

# Llandaff

## Conservation Area Appraisal



December 2020



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Placemaking - Planning

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# 1.0 Introduction

## 1.1 Background

Conservation areas are areas of special architectural or historic interest. A decision to designate a conservation area is made by the Council after an assessment of the character of the area. This assessment extends beyond the buildings alone; the road layout, street scene, trees and green spaces can 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 alterations or development and the protection of trees. A conservation area is formally defined as an area 'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas), Act 1990).

## 1.2 Appraisal Review Process

The Council has a duty to review conservation areas. More specifically, local planning authorities are required to 'formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas' and review them from time to time. (Ref. Section 71 (1), Planning (Listed Buildings and Conservation Areas), Act 1990).

It is important to review conservation areas at regular intervals to note any characteristics that have improved or diminished, to propose any necessary changes to conservation area boundaries and to create a plan for any further management. In Cardiff, the Conservation Area Strategy (1997) provides an overarching framework for managing the Conservation Area Appraisal process. The strategy identifies priorities for the city, together with criteria for appraising character in both existing and new areas.

The Llandaff Conservation Area was designated in March 1968 following the first environmental study and planning brief to be undertaken in Cardiff. A series of further studies were undertaken during the 1970s and 1980s. In 2005, Cardiff Council undertook a conservation area appraisal which was later adopted and published in 2006 and included an extension to the boundary. A dialogue with the Llandaff Conservation Group between 2017-19 has informed this current review.

The overarching aim is to preserve and enhance the character and appearance of the Llandaff Conservation Area and to provide a basis for making sustainable decisions about its future evolution. In order to undertake works of enhancement, the character of the conservation area needs to be clearly defined and understood (through a character appraisal).

This Conservation Area Appraisal and management plan seeks to:

- Appraise the historic character of Llandaff;
- Identify those elements of Llandaff which contribute to its character;
- Identify elements which detract from the character;
- Propose measures to maintain or improve the positive character, local distinctiveness and sense of place;
- Identify opportunities and priorities for action to provide the basis for a more detailed management plan;
- Analyse the policy and management needs of the area;
- Assess the effectiveness of current planning controls;

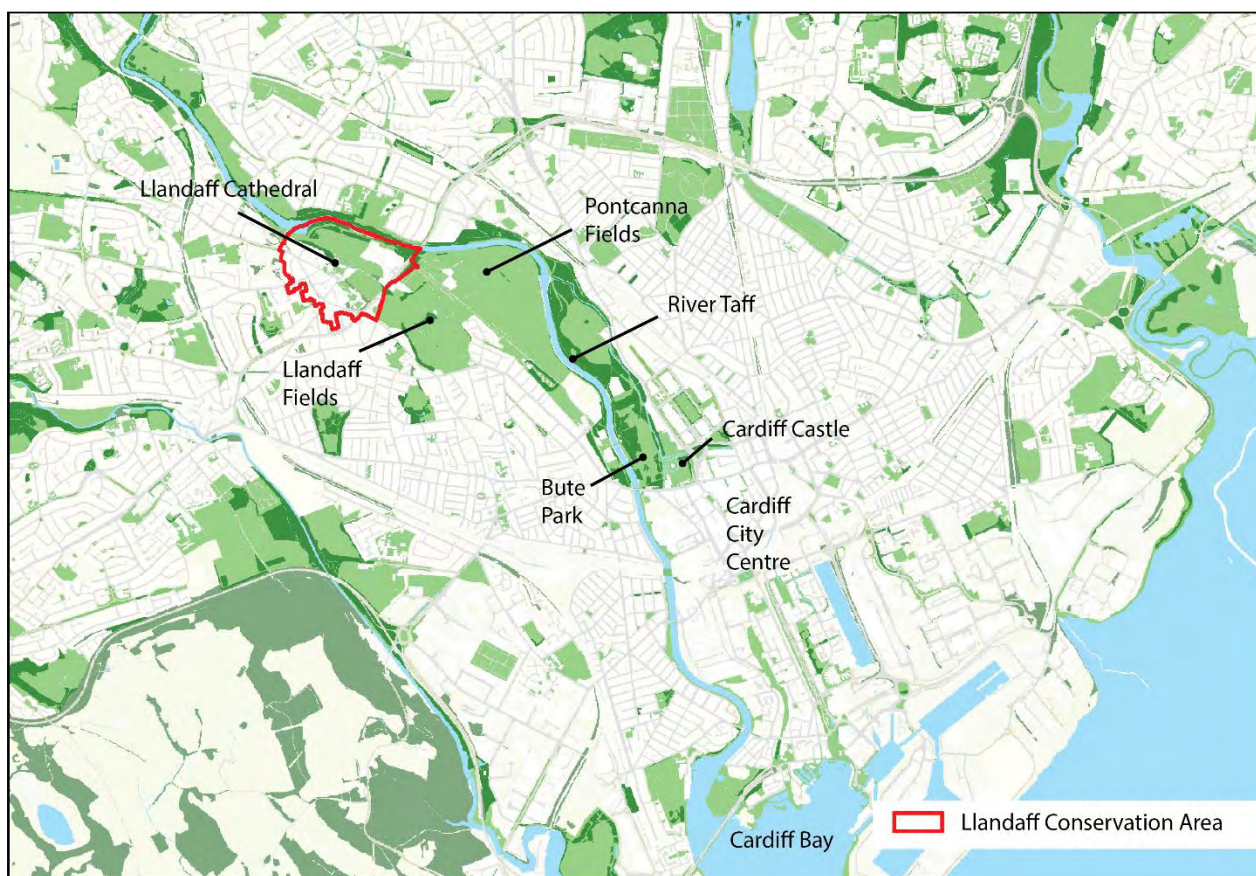


- Identify the need for supplementary protection;
- Identify ways in which special character can be preserved or enhanced;
- Identify whether Article 4 Directions are applicable;
- Ensure controlled and positive management of change that encourages economic vibrancy and social and cultural vitality that accords with the area’s special architectural and historic qualities;
- Ensure that where there are buildings that make no positive contribution or detract from the conservation area, their replacement are of high quality design that enhances the area.

### 1.3 Llandaff Conservation Area

Llandaff is one of 27 currently designated conservation areas in the city. It is adjacent to the River Taff in an elevated position, which was fundamental to the siting of the first settlement. Llandaff is approximately two miles away from Cardiff city centre and the landscape setting to the east forms part of an important network of green spaces through the city.

Map 1: Llandaff in Cardiff city context



The Llandaff Conservation Area recognises the historic value of this ‘city within a city’, which was its own entity until 1922 when Cardiff extended its boundaries. The area still retains a village atmosphere close to the cathedral, which includes a village green, a memorial and a cross, terraces, cottages and a high street. The village was built on a rock outcrop next to the River Taff and includes some steep topography. The change in levels from the Cathedral Green down to the Cathedral adds to the unique sense of place and provides a dramatic setting for the Cathedral.



Photos around the Cathedral Green

## 1.4 Boundary Review

### 1.4.1 Boundary Extension

The 2006 boundary of the conservation area was reviewed and revised to be extended to the west to include 'The Avenue' and ten additional buildings along Fairwater Road.

This area includes a number of high quality detached and semi-detached buildings which date to the early 1900s. They typically include grand gable-fronted bay windows and terracotta brick detailing mixed with white render. Whilst 'The Avenue' itself was developed after the core of the conservation area, the street layout ties in logically behind Cardiff Road, next to Rookwood Hospital. It is regrettable that one characterful building in the street has recently been demolished for infill development, however, inclusion within the Conservation Area will enable change to be managed more effectively. It is proposed that an Article 4 Direction be served for this new area, with controls similar to those described in Section 7.



Fairwater Road contains some remarkable locally listed buildings and positive contributors set within large plots.



The Avenue contains a number of high quality early C20<sup>th</sup> white rendered houses with terracotta brick, clay tiled roofs, hung tile detailing and gable fronted bay windows. There are also buildings with black half-timbering and bay windows, such as this 3-storey villa.

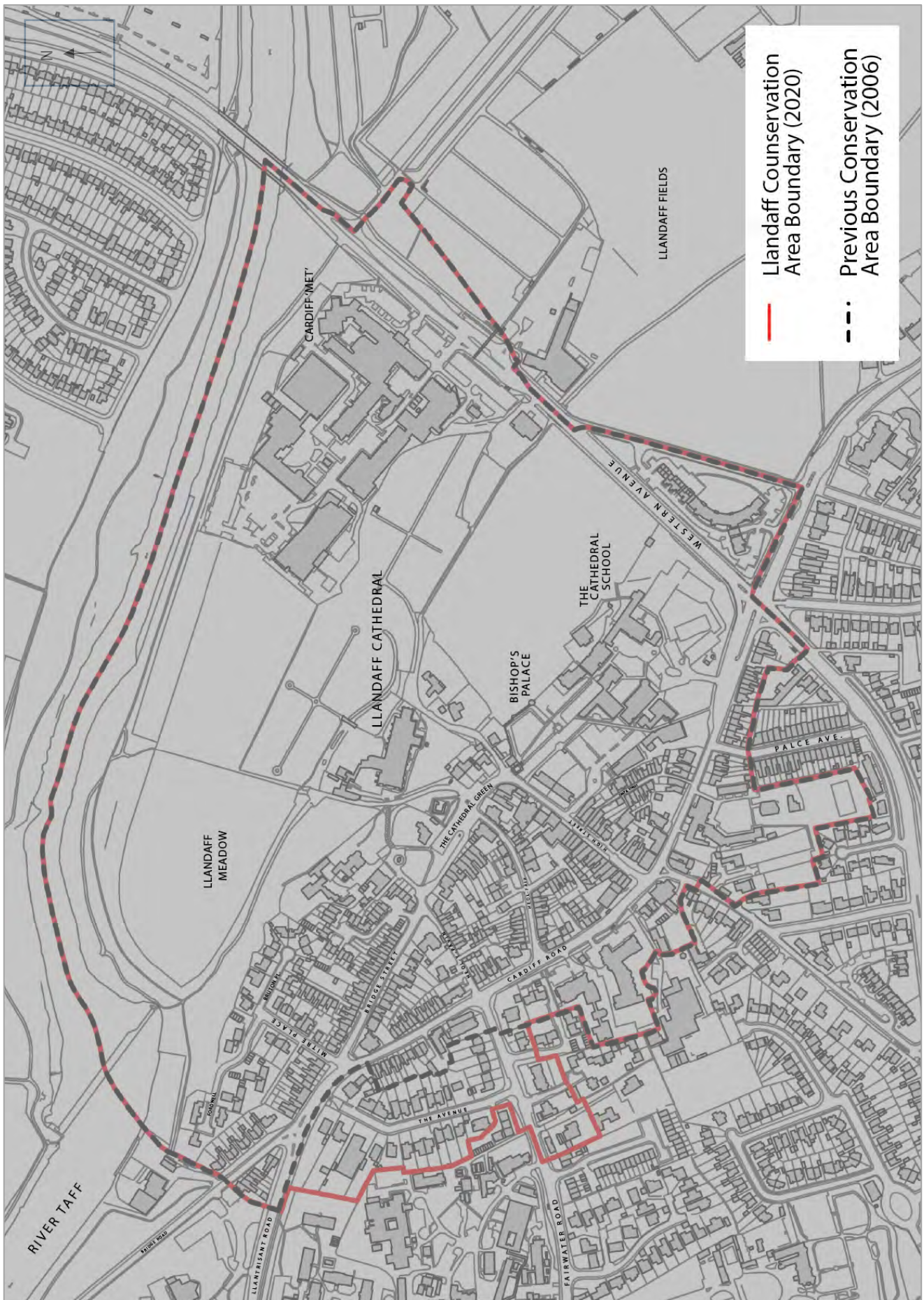


### Summary of the change to the boundary

The western boundary has been extended to include The Avenue, Nos. 1a-13 (odds) and Nos. 2a-16 (evens) and Fairwater Road Nos. 3a-7 (odds), Nos. 6-16 (evens) and Nos. 15 and 17.



Map 2: Boundary as designated in 2020



### 1.4.2 Boundary retention

A brief review of the historic and architectural character of the Conservation Area suggests:

1. The Conservation Area provides protection for the delicate landscape surrounding the Cathedral, the river and Llandaff Fields.
2. The continued inclusion of the Cardiff Metropolitan University (formerly UWIC) and the landscape around the buildings can maintain and emphasise the educational role that links the college to Llandaff. The views of the Cathedral from Western Avenue are important, as is the historic avenue of trees, which, during the 19<sup>th</sup> century were an integral part of a riverside walk between the grounds of Cardiff Castle, Bute Park and Llandaff Cathedral.
3. The retention of Fordwell Close, Bruton Place and Mitre Place provides a well-defined urban edge to the conservation area. They provide a transition from higher density terraced housing to the south and the wooded hillside to the north.
4. The retention of The Crescent, the siting and layout of which is determined by historic field boundaries and the former Mill Lane (see 1901 map). When Western Avenue was built in the 1930s, it created a triangular area of land between Cardiff Road and Mill Lane, on which The Crescent sits. It is acknowledged that the scale and architecture of The Crescent is not sympathetic to the historic character of the conservation area. However, the building is relatively well-screened by mature trees, which add to the landscape character.
5. The continuity of the existing boundary line at the south around Western Avenue, Palace Avenue and the grounds of St Padarn's Institute (formerly St Michael's College), which was defined by the survey work for the 2006 Conservation Area Appraisal.

### 1.4.3 Photo survey of changes

Photographic surveys were undertaken in 2004 and late 2017. For the purpose of this appraisal, brief assessments have been made of the following:

1. The overall change in character and appearance for each building within the whole conservation area between 2004 and 2017. Any alterations to properties and their boundaries evident in 2017 were considered to either enhance, preserve or harm the character of the area. Properties that remained materially the same were considered to preserve the character of the area.
2. The impact of alterations to properties and their boundaries between 2004 and 2017. The types of alterations assessed include window and door replacements, boundary changes, chimneys, satellite dishes, rooflights, painting, roof materials, dormer windows, loss of garden space, adverts/shopfronts and significant repairs or maintenance undertaken.

Based on these findings, it can be concluded that of the 327 properties assessed, 13% have been enhanced, 83% preserved and 3% harmed. Based on the 84 individual alterations observed, it can be concluded that 58% have enhanced the character of the area, 25% have preserved the character and 17% have had a harmful impact. This denotes that 83% of alterations are positive. It is acknowledged that the instances of harm can have a marked impact on their immediate area with a loss of architectural features. It is therefore important to ensure that people are aware of the special character of the area so that instances of harm are prevented in the future. A new Article 4 Direction has been put in place in 2018 to further control the partial demolition of boundary walls.



2004



2017



Spencer's Row: Seven of the eight houses have been enhanced with new more sympathetic vertical sliding sash windows. An unsightly porch canopy has also been removed. The eighth house has been preserved.

2004



2017



Cardiff Road: Enhancements since 2004 include a rubble boundary wall and railings with raised seating area and glazed doors, façade painting, painting of windows, window boxes, signage improvements and removal of advertising posters. The building now appears better proportioned, with increased vertical emphasis. The building is a positive contributor.

2004



2004



2017



Bridge Street: The addition of a satellite dish on the ground floor is harmful to the conservation area. However, the painting, maintenance, removal of alarm case box, reduction of wiring and removal of antennae on the roof offer an overall improvement.

2017



Bridge Road: The addition of conspicuous rooflights has harmed the character of Conservation Area.



#### 1.4.4 Enhancement Projects

Enhancement Projects undertaken since 2006 include the High Street public realm improvements (2012), restoration of the Prichard Bridge (2012) and repair and interpretation work at the Bishop's Palace (2011 onwards).



High Street redesign, resurfacing, new trees and street furniture



Prichard Bridge (2013) Restoration project.



Bishop's Palace (2012) survey work, vegetation removal, repairs and interpretation

#### 1.4.5 Summary

A review of the conservation area boundary and its immediate surroundings has confirmed that the area still has a special character. Overall, buildings of special historic and architectural value and the public realm have in the main been protected or enhanced as a result of designation.

## 2.0 Planning Policy Context

### 2.1 UK and Welsh Legislation

Conservation areas are governed under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Historic Environment (Wales) Act 2016 makes some changes to the 1990 Act so that it is specific to Wales and its historic environment. The Act also amends the Ancient Monuments and Archaeological Areas Act 1979. The three main aims of the Historic Environment (Wales) Act are listed by Cadw as follows:

- To give more effective protection to listed buildings and scheduled monuments;
- To improve the sustainable management of the historic environment; and
- To introduce greater transparency and accountability into decisions taken on the historic environment.

National Planning Policy is set out in [Planning Policy Wales \(PPW\)](#). This provides the overarching national strategic guidance with regard to land use planning matters in Wales and includes a section on the conservation of the historic environment. It sets out clear statements for development management in conservation areas. This policy is supplemented by [Technical Advice Note \(TAN\) 24: Planning and the Historic Environment \(May 2017\)](#), which gives advice on conservation area reviews, noting that a conservation area appraisal is the foundation for any proposals for preservation and enhancement (para 6.4).

### 2.2 Local Planning Policy

Policy on built heritage specifically relevant to Cardiff can be found in the Local Development Plan (2006-2026) policies *KP17: Built Heritage* and *EN9: Conservation of the Historic Environment*.

LDP Paragraph 5.150 states that *'the Council will continue to review its conservation area designations, boundaries and CAAs as required and against recognised national criteria in PPW and Circular 61/96, in addition to those characteristics identified within the approved Conservation Area Strategy (Sept 1997) to determine whether an area is of special interest'*.

Policy EN9 states that development relating to conservation areas will only be permitted where it can be demonstrated that it preserves or enhances the area's architectural quality, historic and cultural significance, character, integrity and/or setting. Paragraph 5.148 notes that in the assessment of planning applications, the Council will wherever feasible seek to enhance the special character of each area as defined and promoted by the adopted Conservation Area Appraisal.

### 2.3 Other Guidance

Cadw have produced the publication *Managing Conservation Areas in Wales (2017)*. It advises that the structure and content of a conservation area appraisal should be comprehensive and meet key aspects of good practice.



## **2.4 Consultation and Adoption**

A review questionnaire was distributed to the Llandaff Conservation Group in 2017 which helped to inform this Appraisal, together with an ongoing dialogue leading up to the consultation undertaken from November 2019. The draft Appraisal was subjected to a nine-week consultation period. Consultation responses were generally positive and supportive of the proposed extension. No comments were received opposing the extension. Detailed comments were received from the Llandaff Society.

A full report on the consultation responses and rebuttals or subsequent amendments made to the documents is part of the background documents considered at the Cabinet meeting.

This appraisal was adopted by the Council's Cabinet at the meeting held in December 2020.

Cabinet papers are available at the council's committee meeting pages at [www.cardiff.gov.uk/ENG/Your-Council/Councillors-and-meetings](http://www.cardiff.gov.uk/ENG/Your-Council/Councillors-and-meetings).

## 3.0 Historic Significance

### 3.1 Summary of Significance

This brief history of Llandaff has been informed by the Llandaff Conservation Group and contains references to “Llandaff Past and Present” by John B. Hilling (1978). The key elements are its:

- Strategic location in the valley of the River Taff;
- Centuries of ecclesiastical development;
- Expansion from a pilgrimage and market town to an affluent residential area;
- Retention of the green spaces and historic monuments at its core;
- Development as an educational hub and residential suburb with a busy local centre.

### 3.2 Llandaff’s Historic Background

The origins of the settlement date back to pre-history. It held a strategic location on a rock outcrop forming the nearest piece of dry land to the sea, overlooking to the east an area of marshy grassland and the lowest fordable crossing point of the River Taff. In Celtic times, an early Christian enclosure “Llan” with a church or saint’s cell was established on the spring line near the river crossing on the east-west pilgrimage route to St David’s and north-south to St Mary’s Well, Penrhys.

Llandaff’s importance grew in the 12<sup>th</sup> century when it was chosen by the Norman rulers as their Bishop’s seat. The cathedral, the Bishop’s Castle and ruined Bell Tower are all a mark of Llandaff’s early importance, defining it as a distinct and separate neighbour to Cardiff, still a small port and town.

Its development slowed from the 16<sup>th</sup> to 18<sup>th</sup> centuries but gathered pace in the 18<sup>th</sup> and 19<sup>th</sup> centuries with the development of gentry houses and a major revival of the Cathedral (Map 8).

From then on, development took three forms:

- Fine architecture for church purposes;
- Substantial but simple public houses and commercial buildings;
- Domestic buildings of varying scale and impact.

Cardiff Road formed the limit to the early organic development of the village, as can be seen in Map 4 (1869). The area slowly progressed by means of replacement and infilling, and the introduction of small Closes such as Penedre and Spencer’s Row. During the 1920’s, the area expanded to the west (Map 7 (1920)). One of the first streets to be built included ‘The Avenue’, together with some large dwellings along Fairwater Road; these properties being included with the conservation area from 2020 onwards.

After the 1920s, the settlement grew further to the west, spreading to join the rapid expansion of Cardiff that occurred in the early part of the 20<sup>th</sup> century. The pattern of buildings and townscape has matured, extending to include post-war streets such as Cathedral Close, Pavin Court and Mitre Court.

### 3.3 The Architectural and Historic Importance of Llandaff

This brief history shows that the city of Llandaff evolved in an organic fashion along a medieval street pattern. In the nineteenth century, although most streets were already built up, many properties such as

the Deanery and Black Hall were rebuilt. The mixture of architectural styles throughout the whole village reflects this slow evolution and the settlement's close but contrasting relationship to the neighbouring city of Cardiff.

Despite the increasing demands of modern life, this 'city within a city' retains its timeless quality with stones that reflect ancient spirituality and power. These unique attributes resulted in the choice of Llandaff as Cardiff's first designated conservation area in 1968.



Llandaff Cathedral (south)



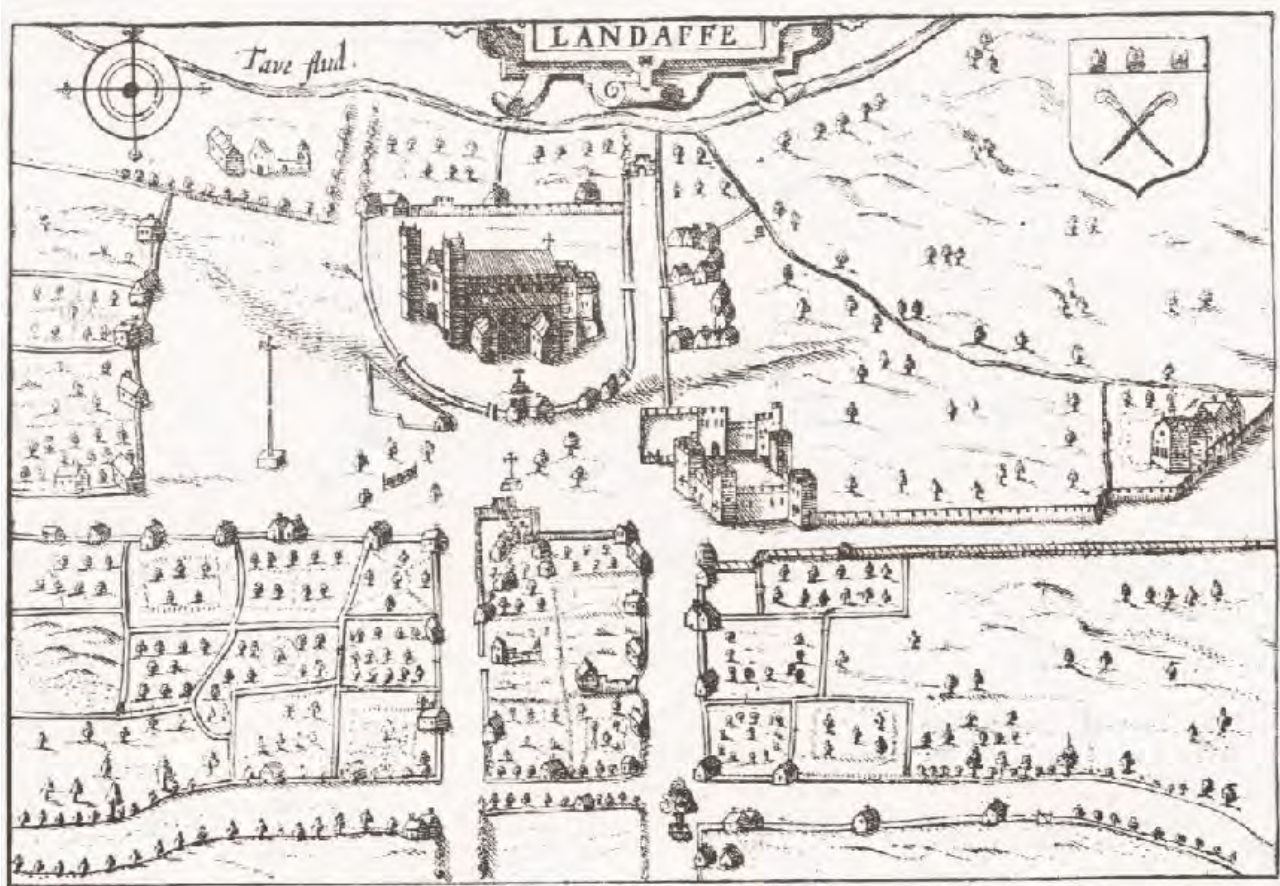
Bishop's Palace



Cathedral (north)



Map 3: Llandaff, 1610, John Speed's Map



Map 4: Llandaff, 1869





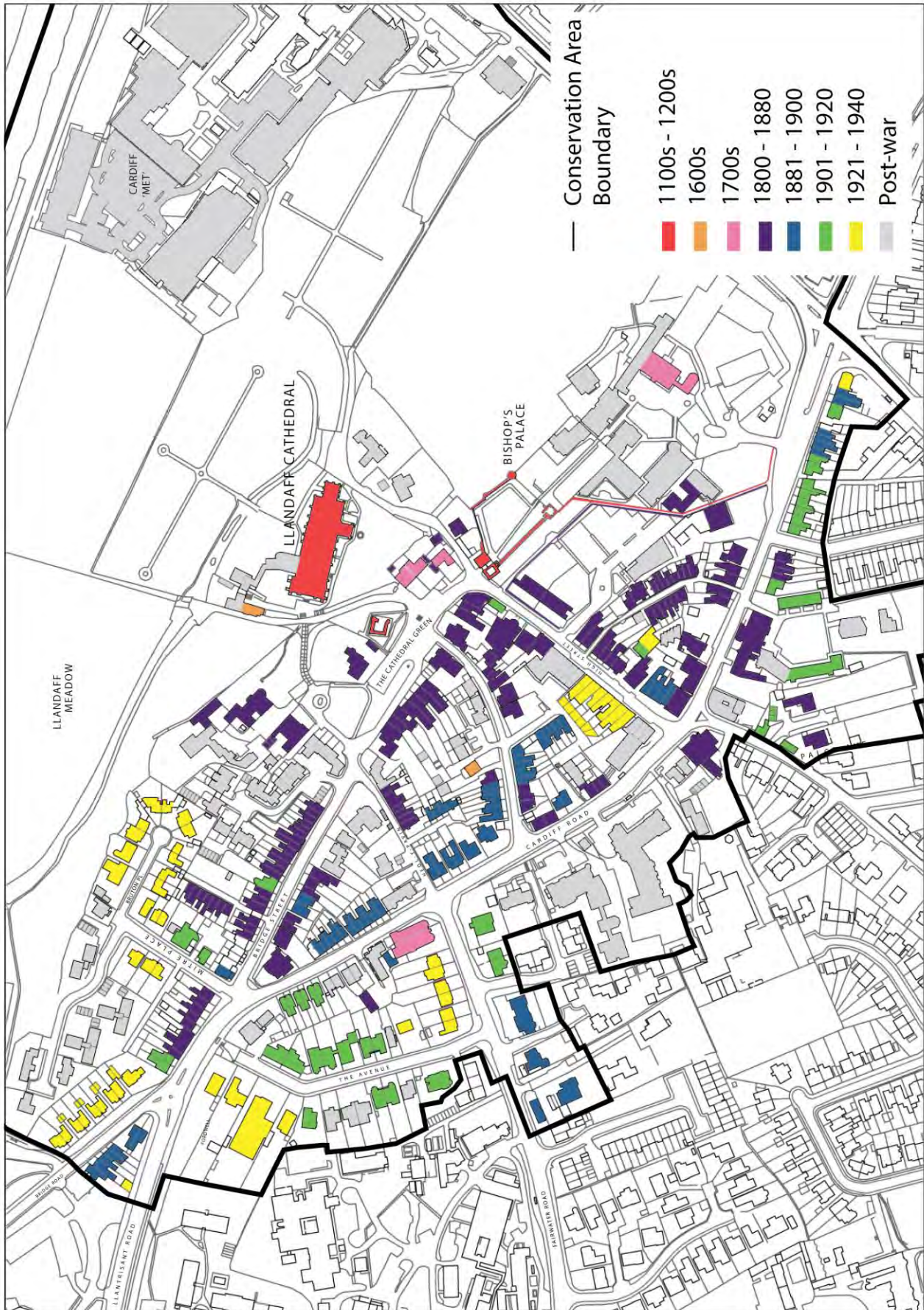








Map 8: Llandaff Development Through Time



## 4.0 Character Assessment

### 4.1 Appraising Character

A range of criteria for appraising character when designating new conservation areas were identified in the Cardiff Conservation Area Strategy in 1997. The same criteria can be used to reappraise special historical quality. The purpose of the criteria is to create a useful and consistent format for each conservation area appraisal to follow in the city. The criteria in the relevant sections has been expanded to follow current Cadw advice where necessary:

- a. **A distinctive quality of place** (history of the area, grouping of buildings, whether listed or not, scale and relationship with outdoor space);
- b. **The presence of landmark buildings or landscape features** (whether some buildings and tree groups are of major significance, whether they form vistas or focus points or background elements);
- c. **Hierarchies of public or private space** (combination of spaces such as public gardens, streets and squares through to clearly defined private areas and gardens which contribute to distinctiveness of place);
- d. **High quality local or unusual materials in the townscape** (on buildings, garden walls, railings, roofs, façade treatment and paving);
- e. **High quality architectural detailing** (windows, doors, eaves and generally areas where original features have been retained);
- f. **High quality hard and soft landscaping** (types of pavements, kerbs, street furniture and trees in both public and private areas).

The following analysis has drawn on work by the Llandaff Conservation Advisory Group undertaken for the 2006 Conservation Area Appraisal and is supplemented where relevant.

#### a. A Distinctive Quality of Place

A history of the area has been covered in the previous chapter and the remainder of the criteria that make up the distinctive quality of place are as follows.

##### 4.1.1 Groupings of Buildings

- The core group of listed buildings are centred around the Cathedral Green. These include stand-alone landmark buildings of medieval origin, such as the Cathedral, the Bell Tower and the Bishop's Palace. Some 19<sup>th</sup> century listed buildings on the Green are detached;
- Most other buildings are grouped together;
- The locally listed buildings and positive contributors comprise of a range of detached, semi-detached and terraces. The majority of the conservation area is of a tight urban grain with a terraced formation;
- Building lines are varied, some houses are set in gardens, others behind forecourts;
- Building groups rarely exceed four houses, creating variety in style and decoration;
- Dormers and gables create strong vertical accents to the skyline.

##### 4.1.2 Designated Historic Assets

There are two scheduled monuments and numerous nationally and locally listed buildings within the conservation area; the highest concentration is around the Cathedral Green area, reflecting its significance.

The grade II\* registered Historic Park and Gardens (Pontcanna Fields and Llandaff Fields) overlap with the fringe of the Conservation Area on the north-east. Rookwood and Insole Court are outside the Conservation Area but included on the Register of Historic Parks & Gardens; their character is more self-contained within site boundaries. The Historical House and Gardens of Insole Court comprise in themselves a Conservation Area including listed buildings, structures and gardens featuring preserved trees.

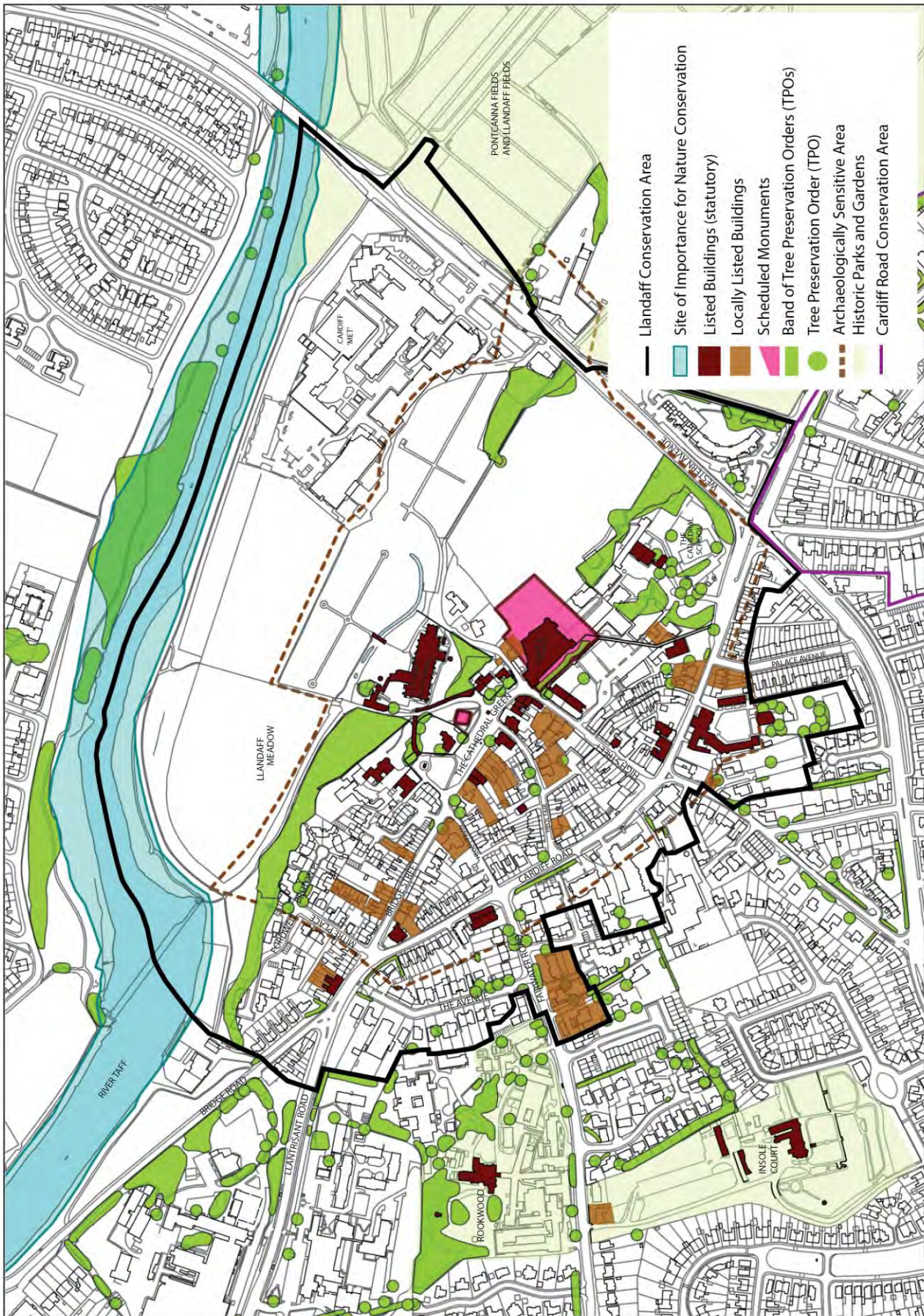
There are a number of tree preservation orders (TPOs) and most of the conservation area falls within the Llandaff Archaeologically Sensitive Area (see Archaeology and Archaeologically Sensitive Areas SPG, 2018). The River Taff and its banks fall within a Site of Importance for Nature Conservation (SINC).

#### **4.1.3 Hidden Histories**

Llandaff has a large Archaeological Sensitive Area, where isolated finds from the Romano-British era, such as building material, pottery and coins, have been discovered. More information can be found in the Archaeology and Archaeologically Sensitive Areas SPG.



Map 9: Designations





#### 4.1.4 Positively Contributing Buildings

In addition to the historic designations, the conservation area contains a number of other buildings, which have held no formal historic designation to date. Current Cadw guidance asks local authorities to identify buildings that positively contribute to the character of a conservation area. These buildings are identified accordingly on the Positively Contributing Buildings map (alongside the Statutory Listed Buildings and Locally Listed Buildings, which positively contribute by virtue of their formal designation). Photos of typical buildings can be found under criteria 'e': High Quality Architectural Detailing.

Map 10: Positively contributing buildings



Most buildings positively contribute to the character of the conservation area and the Council will work to promote the preservation and enhancement of these buildings through the planning process. Many of these 'positive contributors' (aside of the Listed and Locally Listed Buildings) are dated between the mid-18<sup>th</sup> century and 1920, and a few dated circa 1940. The buildings that positively contribute vary in quality; some are in excellent condition with traditional features maintained, whereas some have the potential for improvements, e.g. enhanced windows, the reinstatement of sensitive boundary treatments or additional maintenance.

The uncategorised buildings are either neutral or might be considered to detract from the character of the conservation area. There may be scope for these buildings to be markedly improved, or there may be future redevelopment opportunities if conservation area consent is granted. The buildings that fail to contribute positively are typically post-war.

Llandaff High Street is overall a successful environment and of a scale that juxtaposes well with ancient buildings as it leads to The Green. The use of external lamps to light signage helps to maintain a special atmosphere. However, the street contains some post-war buildings (even Nos. 48-52 and Nos. 18a-18d) which fail to contribute to the street. These buildings utilise insensitive materials, projecting box windows with horizontal emphasis and wide box gutters that appear clunky and heavy. Street Nos. 48-52 contain a flat roof (corner of Cardiff Road) which does not relate to its neighbouring buildings well. The middle section of the north side of High Street (even Nos. 20-46) does contain some positive characteristics, such as the scale and proportions, the tight urban grain, the steep roof pitches, the ornate brick chimneys, the large windows with vertical emphasis, traditional brick work, clipped eaves, and the way in which the buildings step up the street with the rising slope. However, detracting features include crudely applied half-timbering, modern windows and some insensitive shop front treatments. It is therefore considered that these buildings are neutral.



9 High Street



25 High Street



13-15 High Street



19 High Street

Positive contributors on the south side of High Street



20-22 High Street



36-38 High Street



18 High Street

Even Nos. 20-46 on north side of High Street are sympathetic and traditional in scale and form, however detailing is not reflective of the standard elsewhere in the Conservation Area and overall make a neutral contribution.

Buildings on the north edge of High Street (even Nos. 18a-d and 48-52) considered to not positively contribute to the Conservation Area.



#### 4.1.5 Scale

The vast majority of buildings in Llandaff are between two and three storeys. Until the mid-19<sup>th</sup> century, Llandaff's secular buildings were of a modest scale and even the few three-storey buildings were quite small. This can be seen at the top of High Street where no.6 (white-painted plain rubble three-storey) adjoins a two-storey corner building (Nos. 2-4).



Top of High Street - an earlier low three-storey adjoins a later 2-storey building.



Half-dormer window, Heol Fair.



Mid-19<sup>th</sup> century, 2.5 storey grand building.

Historic photos show that houses with upper floors lit by half-dormer windows were common. A few survive today at Penedre, at 6-14 and 7 Heol Fair and 78 Cardiff Road.

The buildings which transformed the character of Llandaff from market town to Cathedral City in the mid-19<sup>th</sup> century were designed on a much grander scale, and retain this visual prominence in the townscape today.

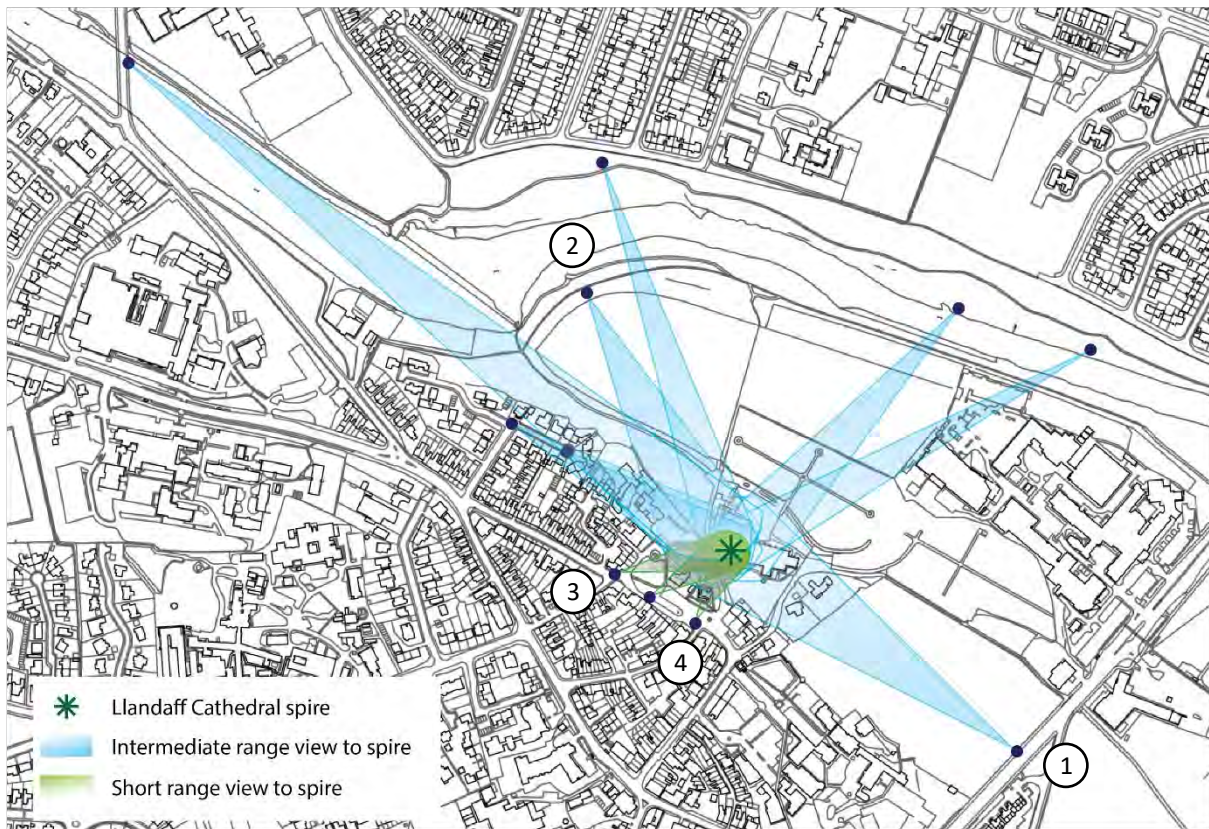
#### 4.1.6 Views and Vistas

There are a number of important views to the Cathedral spire from local (short-range) view points within the Cathedral Green, as well as more intermediate views in surrounding streets.

Views that are more distant are usually subtle, revealing only parts of buildings. There are some long-range views where the spire can be glimpsed and it creates an important wayfinding marker when travelling through the wider area. Views of the Cathedral spire and tower can be experienced / glimpsed from Llandaff Fields, or across the Arls Field from Llandaff Bridge, or the crossing of Cardiff Road, adjacent to Llandaff House.

One highly significant view of the Cathedral can be found from Western Avenue, across the playing fields. Only this distant view shows most of the Cathedral building (as opposed to only its spire). This view is the one by which newcomers first become aware of the setting of the Cathedral and its long and varied history.

### Map 11: Views to Llandaff Cathedral



A selection of short-range and intermediate views to the Cathedral spire. The Cathedral enhances the historic town space, provides a central focus to the area, provides vistas at the ends of streets and helps wayfinding.



Just as important are the views from within the Conservation Area outwards, such as from the Cathedral precinct and from the surrounding open spaces, For example, there are views to the Cardiff Metropolitan University from within the Conservation Area. The views towards the open spaces, such as the River Corridor and towards Llandaff Meadow and Llandaff Fields add to the character of the Conservation Area. The views from the Cathedral Green towards the winding paths that disappear from view, towards the open spaces are significant. Any development proposals need to be carefully considered so that they preserve or enhance the atmosphere of the Conservation Area from many viewpoints.

Llandaff Conservation Area retains much of its medieval character. In terms of townscape, the pedestrian experience is very rich. There is contrast between narrow streets, such as Chapel Street, Heol-y-pavin and Heol Fair, where the Cathedral is hidden from view, in contrast to the opening out of the vista of the Cathedral in the open space of the Cathedral Green. There are vistas to buildings and gables as pedestrians move from space to space along streets. This is formed with a combination of curves in the road, street narrowing, a strong form of enclosure, key buildings at the end of streets, building placement and scale. Stone walls and soft landscaping all, both in private gardens and public spaces, add to the character and interest.



Narrow streets, Heol-y-Pavin (left) and Chapel Street (right) with strong enclosure and stonework.



Characterful archway entrance to Spencer's Row that retains building frontage along the street.

#### 4.1.7 Patterns of Use

Llandaff currently retains some of the functional character of a small town. It is a busy area that is well connected by roads and bus. Train stations are less accessible, typically between a 15-25 minute walk (Waungron Park, Fairwater, Danescourt and Llandaff).

The area is mainly residential, with a high street, schools, and colleges. The High Street includes shops, cafes, restaurants, offices and other uses. This mixed used character brings vibrancy to the area. In the wider area, the BBC Wales Headquarters provides a significant employment use, but is moving to Cardiff City Centre from 2020. The site has permission to be redeveloped for housing.

Llandaff is the seat of a Bishop in the Church of Wales whose diocese stretches from Bridgend in the west to the eastern edge of Cardiff, and from the Bristol Channel in the south to Merthyr Tydfil in the north.

The rich complexity of mixed land uses, connectivity and attractive environment means that Llandaff is a popular destination for many visitors.



## **b. The Presence of Landmark Buildings and Landscape Features**

The most significant buildings in Llandaff are those associated with the Church in Wales.

The other landmark buildings are rich and colourful, of a grand scale on prominent sites and tend to have an historic association with Llandaff. In addition to the ecclesiastical buildings, landmark buildings include The Cathedral School, Llandaff House, the Police Station and The Heathcock public house. The Police Station has been enhanced in recent years.

Landmark buildings are often set within a background of smaller two-storey houses (notably Chapel Street, Bridge Street and Heol-y-pavin). However, between the two extremes lies the greater amount of domestic building at 2.5 storey. Nearly all of this shows a unity of warm colours, offset by a variety of simple but rich detailing. The pair of house facades at 57-59 Cardiff Road is probably the best of this group.

The Cardiff Met complex is a landmark defining the eastern entrance to the area. Recent additions to its buildings and changes in exterior claddings, suggest awareness of the merit of integrating the whole complex in appearance and function with the rest of Llandaff.

Some woodland areas and trees form landmark features. Key ones are the woodlands on the scarp to the flood plain, formal tree avenues centred on Western Avenue at Cardiff Met, and individual trees such as the Cathedral Green plane. The Dean's wood was planted on the scarp in the 19<sup>th</sup> century. The longevity of tree features is a particular strength of Llandaff's character.

There are a number of single mature tree features around the Cathedral Green Area on both private and public land. The loss of any of these mature trees would potentially have a major adverse impact on the environment and street scene, so the Council will resist any proposals to remove the trees, or will require a replacement programme where their removal is essential (see Trees and Soft Landscaping, section 4.1.15).



The former police station is a landmark building on the Cardiff Road / Bridge Street junction.



The Heathcock pub on Llantrisant Road.



Cardiff Met on Western Avenue (formerly UWIC).



57-59 Cardiff Road

## **c. Hierarchies of Public and Private Space**

### **4.1.8 Open Space**

This section includes open, green and urban spaces at a range of scales, such as the wider landscaping setting, public gardens and streets, down to clearly defined private areas and gardens that contribute to

distinctiveness of place. Llandaff's open spaces are a key part of its character and have special historic significance with the spaces that surround the Cathedral.

#### 4.1.9 Wider Landscape Character

A band of green open spaces to the north and east of the Cathedral are vital for the character-setting of the conservation area and the Cathedral. These include the river corridor, playing fields, woodlands, footpaths, Llandaff Fields and allotments (see map below).

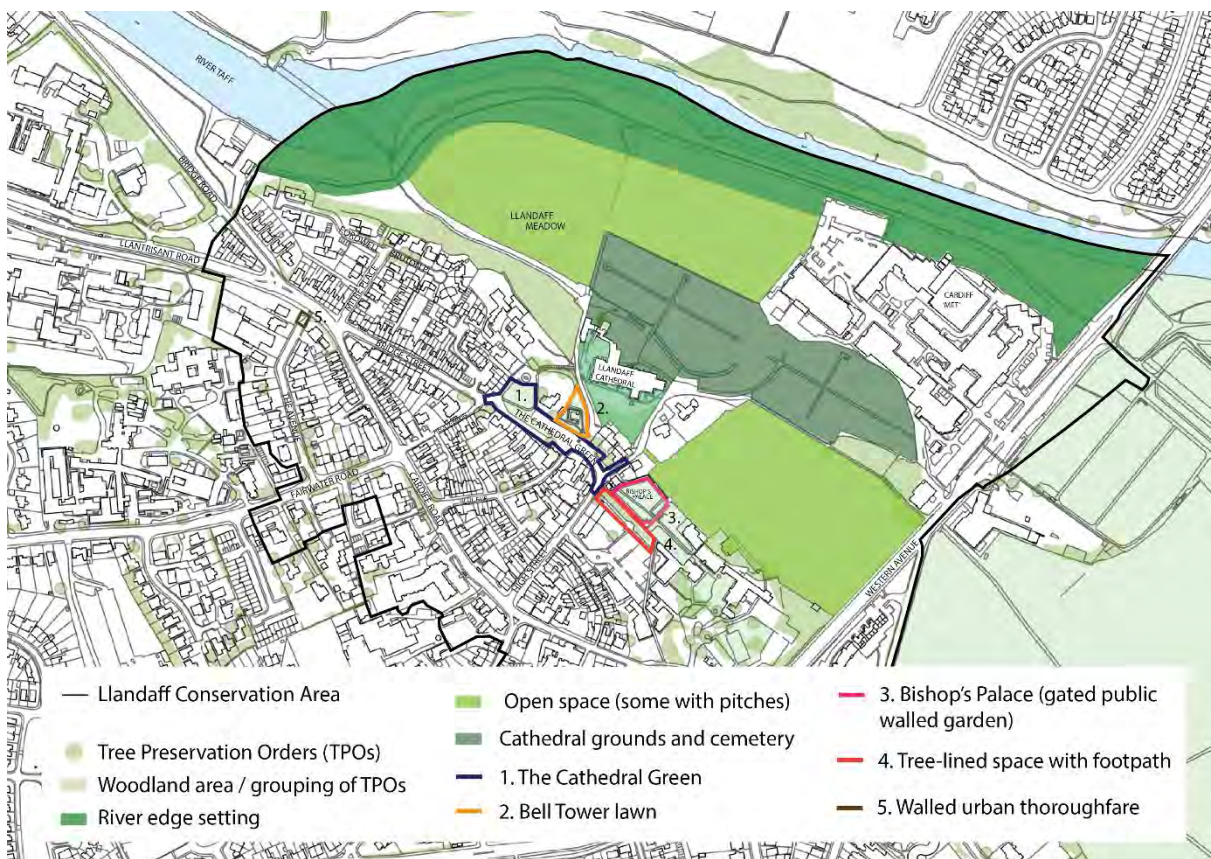
Outside the Conservation Area to the west, there are a number of historic gardens and spaces associated with buildings that add to the character of the wider area and form a green band (albeit interrupted at places), including Insole Court, Rookwood Hospital and the BBC Broadcasting House. When the Rookwood and BBC sites are redeveloped, it is intended that they will retain and maximise significant green infrastructure. The green band defines Llandaff visually and functionally on the west side.

#### 4.1.10 Open Streets and Spaces

There is an important ring of historic public spaces at the heart of the conservation area, close to the Cathedral. This collection of spaces define the essence of the historic built environment and the character of the whole community. They are identified on the map below as The Cathedral Green, the Bell Tower Lawn, the Bishop's Palace and a tree-lined amenity space with footpath. There is more information on the character of these spaces in Chapter 5.

Between The Avenue and Cardiff Road there is a walled urban thoroughfare for pedestrians which is included within the extended Llandaff Conservation Area boundary. This thoroughfare may have been created in earlier eras when Cardiff Road was enlarged and road usages changed. The area would benefit from regular cleaning and maintenance.

**Map 12: Open spaces that contribute to historic character**







The Cathedral Green.



Open space next to Cardiff Met.



Open space adjacent to Bishop's Palace.

#### 4.1.11 Networks of Routes and Public Spaces

The line of Ely Road, High Street and Cathedral Close may be of Roman (or even pre-Roman) origin; the route led past the Cathedral to a ford or a ferry over the Taff. The route used to be crossed at the top of High Street by another Roman Road leading from Cardiff to Llantrisant. This Road was diverted away from the Cathedral Green in the 18<sup>th</sup> century (to give privacy to the surroundings of Llandaff Court).

Cardiff Road, which bypasses the centre of Llandaff and its medieval market, may be a turnpike diversion of early 19<sup>th</sup> century date. Today, it gives the Green the quality of a Close, focused on the historical features such as the Cathedral, the Cross, the Bell Tower and the Old Palace.

Cardiff Road is currently an arterial road for vehicular movement. It is consistently busy throughout the day, but particularly congested at peak times. The road was historically important for movement between the city centre, Llandaff and Llantrisant, and remains so today. The high traffic levels mean that Cardiff Road is an Air Quality Management Area and creates significant noise.

The side streets and lanes off Cardiff Road, (Bridge Street, Heol-y-Pavin, Heol Fair, High Street and Chapel Street), all ultimately lead to the Cathedral Green with views of the Cathedral. This makes the area very legible and emphasises the cathedral as pivotal to the street layout.

Ongoing management is important in maintaining the tranquil quality of the conservation area and the Cathedral setting to the east. The Cathedral Green Area is contrastingly peaceful as it does not have any through-traffic. This limited vehicular access into the historic core is beneficial for the Cathedral setting and should be retained.

The pedestrian network within the conservation area (see Map 14, Pedestrian Connectivity) is permeable and well connected on the whole, with the exception of the post-war cul-de-sacs. Several historic streets, such as Cathedral Close, The Green and Western Avenue lead to footpaths along the River Taff. The footpaths and narrow streets form a significant part of Llandaff's character. Cathedral Close would benefit from maintenance to boundary walls, verges and kerbstones and improvements to parking, particularly access to disabled parking and ongoing parking enforcement.

The Cardiff Road / Bridge Road mini-roundabout is an area of conflict. This is a very busy junction and not easy for pedestrians to navigate. There are narrow pavements and little road space for cyclists. The historic built form constraints means that improvements are limited, but there may be some scope for changes.

On-road parking is a problem on many streets and on the Cathedral Green. This is caused by a mixture of residents, visitors and commuters and is due to a number of factors: an historic road layout that was not designed to accommodate the car, high density terraced housing, narrow streets, together with key mixed-use destinations, such as the High Street, the Cathedral and the Cathedral School. Sensitive improvements and a revised approach to parking would be beneficial.



Chapel Street was not designed for vehicles.



On-site artist's impression of street layout.



Lane beside Cathedral School.



Historic photo of Cardiff Road.



Footpath across the Green.



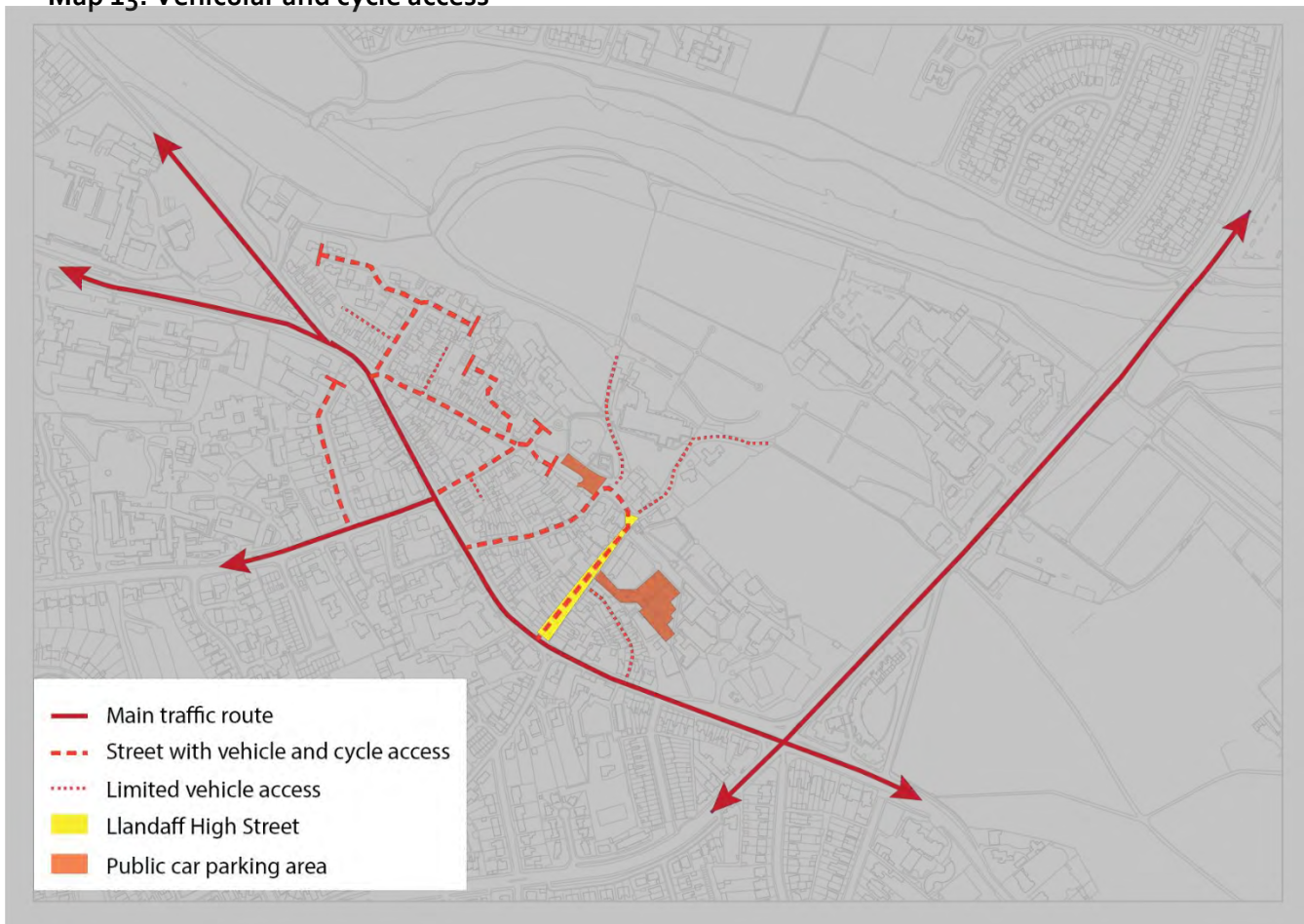
High Street / Cardiff Rd / Ely Rd

#### 4.1.12 Accessibility

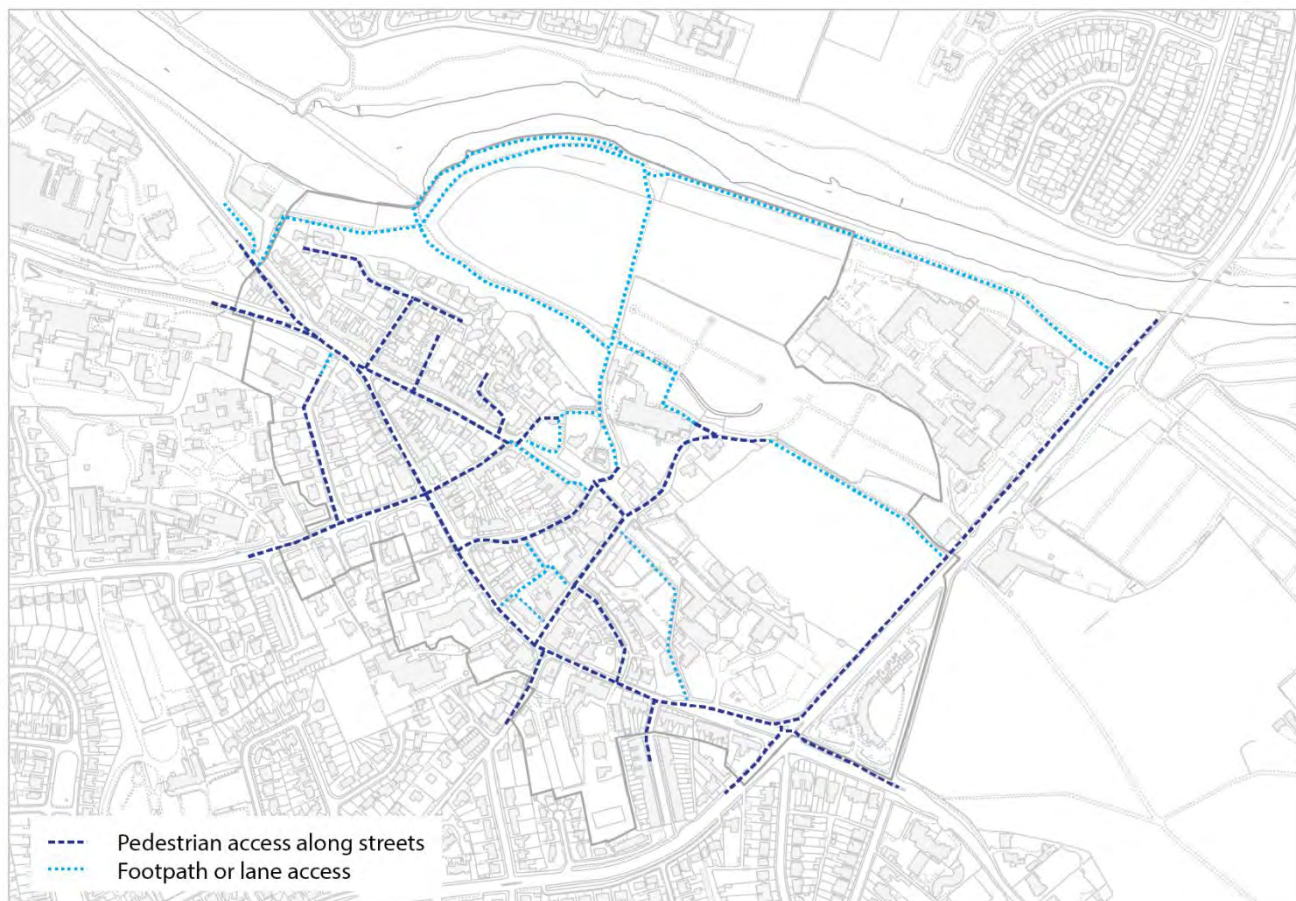
Access for people with mobility difficulties is generally poor because streets are generally narrow and have unsuitable surface treatments. The 2012 public realm works to Llandaff High Street sought to create a better environment, with wider pavements and dropped kerbs.



Map 13: Vehicular and cycle access



Map 14: Pedestrian connectivity



#### d. High Quality Local or Unusual Materials in the Townscape

This section focuses on high quality materials for buildings. The later section (f.) on 'High Quality Hard and Soft Landscaping' covers more information on boundary treatments.

Most buildings of architectural ambition are faced in numerous types of stone laid in a variety of coursing patterns or as random rubble.

Brick does occur, occasionally in older work, such as 53-55 Cardiff Road, faced in gauged brick with fine joints, but it is mainly found in post 1920 buildings.

Architects for Cathedral houses and Diocesan buildings, such as John Prichard and Ewan Christian in the 1860s and later George Halliday, changed the use of decorative stone. They introduced much greater variety and artistry in stone colours and masonry. Bands of polychromatic polygonal work, often using rounded stones from all over the world were varied with thin slabs of grey Pennant stone. These were taken from the dump of discarded ballast in the docks. Smooth dressings of creamy Bath stone (now unfortunately often painted) are set beside knobbly pale grey lias from the Vale of Glamorgan or fine greenish grey Quarella stone from near Bridgend.

Llandaff is characterised by the stonework and the use of stone as the predominant facing material in humbler buildings are sometimes combined with yellow or red-brick door and window jambs. This use of facing stone continued up to the 1920s.

The few survivors of modest houses from the earlier 19<sup>th</sup> century are built mostly in lias stone rubble and simply limewashed. Rendering with lime-plaster and then cement-lime came later. Bright whites should be avoided where more traditional off-whites are more appropriate.

Late 19<sup>th</sup> century cottages show a move towards natural materials and finishes. Spencer's Row and the houses in front of it in Bridge Street show good use of the soft dark red Radyr conglomerate.

When rendering came back into use in the 1920s, it was usually roughcast, with a pebbled or stone chip surface thrown on. There are also many instances of the combination of smooth render with timber framing. On 20<sup>th</sup> century buildings, this is normally a purely decorative feature.

The Avenue is characterised by the use of clay tiles, white render and half-timber detailing.



Polychromatic semi-coursed stone with Bath stone ashlar dressings: High Street.



Polychromatic random rubble, pennant band courses, Staffordshire blue brick voussoirs and quoins: Heol-y-Pavin.





Random crossed Radyr stone facing with yellow brick quoins, voissiors and keystone: Spencer's Row.



Thinly coursed greenstone: Cathedral Green.



White render, terracotta clay tiles and bricks: The Avenue.

### e. High Quality Architectural Detailing

There is a variety of architectural styles and materials; the Green in particular has a huge variety of architecture. A high proportion of buildings have stonework facades, often richly decorated to enrich the face of both domestic and ecclesiastical buildings. A common decorative feature is toothed reveals to houses in bath stone or brick work in contrasting colours.

Surviving original architectural decoration is rare and precious in terms of its historic and visual interest. It is important to retain it where it exists. It can act as guidance or as an example of how to repair a similar feature elsewhere. For example, The Deanery retains a delicate fanlight over the front door and 66-76 Cardiff Road of c. 1910 form a particularly well preserved six-house terrace, retaining all of their cast iron and glass porches. Some properties on The Green have several sash windows, but without traditional upper sash transom 'horns'.

There are many good example of decorative fascias and barge boards throughout the conservation area.

The images that follow illustrate some typical examples of buildings that positively contribute to the conservation area. The architectural features, together with some boundary treatments and paving materials are highlighted and labelled.



Decorative bargeboard and grey slate roof, Cardiff Road.



Extended tiled porch feature, The Avenue.



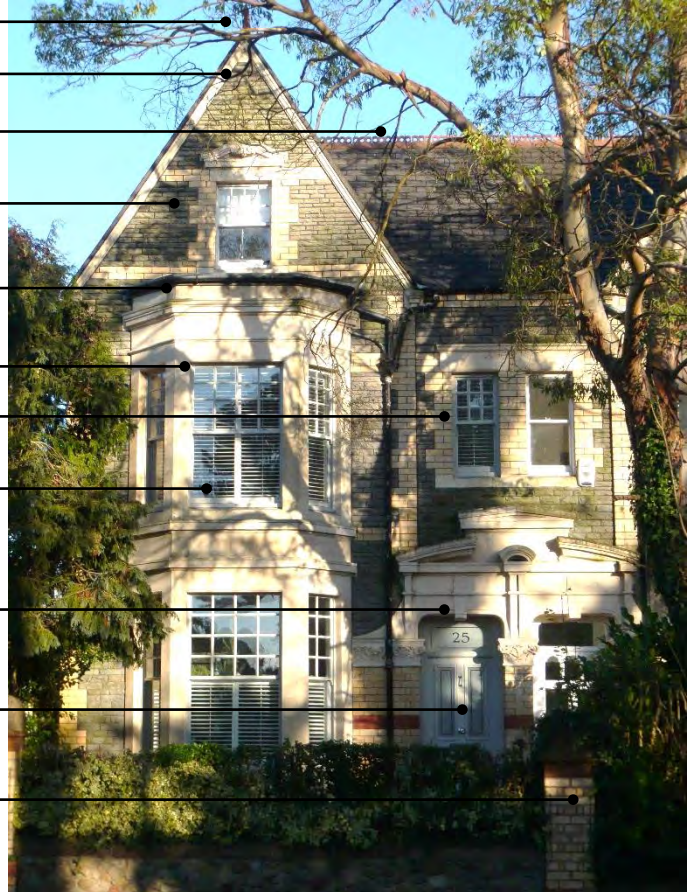
Cast iron and glass porches, Cardiff Road.



Decorative over-door carving and tiled path, Bridge Street.

## 25 Cardiff Road

- Finial detailing.
- Steeply pitched gable.
- Decorative ridge tiles and slate roof.
- Fine coursed grey pennant facing stonework in diminishing courses.
- Decorative yellow brick work banding course.
- Bath-stone bay window.
- Brick quoins and detailing.
- Large timber sliding sash windows with vertical emphasis.
- Recessed porches.
- Decorative painted timber door.
- Stone dwarf walls with pillared entrance and hedge to front courtyard.



Three-storey with grand proportions and generous floor to ceiling heights, circa 1901.

## 64 Cardiff Road

- Ornate timber bargeboard with pointed finial and sprocketed eaves.
- Buff brick panels with applied black timber framing to first floor.
- Spacing of vertical window frames tie in with timber panelling to façade.
- First floor overhangs front door with ornamented brackets.
- Ornate brickwork pattern banding with rotated projecting header - bricks, in contrasting colour.
- Multi-coloured, multi-sized stone work to ground floor.
- Timber panelling surround to doorway.
- Bay window with red tiles and timber frames.
- Boundary wall with polychromatic polygonal stone work and angled coping bricks.



End 19<sup>th</sup> century, likely architect George Halliday. Style of half-timbered Tudor domestic architecture.



## 70 Cardiff Road

- Red-brick chimney.
- Terracotta ridge tiles.
- Grey slate roof.
- Gable over bay window with vertical timber striped detailing, timber bargeboard and dainty finial.
- Bath stone features include: horizontal banding, bay windows and quoins to window and door reveals.
- Red facing brick.
- Iron and glass bracketed porch with detailing (found at Nos. 66-76 Cardiff Road).
- Painted timber sliding sash windows with decorative carving to meeting rails.
- Painted timber door with small glazed windows, matching door-surrounds and glazing above door.
- Pressed red brick wall boundary treatment to forecourt with piers, copings and gate.



Two-storey terrace with large bay windows and generous proportions.

## 36 Bridge Street

- Slate roof, terracotta ridge tiles and brick chimney.
- Roof bracket decoration.
- Square pattern tiles below eaves.
- Large timber hung sash windows with vertical emphasis.
- Two-storey terrace faced with red random Radyr stone.
- Buff brick quoins to window reveals and door reveals.
- Boundary treatment with low wall with piers and gate to forecourt.



Two-storey modest terrace.

## 1 Pendre

- Upper dormer window with timber fascia projects above the eaves. Tall timber sash windows add vertical emphasis.
- Facing decorative stonework in a polychromatic polygonal format.
- Red-brick in horizontal banding.
- Upper window reveal utilises contrasting alternate red and buff bricks and a mirrored pattern.
- Door head includes a stone lintel immediately above door. Above, alternate contrasting buff soldier brick with red header bricks.
- Red-brick reveal quoins to sides of windows and doors, arranged in a three-deep tooth form, with alternate patterns of projecting and receding bricks.
- Deep recessed porch.



Two- storey terrace.

## 1-3 The Avenue

- Half-timber detailed gables with finial on roof.
- Pressed red-brick details, including tall decorative chimneys.
- Clay roof tiles.
- Timber multi-pane casement windows. Leaded versions also prevalent.
- White render.
- Gable-fronted bay windows.
- Tiled porch extends over ground floor window.
- Timber vertical sliding sash windows, often with decorative carved details and stained glass
- Large front garden. Boundary treatment includes dwarf-wall and planting with pillars.



Two and a half / three storey semi-detached villas (circa. 1901-1920).



## 5 Spencers Row

- Tall, narrow hung sash windows with timber frames add vertical emphasis.
- Stone work in random sizes, soft dark red Rader conglomerate.
- Small recess to front door and windows.
- Quoins in brick to window and door reveals, arranged in a two-brick deep tooth form, with alternate patterns of projecting and receding bricks. Solider coursed lintel.
- Pavement straight outside front door in pennant stone.



Two-storey terrace in a cottage style, late 19<sup>th</sup> century.

## 6 Chapel Street

- Large Georgian style sliding sash timber windows and stone sills.
- White painted smooth render.
- Quoins in brick to door reveals, arranged in a two-brick deep tooth form, with alternate patterns of projecting and receding bricks.
- Pavement straight outside front door in pennant stone.



Two-storey terrace in a cottage style, late 19<sup>th</sup> century.

## **f. High Quality Hard and Soft Landscaping**

### **4.1.13 Surface materials (hard landscaping)**

One of the best examples of distinctive, good quality natural stone paving is The Dean's Steps.

There are small areas of well-maintained, high quality paving stones; these can be found along narrow pavements on Spencer's Row, Chapel Street and Heol-y-Pavin.

Many streets in the conservation area are asphalt and are of varying qualities. Some places in the conservation area exhibit ill-matched materials or areas of damage or poor repair work, which would benefit from improvements in the future.

Llandaff High Street was resurfaced in 2012 with simple, cost-effective asphalt surfacing paired with granite setts, kerbs and channels.

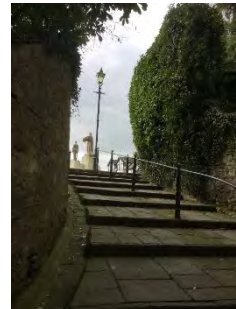
Visible private forecourts vary in quality, but a number show a careful choice of appropriate and well-laid materials that enhance the appearance of the area.



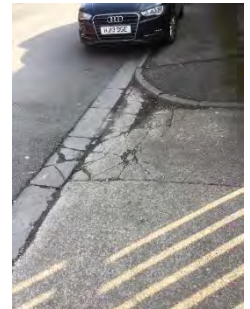
Decorative pebbles add texture, but uncomfortable to walk on.



Llandaff High Street re-surfaced, 2013.



Dean's Steps.



Cracked surfacing.

### **4.1.14 Boundary Treatments**

Buildings that positively contribute often include a forecourt with clear boundary treatment. This may be a combination of wall, hedge or railings. Contrastingly, some positive building facades are straight on the street without forecourts, which adds to the tightly packed urban character.

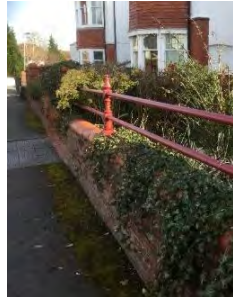
The pattern of boundary treatments in random combinations adds projection and relief interest to streets. Where boundary walls exist, it is important to retain them where they contribute positively to the character of the area.

Walls that enclose private-off street spaces are constructed mostly of rubble, occasionally using selected Radyr stone or polygonal 'ballast' stones in different shades of browns, greys and beiges, with some occasional earthy orange and reds and purples adding visual richness. Gate pillars exhibit a wide variety of brick colours, usually yellow, or of a warm orange colour. Walls will benefit from craftsmanship to repair them to a high standard.





Brick pillars, decorative coping.



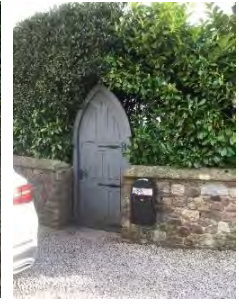
Decorative railings on dwarf-wall.



Commemorative railings.



Historic rubble stone wall.



Characterful gate entrance in wall/hedgerow.

#### 4.1.15 Street Furniture

In past years there have been initiatives to include special street lights, signs and street names in black and gold, reflecting heritage aesthetics. These have unfortunately fallen into disrepair and some more standardised fittings for road signs, lamp-posts and litter bins have been mixed in. It would be useful to have an agreed up-to-date palette of street furniture which is functional but which subtly reflects historic character. This could be utilised if funds become available for replacement.

#### 4.1.16 Trees and Soft Landscaping

The main landscape character derives from woodlands and tree planting. There are many trees with Tree Preservation Orders (TPO) for individual trees, groupings and protected woodlands.

Single trees often add to the character of public spaces (see section (b.) on the Presence of Landmark Buildings and Landscape Features) and should be protected where possible. There has been an unfortunate loss of an ancient Beech tree at Pen Pentre, on the corner of the Green and Heol-Y-Pavin.

Grassed areas, despite their uneven and sometimes steep slopes, are maintained and well-protected against vehicle damage. These incidental spaces are important in the streetscape as they often create set-backs to buildings, greenery, and can facilitate views in high density streets; they should not be used for car-parking.

Many streets are of a high urban density and are softened with planting and hedgerows grown in private gardens. The planting interspersed with stone boundary walls of differing heights, detailing and metal gates create an attractive and characterful environment for pedestrians. Boundary hedges enclosing gardens are well maintained. Hedges around fields and the river are often overgrown and require management.

There are three major belts of large forest trees. One runs from Fairwater Road, around the Rookwood, Cardiff Met residences and Broadcasting House to Llandaff Bridge and the Cathedral Cemeteries. The second is from Cardiff Road across the School grounds, over Western Avenue, around the Crescent and along the edge of Llandaff Fields. The third starts between the Cardiff Met campus and the River Taff and runs across the Cardiff Met front, uniting both sides of the Avenue. These important green wedges unfold the historic settlement and define its impressive landscape setting.

The remnants of the historic 'etoile' of avenue of trees to the east of Cardiff Met is included within the Cadw Register of Historic Parks and Gardens.



Foliage greens the urban street, Penedre.



High quality trees, The Green.



Woodland, Cathedral Grounds.



Tree-lined Western Avenue.

#### **4.1.17 Biodiversity**

There is a Site of Importance for Nature Conservation (SINC) along the River Taff which overlaps with the edge of the conservation area boundary. Biodiversity in the SINC and within the conservation area needs to be considered alongside historic requirements. Historic areas and structures can be significant resources for biodiversity, providing habitats for bats, birds, insects, lichens and other flora. Old and Ancient trees, including mature trees in decline can form particularly important habitats. There may be new opportunities to enhance biodiversity through measures such as artificial nesting sites, ecological landscaping or habitat creation. Ready-made bricks, for example, can sometimes be sensitively integrated into appropriate new buildings for nesting purposes of species of birds, such as swallows or other fauna typically found in the area. Further information can be found in the Green Infrastructure SPG.



## 5.0 Areas of Special Character

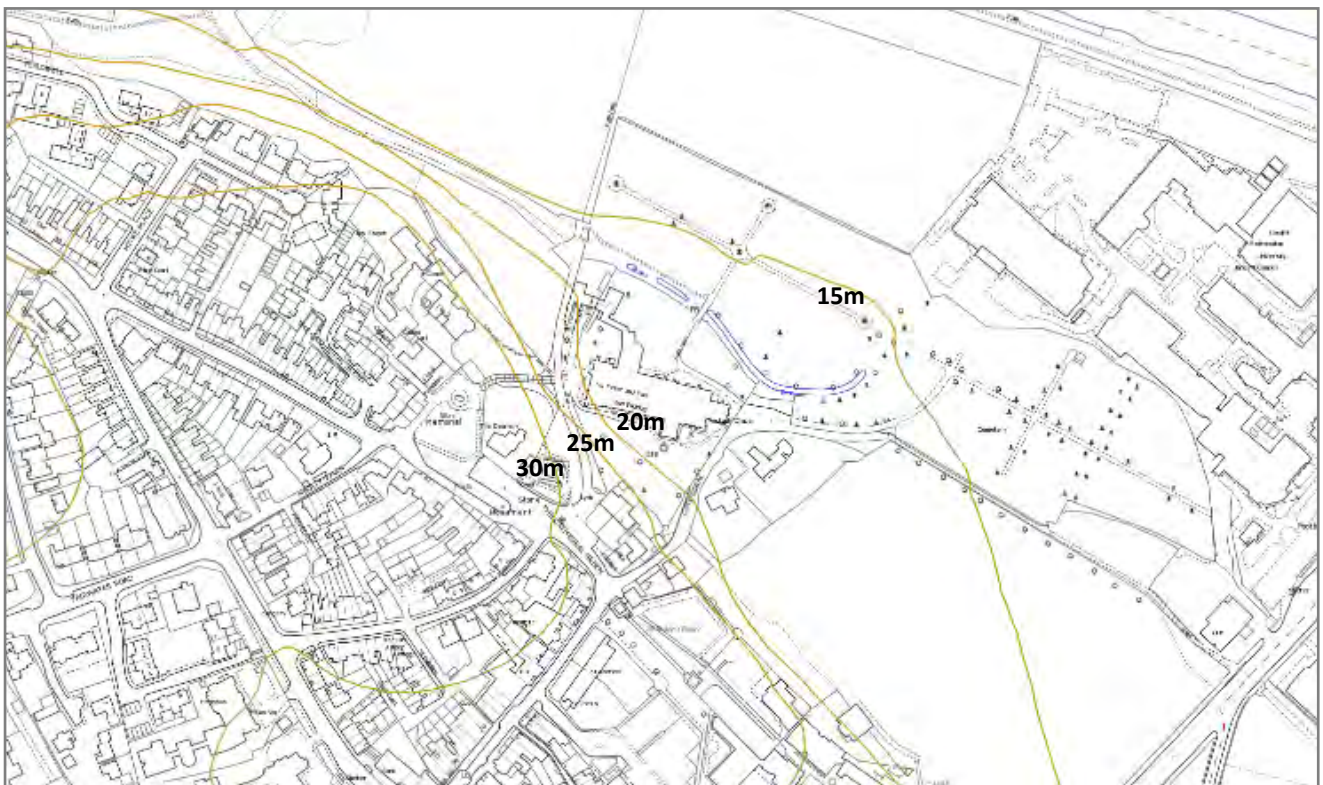
The conservation area has a huge diversity of different character streets within it. These are summarised briefly below. Even within the same streets, there can be different architectural styles and plot placements.

### 5.1 The Cathedral Precinct and River Taff

#### Overview

The Cathedral and its setting are pivotal in the urban structure of the conservation area and are at the heart of the character of Llandaff. The Cathedral is in a dip, sloping from The Cathedral Green down towards the River, and is approached from the Green via a stone paved staircase (the Dean's Steps). The Cathedral's setting includes the Taff River Corridor to the north and the Cathedral Green to the south. The wooded riverside stretching from Llandaff Bridge to Western Avenue is an attractive and distinctive feature of the locality, valued for its leisure uses. Along the riverbank and below the escarpment, paths pass through mature woodland and an establishing oak avenue, giving stunning views of the Cathedral. At the centre of this section of riverside, and retaining a rural atmosphere, are the playing fields of Cardiff Metropolitan University. They adjoin the new and old cemeteries, a semi-wild area lined by mature trees, and the former Llandaff Mill leat which is crossed by a unique stone bridge dating from Prichard's Victorian rebuild of the Cathedral.

**Map 15: Topography in Relation to the Cathedral**



The Cathedral is set down a significant slope and approached via the Dean's Steps.

Llandaff Cathedral in 1846.

A church has stood on the site since the 6<sup>th</sup> century. The current Cathedral church dates from 1120, though little remains of the original building. Throughout its history, it has been altered, ruined and restored. Of note is its 15<sup>th</sup> century bell tower (which now contains modern bells recently installed in 1992) and 19<sup>th</sup> century Gothic architecture, partially restored in the 20<sup>th</sup> century following WWII bomb damage. The Cathedral's history and fine architecture is also reflected in its interior and grounds.

### **Detailed History**

Llandaff Cathedral is one of the oldest cathedrals in Britain. Although the earliest parts date from about 1120, there has been a church on this site from about 546 A.D., when it is thought that Teilo came from West Wales and established a llan, or Christian community, on the banks of the River Taff and Dyfrig and Euddogwy are the earliest bishops to have authority in this area. This early church was known as "Little Minster" and measured only 28 feet long, 15 feet wide and 20 feet high. Bishop Urban was the first Bishop of Llandaff to be appointed by the Normans. He was responsible for the rebuilding of the Little Minster, which began in 1120. The body of St Teilo was brought to Llandaff, which became the centre of pilgrimage. The body of St Dyfrig was also brought to the Cathedral from Bardsey Island, which gave the Cathedral great prestige. Parts of the 1120 Cathedral can still be seen today, examples being the arch by the high altar and the north door.

The nave was extended in 1170 and the chevron decorated southwest door dates from this time. Around 1190 the west front and the six western arches of the nave were built. In 1250 the Chapter House was added to the Cathedral and a detached belfry was built on the Cathedral Green. On 23rd November 1266 a great dedication service was held to mark the completion of Llandaff Cathedral by Bishop William de Braose.

In 1485 the north-west tower was built. It was a gift from Jasper Tudor, uncle of King Henry VII, and housed 10 bells, carillon and clock mechanism.

From 1548 and for the next two centuries, Llandaff Cathedral went into decline. During the Reformation the silver shrine of St Teilo was broken and other valuables, vestments and money were taken away. The Cathedral passed into a period of poverty, the nave fell into ruin and only the Lady Chapel was used.

In 1646 during the Civil War, Oliver Cromwell's troops are said to have turned the nave of the Cathedral into an alehouse, the choir became a calf pen and other parts of the Cathedral were used as a stable. By 1687 the building was described as "our sad and miserable Cathedral".

Storms in 1703 and 1723 brought a lot of damage: the pinnacles of the Jasper Tower fell down and the south-west tower collapsed through the roof of the nave; the Cathedral was in ruin.

In 1736 the architect John Wood of Bath began restoring the Cathedral building, what is known as the "Italian Temple" within the walls of the nave and the presbytery. Unfortunately, this destroyed much of the medieval work.

Increasing prosperity of South Wales due to industrialisation, led to the Victorian restoration. The architects John Prichard and JP Seddon led the work on the Lady Chapel, Sanctuary, nave and the choir. From 1867-69 Prichard added the south west tower and spire. A new organ and choir stalls were installed and a service of thanksgiving was held on 13 July in 1869 to mark the completion of the restoration of Llandaff Cathedral.



On 2 January 1941 a German parachute mine fell and exploded close to the south door. The resulting explosion caused the roof to fall in, the organ and most of the furniture were destroyed, the spire was unsafe and the Cathedral was unusable for services. The war damage to Llandaff Cathedral was significant, only one other Cathedral (Coventry), suffered more damage. The restoration work started in 1942. The Lady Chapel and Sanctuary were first made safe for worship. The Cathedral was gradually restored by the architect George Pace. During the restoration George Pace added a Pulpitum (a concrete arch). It was intended to block the view in the west to east vista at a height of 25 feet, while leaving the view open at ground level. Sir Jacob Epstein was commissioned to produce Christ in Majesty, which was hung from the pulpitum. The statue is 16 feet tall and weighs 350 Kg. At the time, it was the largest artistic casting that had ever been carried out in Britain. On 6 August 1960 a great thanksgiving service was held to mark the completion of the Cathedral's restoration in the presence of the Queen and the Duke of Edinburgh.

In 2004 a paved area was created at the front of the West door of the cathedral and 2010 saw the installation of a new organ, the largest wholly British built organ to be commissioned in a UK cathedral for 50 years.



Images of Llandaff Cathedral. Interior includes the magnificent organ and a stained glass window of St Teilo holding a model of the Church he founded (now the site of Llandaff Cathedral).

### Issues

- The Cathedral fulfils a dual role: both as an important focus for the religious community and as a tourist attraction. Its location, setting and topography mean that accessibility is challenging and the potential for major public events and increased tourist numbers are limited.
- Llandaff Cathedral is situated in Cardiff, the capital of Wales. It therefore hosts the majority of civic events in Wales, such as the recent National Service of Remembrance attended by their Royal Highnesses the Earl and Countess of Wessex; access and egress is vital.

- Llandaff Cathedral has over 40,000 visitors per year. The visitors are a vital source of income for the Cathedral and for local businesses in Llandaff. Parking is extremely difficult and there is no disabled parking available.
- Many coach companies have stopped tours to Llandaff Cathedral as it is extremely difficult to manoeuvre a coach to the Cathedral due to parking in the High Street and in the Cathedral Green. There is no designated coach space for the Cathedral to allow easy access for visitors.
- The sacred and historic character of the cathedral precinct required maintenance without loss of historic fabric.
- The woodland and meadows beside the river require maintenance and management to ensure ease of access and preservation of key views.

### Enhancement Opportunities

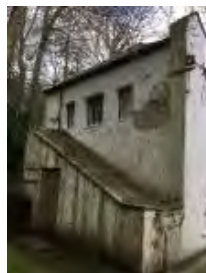
- Improve pedestrian and vehicular access to the Cathedral and community with Equalities Act best practice.
- Enhance links to meadows and footpaths.
- Provide facilities for visitors.
- Link enhanced visitor attractions with opportunities for churchyards encircling landscape.
- Manage woodland scarps.
- Maintain boundary walls, railings and natural surface materials in the public realm.
- Use lighting to enhance the precinct and to direct visitors and community to the heart of the historic building group.
- The cemetery and the 'Prichard Bridge' form part of the Cathedral precinct. A Conservation enhancement scheme was undertaken in 2012/2013 to repair and refurbish the bridge.
- Enforce car parking off the Green away from the Cross.



Prichard Bridge repair and refurbishment in 2012/13.



The Cathedral precinct area.



## 5.2 The Cathedral Green

### Overview

- The Green is at the historic core of the village and is made up of lawned areas and hard landscaping. The hard landscaped area extends in front of the Bell Tower, beyond up to the City Cross and in front of the Bishops' Palace. (See Map 12, Open Spaces).
- The key elements of the historic core remain unchanged over the past 30 years aside from some minor changes in the public realm, maintenance work and on-site interpretation.
- The area benefits from containing a high number of buildings and monuments that positively contribute and there has not been much new development, aside from one post-war terrace of five on the corner of Bridge Street and the Cathedral Green.
- It is formally registered with the Council and can be found on the Register of Town or Village Greens.



- Despite realignments over the years, the medieval street layout is still legible in building form and public spaces.
- The space is semi-enclosed: enclosed on two sides by terraced houses, and more open on the other sides, characterised by detached landmark buildings of medieval and mid-19<sup>th</sup> century origin.
- The ensemble of historic buildings, monuments, war memorials, the Cathedral Cross, the trees and landscaping, the historic boundary walls and the foliage which drapes over them, together create a unique sense of place.
- The statutory protection afforded by listing makes this the most significant part of the Conservation Area.
- It is a peaceful setting with restricted vehicular movements.
- The use of a cross as a preaching point in this location dates back to medieval times and most of the current fabric likely dates back to the 16<sup>th</sup> and 18<sup>th</sup> centuries.
- The Bell Tower is a medieval ancient monument that stands in front of the Cathedral. For the past five-hundred years or so, the bells were rung from inside the Cathedral itself, so the detached Bell Tower became redundant and was laid to ruin.
- The Bishop's Palace is a ruined building that was the residence of the Bishop of Llandaff dating from the 1200s. As centuries went by, it was left to ruin. In the mid 1800s a new Bishop's Palace residence was bought, leaving the ruinous Palace to become a walled kitchen garden with some of its medieval walls repaired or altered. In the 1970s, further repairs and landscaping took place to facilitate the Palace becoming a public garden.
  - Outside the Bishop's Palace on the south side, there is a quaint route called Court Lane which leads from High Street and onwards to Cardiff Road.
- The Green is graced by a splendid plane tree.



The Cathedral Green



South side of The Green



West side of The Green



North side of The Green

Sections from the *Llandaff Study 1989, Ed. B Davies et al.*

Illustrates the gentle slope, together with the scale and 2-3 storey pitched-roof development and landscaping, defining the space and character of the Green.

## Issues

- The areas around the Cross and the Bishop's Palace lack definition.
- Parking is intrusive at the entrance to the Cathedral and has become a significant issue in and around the Cathedral Green. Vehicles park in the middle of the road and around the cross.
- Effective parking enforcement on double yellow lines remains an issue.
- It is a challenge to retain sufficient car parking on The Green to enable access to the Cathedral and surrounding land uses, yet retain and enhance the historic charm.
- The entrance to the Cathedral Path and the Lych Gate needs enhancement through interpretation, definition and improvement of the public realm around them.
- The appropriate repair of boundary walls using traditional mortars and materials is not evident.
- The Palace has had essential repair work undertaken during 2015/2016 and an interpretation board added in 2017. The Palace would benefit from ongoing maintenance. There is also an historic footpath link through the garden to the adjacent school and this gated access is managed by the school.

## Enhancement Opportunities

- Complete public realm enhancements to The Green in association with repair of existing streetscape. Enhance the area through parking bay delineation utilising sensitive materials and more 'breathing space' for the Historic Monuments and pedestrian circulation space.
- Secure funding and make progress on the repair and restoration of the Bishop's Palace in line with the completed Conservation Plan.
- Enhance footpath links to the Cathedral and meadows beyond.
- Enhance landscaping around the war memorial.
- Secure restoration of historic walls as development opportunities arise.
- Improve interpretation and understanding of the history of the Cathedral Green.
- Rationalise parking around the White House and Lych Gate area in order to improve their context, the setting for important trees and the entrance to the Cathedral.
- It would be advantageous to draw up an improvement plan to sensitively rationalise parking in the area and create more space for the setting of the Bell Tower, Bishop's Palace and the Cathedral. Ongoing maintenance is of importance, as is a suite of public realm furniture.



The Cathedral with the ruined Bell Tower to the front, an image of how the Bell Tower may have looked in 1500 and the War Memorial on the Cathedral Green.

Car parking is important, but can appear over-dominant.



The City Cross in its position today and an illustration of the City Cross in use. In 1897 the cross head was rotated 90 degrees to mark Queen Victoria's Diamond Jubilee.

An early impression of the Bishop's Palace. The Gatehouse contained a guard room and prison.

Inside the Bishop's Palace.



## 5.3 High Street and Chapel Street

### Overview

- High Street holds an eclectic mix of architectural styles from a range of eras.
- The buildings lie within a well-defined street scene, framing views to the Bishop's Palace and the Cathedral beyond.
- The High Street is regarded as the focus for the community.
- High Street provides the main access to the Cathedral and Bishop's Palace.
- Shops along High Street operate in harmony with residential neighbours and it is a successful mixed use area.
- Chapel Street has a medieval street form and building alignment, although the buildings are of late Victorian / Edwardian period.
- A New Memorial Hall has been integrated on the edge of the car park.

### Issues

- Traffic congestion arises when there is pressure for parking within the car park and Cathedral Green.
- Some shop fronts have been altered or signage added with a loss of character, scale and integrity of the wider street scene.
- Signage sometimes obscures architectural details.
- Poor surfacing leads to loss of legibility at key entry points to the High Street, e.g. on Cardiff Road and where High Street joins Chapel Street.
- Congestion and pressure for on-street parking is present throughout the day.
- There is a lack of signage and directional / interpretational advice for visitors to the Cathedral.
- High Street car parks and lanes to the rear of High Street are in a poor state of repair.

### Enhancement Opportunities

- Where scale and detail has been lost, establish more appropriate materials and scale for shops as development opportunities arise.
- Re-surface road junctions at Chapel Street and Cardiff Road junctions.
- Enhance spaces at key meeting points (e.g. car park, the Institute, the Church Halls, Chapel Street and Cardiff Road).
- Enhance links to foot and cycle paths by improved lighting and directional signs.
- Encourage the use of traditional window and shop fronts where development opportunities arise and refer to Shopfronts and Signage SPG for design guidance.
- Encourage improvements of rear parking areas to High Street.



High Street

## 5.4 Mitre Place, Bruton Place and Fordwell

### Overview

- Riverside paths lie adjacent to this part of Llandaff.
- Bruton Place and Fordwell areas provide a gentle, leafy visual link to the valley.
- Houses are set within an open shared landscape in Fordwell.
- Bruton Place has a more enclosed garden village character where gardens create space between buildings and define plot size and building composition.
- A variety of house styles fill small plots, creating a rich mix of house types and a pleasing variety to the street scene.
- There are distant views of the Cathedral from Bruton Place.

### Issues

- Hedges and boundaries have been lost in Bruton Place leading to loss of legibility and character.
- There is a loss of architectural detail in front elevations.
- Poor maintenance to garden walls and boundaries has led to loss of character.
- Mitre Place used as overflow parking despite 'access only' signs.
- Mitre Place lamp posts do not match the conservation style ones in Bridge Street and Bruton Place leading off it.

### Enhancement Opportunities

- Maintain lower densities to reflect changing scale and character of the urban 'edge.'
- Enhance footpath links.
- Where development opportunities arise, enhance or reinstate boundary walls and hedges.
- Respect building scale and garden layout within planning applications for development.
- Better enforcement where 'access only' traffic restrictions are in place.



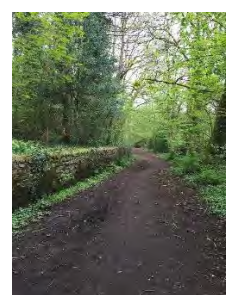
Mitre Place



Bruton Place



Fordwell



Woodland  
footpath



## 5.5 Cardiff Road

### Overview

- Cardiff Road is a busy major route leading north from the city.
- The street varies in width but narrows at the entrance to the village.
- There is a variety of building styles and scale.
- The street includes some very significant buildings, notably St Michael's College, the Old Probate and 51 Cardiff Road. The house adjoining the old Probate Registry (no.51 Cardiff Road) has been improved in recent years, as has the Black Lion Public House.

### Issues

- Traffic bottlenecks occur, sometimes to the detriment of the street scene and safety of pedestrians.
- Turning traffic into the Cathedral School sometimes adds to congestion.
- There is a lack of clarity at the junction with High Street.
- Traffic management dominates the east/west links between Ely Road, Fairwater Road, the school and High Street so that pedestrian movement is restricted.
- Boundaries and retaining walls to the west of the road are often poorly maintained.
- The depth of the St Michael's site requires management to protect the setting of the Listed Buildings. Its principal roadside verge and entrance merits a better setting.

### Enhancement Opportunities

- Improve entrance paths and routes to the primary school.
- Retain and enhance walled enclosures to properties.
- Rationalise access and setting of Llandaff House.
- Explore and secure enhanced east/west walking routes as development opportunities arise.
- Secure appropriate protection for the landscaped grounds of St Michael's College and secure enhancements to building groups at the rear.
- Protect architectural decoration through the effective management of areas covered by Article 4 Directions.
- Preserve and protect natural building materials (e.g. stone, brick and decorative half-timbering).
- Provide guidance to householders on window repair and replacement and the care and design of boundary walls and railings.



St Padarn's Institute (formerly St Michael's College)



Cardiff Road



Half-timbering effect



Junction of Cardiff Road, Bridge Road and Llantrisant Road.

## 5.6 Western Avenue

### Overview

- The road is a major barrier for pedestrians between Llandaff and the fields to the south.
- The road's character is of a tree lined avenue with large-scale buildings, interspersed with fields, allotments and groups of trees.
- Well maintained verges and trees define the status of the road and help to offset the intrusive effects of heavy traffic.
- The pedestrian bridge and associated barriers and road signage is visually incongruous. Significantly increased and improved provision is now made at numerous points at ground level for pedestrians crossing Western Avenue, which are now the crossing methods of choice. The pedestrian bridge is largely now redundant and could be considered for removal, subject to proper review of usage and any residual benefit it provides.
- The road is the main entrance to Llandaff from the east.
- The road affords highly significant views of the Cathedral across the school playing fields. Its footways provide access to riverbanks and woodland paths.

### Issues

- The current road design and traffic levels means that cycling and pedestrian movement across Western Avenue and onto Bute Park in the south is difficult.
- Western Avenue bisects the registered historic park of Llandaff Fields.
- The College is likely to develop and re-model further. This needs to respect the important landscape setting of the campus.
- The ongoing protection and enhancement of the remaining historic avenue of trees.

### Enhancement Opportunities

- Continue to protect the views to the Cathedral.
- Links to fields and the cathedral need to be identified, and where opportunities arise, enhanced to secure an appropriate setting for the Cathedral.
- Enhance Cardiff Met buildings and their setting when development opportunities arise.
- Improve verges and landscape setting around the rugby club and its car park.
- Improve footpath links to the Cathedral Precinct and Llandaff Village.
- Enhance roadside traffic and pedestrian signage to Llandaff.



View of Cathedral



Western Avenue



View from overbridge



## 5.7 Bridge Street, Bridge Road, Heol-y-Pavin and Heol Fair

### Overview

- The streetscape is varied and punctuated by building set-backs, small front gardens, combined with buildings straight on the street.
- The building scale is modest.
- There is a strong relationship between buildings and street.
- Natural materials play a strong part in defining the street scene and decoration on houses.
- Half-timbering is a strong decorative feature on Bridge Road and Heol Fair.
- High stone boundary walls define roadside and plot rhythms.
- The former police station forms the main focus for the Village at its northern entrance.
- Fragments of medieval street layout and buildings are evident within Heol-Y-Pavin and Heol Fair.
- Beech trees and the grounds of the BBC site play a strong part in enclosing the north end of the village.

### Issues

- On-street parking undermines the quality of the street scene.
- There is a loss of architectural detail on houses.
- Stone boundary and retaining walls require maintenance.
- Road-side verges are damaged by parking.
- The pedestrian routes leading from Imperial Buildings Row between the shops onto High Street and leading down to Cardiff Road are in a generally dilapidated state.

### Enhancement Opportunities

- Enhance roadside verges by managing off-street parking
- Protect architectural decoration through the effective management of areas covered by Article 4 Directions.
- Preserve and protect natural building materials (e.g. stone, brick and decorative half timbering).
- Provide guidance to householders on window repair and replacement and the care and design of boundary walls and railings.
- Retaining walls to the west could be lit at street level to enhance the stone work and enhance safety for pedestrians.



Bridge Road



Heol-Y-Pavin



Heol Fair



Heol Fair

## 5.8 The Avenue and Fairwater Road

### Overview

This area forms part of the new extension to the boundary and includes a number of high quality detached and semi-detached buildings which date back to circa 1920 and 1940 (See Boundary Review, section 1.4, for further details).

### Issues

- Large villas are under threat from development for higher density dwellings.
- One locally listed villa on Fairwater Road, opposite The Avenue, is starting to fall into disrepair and includes inappropriate railings, bin storage, signage and surface treatment within its curtilage.
- The pedestrian thoroughfare between The Avenue and Cardiff Road is a relatively large space with little sense of purpose or landscaping.

### Enhancement Opportunities

- Restore villas to their former glory.
- Retain and enhance the architectural features in the area, such as the terracotta brick detailing, the half timbering and timber windows, tiles, chimneys and other distinctive features.
- Improve the pedestrian thoroughfare between The Avenue and Cardiff Road with hard landscaping and lighting.



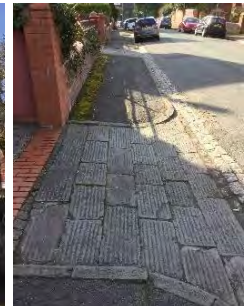
Fairwater Road



Fairwater Road



The Avenue



The Avenue



## 6.0 Management Plan - Aims and Objectives

The following aims and objectives respond to the identified issues and opportunities within the conservation area and will be given material consideration against any proposals put forward that may affect its special interest and character.

The long-term vision for the conservation area is to phase out any ill-considered modern additions and encourage high-quality alteration so that the importance of each building, and the of the whole conservation area, is revealed more clearly and protected for the future.

- 1. Any new design, intervention or repair will be of the highest quality, regardless of scale, as per the guidance set out in Section 7.**  
*Reason: To protect the character of the conservation area.*
- 2. Buildings, features and spaces identified as making a positive contribution to the conservation area will be afforded protection against harmful change.**  
*Reason: To protect the character of the conservation area as a whole and the significance of its individual heritage assets, in line with Government policy.*
- 3. Cardiff Council will encourage proposals which seek to address the identified opportunities for enhancement, subject to their design.**  
*Reason: To improve the character of the conservation area.*
- 4. The rich natural landscape and setting of the conservation area will be protected through the considered management of existing trees and careful design of new planting.**  
*Reason: To protect a defining characteristic of the conservation area and to manage trees in line with other local policy.*
- 5. Development within the setting of the conservation area which harms its character will be resisted. Development which positively contributes to the setting of the conservation area will be encouraged.**  
*Reason: To protect and enhance the setting of the conservation area in line with Government policy.*
- 6. When procedures are revised for the serving of Article 4 Directions, existing and new Directions will be reviewed to ensure that the level of protection in place is maintained or enhanced where possible.**  
*Reason: To protect the character of the conservation area as a whole and the significance of its individual heritage assets, in line with Government policy.*
- 7. Review the management of public and residential parking with a view to increasing the enforcement of existing regulations and considering the need for additional parking controls.**  
*Reason: To balance the need for residential, business and visitor access against the visual and physical impacts of vehicle parking within historically sensitive areas.*

## 7. Guidance and Design Standards

This guidance has been prepared to assist those planning work of repair or alteration to their property to preserve or enhance the character identified in the Appraisal.

The Council has special powers to control types of development, that would normally not require planning permission, through an Article 4 [2] Direction. Such directions give control over almost all work to the front elevation of buildings, work in front gardens and new building works too.

Many of the buildings in the Conservation Area have been listed as buildings of special architectural or historic interest (locations of listed buildings can be checked via this link [ishare.cardiff.gov.uk](http://ishare.cardiff.gov.uk)). Owners of these properties must also obtain *Listed Building Consent* 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. Owners may also need to comply with Building Regulations. A building control officer will be able to advise on the regulations ([www.cardiff.gov.uk/buildingcontrol](http://www.cardiff.gov.uk/buildingcontrol)).

**Planning controls within all conservation areas** (correct at the time of publication date – changes to national permitted development rights are published at [beta.gov.wales/planning-guidance-for-the-public](http://beta.gov.wales/planning-guidance-for-the-public))

- **Demolition** – Conservation Area Consent is required for the total or substantial demolition of buildings or structures.
- **Extensions** – more restrictions apply to alterations to dwellinghouses and the provisions for outbuildings/enclosures. Detailed technical guidance is available by searching ‘Permitted development for householders’ at [www.gov.wales](http://www.gov.wales).
- **Roofs** - planning permission is required for alterations to the roof of a dwellinghouse resulting in a material alteration to its shape, for example dormer windows. Permission is also required for rooflights on any slope.
- **Chimneys** - the installation, alteration or replacement of a chimney on a dwellinghouse.
- **Cladding** - dwellinghouse walls in stone, artificial stone, pebble dash, render, timber, plastic, metal, tiles or through external wall insulation.
- **Satellite dishes** - planning permission is required to install an antenna on a chimney, wall or roof slope which fronts, and is visible from, a highway.
- **Trees** - six weeks written notice must be provided of the intention to carry out works (for example lop, top, prune or fell) to trees with a trunk diameter of 75mm or more measured at 1.5m above natural ground level.
- **Shop Frontages** - planning permission is required for new or changes to existing shopfronts. Guidance on new frontages and reinstatement of traditional frontage design in Conservation Areas can be found in the Shopfronts and Signage SPG.
- **Advertisements** - outdoor advertisements in Conservation Areas are controlled through TAN 7 (Outdoor Advertisement Control).



## Additional controls for Llandaff

As a result of the Article 4 Directions in place, the following additional work requires planning permission if it fronts onto a highway or open space. The aim of these Directions is to ensure that change is managed carefully. No fee is payable for this type of application.

Controls relating to **Dwellinghouses**:

- **Boundary demolition** - of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse and fronting a highway or open space (**this control was introduced in 2018**).
- **Windows & doors** - the alteration, removal and renewal of all doors and windows in a house where they front a highway.
- **Porches** - the construction of a porch outside any external door which faces a highway.
- **Hardstandings** - the construction of a hard surface where it is nearer a highway than the dwelling.
- **Roof materials** – Re-roofing within the conservation area requires planning permission where it constitutes an alteration. Where closely matching materials are used it is unlikely that permission will be required.

The following controls apply to **all buildings** regardless of use:

- **Painting** - the covering of original walling material by painting and the changing of the colour of existing painted exterior walls, masonry or windows where they front a highway.
- **Boundaries** - the erection, improvement or alteration of a means of enclosure (walls, gates, fences) fronting a highway or open space.

The fact that an application is required as a result of an Article 4 Direction does not necessarily mean that permission will be refused. However, the planning authority will pay particular regard to the extent to which the proposals preserve or enhance the character or appearance of the area.

## Repairs and maintenance

'Like-for-like' repairs (see adjacent box) will not need planning permission, however you may need to check with Building Control for compliance with building regulations ([www.cardiff.gov.uk/buildingcontrol](http://www.cardiff.gov.uk/buildingcontrol)).

Repairs and maintenance are inevitable with any building or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the established character of the wider area. Generally, repairs and maintenance are regularly carried out and to a good standard in the Llandaff Conservation Area, and it is important that this continues.

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs.

Key points to remember when looking to carry out repair or maintenance work are:

- A method of repair that was suitable for one building may not be suitable for another. Repairs should always be considered on a case by case basis.
- Repairs using appropriate materials and techniques are always preferable over the wholesale replacement of a historic feature.
- Where a historical feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve a failing modern feature, a traditionally-designed alternative using appropriate materials is preferable.
- Cement-based pointing is damaging to brickwork and masonry, and causes moisture problems. Repairs should always be carried out using a lime-based mortar and after raking out all the cementitious material. This will ensure the long life of the brickwork/masonry. Similarly, any external renders and stuccoes should be appropriately specified to prevent moisture issues.
- Due consideration should be given to how long-lasting a repair will be and what maintenance will be required to maximise its life span.
- Reversibility is an important consideration as better alternatives may become available in the future.
- Regular gutter and downpipe clearing should take place to prevent blockage and vegetation growth. This maintenance should also extend to the ground level drains to ensure effective water run-off.

Cadw have published a range of guidance documents on managing change to conservation areas and listed buildings, including its overarching policies for the historic environment set out in Conservation Principles (2011).

Invaluable background reading and information relating to the care and repair of traditional buildings includes:

### Understanding 'Like-For-Like'

A term frequently used in conservation is 'like-for-like' replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable.

Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

For example, modern uPVC windows in imitation of Victorian-style sash windows but with false glazing bars and top-hung casement opening mechanism do not constitute a like-for-like replacement for the traditional timber-framed Victorian sliding sash windows, although they appear to look similar stylistically.



- The Old House Handbook by SPAB: [www.spab.org.uk/publications](http://www.spab.org.uk/publications)
- The Period Property Manual: [www.rics.org/uk/shop](http://www.rics.org/uk/shop)
- Heritage House: [www.heritage-house.org](http://www.heritage-house.org)

SPAB also operate a **free helpline service** open to anyone with a technical enquiry relating to old buildings ([www.spab.org.uk/advice/technical-advice-line](http://www.spab.org.uk/advice/technical-advice-line) 020 7456 0916, weekdays 9.30 a.m. - 12:30 p.m.)

## Windows and doors

Traditional windows and doors contribute very significantly to the character of the conservation area. Replacement of these features is one of the most difficult design problems and usually requires planning permission. The following advice applies both to windows and doors for extensions and their replacement in existing buildings.

- Original windows should be retained where possible.
- To meet the statutory requirement to *preserve or enhance*, new windows should accurately reflect the materials, style, proportions and opening methods of those originally fitted to the property.
- The proposed replacement of original / traditional timber sliding sash or early casement windows with uPVC or aluminium versions will generally not be supported.
- Original timber doors and frames should be retained.
- Frosted or stained glass door panels and porch details should be retained.
- Where original windows (or good copies thereof) have been lost prior to controls being introduced (in 1991), uPVC or aluminium replacement windows may be acceptable where they are considered to represent an enhancement to the appearance of the area when compared to that of the existing windows or door; for example the reintroduction of well-designed vertical sliding sash windows in place of outward opening casements. The better the quality of product being proposed the more likely it will be considered acceptable when considering the planning application. High quality versions feature 'run-through' horn white perimeter seals around and within the double glazed units, joints mimicking mortise and tenon as opposed to mitred, slim frames, putty line profiles, narrow meeting rail and deeper bottom rails. A pre-application discussion on this is advisable.

In practice, this means that you should first consider whether any replacement is necessary. It may be possible to repair and upgrade existing windows and doors, and skilled joiners can make repairs without difficulty. A list of local joiners is available at [www.cardiff.gov.uk/ENG/resident/Planning/Conservation/Traditional-Repairs](http://www.cardiff.gov.uk/ENG/resident/Planning/Conservation/Traditional-Repairs).

Repairs and/or upgrading doors or windows to integrate slimline double glazing into the existing windows would not require planning permission. Internal secondary glazing can be more effective in terms of noise and heat loss than replacements and would also not require permission. Historic England have produced guidance on upgrading traditional windows, visit <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading>

Detailed advice relating to windows can be found in the 'Window Repair and Replacement in Conservation Areas' guidance note available at [www.cardiff.gov.uk/conservation](http://www.cardiff.gov.uk/conservation). If in doubt regarding the need for permission, always ask us before undertaking works.

## Chimneys

Chimneys are often an important part of the symmetry of each building group or terrace, punctuating the skyline and defining street corners. Stone chimneys on early houses can often identify the age of a building and the source of building stone. The original stack and pots are often an integral part of the design of later

Victorian houses. If a chimney which makes a contribution to the character of the house or conservation area becomes unsafe and require repair, it should be rebuilt to the original height and design, even if no longer in use.

The alteration or demolition of a chimney requires planning permission and will not be approved where this would harm the character or appearance of the conservation area. When chimneys become redundant it is important to ensure that steps are taken to maintain stone or brickwork and mortar and render. Original clay pots should be retained where they are still structurally sound. A proprietary weather-guard can retain ventilation and discourage damp through to the chimney breast.

## **Roof windows and dormers**

Dormers with decorative fascias of ridges and stonework are a common feature of the Victorian and Edwardian period during which much of the conservation area was developed. New dormers will only be appropriate where they respect the scale of the house, protect the character of the existing roof form, and the appearance of the conservation area. Large box dormers are unlikely to be supported. More guidance can be found within the 'Residential Extensions and Alterations SPG', visit [www.cardiff.gov.uk/ENG/resident/Planning/Planning-Policy](http://www.cardiff.gov.uk/ENG/resident/Planning/Planning-Policy).

Small traditional roof lights may be acceptable in discrete locations, offering an alternative to a dormer. The use of roof lights on front roof slopes or prominent side slopes will not be supported. Modern roof lights in deep frames, which break up the line of the roof surface, are not appropriate. Rooflights that are considered to be overly numerous, too large or randomly positioned will not be supported.

## **Roof materials**

Re-roofing within the conservation area requires planning permission where it constitutes an alteration.

Generally original roofing materials should be maintained or replaced with reclaimed or new natural slates (or clay tiles if applicable). A good quality textured synthetic slate may sometimes be an alternative for an unlisted building in the conservation area. Decorative ridge tiles, finials and ornamental barge boards should be retained.

## **Extensions & alterations**

In modernising their homes, residents often want larger kitchens and family rooms and need additional accommodation. Often this can be done without spoiling the character of either the individual house or the wider conservation area. However, the kind of extension, dormer window or loft conversion suitable for one type of house might be completely inappropriate for another, and so it is impossible to lay down a uniform set of rules for the whole area. However, the following notes set out some guidelines.

Because there is a clear building line to many roads in the area, front extensions are unlikely to protect the character of the conservation area. Similarly, side extensions may close up the gaps between properties, creating continuous terracing which destroys the open character of the layout and the carefully designed views between buildings.

The following points should be considered in planning an extension:

### **1. Will the alterations or extensions affect or overlook neighbouring properties?**



Guidance on this can be found within the Residential Extensions and Alterations Supplementary Planning Guidance (SPG).

**2. Will the extensions be visible from the road or another public viewpoint and, in particular, will they encroach upon spaces between buildings, closing out distant views?**

In general, any extensions should be to the rear of the property. Extensions that would intrude upon well-established views, for example, two-storey side extensions or extensions above existing garages are unlikely to protect the character of the conservation area.

**3. Will the extension be in character?**

For an extension to be acceptable in principle, it should be designed to harmonise with the original form and character of the house.

**4. Have any insensitive alterations already taken place?**

Some properties were altered before the present controls were in place. Previous insensitive and possibly unauthorised alterations should not be a justification for further inappropriate works.

The design of successful extensions requires a 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. The architect's drawings with clear, concise and accurate information and attention to detail will usually form a sound basis for a decision on an application. Design ideas can be tested through a Discretionary Pre-Application Enquiry prior to submitting a formal planning application. More information can be found at [www.cardiff.gov.uk/planning](http://www.cardiff.gov.uk/planning).

## **New development**

The following principles are designed to complement Local Development Plan policies and guidance and to ensure that Llandaff's distinctive character is protected and enhanced in proposals for development.

New development should respect its historic context in scale, form, materials and design. This can be expressed in:

- Continuity or variety in building line;
- Existing vertical and horizontal building rhythms;
- Adjacent building heights, roofs and cornice lines;
- Local building materials; and
- Excellence in new design.

Local identity can be protected and enhanced in new development by:

- Designing with an understanding of plot size and subdivision;
- Drawing on local traditions in built form, materials;
- Respecting and reflecting local craftsmanship in for example masonry, iron work or stained glass; and
- Respecting significant views in and out of the conservation area.

## **Traditional Shop Frontages**

There are a number of questions that can be asked to help inform the design of shopfronts (please refer to the Shopfronts Design Guide SPG). For older buildings, do the proposals respond to the historical context of the shopfront? Are there historic elements that need to be retained and remediated? Are there any historical photos which give clues about the original design of the shopfront?

## **Landscaping & trees**

This guidance relates to landscaping issues including trees, parking, gardens, hedges, fences and gates. Open spaces, verges and private gardens all contribute to the special character of the conservation area. The Planning Authority has special powers over these issues that apply only within the conservation area. Outlined below are the considerations that apply if you are planning work that involves these features.

### **Trees**

Trees in conservation areas 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 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. 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, 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 in 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.

### **Parking in front gardens**

Llandaff was largely developed before car ownership became widespread. Constructing further off-street parking within the curtilage of individual houses can result in the loss of front gardens and hedges.

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.



Grassed and planted front gardens and continuous hedging help to give the conservation area its special charm. The need to preserve this character may preclude the grant of permission to form a hard-standing in the front garden. Each case will be considered on its merits. The location of a hard-standing should not result in cars being parked directly in front of the house. Many roadsides include a grass verge contributing to the green character of the area. These should be protected. The creation of paved forecourts with turning areas usually reduce grassed areas, flower beds and the line of hedging, and result in the loss of a simple garden with concrete path.

### **Gates & boundary enclosures**

There are a variety of ways in which verge gardens and footpaths have been formed. In repairing and restoring boundaries or hedges, it is important to plant a species in character. Tree Preservation Officers may be able to offer advice 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.

### **Stone walls, boundaries and railings**

The Article 4 Direction means that any alteration to boundary walls requires planning permission, including partial demolition or minor alteration. Repointing can be undertaken if the existing style is matched.

Boundary walls should be regarded as an extension of the building which it protects. In Llandaff they define ownerships, provide privacy and often identify the age and character of the buildings they enclose, or their predecessors. Most importantly, walls define space and provide definition and character to the street scene. New walls should seek to fulfil the same objectives.

There are a number of different building materials in Llandaff and a huge variety of stone. Where natural stone walls are retained they should be repaired and maintained to ensure that stone work, joints, mortars, and copings all respect the original structure.

Black painted railings on a stone base are also typical of Llandaff. They should be maintained and if necessary replaced, using profile and sections to match.

### **Getting advice**

Pre-application enquiries can be submitted to determine both the need for consent and the scope for change (via the 'Discretionary Pre-App' process at [www.cardiff.gov.uk/planning](http://www.cardiff.gov.uk/planning)).

Any queries can be submitted via [www.cardiff.gov.uk/conservation](http://www.cardiff.gov.uk/conservation), email [conservation@cardiff.gov.uk](mailto:conservation@cardiff.gov.uk) or by calling Planning Reception on 02922 330800 and asking for Conservation.

Tree preservation queries can be sent to [treeprotection@cardiff.gov.uk](mailto:treeprotection@cardiff.gov.uk) or 02922 330815. Queries relating to trees in Council ownership should be directed to C2C at 02920 872087, via the Cardiff Gov Mobile App or the 'Report It' section online at [www.cardiff.gov.uk](http://www.cardiff.gov.uk)

### **Acknowledgements and thanks**

The Llandaff Conservation Area Advisory Group  
The Llandaff Society