

# CATHEDRAL ROAD



CONSERVATION AREA APPRAISAL

CARDIFF

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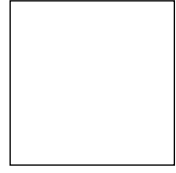
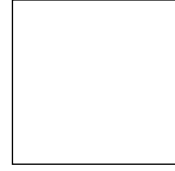
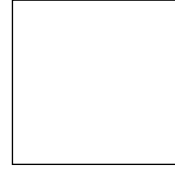
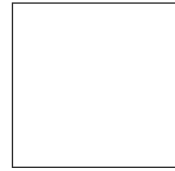
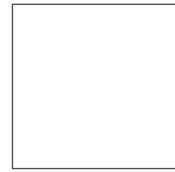
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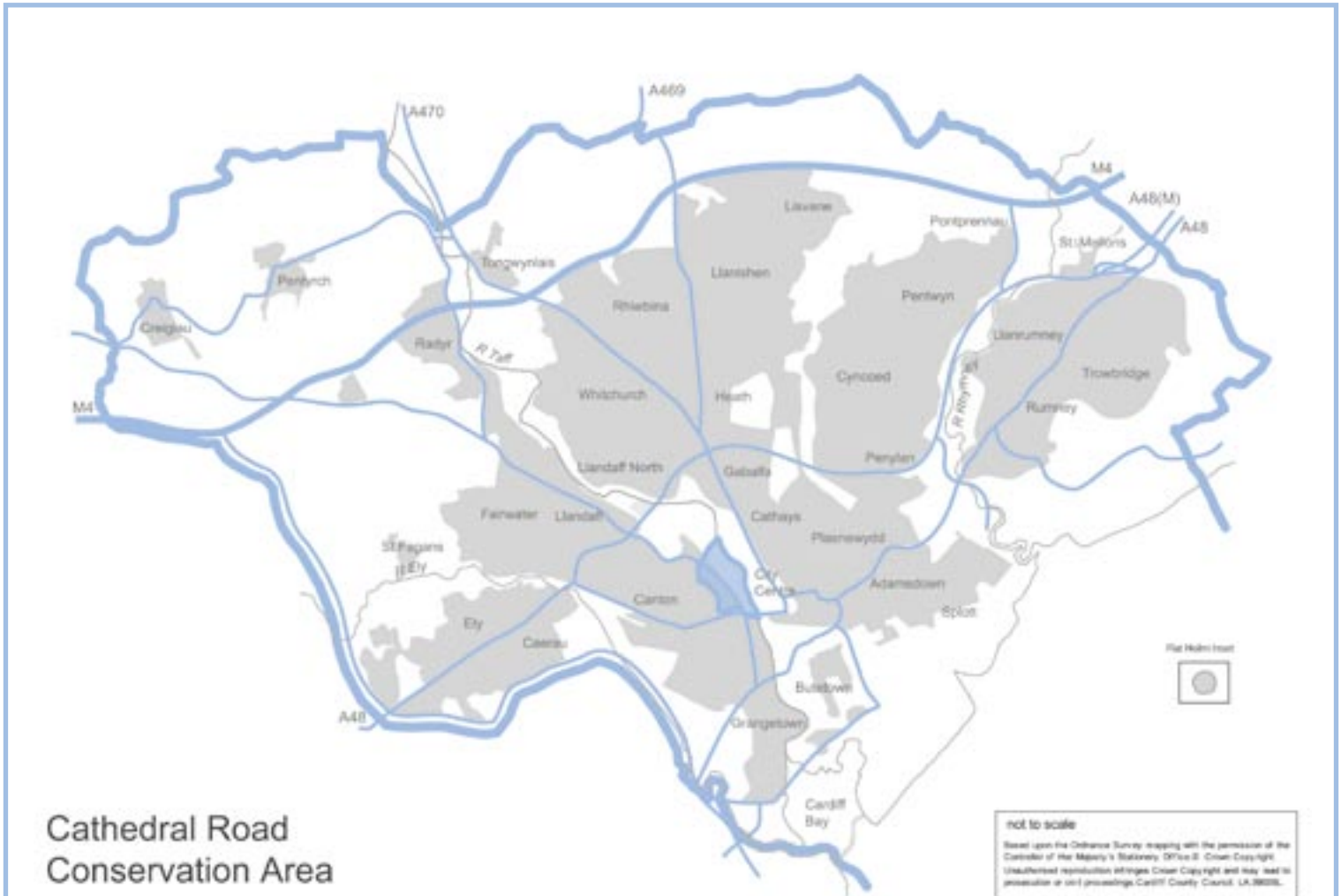
Contacts and information

Appendix:

- **Guidance for householders,**
- **Guidance on trees and landscape**
  
- **Conway Road; Conservation Area Appraisal (see separate document)**



# Map 1



## 1.1 Background

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

## 1.2 Appraisals

The Council has a duty to review Conservation Areas, and to manage the process, a Conservation Area Strategy has been prepared. The Strategy identifies priorities for the City, and the criteria to be used in the assessment of existing and new areas. Cathedral Road Conservation Area was designated in 1972. It lies to the north west of the city centre and contains some of the best examples of Victorian and Edwardian architecture in Wales. The current boundary of the area includes most of Cathedral Road, its adjoining streets and the large recreational area to the east: Sophia Gardens and Pontcanna Fields. [see map 1]

**This appraisal of the area follows from local consultation and provides an opportunity:**

- To establish the boundary of the conservation area
- To identify the present character of the conservation area, and
- To adopt the appraisal and guidance to protect the Conservation area's special character.

The boundary review covered the existing conservation area and nearby roads. All are shown on an early historic map of Cardiff prepared by Thomas Waring in 1869. A number of criteria were used to assess the conservation area, and the scope for amendments to its boundary. They are :-

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

## 2.1 The Existing Conservation Area



Survey work and a review of building quality and architectural detail show that overall, the conservation area still meets the adopted criteria and that most areas within it still have special character. The survey also provides evidence that the extra protection provided by designation has saved the area from a significant loss in architectural detail.

### The greatest change has occurred:

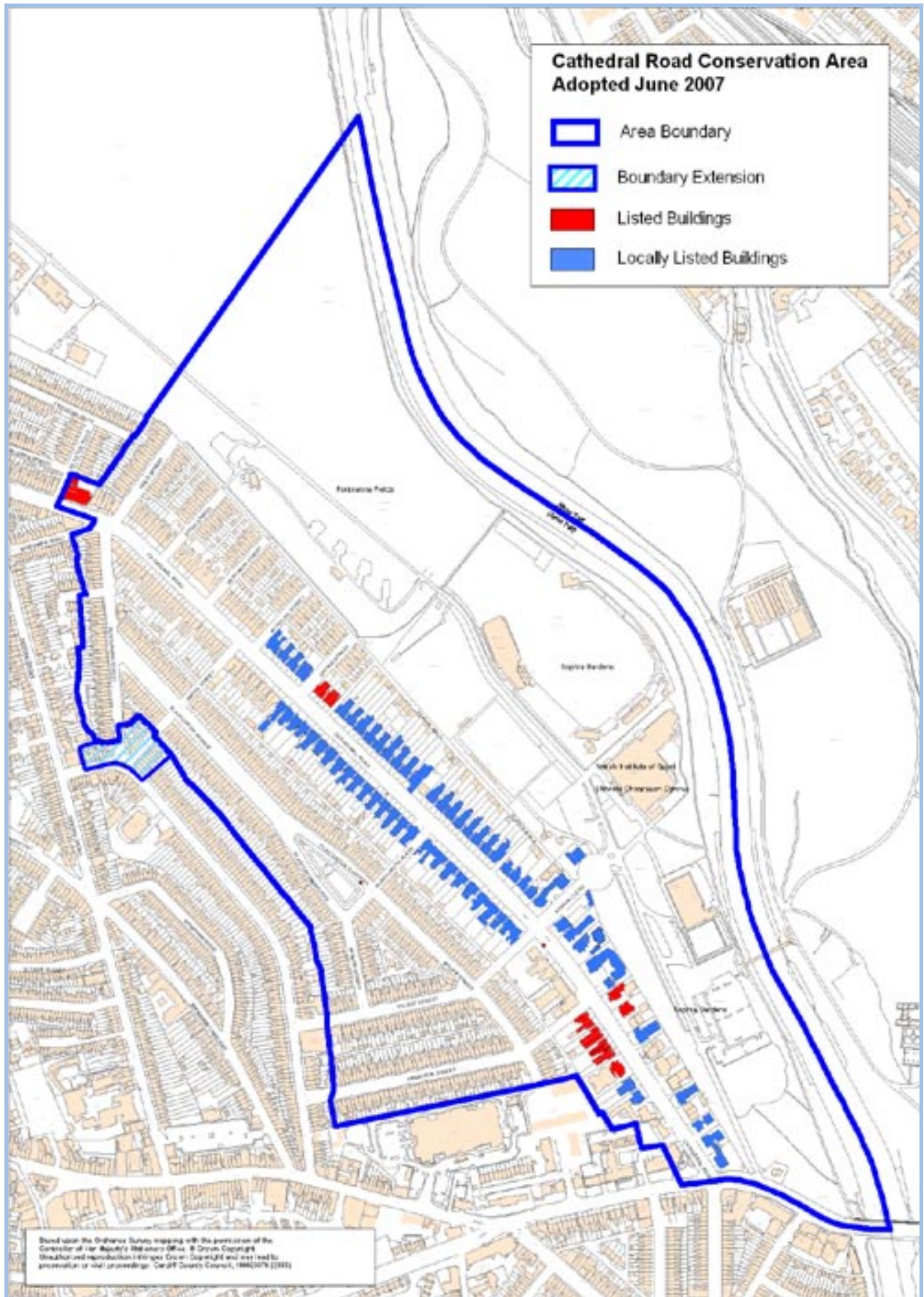
- At the bottom of Cathedral Road, where commercial uses now dominate,
- In rear lanes and back gardens, and
- In Sophia Gardens, where former parkland is now given over to parking and recreational uses. Despite this, historic structures within this part of the conservation area still have an important association with the development of Cathedral Road. The rear entrances to houses, their stone boundary walls, and the impressive gateway and entrance to the park at Sophia Close all echo the grand themes promoted by the former Bute estate. The area lies within a Cadw Registered Park and Garden: Sophia Gardens.



The boundary of the conservation area comprises an arbitrary line across Pontcanna Fields. This area holds no buildings of 'architectural or historic interest'. The area is now recognised as a Grade II\* Park within the Cadw Register of Historic Parks and Gardens. The designation is a material planning consideration in the assessment of development proposals.







## 2.2 Beyond the Designated Area

### 2.2.1 Sub Areas

The study area was split into sub areas to identify in more detail the scope for an extension to the Conservation Area. [see Map 3]



#### Area 1

Most houses in this area were built between 1901 and 1920, though there are contemporary additions within the former HTV studios. The older buildings in this area are commonly built in pennant stone or in red and buff brick. Many of the older properties dating back to 1901 still retain their original features such as the forecourt walls, chimneys and building frontages, but key features have been lost. There are few street trees in this area.

#### Area 2

This area is considered to be the best example of retained original character within the study area, with development dating back to 1869. Its development by the Freehold Land Society has given it a very distinctive character which is very different from the Conservation Area. It also holds a nucleus of significant buildings at the junction of Romilly Crescent and Conway Road.

There are many mature street trees along Severn Grove and Conway Road. They enhance views and complement trees, hedges and mature planting within gardens.



#### Area 3

This area comprises terraced houses built around 1901 with some later additions in 1920 along Llandaff Road, including a block of flats on the corner of Pen-hill Road and a small estate of houses on one side of Llandaff Road. On the corner of Llandaff Road is Suffolk House. It provides a landmark building with good, though heavily altered classical detailing.

The buildings along Llandaff Road and Llanfair Road are typically constructed in Pennant stone with Bath stone decorations. With the exception of Llandaff Road, there is little evidence of landscaping or street trees within the public realm.



#### Area 4

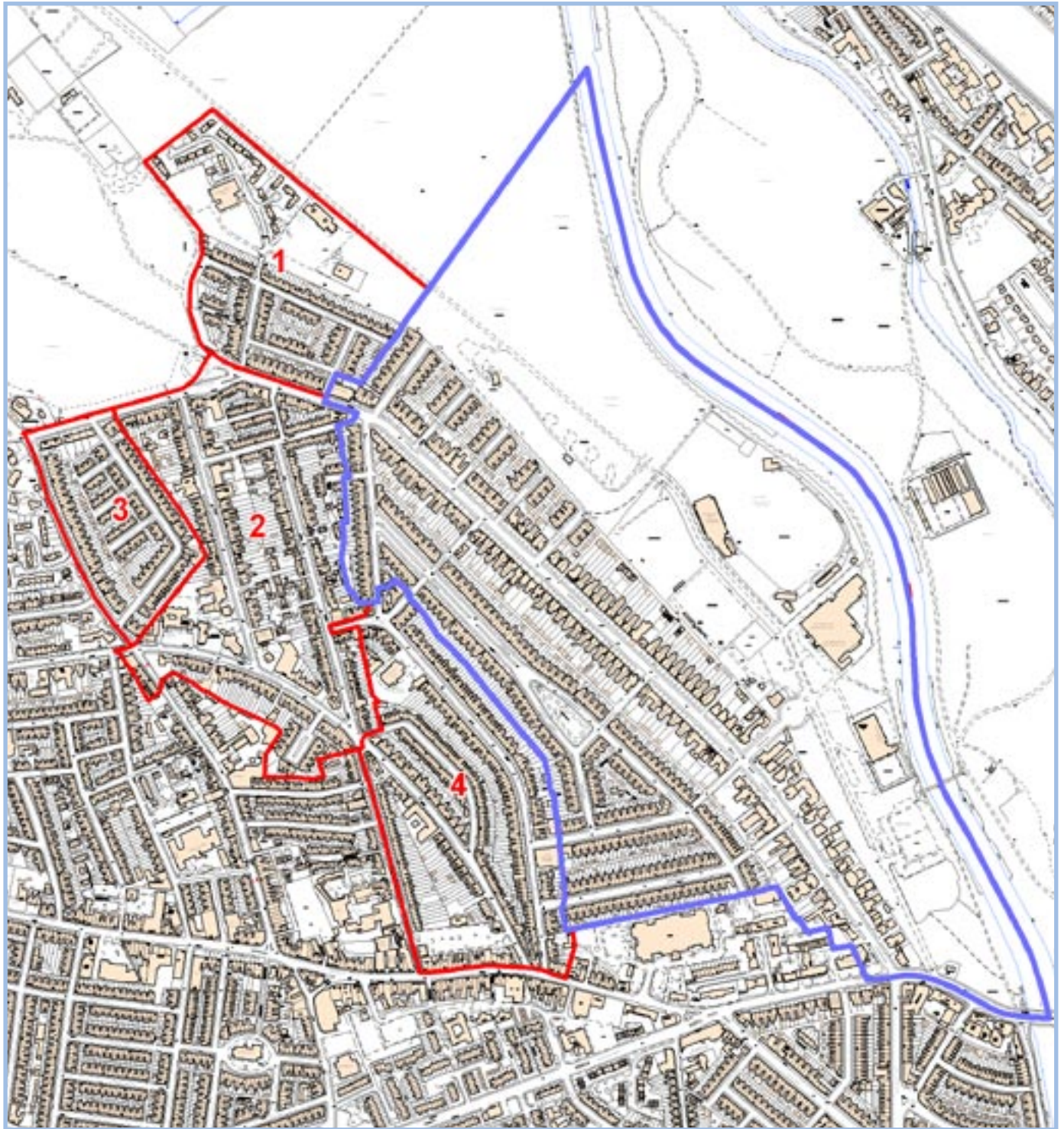
This area dates back to 1901 but some buildings on Wyndham Crescent and Severn Road are shown on earlier maps. Houses in Sneyd Street are typical of the Bute estate, following the building line of decorated bays to the junction with Kings Road. The style reappears on Kings Road, though there is greater variety here. Wyndham Crescent displays similar materials, and some older buildings have a smooth rendering or stucco on the building façade. There are two listed buildings in this area, St Catherine's Church, built in 1886 and St Mary of the Angels RC Church built in 1907. Buildings located to the south end of Wyndham Crescent are used for commercial use and are heavily altered.

There has been a substantial amount of change to the earliest terraces on Severn Road. There is no public open space and minimal landscaping such as street trees and planting in front gardens.







# Map 3



**Study Areas**

 Area Boundary

 Study Area

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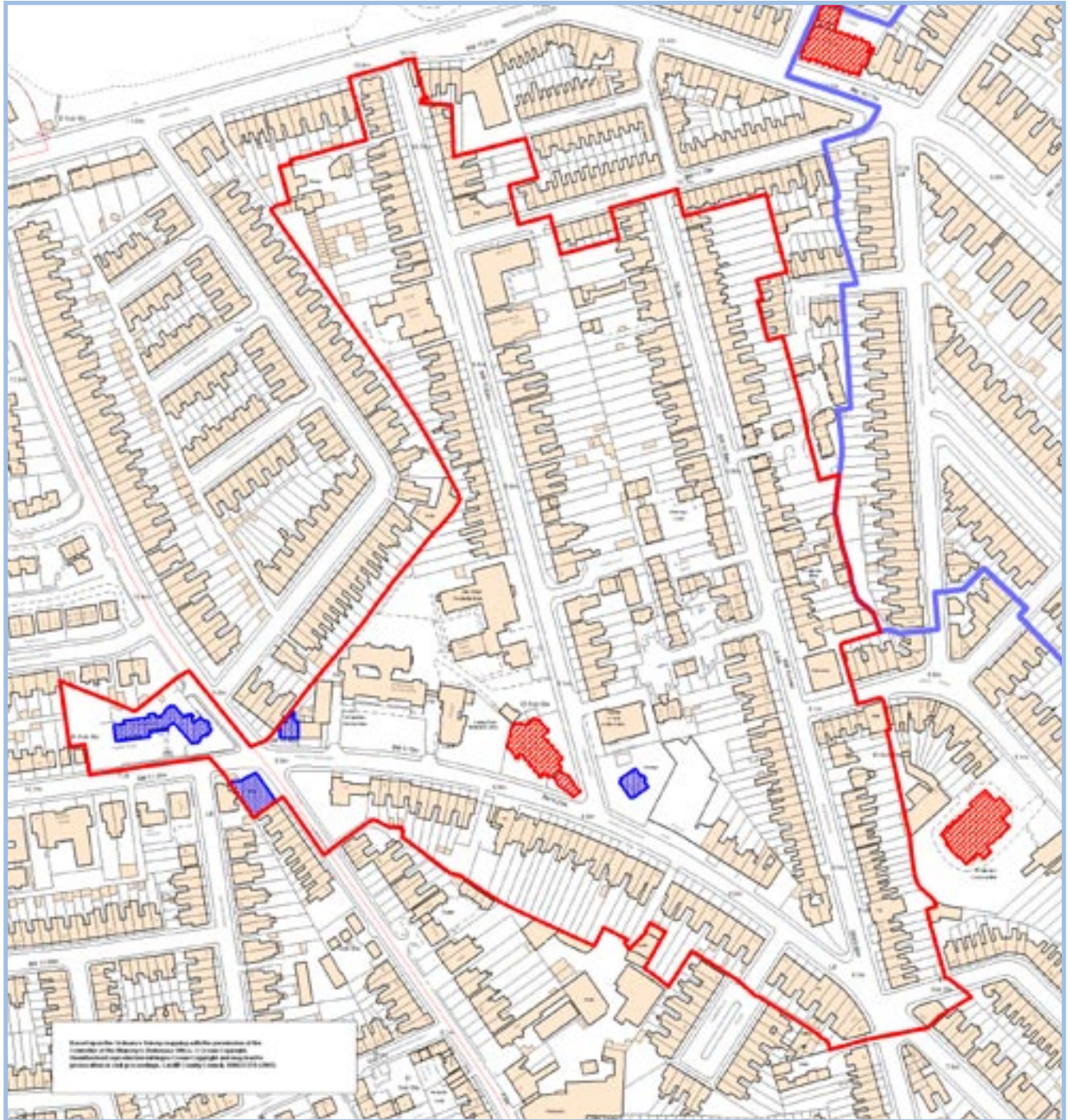
## 2.3 Findings and Conclusions:

These findings summarise a site survey and building appraisal. They are supported by local consultation and recommend the following:

- The Conservation Area still meets criteria for designation.
- A minor extension to include Sneyd Street and the northern limits of Kings Road consolidates one of the most well preserved parts of the Bute estate,
- Although it has a very different character, part of the study area also fulfils designation criteria. This area includes the historic Freeholders land and includes Severn Grove, Romilly Crescent and Conway Road and is shown on the Map 4 as a proposed conservation area. A fuller assessment of the character of this area is set out within Appendix 3.

The following sections identify in more detail the character of the Cathedral Road Conservation Area and recommendations for its protection and enhancement.

# Map 4





1869



1881



1901





# 3 a character assessment

The Cathedral Road Conservation Area lies to the north west of the city centre and comprises an attractive late Victorian and Edwardian area. The area divides roughly in two, with the parkland areas of Sophia Gardens and Pontcanna Fields covering the eastern half. Today the main uses of the properties are residential and commercial, although commercial uses predominate to the southern end of Cathedral Road, and there is a busy local shopping centre on Pontcanna Street.

The area was developed in the late 19th century by the 3rd Marquis of Bute, the most significant land owner in Cardiff at the time and one of the richest men in the world. He employed the architect William Burges to turn Cardiff Castle and Castle Coch into Gothic extravaganzas. Burges influenced the young Marquis, who made sure that his land in Cardiff was developed to an exacting standard and style. The Bute style was achieved mainly through leasehold control, and the prescribed layout of roads and sewers. Plots were leased to builders by the Bute estate. The Estate laid down standards and employed architects to ensure that houses were built to suit its high expectations for architectural quality. The strong control imposed by the Bute estate through its architect William Corbett has left its mark on the area and a formal grid with rhythm in plot size and building composition endures. It is this quality which gives the area its special character.

A brief analysis of the area using adopted criteria is set out below.

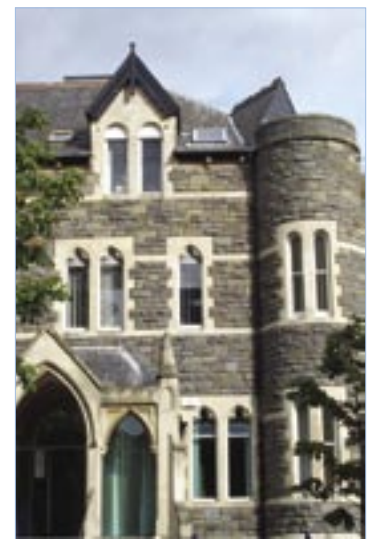
## 3.1 A Distinctive Quality of Place

The area's distinctive quality is derived from its historic road layout, and the ambitious development undertaken by the Bute Estate. Cathedral Road was designed as a grand avenue. Though plot size and layout were prescribed, the Estate offered architectural freedom in design and materials. A more standardised approach to house type and design was adopted in the layout of the streets behind Cathedral Road, showing a hierarchy of design to reflect land value, and social class too.

Terraced houses predominate. The most common house plan shows two rooms on each floor, with a lesser and plainer extension lying behind. There is often a paired front door arrangement creating a unified rhythm along the street.

Terraces are often composed as one elevation, with higher gables placed in the centre and at each end to provide visual emphasis.

The key to the area's quality is the relationship of houses with the road. Building lines are continuous with no outward projection to the façade other than bay or porch. Low front walls, dividing walls and gate piers are all designed to contribute to composed street facades.



## 3.2 The presence of landmark buildings and landscape features



The most imposing houses and building groups lie on Cathedral Road and here distinctive roof forms and elevations are shown to their best advantage. There are few landmark buildings save those where a contrast in building style distinguishes house or building groups. The former synagogue, St Mary's at the top of Talbot Street and the Presbyterian Church on Cathedral Road are the exceptions. Elsewhere, definition and variety is created by building detail and ornamentation or by the dramatic skylines created by distinctive roofs and bays.

## 3.3 Hierarchies of public and private open space



The landscape within the urban area and adjoining it, is of historic significance. Both Pontcanna Fields and Sophia Gardens are included within the Cadw Register of Historic Parks and Gardens. However their visual association with the adjoining residential area is limited. A high stone wall of coursed Pennant and Radyr stone, with a distinctive coping runs beside Sophia Walk, and this is partnered by a long dense avenue of holm oaks and limes. Most gates into the park are locked, and the caravan site running parallel with the lane divides the area too.



The other significant planned landscaped areas comprise Plasturton Gardens, and the avenue of trees and the grass verge which run north from the gardens along the centre of Plasturton Gardens.

The area's strong building composition follows the northerly routes leading from the city centre. Though street frontages are showy and impressive, the lanes behind are less attractive. They tend to run between streets and are enclosed by high stone walls. Their condition is dependent upon good maintenance, but they serve a useful purpose in servicing households with minimum impact on the area's more public streetscapes.



## 3.4 High quality or unusual materials

The widespread use of Pennant as the dominant building stone gives the area its special character. It is of good quality and laid in regular courses with a rock face finish and thin mortar joints. It is usually partnered by Bath stone dressings in bays, window cornices and parapets. The grander the house or terrace, the more decorative is the use of Bath stone.

Brick has also been used in the Conservation Area either as the main facing or in dressings and external walls. It is often used to contrast or complement Pennant in a lively multicoloured pattern. Half timbered gables or upper floors and bays often supplement and exaggerate this design approach.



Natural slate roofs are important too, though a significant number now have artificial slate. They are steep, often with prominent or hipped gables rising flush from the wall face. This is a common feature in end of terrace units where roof form adds definition to the street frontage too. Gables are often decorated by fretted bargeboards, finials and parapets. Above, chimneys rise in ranks to define plot rhythm and building layout. The overall effect creates a strong geometric urban layout, with long vistas and distinctive sky lines.

## 3.5 High Quality Architectural Detailing

### Stonework

Ornamental carved Bath stone is used to contrast with Pennant sandstone to great effect. Patterned brickwork, often with tile clad or half timbered panels can be seen on terraces and houses too.

### Joinery

Gothic houses and terraces show a wide variety of windows, often on a single building. Oriels and bays often project from the first floor, and there are gothic arches, leaded window panes, tracery, gargoyles and decorative stone work surrounds throughout the area. All provide decorative interest to the front of houses and terraces. Sash windows, often with decorative horns on meeting rails are used throughout the area.

### Doors

Impressive front doors make an important statement; they are of painted timber and often embellished with stained glass, decorative hinges, door knockers and letter boxes.

### Porches

Elaborate porches add an impressive entrance to the buildings, making the recessed area leading to hallway a decorative and practical retreat from the street. Within, they are typically clad in decorative glazed wall tiles or encaustic floor tiles.

### Railings and boundary walls

Boundary walls are comprised of Pennant Sandstone. Before the 19th century, most iron work was made of wrought iron. Later, mass produced cast iron for railings and gates were soon adapted from pattern books, and reflect gothic themes in crosses, spikes and spear heads. There are also later examples of cast panels showing sinuous decorative patterns. There are only limited areas of original railings and iron work retained within the Conservation Area. Modern mild steel replacements have tended to be of a lesser scale and profile, undermining the robust qualities of the late 19th century and Edwardian decorative ironwork.

### Roofs, chimneys and dormers

Grey Welsh slates with steeply sloping roofs surmounted by crested ridge tiles; weathervanes or finials define every terrace. Gothic roof forms within decorative gables, finials and turrets are typical on the grander houses.





## 3.6 High quality hard and soft landscaping



### The Parkland

Parkland lying within the Conservation Area boundary forms part of a huge open space running northwards on both sides of the river Taff from the heart of Cardiff. It is all contained within the Cadw Register of Historic Parks and Gardens. The Register describes the open space as a well preserved central park in the heart of the City and identifies the magnificent axial lime avenue which forms a very striking feature in the parkland.



### Streets and avenues

The only formal landscaping in the area lies within Plasturton Gardens. Street trees are important throughout the area and line most roads. The most substantial trees lie on Cathedral Road. In lesser side streets, there are smaller more decorative varieties, chosen to complement housing scale and street layout. Species include hornbeam to the west, and lime, sycamores, maple, rowan or silver birch to the east.



### Soft landscaping within gardens

Of equal importance to the character of the area are the gardens, trees and shrubs which rise above stone boundary walls and hedges. These provide a soft and decorative framework for the stone terraces, and with boundary walls create a distinctive rhythm to plot size and building grain. This delicate ratio of garden and building line is crucial in forming the character of the Conservation Area.



### Hard landscaping

There are substantial areas of retained Pennant sandstone paving and kerb stones in the conservation area. The stone adds richness to the quality and texture of streetscapes in the area. It also complements the widespread use of low Pennant sandstone boundary walls. Concrete pavements or blocks are more common where highway improvements or traffic management schemes have been undertaken.



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

## 4.1 Cathedral Road: From Cowbridge Road to Sophia Close

- This is an important tree lined route leading north from the city,
- Buildings are largely in commercial use,
- There are some modern building which are intrusive in the street scene for example the petrol station, and two very dominant high rise blocks at 31-37 Cathedral Road.
- A number of properties have substantial office extensions to the rear.



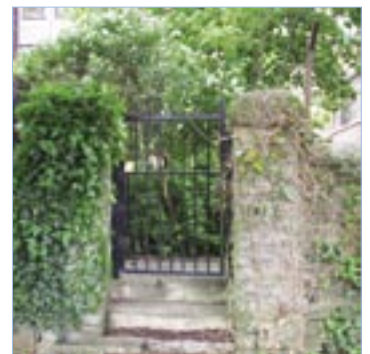
### Issues

- Anonymity, and loss of local identity through commercial users by day, and abandonment by night,
- Poor maintenance of forecourts and open garden areas, often with signage obscuring the principle elevations of important listed buildings,
- Car parking: on streets and in gardens detracts from the character of the area.
- Some substantial extensions to the rear of buildings undermine the integrity of built form and the aspect west from Sophia Gardens,
- Pressure of higher residential densities,
- Gardens and railings have been removed and forecourts paved,
- There is heavy traffic throughout the day.



### Enhancement opportunities

- Signage removal or rationalisation,
- Resist further vehicle parking in front gardens,
- Reinstatement of front gardens as development opportunities arise,
- Reinstatement of front and rear boundaries to redefine the area's historic layout,
- Scope for the return of residential uses to appropriate sites,
- Scope for enhancement to the aspect to Sophia Gardens,
- Removal of parking from rear gardens,
- A reduction in the scale of rear extensions
- A number of buildings in this part of Cathedral Road have been identified as meriting a review regarding their eligibility for inclusion in the Cadw statutory list. These are 2, 4, 6, 26 and 7, 9, 11 and 13 Cathedral Road. They have been identified as they retain significant architectural detail.



## 4.2 Cathedral Road : From Sophia Close north-westwards

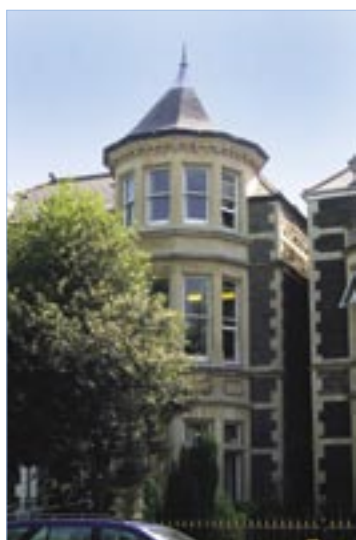


- Beyond Sophia Close, the character of the area changes, though buildings still display the Bute Estate's flamboyant approach to the Gothic revival style.
- This area has the best examples of Victorian housing in the city, with a number of buildings identified in the Cadw list.
- The area is predominately residential with some professional offices and clinics.
- Hotels and care homes are declining, with many now changing to residential use.



### Issues

- Changes to the use of buildings often bring pressure for increased parking and servicing.
- There has been pressure for building within rear garden areas.
- Signage on buildings and within gardens is often poorly placed, this undermines the character of the building frontage.
- Changing arrangements for waste management and disposal can damage the character and quality of street frontages and garden areas.
- There is heavy traffic throughout the day.



### Opportunities

- Further enhancement through the removal of unsightly additions, fire escapes and rear extensions as opportunities arise,
- Signage removal or rationalisation,
- Enhancement and restoration of stone boundary walls to the street frontage and to rear lanes,
- The reinstatement of garden areas and the quieter ambience of the lane between Cathedral Road and streets to the east, as opportunities arise.
- The reinstatement of original detail to buildings, boundary walls and enclosures as a requirement of planning permission and as opportunities arise,
- Enhanced links to parks and fields in the east,
- A number of buildings in this part of Cathedral Road have been identified as meriting a review regarding their eligibility for inclusion in the Cadw statutory list. These are: 42, 44, 46, 48, 50, 52, 118, 120, 130, 132 and 99, 101, 103, 105, 111, 113 Cathedral Road. They have been identified as they retain significant architectural detail.





## 4.3 Sophia Gardens

- Sophia Gardens lie at the southern end of the open parkland on the eastern side of the river Taff.
- They are the most intensively used parts of the parkland, both for sport and other forms of recreation. The events area stands on the site of the former pavilion, and is used for events.
- The area has a strong historic association with the Castle as it was opened by the Marquis of Bute to compensate for the loss of the castle grounds. It was designed by Alexander Roos, as a pleasure ground with ornamental walk, fountains and lake.
- The gardens retain close links with properties on Cathedral Road.
- The area is strategically located in relation to the city centre and Bute Park. The relationship is highlighted in the amount of parking provision available at the southern end of the gardens.

### Issues

- Although its tree lined central avenue endures, the Sophia Gardens area now has a very different use and character.
- New buildings and uses, and parking to serve the city centre undermine the historic layout of the park.
- The area's close links to the city and its use for parking make it busy day and night.
- The sports bowling and cricket grounds all require unsightly parking and servicing areas including lighting barriers and signage.
- The grand entrance to the park from Sophia Close is undermined by parking and poor road surfaces.
- There is continued pressure for commercial uses in the Sophia Gardens area.
- Pedestrian routes though the area need to be well lit and accessible at night.
- The historic boundary wall and rear access ways to houses on Cathedral Road should be maintained and protected.
- The former lodge, now the 'Mochyn Du' has lost its historic character through insensitive extensions.



# Enhancement Opportunities










- The Gardens would benefit from a wider management framework to identify the historic significance and sensitivity of the area, and to monitor the area's ability to withstand change. The main objective is to protect the character setting and historic value of the park. [Planning Policy Wales 2002, and Policy 2.54 of the deposited UDP]. The following enhancement opportunities have been identified to secure this objective. Once agreed they could be developed and specified more fully within the management framework referred to above .
- Enhance the main entrance circle into Sophia Gardens through a reduction in on-street parking, increased landscaping and the enhancement of historic features including the boundary wall, plinths and railings.
- Repair and enhance the area's historic streetscape features such as the boundary walls, railings and tree lined avenues.
- Promote the area's built and natural heritage through the introduction of more prominent on-street signage.
- Introduce interpretative information to promote the area's less known sites of historic interest, for example the original locations of the lake, fountain and bandstand.
- Introduce additional signage to promote linkages into and through the area.
- Review car parking at the main entrance to Sophia Gardens and the Welsh Institute of Sport and seek to reduce the physical and visual impact of buildings on street parking, and service areas.
- Investigate opportunities to reduce the visual impact of palisade fencing along the riverside walkway at the Welsh Institute of Sport, the Glamorgan County Cricket Club and the Bowls Club.
- Reduce the visual impact of vehicle service yards to the rear of the Welsh Institute of Sport through improved screening / landscaping.
- Enhance 24 hour access routes and legibility through improved lighting and CCTV.
- Enhance the public open space / parkland and its supporting drainage to the south of Sophia Gardens in conjunction with any temporary uses / events.
- Remove graffiti throughout the area and reduce opportunities for future incidents.
- Improve facilities for the users of Sophia Gardens, including seating areas and litter bins.
- Enhance existing pedestrian walkways and cycle routes throughout the area.



These opportunities relate to the map shown below:-



	Sophia Gardens Boundary		Main entrance into Sophia Gardens
	Car Parking		Entrances into the Area
	Coach Parking		Avenue of Lime Trees
	River Taff		Stone Boundary Wall



## 4.4 The Residential Terraces to the east and west



- Plasturton Avenue and Gardens lie parallel to Cathedral Road, creating a formal grid layout for the Bute Estate.
- Cross routes are created by Talbot Street, Hamilton Street and Sneyd Street, with corners emphasised by decorative roofs and bays.
- The Plasturton Gardens hold mature trees, grassed lawns, railings and a small keepers lodge. They are well used by children, and there is strong local support for the character of the area to remain as a Victorian Pleasure Garden.
- Surrounding buildings range from 2-3 storeys. The three storey houses are placed at the end of terraces and around Plasturton Gardens and major junctions, creating a strong building composition.
- Terraces to the east are more varied in style, with a good display of the decorative qualities offered by mixing materials and ornamentation.



### Issues

- All terraces are well preserved. The building condition survey revealed good retention of original detail.
- Though gardens and hedges are well maintained, the central reservation within Plasturton Avenue has been damaged by car parking.
- There is pressure for on street parking throughout the area.
- New waste management arrangements may have a significant impact on the public realm.
- There are conflicting needs and pressures for the use of Plasturton Gardens.



### Enhancement Opportunities

- Parking should be removed from the central reservation in Plasturton Avenue by improved enforcement measures. The installation of an appropriate deterrent could be investigated with the relevant service areas and in consultation with local councillors and residents.
- More original detail could be saved by wider publicity and advice on the character of the conservation area.
- Railings could be restored through local guidance and promotion as development opportunities arise.
- Alternative parking layouts for residents could be explored to enhance the street scene.
- An enhancement scheme for Plasturton Gardens should restore as far as practicable the gardens to their original design including planting schemes. The scheme will need to plan for local demands for play facilities in association with the local community.



## 4.5 Sophia Walk

- Sophia Walk is characterised by coach houses and service yards set to the rear of the houses on Cathedral Road.
- Many original buildings have been replaced by modern garaging or open gardens and parking areas.
- Buildings are constructed in stone or red brick and often retain details which echo their former use e.g. hoists lofts and bays, weathervanes, finials, and louvered vents.

### Issues

- The demolition of buildings making no contribution to the character of the conservation area has led to a significant increase in infill housing,
- Former gardens have been lost to housing too.
- A bland residential frontage to the Walk is emerging with loss of character and diversity in former ridge lines, building decoration and scale.
- The strong building frontage to the lane is being undermined by the servicing requirements of new domestic users.

### Enhancement Opportunities

- Historic coach houses and garages which reflect the character of the Walk should be retained.
- To enhance and reinforce the scale and character of the early road layout and building scale in proposals for new development. Whether a contemporary or traditional approach is pursued, its scale, height and design should reflect the modest supporting role played by the former coach houses.
- Diversity in building form should be maintained.
- Plot widths, boundary walls and the rhythm they create should be retained within development proposals.
- The established building line on the road edge should be retained and strengthened in development proposals.
- Gardens undermined by open parking should be enclosed as development opportunities arise.
- The restoration of historic walls should be sought should development opportunities arise.
- There is scope for improvement of parking layouts in association with layout of rear service areas.



## 4.6 Pontcanna Street



- This is a busy local centre.
- It holds cafes, restaurants and shops serving the residential and commercial community.
- The terrace retains good shop fronts and fascias.
- Street trees add to the ambience of the area.

### Issues

- Street surfaces could be improved,
- Some shop and street signage is obtrusive and hides architectural detail or street vistas.
- The area's lively mixed use character should to be maintained.
- Congestion and pressure for on street parking is present throughout the day.
- Residential properties lie close to uses which often remain open late at night.



### Enhancement Opportunities

- To resurface streets as development opportunities arise.
- To rationalise lights and the crossings at the street's junction with Cathedral Road.
- To remove and discourage any further street clutter on the pavement.
- Examine parking around the area and scope for management.





## The Background

Earlier Sections describe the features which make up the Conservation Area's special character and identify potential for enhancement. On adoption, the appraisal and guidance may be used in the following ways:

- To define a scheme of enhancement to guide development in the area,
- To inform the assessment of planning applications in accordance with Policy 3 of the Local Plan.
- To set out priorities for the management of the public realm in the future.
- To provide guidance on the area's special qualities and how to protect it.

## These are the opportunities presented by the appraisal:

- To extend protection to areas meeting designation criteria
- To maintain the special character of the existing Cathedral Road Conservation Area and proposed Conway Road Conservation Area.
- To ensure that new developments are well integrated.
- 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 increase the understanding and appreciation of the area's special character.
- To encourage those who live or work in the area to protect the special character of their property.
- To support local initiatives to keep the area as an attractive and lively place in which to live and work.

## The issues to address 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 of the built and natural environment 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, both within side streets and on Cathedral Road.
- A conflict between retaining the quiet ambiance of area and its popularity as an inner city residential area. This is leading to higher densities.
- Pressure to develop recreational uses within Sophia Gardens to the detriment of the quality and ambience of the historic landscape.

This final section aims to address findings in proposals and guidance for the protection and enhancement of the Conservation Area.

## 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.

### Enhancement

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

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

1. Through the adoption of guidance and enhancement opportunities identified within part 3 and 4 of this appraisal and in appendix 2 & 3.
2. The management and maintenance of the Council's estate including property, parks and gardens. The opportunities within Section 3 form the basis of a programme for the enhancement of the Sophia Gardens and Plasturton Gardens areas.
3. The promotion of an understanding of the cultural and historic significance of the Bute estate. This could be achieved through enhancing links with the community, schools, libraries and groups,
4. Through Council budgets for the management of the public realm.
  - Housing repair,
  - Grant aid to improve energy efficiency in homes
  - Highway improvement and repair, and the enhancement of footpath links
  - Parks – and in particular the maintenance and enhancement of Sophia Gardens and Plasturton Gardens
  - Maintenance of the riverside in partnership with the Environment Agency
5. Through the encouragement and support of local initiatives to enhance and strengthen local shops and community services.

Section 4 of the Appraisal and the Framework for Action provide the basis for developer contributions where development proposals offer scope for enhancement. This would mean that developers as stakeholders could play a key part in working with the Council and the community in the achievement of a common goal: - to enhance the conservation area and the buildings within it.

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

- A summary of the appraisal and the Guidance in appendix 1, and 2 be published.
- The appraisal's recommendations and priorities for action be confirmed as the basis for corporate initiatives in the Conservation Area.
- The appraisal and character assessment in Part 3 and 4 serve as a framework for the assessment of planning applications in compliance with Section 72 of the Act.
- That following consultation, the amendment to the boundary as shown on Map 2, be adopted in accordance with the Act.
- The significance of the Bute family and estate, its architects; Burges and Corbett, and the area's close link with the Cardiff Castle project, be promoted in partnerships with the local community groups.
- The Appraisal and information on the history of the area be made available for study in the library and at local schools.
- Opportunities for the use of historic records archive material and photographic records be researched and made available for use within local schools.
- A Conservation Management Plan should be prepared for the historic parks to guide their future maintenance and use. The plan should ensure access for all without loss of character.
- Following confirmation of the enhancement opportunities identified in Part 4, an appropriate scheme of repair and maintenance for Parks and Highways be agreed to ensure that work within the historic parks and public realm is sensitive to the character of each Conservation Area.



This document has been adopted following local consultation. If you would like to contribute or share information on the history of the area, please contact the conservation team on 20873485, or 20873431.

### *Acknowledgements*

- ***The Cathedral Road Conservation Area Advisory Group***
- ***The Victorian Society***
- ***The Glamorgan Record Office***
- ***Cadw Welsh Historic Monuments***

### *For contacts and information*

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## GUIDANCE ON DEVELOPMENT IN THE CONSERVATION AREA

### 1 Policy Framework

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

1.2 Also notable within the conservation area is the article 4 direction designation which controls minor development which would not normally require planning permission. Before work is carried out it is important to check with the Local Authority to establish whether planning permission is required. A separate advisory leaflet for householders has been produced that gives guidance on this matter. It is available by contacting the Conservation Team or from the Councils web site.

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

1.4 The special interest of the conservation area is a result of the key qualities described in the Chapter 4. Although some alterations to buildings may be 'permitted development' any development should seek to retain these key qualities. The guidance sets out good practice for development in the conservation area.

### 2 Exterior Walls

2.1 The covering of an original historic wall, be this by rendering, some form of cladding, painting or any disfiguring treatment is not supported.

2.2 Many properties have already had their Bath stone dressings and surrounds painted. When these surfaces are repainted it should be in a colour that closely matches bath stone.

2.3 The removal of paint on walls, dressings and surrounds is supported provided that an appropriate method of removal is chosen. Inappropriate cleaning methods such as the use of chemicals, excessive use of water or sandblasting can cause long term damage to the fabric of buildings.

### 3 Repointing

3.1 When repointing it is important that; the joints are correctly prepared, new mortar of the same colour and texture as the original is used and the profile and finish of the original work is matched as closely as possible. Overzealous repointing can cause long term damage to the fabric of the building.

## 4 Roofs & Gables

4.1 Original decorative details in gables and on the roof, such as ridge tiles, finials and ornamental barge boards should be retained and repaired. Their removal will not normally be acceptable. Where these details have been lost their reinstatement will be encouraged as this will enhance the special character of the conservation area.

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

## 5 Chimneys

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

## 6 Rainwater Goods

6.1 Cast iron gutters and down pipes on prominent elevations should be retained where possible. Replacements should be in a style that is in keeping with the special interest of the conservation area.

## 7 Rooflights, Dormer Windows and Roof Extensions

7.1 Rooflights and dormer windows require planning permission wherever they are located on the roof. The insertion of new rooflights and dormer windows on prominent elevations appear incongruous, undermining the character of the conservation area.

7.2 Dormer windows and rooflights are more likely to be considered acceptable on rear elevations as they tend to be discrete locations. However where a rear elevation of a building is very prominent from the highway (excluding the rear service lanes) they are unlikely to be acceptable.

7.3 Proposals which alter the scale and height of rear extensions by the addition of extra floors will not be supported.

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

## 8 Windows & Doors

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

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

8.3 Where new windows have become necessary, their replacement shall carefully match the appearance, materials and function of the original windows, when planning permission is required, replacement of original timber sash windows with upvc windows will only be permitted where it is considered that they preserve the



character of the conservation area. It should be noted that upvc often appears unsympathetic because structurally they must be made thicker. This can result in them having none of the lightness that characterises timber sash windows.

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

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

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

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

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

## 9 Porches

9.1 Porches were originally built so that they were recessed, open fronted and facing the street. Any proposal to enclose a porch will not be accepted. Decorative details within and surrounding porches should be retained. Proposals for their removal or alteration will not be accepted. Where these details have been lost consideration should be given to their reinstatement. A proposal for an external porch will not be acceptable.

## 10 Renewable Energy Devices, Communications Equipment & Security Equipment

10.1 The attaching of additional equipment, for whatever uses, to buildings can have a significant impact on the character of the conservation area. If inappropriately located they can have a cumulative impact that is detrimental to the character of the conservation area. Rear elevations or out buildings are often a more appropriate location, provided they are discrete and do not harm the character or appearance of the conservation area. Where this type of equipment is currently inappropriately located and when opportunities arise this visual clutter should be reduced.

## 11 Front Gardens

11.1 Grassed and planted front gardens are attractive features. Where development is proposed, the need to preserve this character is likely to preclude the grant of permission to pave, tarmac or otherwise inappropriately alter front gardens, particularly where original details such as a path made of encaustic tiles and rolled rope edging are still in evidence. Where the original garden layout and details have been lost their reintroduction should be encouraged.

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

## 12 Front Boundaries

12.1 Where originals front boundaries remain these will be retained in development proposals. Where these details have been lost and when development opportunities allow, enhancement through their re-establishment will be encouraged.

12.2 Railings on top of boundary walls and gates would have once been a common feature however few originals remain. However railings that feature on balconies and balconettes are abundant. There are also interesting examples of later replacement railings and gates, for example the art-deco style 'sunburst' railings and gates. These need to be retained.

12.3 In repairing and restoring railings and gate it is best to use sections and profiles which reflect late-Victorian and Edwardian precedents. However good quality modern railing will also be considered.

12.4 Where new hedges are proposed as part of landscaping schemes associated with planning applications, it is important that the plant species is in character with the conservation area. The Councils Tree Preservation Officers will be able to give advice on appropriate species.

## 13 Rear Boundary Walls

13.1 The original rear boundary walls adjacent to the rear service lanes (which are classed as highways) are typically comprised of approximately 2 metre high stone walls in a random rubble form or pressed red brick. Development proposals should ensure that original rear boundary walls are retained.

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

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

## 14 Coach Houses & Outbuildings

14.1 Original coach houses and outbuildings located along the rear service lanes make a positive contribution to the special interest of the conservation area and will normally be expected to be retained in any development proposal.

## 15 Extensions & New Development

15.1 Whether a traditional or contemporary design approach is adopted, the success of new developments and extensions to existing buildings in the conservation area will require an understanding of its special interest.

15.2 Extensions to existing buildings and new development in the Cathedral Road conservation area will be required to preserve or enhance the character and appearance of the conservation area by respecting the area's historic context. This can be expressed in :-

- Existing vertical and horizontal rhythms in the built form.
- Retaining important views and vistas in and out of the conservation area.
- Respecting the existing land uses.
- Reinforcing the existing hierarchies of public and private space.
- Using materials and architectural details which are as high in quality as those used in existing buildings.
- Respecting established plot size and garden layout within the conservation area
- Respecting established plot size and garden layouts within the conservation area.

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

## 16 Refuse and Waste Management

16.1 It is important that development proposals involving waste management are sympathetic to the historic built environment. Large bin stores may need planning permission and should be carefully sited, both visually and to ensure neighbours are not disturbed. Further guidance is provided in the Supplementary Planning Guidance 'Waste Collection and Storage Facilities'.

## 17 Sign Guidance

17.1 Signs and Advertisements should compliment the appearance of the building to which they will be attached,

17.2 Too many signs in a garden or on a building will detract from the quality of the building and can undermine a wider architectural composition or building group. Only signs that are necessary to identify the business to which it relates should therefore be installed. Signs within gardens or on buildings should not obscure architectural features of the building behind. Advertising above ground floor level will not be supported.'

**Further information and guidance concerning conservation areas is available from the Councils web site [www.cardiff.gov.uk](http://www.cardiff.gov.uk) or by contacting the Councils Conservation Team on (029) 2087 3485.**



## Appendix 2 Landscape & Trees Advice

Open spaces, verges and private gardens all contribute to the special character of the Conservation Area and the Planning Authority has special powers within the Conservation Area to assist in their protection. This guidance relates to landscaping issues including trees, parking, gardens, hedges, fences and gates within the Conservation Area.

### 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.

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, for example by applying a broad leaved herbicide to an adjacent lawn. There are various exemptions from the need for consent, particularly for trees that are dead, dying or dangerous. 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 relates to a development for which you need planning consent, you should include it within the planning application. You will not need to make a separate application– 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 the council's managed fields and parks, are cared for by the Council's Parks Services, and are subject to a long term management regime, supervised by a qualified arborist.

Grassed and planted front gardens with walls surmounted by hedging and rails give the Conservation Area its special character. The need to preserve this character may preclude the grant of permission to alter or pave front gardens.

