

CARDIFF ROAD



CONSERVATION AREA APPRAISAL

CARDIFF



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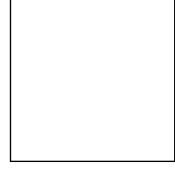
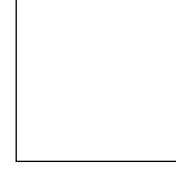
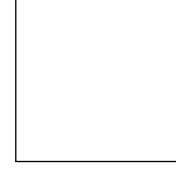
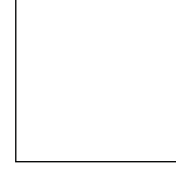
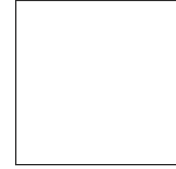
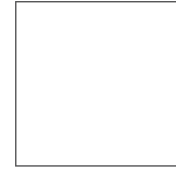
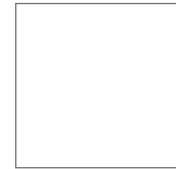
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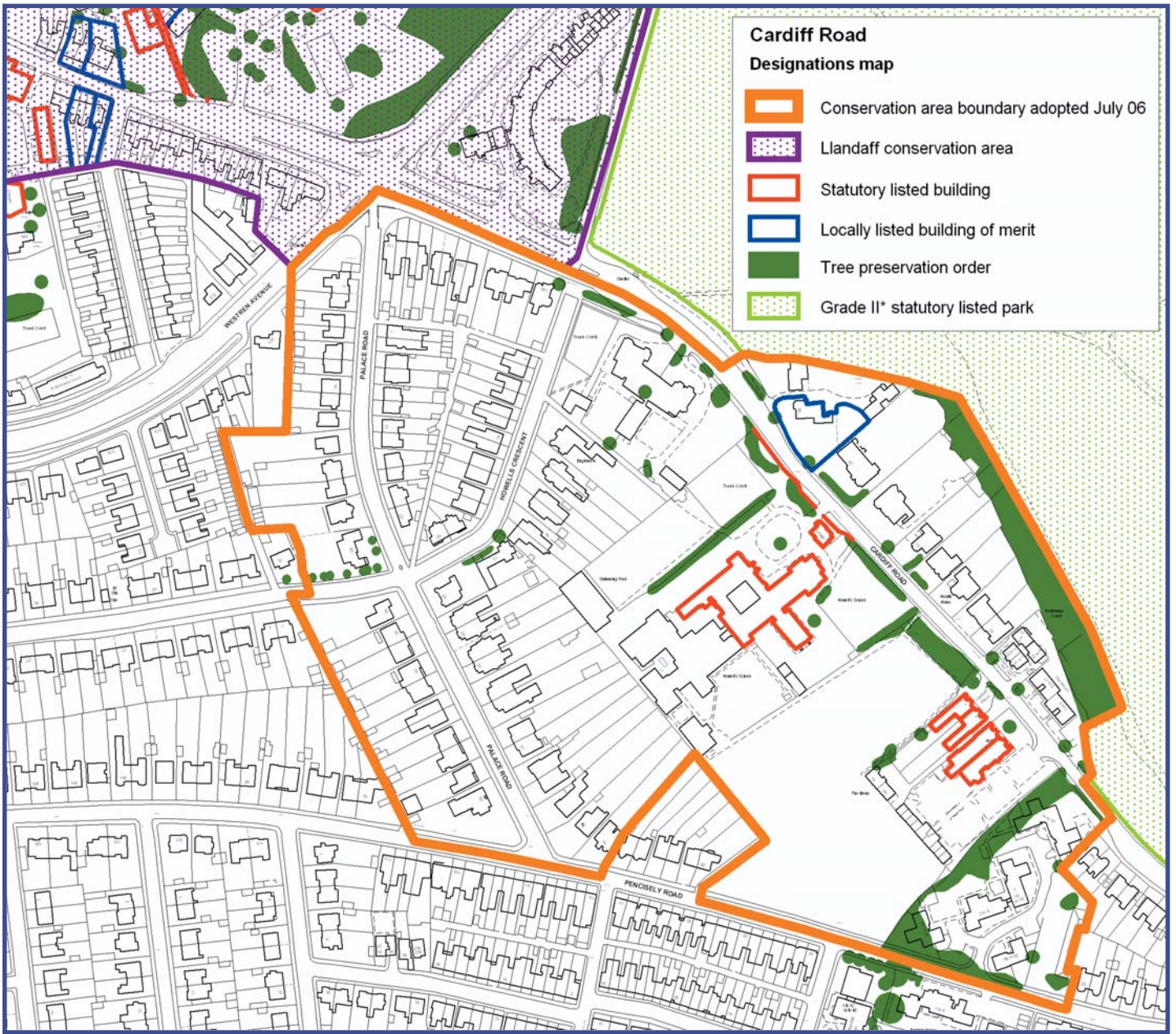
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1.1 Background

Conservation Areas are areas of special architectural or historic interest. A decision to designate a Conservation Area is made after an appraisal of the area and an assessment of its character. This often extends beyond the buildings alone. The road layout, street scene, trees and green areas all contribute to the quality of an area. Designation gives special protection to this character and to achieve this, the Council has extra controls over demolition, minor developments and the protection of trees.

Cardiff Road Conservation Area was designated in 1974 prompted by two applications for flats development and further anticipated applications.

1.2 Appraisals

The Council has a duty to review Conservation Areas. To manage this a Conservation Area Strategy has been prepared to identify priorities for the City, and the criteria to be used in the assessment of existing and new areas. The Strategy was agreed in 2001, and progress is underway. The Cardiff Road Conservation Area is one of the three to be reviewed within the Llandaff area.

1.3 The Boundary Review

A review of the historic and architectural character of the Conservation Area and change since designation suggests that:

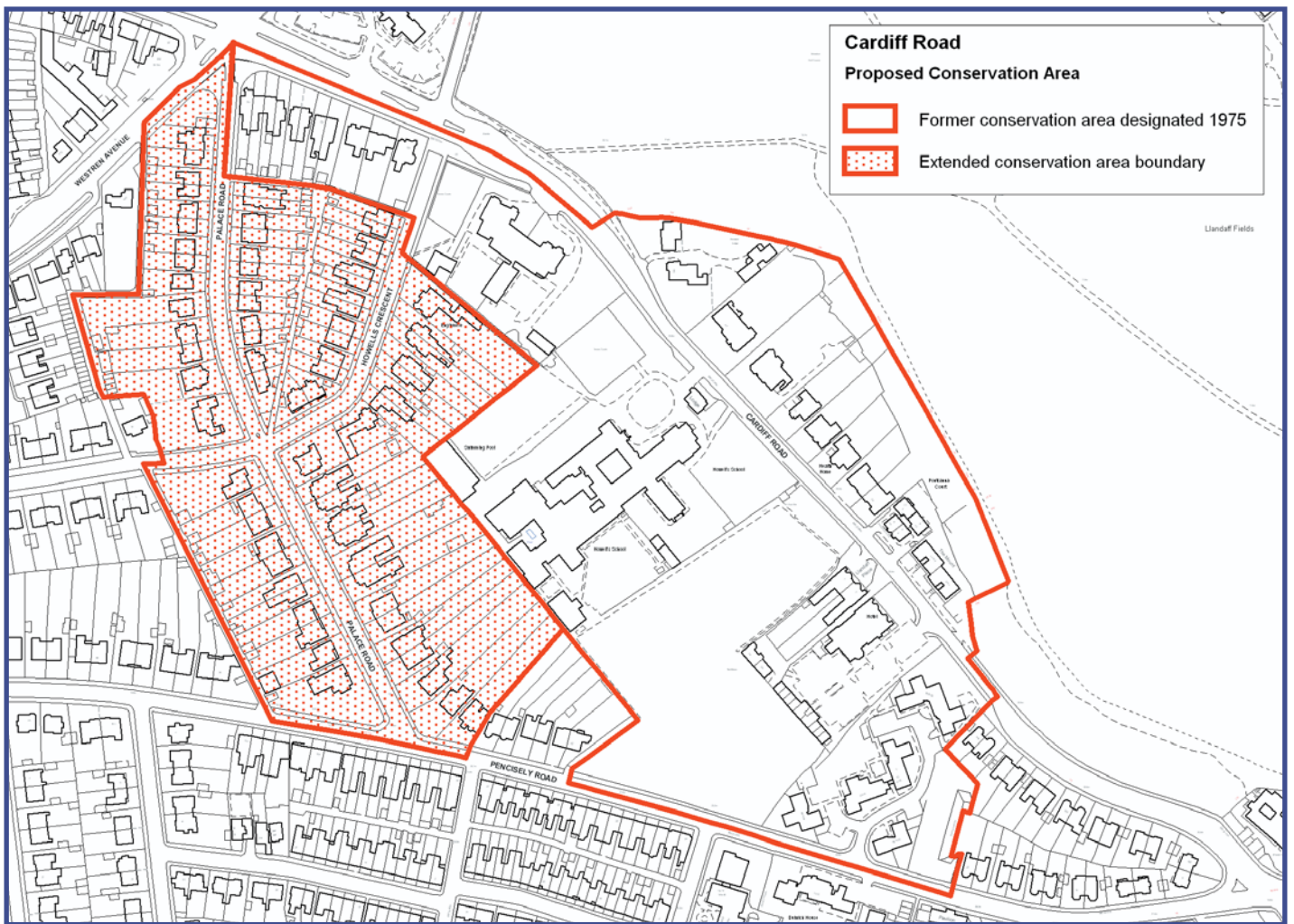
- The existing Cardiff Road Conservation Area demonstrates clear architectural and historic interest, and a character formed by generous Edwardian Villas, low boundary walls and a dense canopy of trees
- Llandaff Fields and Pencisely Road provide a well-defined boundary for the Conservation Area

The assessment has also focused on areas surrounding the Conservation Area.

Howells Crescent and Palace Road:

Palace Road and Howells Crescent demonstrate a high level of architectural quality, with remarkably little alteration having occurred to its Edwardian dwellings. Roofs, windows and doors, often with decorative porches or canopies are all in good condition. Well-maintained boundary walls line each road, and gardens hold mature ornamental planting and hedges. Architectural detail is of a consistently high quality. Attention to detail and good maintenance on the part of owners has established an area of well-defined style and character which endures as one of the best examples of this important period in Cardiff's development. Because its character is dependent upon the maintenance of architectural fabric of exceptional quality this area will benefit from the protection afforded by Conservation Area Designation.





East from Cardiff Road

These are two storey semi-detached buildings in a 1920s style, constructed largely of brick with render finish, and incorporating some interesting art deco detailing. The properties demonstrate more domestic proportions than the generous scale of the villas within the existing Conservation Area.

These properties were developed independently of the existing Conservation Area, and at a later date. They were most likely constructed as a result of the continuing increase in Cardiff's expanding population, although independently of the optimistic development which occurred prior to the wars and which resulted in extensive Victorian and Edwardian residential areas, as evidenced to the west and south of the existing Conservation Area.

This area experiences the same intrusion from traffic along Cardiff Road as does the existing Cardiff Road Conservation Area, though it is exacerbated by the busy cross roads of Cardiff Road, Pencisely Road, Pen-Hill Road and Llandaff Road.

Properties enjoy views to Llandaff Fields to the north, although they do not have the same green canopy provided by mature trees further along Cardiff Road. As a result, the real and perceived intrusion of the traffic along Cardiff Road and the nearby busy junction is increased. It is not recommended that the area be included within the Conservation Area.

South from Pencisely Road

To the south of the Conservation Area, beyond Pencisely Road, are modest two storey Edwardian terraced houses set to a grid pattern. These properties have been subject to some alterations, such as the replacement of original windows with windows of more modern style and materials and the loss of architectural elements such as balconies and railings.

On balance, however, this area's character is more closely associated with the Canton area, and the more extensive and earlier development of the Romilly estate and the Thomson Park area. As with many other similar areas it would benefit from protection against unsympathetic development and alterations to properties, and from enhancements to the area as a whole. Its character, at this time, does not meet the criteria set for Conservation Area designation.

Conclusions

The initial assessment of the Conservation Area and its immediate surroundings confirms that the area still has a special character. Overall, buildings of special historic and architectural value have been protected as a result of designation.

To follow legislation, it is important that the boundary of the Conservation Area is legible, precise and robust, and identifies an area of special character.

The adopted boundary is shown on page 2 and has been the subject of local consultation. A full appraisal of the extended conservation area follows to identify the character of the area and following consultation, opportunities for enhancement and guidance.



- East from Cardiff Road
- Details from Pencisely Road
- Pencisely Road
- South from Pencisely Road



Cardiff Road, 1920



Historic Origins and Development of the Area

This stretch of Cardiff Road developed as part of Cardiff's rapid expansion in the late nineteenth century. The large dwellings and villas accommodated wealthy merchants, drawn to the outskirts of Llandaff which had become a much sought-after residential area, partly due to the revived interest in the newly renovated cathedral.

Howells School was among the first buildings to be constructed in this area, with buildings dating from 1860. The school remains an architectural focus in the Conservation Area.



Cardiff Road, 1886



A number of key qualities have been identified to assist the appraisal and assessment of the area. They follow government advice and are identified within the 1997 Cardiff Conservation Area Strategy. They are:

- A distinctive quality of place
- The presence of landmark buildings or landscape features
- Hierarchies of public or private space
- High quality indigenous or unusual materials in the townscape
- High quality architectural detailing
- High quality hard and soft landscaping

A brief analysis of each is set out below and follows from discussions held with the Llandaff Conservation Area Advisory Group.

3.1 A Distinctive Quality of Place

While there are varied architectural styles within the Conservation Area, the majority of the buildings within the Conservation Area are of a typical Edwardian style, and are of a good quality with many of the original features retained. Some modern buildings (flats) were erected during the 1970s, located towards the east of the area, prior to Conservation Area designation.

Cardiff Road presents a green, densely tree canopied route towards Llandaff with generous Edwardian properties set back from the road. To the north, behind the dwellings and flats which face Cardiff Road, is a steep escarpment dropping to Llandaff Fields, a Grade II* urban park, included within CADW's register of parks and gardens.

The fine architecture and green characteristics of this area are undermined by the high level of through traffic, this being one of the main routes between the city centre and Llandaff, Radyr and beyond.

The extended Conservation Area, which includes Palace Road and Howells Crescent has a different quality of place. This is a quiet backwater of more modest scale of dwellings, increasing in size towards the south.

These dwellings are, for the most part, 2 or 3 storeys in height, set back from the front boundaries, and grouped as semi-detached pairs or individual buildings.

The buildings along Palace Road and Howells Crescent are varied in style and appearance, although they possess a few recurring characteristics which reflect the period's building fashions. These include bay windows, front gables, wooden sliding sash windows with shaped transoms, and ornate, wrought iron porches.

These impressive houses, set back from the road, combined with the wide road, absence of through traffic, and mature planting within gardens, give this area a quiet, residential quality, distinct from Cardiff Road. The benefit of the mature gardens is particularly evident in early spring when the many magnolia trees in the area are in blossom.



3.2 The Presence of Landmark Buildings and Landscape Features

Bounded by the road and the park at the rear, the 3 storey detached and semi-detached properties at 65 – 79 Cardiff Road are set on the brow of the ridge and are clearly separated from the park by a belt of dense woodland.

The prominent siting of the group on the ridge of an escarpment rising from the Pontcanna flood plain, the definition of most of its boundaries by park woodland and roads, and its location astride a primary radial route, all add to the significance of this Conservation Area.

Howells School is the architectural and activity focus of the area. It is built of different materials to the rest of the area and has a completely different scale. The school has a very strong collegiate feeling and is set in expansive well landscaped grounds. Decimus Burton was originally commissioned to prepare 'late Gothic' designs for the building, although when he withdrew the trust holders put in their favoured architect, Herbert Williams. His L-shaped building, erected in 1858-9, survives untouched, the several additions being mostly to the rear. It is built of smoothly cut lias limestone with dressings of Forest of Dean stone and slate roofs, still with their decorative bands of fish-scale patterns.



No. 65 Cardiff Road, "Whitley Batch" was built in 1886 and was an early work by Halliday, one of the main architects working in Llandaff at this time. It is a large gable property, of pink Radyr stone with red brick dressings, in a Home Counties style. By its alignment, this property forms a special function in linking visually the northern and southern halves of the area.

Churchill Hotel and Llandaff Place are a pair of grand mid nineteenth century Italianate stuccoed villa pairs, incorporating rich detailing including many metal balconies. This is an unique building style in this area which contributes positively to the overall character and appearance of the Conservation Area.

Away from Cardiff Road, 25 Palace Road is a fine 3 storey dwelling on the junction of Palace Road and Howells Crescent. It effectively addresses the corner site on which it stands and serves as a local landmark due to the three storey turret facing the junction, providing a focal point within the street scene.



3.3 Hierarchies of Public and Private Space

There are no substantial areas of open space within the Conservation Area, although Llandaff Fields, to the north of Cardiff Road, provides a strong boundary and setting to the urban area.

Cardiff Road provides the main link between the city centre and Llandaff, possibly following the line of a Roman Road to Llantrisant. The ever-increasing volume of traffic along this busy route linking Cardiff and Llandaff forms the greatest threat to the special character of this area.

The Conservation Area derives its character as much from the relationship between the various red brick dwelling houses and Howells School (the architectural centrepiece of the area) as from the architectural qualities of individual buildings.

Public and private space is clearly defined along Cardiff Road, with properties set back from the public realm, separated by low boundary walls of red brick or stone and mature planting. These strongly defined boundaries are weakened towards the east of the Conservation Area, with a lack of defined boundaries to the later blocks of flats. Away from Cardiff Road, towards Howells Crescent and Palace Road, the properties are also set back from the road, bounded by low boundary walls to the northern part of the area, increasing in height towards the southern part of Palace Road. Here the boundary walls double as retaining walls due to the slightly elevated ground level to these plots.

The character of the extended area is distinct from that of the original Cardiff Road Conservation Area. Whereas the existing conservation area has a variety of uses, including commercial, educational, large dwellings and flats, Howells Crescent and Palace Road consist largely of Edwardian detached and semi detached houses, set back from the road with low front boundary walls. The established, informal planting within property curtilages contribute significantly to the character and appearance of the area.

Penhill Close, in the south of the Conservation Area, incorporates a fine red brick building of the same period, surrounded by a new development of Housing Association accommodation comprising of 2 and 3 storey flats finished in white render with red hung tiles. The development, while mostly modern in appearance, has retained the original building as its focus and has been sensitively carried out with well maintained landscaping throughout.

Together the new and original areas demonstrate the spatial transition from the residential suburbs of Cardiff to the more varied, smaller-scale development of the historic centre of Llandaff.



3.4 High Quality of Indigenous or Unusual Materials in the Townscape

There is a wide variety of building materials evident within the Conservation Area, including Forest of Dean lias stone and slate (Howells School), Radyr Stone and red brick (Whitley Batch), and stucco finished properties (Churchill Hotel).

13 Howells Crescent, (built circa 1979-80) is a low, introverted dwelling of red brick with monopitch roofs. While of modern style, its choice of materials and reduced scale allows this building to sit quite comfortably with its Edwardian neighbours, whilst still providing a dramatic contrast.

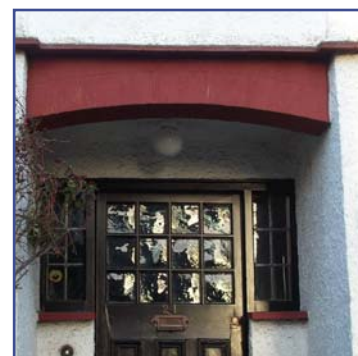
28 Palace Road was developed at a later date to most of this area and demonstrates a different style and use of materials, such as its blue glazed roofing tiles.

3.5 High Quality Architectural Detailing

The 19th and early 20th century buildings possess a variety of style and a high quality of architectural detail which forms an essential part of the special character of the Conservation Area. However, the recent block of flats do not show these characteristic features.

The properties along Palace Road and Howells Crescent are well maintained. They range from the relatively simple semi detached red brick or rendered dwellings on Howells Crescent and the north part of Palace Road to larger villas to the southern end of Palace Road. Slate tiles, pitched roofs with gables protruding over bay windows are fairly typical of these properties, which are otherwise not uniform in their appearance, making use of a variety of different architectural styles and elements, whilst retaining a similar general character. One of the most striking of these properties is 25 Palace Road, a large red brick property set on the corner of Palace Road and Howells Crescent which features an oriel window and circular turret to the corner.

A remarkable proportion of the original features have been retained to these properties, such as the original sash windows, many of which have arched transoms, decorative iron or wood porches, stained fanlights and their original front doors. An art nouveau influence is apparent in many of these decorative features which is reflective of the optimism at that time, and which contributes significantly to the architectural interest of these properties.



3.6 High Quality Hard and Soft Landscaping

The trees along Cardiff Road make an important contribution to its character, forming a green 'tunnel' along Cardiff Road. The majority of these trees are protected by Tree Preservation Orders, the remainder enjoying the benefit of the protection, which is afforded to them by Conservation Area status.

The planting along Howells Crescent and Palace Road is varied in style and origin, being largely located in private gardens and consequently subject to the taste and desires of property owners. The mature, varied selection of trees and shrubs contribute positively to the street scene, perhaps most noticeably in the spring when the many magnolia trees in the area are in bloom and at their most striking.

There is little evidence of considered hard landscaping in the area. The public realm is largely limited to public highways and footpaths, with their maintenance carried out as and when required. While the original kerbstones and paving materials are still evident, modern street furniture such as concrete bollards and road signs fail to contribute positively to the overall character of the area. The intrusion from such traffic management tools is most evident to the north of Palace Road and on the approach to the junction of Cardiff Road and Western Avenue.





Because parts of the character of the Conservation Area vary greatly, two sub areas have been identified for assessment in greater depth and to provide a clearer indication of enhancement opportunities. Each is explored within the following sections.

Cardiff Road

- Cardiff Road is a major arterial route linking Llandaff and the city centre
- It sits on the prow of a ridge alongside Llandaff Fields
- The dense tree canopy to Cardiff Road gives it a green, tunnel – like appearance

Issues

- The volume of traffic along Cardiff Road and associated street furniture to the junction with Western Avenue has an impact on the quality and character of the area
- Varied quality of buildings, including fine Victorian and Edwardian villas against modern, bland flats
- Bottlenecks occur, sometimes to the detriment of the street scene and safety of pedestrians
- Turning traffic to Howells School sometimes adds to the congestion
- Boundary walls along the road are often poorly maintained

Enhancement opportunities

- Improve pedestrian environment
- Architectural decoration (e.g. windows, porches) could be protected through the effective management of the protection afforded by an by Article 4 Direction
- Retain and enhance walled enclosures to properties
- Natural building materials (e.g. stone, brick) should be preserved and protected as and when planning applications are received. Replacement (when unavoidable) should follow guidance set out in Appendix 1.
- Improve road markings and signage, particularly to junction with Western Avenue

Howells Crescent/Palace Road

- Streetscape is varied and punctuated by buildings set back from the road and small front gardens
- Building scale is 2 or 3 storey residential
- There is a strong relationship between the buildings and street
- Natural materials play a strong part in defining the street scene and decoration on houses
- Stone and brick boundary walls define roadside and plot rhythms
- There is a high level of retained original detailing on houses

Issues

- On street parking undermines the quality of the street scene
- Boundary and retaining walls require maintenance
- Pressure to replace existing features (e.g. windows, porches) may result in the loss of high quality architectural detailing to the detriment of the area

Enhancement opportunities

- Architectural decoration (e.g. windows, porches) could be protected through the effective management of the protection afforded by an by Article 4 Direction
- Natural building materials (e.g. stone, brick, iron, decorative half timbering) should be preserved and protected as and when planning applications are received. Replacement (when unavoidable) should meet the standards set out in Appendix 1.
- Guidance on window repair and replacement, and the care and design of boundary walls be made available



5.1 The Background

The appraisal describes the features which make up the Conservation Area's special character and identifies potential for enhancement. The appraisal and guidance may be used in the following ways:

- Defining a scheme of enhancement to guide development in the area
- In establishing adopted policies to be used in the assessment of planning applications
- In setting out priorities for the management of the public realm in the future
- In providing guidance for those who live in the Conservation Area

These are the opportunities presented by the appraisal:

- To maintain the special character of Cardiff Road
- To ensure that new developments are well integrated within the area
- That where there is scope for the enhancement of the public realm, they are achieved with regard for the Conservation Area's special character and the enhancements identified in the appraisal
- To enhance the enjoyment of its special character
- To increase the understanding and appreciation of its special character
- To encourage and explain to those who live there why accurate repair is important

The threats are:

- Continued pressure to alter and extend buildings and gardens
- Continued pressure for on street parking, and disruption to traffic as a result
- A lack of maintenance through inadequate funding in Council budgets
- Competing pressure for change to buildings and houses to meet other objectives, for example improved energy efficiency, and security for houses
- Continued traffic congestion along Cardiff Road

This final section aims to address these findings in proposals to enhance the character of the Conservation Area and positive features described on preceding sections.

5.2 Ways to enhance the Conservation Area

Guidance

The most effective way to enhance the Conservation Area is to ensure that those planning work or development understand its character. Guidance set out in the final section provides advice on how buildings may be protected in proposals for development. It also provides advice to those who are considering repair and maintenance.

The inclusion of Howells School, Llandaff Place and Churchill's Hotel within the Cadw List of Buildings of architectural or historic interest has established other criteria to be met in proposals for alteration. The listing of a building places a duty on the Local Planning Authority to consider the impact of development on the setting of a listed building. Listing also means that proposals for alteration need to be fully justified. The guidance within the final section of this appraisal has been prepared to ensure consistency with these criteria.

Enhancement

The Planning Act 1990 (Listed Buildings and Conservation Areas) places a duty on the LPA to prepare a scheme of enhancement for a Conservation Area. This enhancement can best be achieved in cooperation with other Service Areas within the Council and in partnership with developers, the community or other public bodies.

The Council has identified the following opportunities for influencing and bringing forward enhancements.

1. Through the guidance and enhancement opportunities identified within part 4 of this appraisal, and in Appendix 1 and Appendix 2
2. Through the management of existing Council budgets for example in:
 - Housing repair
 - Grant aid to improve Energy Efficiency in homes
 - Highway improvement and repair, and the enhancement of footpath links
 - Parks – maintenance and enhancement
3. Through the introduction of extra protection for the area's special architectural qualities by the service of an Article 4(2) Direction (see below).

Protection

The residential area along Howells Crescent and Palace Road demonstrates a high quality, well-preserved Edwardian suburb. Many of the original details such as wooden sash windows with shaped meeting rails, and ornate iron porches, remain, and contribute positively to the special character of the area.

Increasingly, these original architectural features are being lost or replaced by modern features of varying quality. The level of change is still minor, with upvc casement windows replacing original wooden sash windows, and a few examples of unsympathetic boundary treatments.

One of the qualities of this area is that it has remained roughly intact, with the majority of properties retaining original features. However, it is likely that such changes to properties will continue in the future. These changes, while relatively minor, affect the special character of individual properties and of the area as a whole. In order to protect the special qualities of the area, it is important to ensure that minor alterations to dwellings are sympathetic to the area's special character.

To help achieve this, an Article 4 (2) Direction under the Town and Country Planning (General Permitted Development) Order 1995 will be served. This will require that planning permission is sought for minor, specified works, where they front a highway and which under normal circumstances would be considered permitted development (development which does not require planning permission).

Works which may be included in an Article 4 Direction are:

- **Alterations to, and the removal and renewal of doors, windows and porches facing a highway**, to protect against the unsympathetic insertion of windows and doors, the removal of, or alterations to existing porches
- **The erection or construction of a porch where it faces a highway**, to protect against inappropriate additions to the main elevations of houses, which would have a significant impact on the character of the individual property and the area as a whole
- **The erection, construction, maintenance, improvement or alterations of a gate, fence, wall or other means of enclosure**, to ensure that boundary treatments within the area reflect its special character through scale, material and detail
- **The demolition of a gate, fence or wall or other means of enclosure**, to protect the existing street scene, rhythm and character of the area
- **The creation of hard standing within the curtilage where it is nearer to the highway than the dwelling house**, to protect against the erosion of the character of the area, through the loss of front gardens and landscaping, and the puncturing of existing, historic boundary walls for vehicular access
- **The enlargement, improvement or other alteration of any roof or roof-covering**, to protect the scale, rhythm and special character of the area

The Article 4(2) Direction will apply to single dwelling houses only. Permitted Development rights for other property types (including flats, whether purpose built flats or converted houses) are limited, and do not include the works identified. Planning consent would be required for the above works, regardless of an Article 4(2) Direction, to all properties other than single dwelling houses.



6.1

The following recommendations summarise the findings of the Appraisal and the action to be taken following adoption and amendment of the area's boundary:

- It is recommended that the Guidance in appendix 1 and 2 be published and circulated to those who live or have an interest in the Cardiff Road Conservation Area
- The Appraisal and its recommendations and priorities for action be confirmed as the basis for corporate initiatives in the Conservation Area,
- The Appraisal serve as a framework for the assessment of planning application in compliance with Section 72 of the Act
- Improved communications with local groups and residents be established in partnership with Llandaff Conservation Area Advisory Group
- The Appraisal and information of the history of the Conservation Area be made available for study in the library and at local schools
- Opportunities for the use of historic records and archive material and photographic records be researched and made available for use within the school curriculum
- An appropriate scheme of repair and maintenance within Parks and Highways be agreed to ensure that work in the public realm is sensitive to the character of the Conservation Area
- The boundary change recommended in the first stage of the review be adopted and advertised in accordance with the Act
- That, steps be taken to serve an Article 4[2] Direction as proposed in paragraph 5.2, within the area shown on page 2

6.2 Consultation

This document has been adopted following local consultation. If you have any comments or other proposals you would like the Council to consider, or would like to contribute and share information on the history of the area please contact the Conservation Team on 029 2087 3485, 029 2087 3480 or 029 2087 3477. Details on listed buildings, together with other planning policy documents may be obtained from the Conservation Team.



Appendix 1

Guidance for homeowners and those planning development in the Cardiff Road Conservation Area

This guidance has been adopted as part of the appraisal and aims to protect and enhance the character of the Conservation Area.

Some of the buildings in the Conservation Area have been listed as buildings of special architectural or historic interest. Owners of these properties must also obtain Listed Building Consent 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. You may also need to comply with Building Regulations. A building control officer will be able to advise you on the regulations.

Building Materials and Details

When considering building work or replacement, the aim should be:

- repair rather than replace original windows and doors
- use details to match on small extensions
- build walls in matching brick or rendering
- roof in matching slates or tiles

Windows and Doors

Door and window replacement is one of the most difficult design problems. The following advice applies both to doors and windows for extensions and their replacement in existing buildings.

- Original windows should be retained where possible
- Frosted or stained glass door panels and porch details should be retained
- New windows should accurately reflect the style and opening methods of those originally fitted to the property

In practice this means that you should first consider whether any replacement is necessary. It may be possible to repair windows, and skilled joiners can make repairs without difficulty. The Regeneration Group of Strategic Planning can supply the names of specialist manufacturers of timber windows. It can also provide advice on joinery detail.

More advice on window repair and replacement can be found in the separate publication 'Window repair and replacement in Conservation Areas' available from the Conservation Team within Strategic Planning.

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

The demolition of a chimney may require Planning Permission. 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.

Dormer Windows and Loft Conversions

Dormers with decorative fascias of ridges and stonework are a common feature of the Victorian and Edwardian period during which most 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.

Small traditional roof lights may be acceptable in discrete locations, offering an alternative to a dormer. In the case of a semi-detached property, particularly if symmetrical, care will be taken to ensure that a roof light will not unbalance the pair. Modern roof lights in deep frames, which break up the line of the roof surface, are not appropriate.

The use of roof lights on front roof slopes will not be supported.

Roof Materials

Generally original roofing materials should be maintained. Reclaimed or new natural slates or clay tiles are the best way to protect the character of the Conservation Area.

Decorative ridge tiles and ornamental barge boards should be retained.

Extensions and Alterations

In modernising their homes, residents 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 Conservation Area. However, the following notes set out some guidelines.

Because there is a clear building line to many roads in the Conservation 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?

It is strongly recommended that you discuss your proposals with immediate neighbours at the earliest stage. Development will be resisted where new windows to habitable rooms would significantly increase overlooking or if the building would dominate neighbouring properties.

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. Encouragement is given to the removal or improvement of previous inappropriate work as part of any new proposal.

The design of successful extensions requires a knowledge of building type and a sensitive handling of scale and detail. Although officers can offer informal advice, 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.

New Development

The following principles are designed to complement Local Plan policies and to ensure the area's distinctive character is protected and enhanced in proposals for development. They should be read in conjunction with the criteria and character assessment in Section 3.

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

- continuity in building line
- existing vertical and horizontal building rhythms
- adjacent building heights, roofs and cornice lines
- local building materials
- 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 building styles and materials
- respecting and reflecting local craftsmanship in for example, timber work, masonry, iron work or stained glass
- respecting significant views in and out of the Conservation Area

The policy framework for this guidance is supported by the Local Plan and deposited Unitary Development Plan until such time as the Local Development Plan is adopted. The policy makes it clear that development proposals will be judged for their effect on the character of the Conservation Area. The guidance will complement policies within the Plans and will be supported by the forthcoming Supplementary Planning Guidance on design.

Appendix 2

Landscape and Trees Advice.

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 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 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 on 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

The area 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.

Garden Areas

Grassed and planted front gardens and 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 often result in the loss of a garden and path.

Gates and 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 advise on species suitable for your particular situation. Whilst hedges become established a temporary post and wire or mesh fence may be an acceptable method for providing security to a garden.

Stone and Brick Walls, Boundaries and Railings

Boundary walls should be regarded as an extension of the building which it protects. They provide definition and character to the street scene. Any new walls should seek to fulfil the same objectives.

There are a number of different building materials in the Conservation Area and a variety of stone too. Walls should be repaired and maintained to ensure that stone or brick work, joints, mortars and copings all respect the original structure.

Acknowledgements

- ***The Llandaff Conservation Area Advisory Group***
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