not be used as it can cause long term damage to the fabric of a building.

Roofs & Gables

Original decorative details in gables and on the roof, such as ridge tiles, finials and ornamental bargeboards should be retained and repaired. Their removal requires planning permission and will not normally be acceptable. Where these details have been lost their reinstatement will be encouraged. Where these details have been damaged their like for like replacement will be required as this will ensure that the special interest of the Conservation Area is preserved or enhanced.

Re-roofing works often require planning permission. Where possible the original roofing material should be retained. If replacement is planned the scope for the re-use of the original roofing material should be assessed as roofing works proceed. Reclaimed or new natural slates and tiles are the best way to preserve the special interest of the building and wider Conservation Area. However, good quality replica slates and tiles are sometimes an acceptable alternative covering for an unlisted building in the Conservation Area.

Chimneys

The demolition of a chimney usually requires planning permission. The removal of a chimney which makes a contribution to the Conservation Area will not normally be supported. It is important to ensure that steps are taken to maintain stonework or brickwork, the mortar and any details such as clay pots, even where the chimneys have become redundant.

Rainwater Goods

Cast iron gutters and down pipes on prominent elevations should be retained where possible. While planning permission is not required to replace them; to ensure that the special interest of the Conservation Area is maintained, replacements should be in a style that is in keeping.

Rooflights & Dormer Windows

Rooflights and dormer windows require planning permission wherever they are located on the roof. The insertion of new rooflights and dormer windows on elevations that prominently face a public highway can appear incongruous and undermine the character of the Conservation Area. There will normally be a presumption against new rooflights and dormer windows on these prominent elevations.

However, they may be acceptable where rooflights are few in number, small in size, discreetly located and are the 'conservation' style of rooflight i.e. one that does not project above the slates or tiles on the roof, or where small dormer windows to allow light into a roof space use materials and details that are sympathetic to the character and appearance of the Conservation Area.

It is important to note that the Local Planning Authority will expect consideration to have first been given to locating rooflights and dormer windows on discreet rear elevations where they are more likely to be acceptable.

There are some buildings where dormers make an important contribution to the Conservation Area. Where replacement or reinstatement of these dormer windows is proposed a like for like type will be sought. Any increase in size of the dormer window is unlikely to be acceptable. The alteration of a dormer window into a balcony or balconette is not a characteristic feature of the Conservation Area and will not be acceptable.

Windows & Doors

Window or door alteration and replacement normally requires planning permission, although an exact like for like repair or replacement often does not. The Conservation Team should be contacted to discuss this issue.

Original timber sash windows and doors should be retained and repaired whenever possible. Repair of timber decay not only is more environmentally sustainable, is often cheaper than complete replacement and has the benefit of retaining the original character of the building. The Conservation Team has a list of specialist local joiners who can repair or replace timber windows and doors.

Where new windows have become necessary, their replacement should carefully match the appearance, materials and function of the original windows.

Replacement of original timber sash windows with upvc windows will only be permitted where it is considered that they preserve the character of the Conservation Area. It should be noted that upvc often appears unsympathetic because structurally they must be made thicker. This can result in them having none of the

lightness that characterises timber sash windows.

Where a building has non-original windows and doors and where development opportunities allow, replacements that accurately reflect the appearance, materials and function of those originally fitted to the building will be encouraged as an enhancement to the character of the Conservation Area.

Further advice on window repair and replacement can be found in a separate publication 'Window Repair & Replacement in Conservation Areas', available by contacting the Conservation Team or from the Local Authority internet site.

Alterations to window and door openings require planning permission. The size of window and door openings should not be altered as this is likely to harm the appearance of the building and the group of which it forms part. New openings are unlikely to be acceptable on prominent elevations. Where inappropriate alteration has taken place and where development opportunities allow, the reintroduction of typical fenestration patterns will be encouraged.

Decorative glass within windows, doors and fanlights should be retained. Any proposal to remove or alter decorative glass is unlikely to be acceptable. Where decorative glass has been damaged, sympathetic replacement of the damaged piece should take place rather than removal of the whole window.

The introduction of double glazing will only be acceptable where it is done in a way that preserves the character of the Conservation Area.

Improved energy efficiency, noise reduction and draft reduction can be achieved through benign methods, for example, through the regular maintenance and appropriate repair of the windows, by the introduction of secondary glazing applied to the inside of the windows, draught stripping and even by using thick curtains. These methods also have the advantage of not normally requiring planning permission.

Renewable Energy, Communications & Security Equipment

The attaching of additional equipment, for whatever type of use, 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. Where planning permission is required equipment is unlikely to be acceptable on prominent front and side elevations. Rear elevations or out buildings 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.

Front Gardens

Grassed and planted front gardens are attractive features within the conservation area. The need to preserve this character is likely to preclude the grant of permission to pave, tarmac or otherwise inappropriately alter front gardens, particularly where original details are still in evidence. Where the original garden layout wall or railings have been lost their reintroduction will be encouraged.

The use of front gardens for vehicle parking will not be supported. Where front gardens have already been altered to include vehicle parking and when development opportunities allow, enhancement through the re-establishment of traditional front gardens will be encouraged.

Front Boundaries

Planning permission is required to remove front boundary walls. Where original front boundary walls remain these will be retained in development proposals. Where these details have been lost and when development opportunities allow, enhancement through their re-establishment will be encouraged.

Railings on top of boundary walls and gates would have once been a common feature, however, few originals

remain. There are interesting examples of later replacement railings and gates, for example, the art-deco style 'sunburst' railings and gates. Planning permission is unlikely to be granted for their removal.

When repairing and restoring railings and gates, it is best to use sections and profiles which reflect historic precedents within the street. However, good quality modern railings will also be considered. Off the shelf designs are rarely appropriate.

Where new hedges are proposed as part of a landscaping scheme associated with planning applications, it is important to plant species in character with the Conservation Area. The Local Authority Tree Preservation Officers will be able to give advice on appropriate species.

Rear Boundary Walls

The original rear or side boundary walls adjacent to the rear service lanes (which are classed as highways) are typically comprised of approximately 2 metre high stone walls in a random rubble form with a 'cock and hen' coping on top. Planning permission is required to demolish these walls.

Total or substantial demolition and the insertion of large new openings within the original rear boundary walls will not normally be acceptable.

Proposed new walls to replace inappropriate modern walls or open boundaries should try to reflect the materials, bond, mortar and pointing of the original walls or use other materials of a good quality.

New Development & Extensions

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 its special interest.

New development and extensions to existing buildings will be required to preserve or enhance the character and appearance of the Conservation Area by;

- Respecting the distinctive quality of place, including the continuity of the existing urban grain and vertical and horizontal rhythms in the built form, for example in windows eaves and parapets.
- 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 existing buildings.

There are also wider planning issues to consider. For example, attention needs to be paid to a development's impact on the amenity of neighbours, particularly with regard to the harm that could be caused by significant overlooking, loss of light and overbearing.

Guidance for Works to Trees in the Conservation Area

Trees contribute to the special character of the Conservation Area and the Local Authority has powers within the Conservation Area to assist in their protection. You must apply in writing for consent from the Local Authority for proposed work to trees. Specifically you must give 6 weeks notice to the Local Authority of your intention to do the work. If the Local Authority does not respond within six weeks the work may be carried out without further notice to the Local Authority. The penalties the court may impose for not giving this notice are serious.

The Local 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 the Local Authority does not agree with the proposed works it may issue a Tree Preservation Order to prevent the work.

Work means not just the removal or killing of a tree, but also pruning that is greater than 7.5 centimetres (about 3 inches) in diameter, measured at 1.5 metres (about 5 feet) above the ground or damaging roots or branches, whether directly or indirectly. An 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, for example, 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.

Trees that are illegally removed or removed under an exemption will normally have to be replaced. If the tree work relates to a development for which you need planning permission you should include details of this within the planning application. You will not need to make a separate application.

If you have a large or prominent tree you are strongly advised to take the advice of a tree surgeon as to its long term management. The Local Authority will give due weight to a qualified tree surgeon's opinion when considering applications. Trees along the highway or in the park are managed by the Local Authority 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 (029) 2087 3178.

appendix 3

Listed Buildings in the Conservation Area

Several buildings and structures in the Conservation Area have been statutory listed by Cadw: Welsh Historic Monuments as buildings of special architectural or historic interest. This applies to all parts of the building including objects and structures, interior or exterior, regardless of its grade and whether or not the feature concerned is specifically mentioned in the list description. It may also apply to associated buildings that are within the curtilage of the principal building and can include boundary walls.

Listed Building Consent is needed when; demolition, alteration or an extension, which affects the special interest of a statutory listed building, is proposed.

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

The following buildings are on the Cadw List of Buildings of Architectural or Historic Interest;

- Ten Houses at Woodland Place

Further information and guidance concerning Conservation Areas or Listed Buildings is available from the Councils web site www.cardiff.gov.uk or by contacting the Councils Conservation Team on (029) 2087 3485.

Ashlar	Hewn or squared stone.
Barge Board	Timber boards fixed to the gable end of a roof, can be ornamental in detail.
Cadw	The Welsh Assembly government's historic environment division.
Dormer Windows	A window with roof over, set into a sloping roof
Listed Building	A building or other structure of specific architectural or historic importance and which is afforded statutory protection by Cadw.
Mortar	A material used in construction to fill the gaps between stones or bricks and bind them together.
Quoins	Stone or bricks used as a decorative feature to accentuate the corners of a building. Usually laid so their faces are alternatively large and small.
Render	A plaster, lime or cement coating
Roof light	A glazed opening set in a roof.
TPO	Tree Preservation Order – provides protection for trees specified in the order.

appendix 5 boundary review

Background

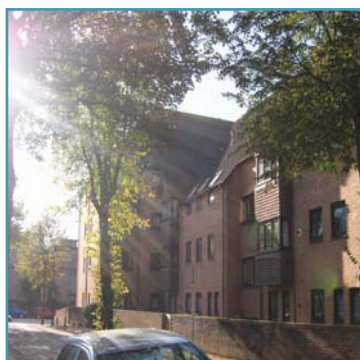
One of the key elements of a Conservation Area Appraisal is to review the boundary to ensure that the Conservation Area continues to demonstrate clear architectural and historic interest. The assessment on the Conservation area has focused upon areas which may warrant inclusion or exclusion.

The Present Boundary

Located off Newport road, Wordsworth Avenue Conservation Area has well defined boundaries falling against Oxford Lane, Oxford Street; St Peter's Primary school and against the back end of terraced properties located primarily on Elm Street.

The Conservation Area has since designation, remained largely unchanged in both form and composition. The most apparent changes have been modifications to building frontages and street paving on Wordsworth Avenue, Southey Street and Cowper Place.

Map 2: Wordsworth Avenue Conservation Area



- Examples of the various styles of building within and bordering the Conservation Area

Areas Considered for Inclusion

The block of flats located at the entrance to Wordsworth Avenue, is a late twentieth century development which is different in character and appearance to those in the Conservation Area, its continued exclusion from the Conservation Area is justified.

The residential housing located east of Oxford Street at Roden Court and on Elm Street is also out of character to the buildings in the Conservation area, these provide a well defined boundary for the Conservation Area.

Areas Considered for Exclusion

The development of a more contemporary residential development at Cowper Court is distinct, in terms of its character, history and architectural style. However, it's retention within the Conservation Area ensures that any future developments or alterations are sympathetic to the character, setting and architectural qualities of the Conservation Area.

Background Sources & References

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- Householder Design Guide. Cardiff City Council, 2007.
- City of Cardiff Local Plan. Cardiff City Council 1996
- Cardiff Unitary Development Plan (Deposited). Cardiff City Council, 2003.

Acknowledgements

The Glamorgan Record Office.

Cadw: Welsh Historic Monuments.

The Victorian Society.

