

# CRAIG-Y-PARC



## CONSERVATION AREA APPRAISAL

CARDIFF



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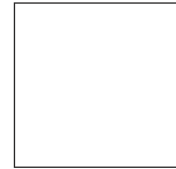
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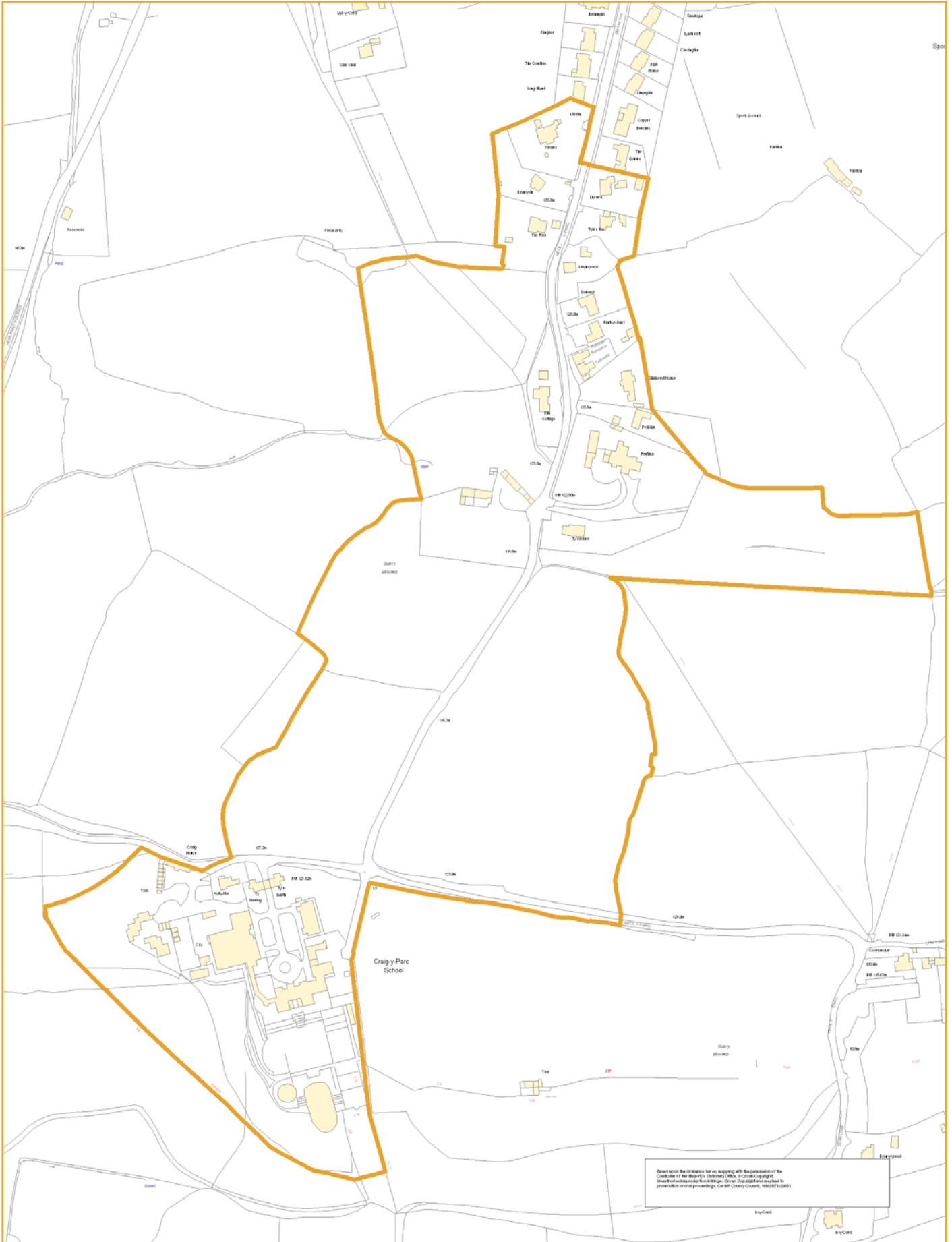
Background Sources & References

Acknowledgements

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# Map 1 Craig-y-Parc Conservation Area Amended Boundary Adopted 2007



## 1.1 Conservation Areas

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

## 1.2 Appraisals

The Council has a duty to review Conservation Areas to establish whether their boundaries need amendment and to identify potential measures for enhancing and protecting the Conservation Area. To manage the process, a Conservation Area Strategy has been prepared. The strategy identifies priorities for the City, and the criteria to be used in the assessment of existing and new areas. These criteria are set out in Section 4 'Character Assessment'.

## 1.3 Policy Context

A key part of undertaking the appraisal is to define the character of the Conservation Area, for which appropriate guidance may be prepared. This can be supported by parallel policies within the statutory planning framework. This is provided by the deposit Cardiff Unitary Development Plan until such time as a Local Development Plan has been prepared.

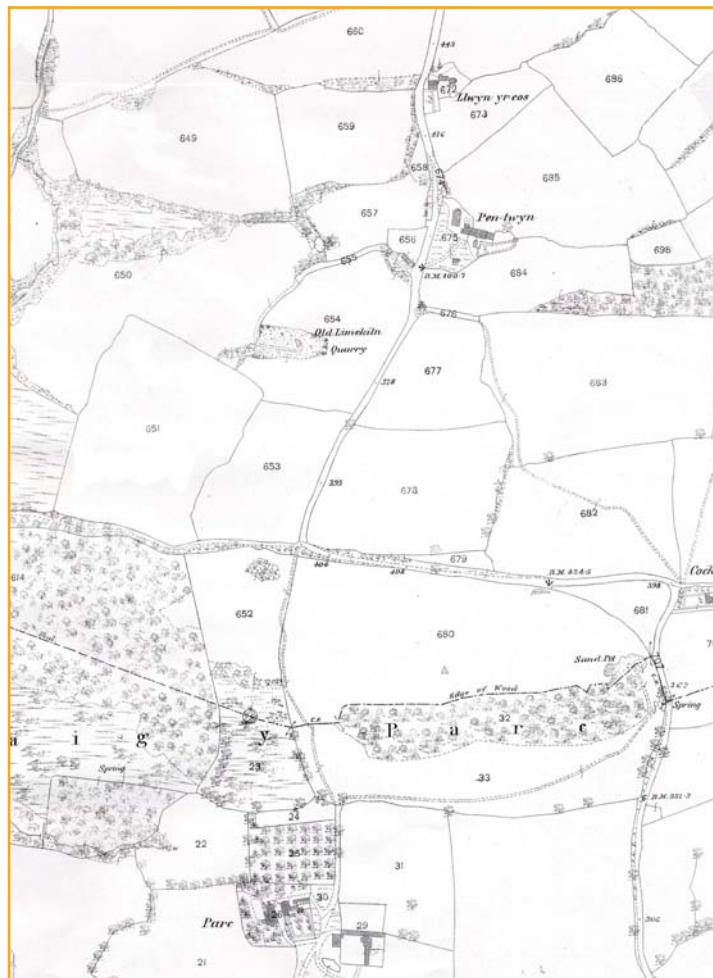
# 2 historic context

## 2.1 Historic Origins and Development of the Area

Pentyrch village, 7 miles North East of Cardiff, is located on the southern slopes of Garth Hill in the rural parish of Pentyrch. Essentially agricultural in origin, the village for most of its history has focused around St Cadwg's Church, which was established in the 6th Century by St Cadoc. Today, however, the physical centre of the village has shifted north as a result of late twentieth century development.

Settlement in the area can be traced back to at least 3000 years ago, evidenced by burial mounds such as 'the pimple' on Garth Hill. The agricultural origins of the village have been an important factor throughout the village's history and still shape the landscape beyond the village boundaries.

Whilst other parts of the parish have been influenced by industrial activity, due to the local abundance of iron ore, coal and limestone, Pentyrch generally remained an agricultural village throughout its history. Even when the second period of industrial activity flourished in the Parish from 1740 - 1915 causing the population to grow from 470 in 1801 to 2182 in 1881 to work collieries, quarries, foundries, forges and brickworks, it is reported that these impacted mainly on Gwaelod y Garth, leaving the farming community centred around Pentyrch village.

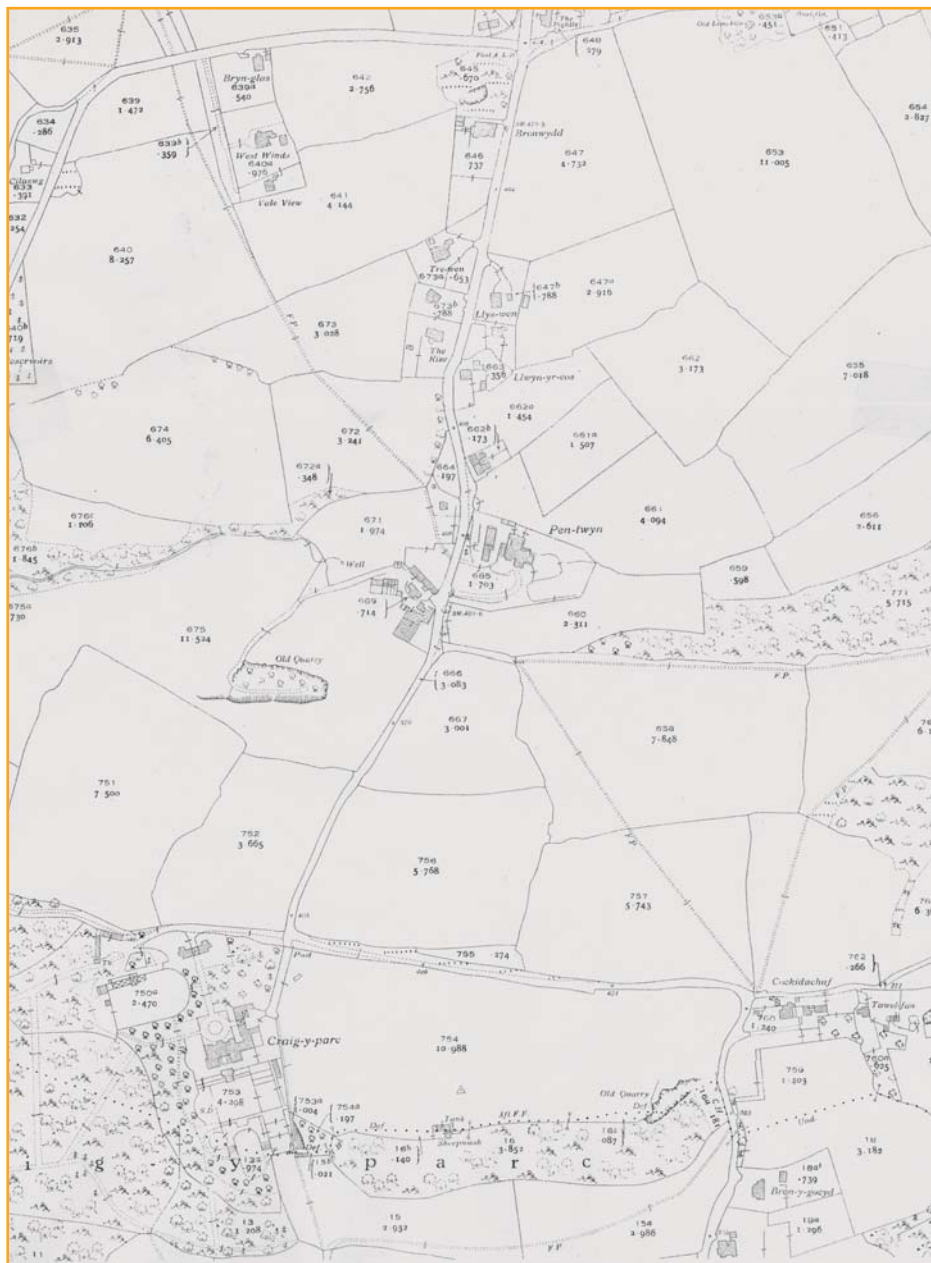


Map dated 1878 illustrates the agricultural nature of the Craig-y-Parc area. Buildings from the farmsteads of Pentwyn and Lwyn-yr-eos still exist today.

The OS map of 1878 reflects the dominance of agriculture in the area, a time when industrial activity was prevalent in the eastern section of the Parish. Shown are the farms of Pentwyn and Llwyn-yr-eos, buildings from which still survive.

Pentyrch Parish still continues its associations with agriculture, though the number of operative farmsteads in the area has reduced as has the number employed in agriculture. Today, like all settlements in the Parish, Pentyrch village has an added role as a residential/commuter area with most employment provided outside of the Parish. This residential role supports characteristic village features such as a school, shops, places of worship, public houses and a village hall.

As the plan from 1942 below shows, the Craig-y-Parc area evolved slowly and incrementally. Generally it was not until the first part of the twentieth century that this area of Pentyrch saw the onset of residential development not associated with agriculture. By 1942 Craig-y-Parc residence had been constructed (1913-1915) as had Elm, Pentwyn and Cotswold Cottages and the group of similar, yet individual, buildings of Trewen, The Rise, Llyswen, Wyngarth and Bron-y-de, now the five northernmost properties in the Conservation Area.



Map dated 1942 illustrating incremental growth in the Craig-y-Parc area of Pentyrch.

In the latter half of the twentieth century substantial development to the north of the Conservation Area took place whilst some infill development occurred within it. However, the small amount of development in the Craig-y-Parc area means that its rural context has been retained as shown by Map 1 which illustrates the area as it is today.

The age, history and changing roles of the Craig-y-Parc Conservation Area are clearly visible today through features such as:

- Farmstead buildings (no longer associated with operational farms) and fields, reflecting the agricultural nature and history of the area.
- Large detached properties of the early twentieth century reflecting changing cultural aspects in the village's development.
- Later twentieth century buildings reflecting the increased use of the village as a residential/commuter area.



# 3

# the character assessment

A number of key qualities have been identified to assist the appraisal of the area. They are:

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

A brief analysis of each is set out below.

## 3.1 A Distinctive Quality of Place

Craig-y-Parc Conservation Area is essentially rural in nature. Its character is created through a combination of factors including:

- land form (a broad valley runs east-west through its centre) which has influenced the location of land uses and development;
- buildings (their design, location, orientation, scale and relationship);
- boundary treatments (hedges and walls)
- land uses (agriculture, woodland, residential, school, highway)

Development in the Conservation Area has occurred incrementally and is comprised of individual buildings of different styles and age which generally respect and make use of the landform and the rural outlook provided by the hillside.

## Buildings and their Grouping

Except for Craig-y-Parc, all buildings are located toward the north of the Conservation Area. The two farmhouses are the oldest residential buildings (both shown on the 1878 map), the others being constructed throughout the twentieth century with their designs generally reflecting styles typical of the era in which they were built. There is no prevalent building style in the Conservation Area.

Whilst some properties can be identified as being built around the same time, each property is individually designed and sited on an irregular shaped plot with buildings orientated to best fit the land and to maximise views. As such several buildings do not directly front the road but overlook the valley. Where buildings sit square to the road they are often set back on plots on rising land. These buildings tend to be those of the late twentieth century and are suburban in design.

Only one distinctive residential group has been identified, the 5 northernmost buildings, which are unified by architectural characteristics including external finishes and roof shapes, described later.



- Llwyn-yr-eos farmhouse
- One of the group of five northernmost properties
- Late 20th century house set back from the road on rising land



- 1 of the group of 5 northernmost buildings
- Agricultural outbuildings
- Craig-y-Parc house
- Views of the Conservation Area from public rights of way to the east of it

A second group comprises the agricultural outbuildings (excluding the unauthorised stables) clustered in the centre of the Conservation Area. Although in varying states of repair and constructed of various materials they are rural features that contribute to the character of the Conservation Area.

The third group of buildings form the important house and garden known as Craig-y-Parc. This includes a mansion house, gatehouse, loggia and some late 20th century development. Built in an Arts and Crafts style and of local materials Craig-y-Parc is of exceptional architectural value. Set apart from other buildings in the village and on the opposite side of the valley, the main building and garden features are largely screened from view, with only the gatehouse and some peripheral buildings readily seen from the Conservation Area.

## Scale

Overall the scale of buildings within the Conservation Area is domestic. The smallest buildings are the pair of cottages, known as Pentwyn Cottage and Cotswold, which are relatively modest in size and several agricultural outbuildings. The remainder of the properties, except Craig-y-Parc, are sizeable two storey detached dwellings, several being extended, altered or rebuilt to their current size. Their scale/impact is reduced by the spacing between buildings, their distance from the road and in some cases their orientation to the road.

Craig-y-Parc house itself stands alone in terms of scale. The largest and most ornate building, its size and architectural detail reflect not only the era in which it was built but the status of its original owner.

## Views and Vistas

Due to the land form and route of the road there are ever-changing views throughout the area. In the north views into the Conservation Area are initially limited due to the alignment of the road and the high boundary hedges which mask the properties they belong to. Views of houses, fields and Craig-y-Parc gatehouse and woods, however, do open out as the road is followed south to its lowest point in the centre of the Conservation Area.

From the south, views can be gained of the fields and housing within the Conservation Area and the rest of Pentyrch beyond this. However, these are not visible from most of Craig y Parc school due to the siting of its buildings and trees.

From Public Rights of Way within the Conservation Area different views of the Conservation Area are gained. They also provide views of land, woods and housing outside of its boundary which can also be seen from the road running through its centre. Views of the Conservation Area can also be gained from nearby Public Rights of Way outside of it, particularly those to the east.

In terms of other views into the Conservation Area these are limited and are generally only gained from Heol y Parc Road east of the Conservation Area.

# Patterns of use

The main patterns of land use within the Conservation Area are:

- Housing – of varying designs and age
- Agriculture – typified by pasture and horse paddock
- Deciduous woodland – also designated as Sites of Importance for Nature Conservation
- School – occupying Craig-y-Parc house and gardens
- Access routes – including rural roads and public rights of way

The balance between these uses has not changed since the Conservation Area was designated and is important in maintaining the area’s rural character.

## 3.2 Presence of Landmark Buildings and Landscape Features

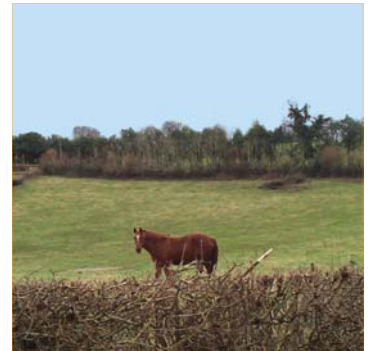
### Landmark Buildings

For the purpose of the appraisal, a landmark building is one which has significant social and historic links with the development of the area, is unique within its setting, and contributes positively to the character of the area. Within the Conservation Area one building has been identified as being a landmark building, the gatehouse of what is now Craig-y-Parc School, formerly a residence.

The gatehouse is one of a number of structures associated with Craig-y-Parc residence/school. It is Listed as Grade II by Cadw and constructed mainly of red sandstone with slates/tiles hung at first floor level, a steep-pitched hipped roof covered with small slates, overhanging eaves, substantial grey stone chimneys, multi-paned windows and decorative ironwork gates. Situated adjacent to the road the gatehouse is one of three buildings associated with Craig-y-Parc school that are clearly visible from the road and wider area. However, it is the only building of the three that is listed for its architectural merits and is the only one, by way of its gateway function, that indicates the presence of a grander building beyond.

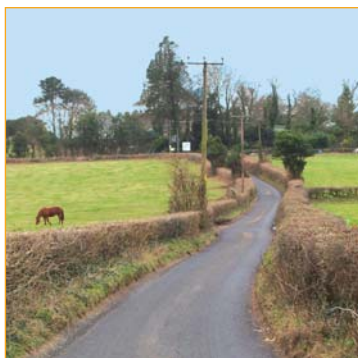
The main building of Craig-y-Parc residence/school is the house and is the most significant building in terms of architectural value. Listed as Grade II\* it is described as a handsome Arts and Crafts house, exceptional in South Wales, retaining almost all of its original fabric and many interesting fittings which also has group value with its gatehouse, loggia and other listed garden features. Its garden is also listed as Grade II\* in the Glamorgan Register of Landscapes, Parks and Gardens of Special Historic Interest and is described as a strongly architectural Arts and Crafts garden with the garden surviving in its entirety, a good example of an architectural Edwardian garden. The house and garden, designed together by CE Mallows, were built between 1913 – 1915 and are integrated into a strongly axial design.

However, whilst Craig-y-Parc house and garden is a unique feature within Pentyrch and contributes significantly to the architectural wealth of the area, it is largely screened from view. As such only the listed gatehouse is identified as a landmark building.



- Housing in the north of the Conservation Area
- Agricultural land used for horse paddock
- Craig-y-Parc gatehouse
- Part of Craig-y-Parc garden and terrace

## Landscape Features



- Fields with well maintained hedges
- Traditional stone walling
- Stone walls at Craig-y-Parc with nesting holes for doves
- Beams in the loggia at Craig-y-Parc

A key part of the character of the Conservation Area is its rural qualities provided by fields, hedges and woodland. In recognition of this, all of the area, excluding the residential houses in the north, was proposed as a Special Landscape Area in the deposited copy of the Cardiff Unitary Development Plan. The fields are either given over to horse paddock or used for pasture and the woodlands are Sites of Importance for Nature Conservation, comprising of ancient semi-natural woodland. One of these areas of woodland provides an important setting to Craig-y-Parc. Two Tree Preservation Orders (TPOs) exist, each protecting a pine tree in the grounds of Pentwyn. The hedges forming the boundaries between fields and the road are continuous (except for access points), well maintained and of native species. Hedges between fields maintain relatively small enclosure size; interspersed with trees they are an important part of the rural scene.

### 3.3 Hierarchies of Public and Private Space

There are a number of spaces within the Conservation Area which can be accessed by the public. These include several fields through which public rights of way traverse and road. These spaces are well defined by boundary features (walls, hedges and post and wire fencing).

A number of privately owned grassed roadside verges exist. These verges are well maintained and contribute to visual amenity.

Overall there is a clear definition between public and private space, defined in particular by physical boundaries of hedges and stone walls, with the majority of land being private space.

Well signposted public rights of way and public highway make the area permeable and provide links to other areas, though at the time of survey two public rights of way were particularly muddy. However, overall there is a positive perception of personal safety.

### 3.4 High Quality Local or Unusual Materials in the Townscape

#### Buildings

In Craig-y-Parc Conservation Area the different age and style of buildings means that there are a variety of materials present.

Craig-y-Parc school/residence alone features a range of materials. The house is built of local sandstone featuring limestone dressings and a stone tiled roof. Its loggia is of stone rubble also with a stone tiled roof; the garden terrace, walls and steps are also of rubble stone with stone coping incorporated and the gatehouse is mainly of red sandstone and slate with grey stone chimneys. Ironwork is also ornately used for features such as gates and lanterns.

Alterations and additions have been made to Craig-y-Parc many of which use modern materials not in keeping with those of the original building. The cumulative effects of these alterations need to be taken into account when considering future applications to alter/extend Craig-y-Parc, to ensure its integrity is retained.

Also of importance is the use of traditional materials combined with traditional or local building style and scale. Of particular note is the pair of cottages 'Pentwyn' and 'Cotswold' which has stone walls and a swept stone-tiled roof. Reflecting the agricultural nature of the area are two farmhouses and a number of agricultural outbuildings. The farmhouses feature traditional materials for such buildings: one is of stone, the other of smooth painted render both with slate roofs and stone cills. Likewise there are a number of existing and converted agricultural outbuildings that are of traditional stone with roofs of metal sheeting or slate.

Windows and doors are traditionally of wood and of a style reflecting that of the property. However, throughout the area, residential properties feature UPVC windows with some also incorporating skylights. These are unsympathetic to the age and character of older properties. Likewise several buildings feature doors of inappropriate design and materials. Boundary treatments to properties are traditionally of stone wall or hedge/hedgebank. Field boundaries are traditionally of hedge. All are characteristic of the area and generally well maintained.

## Public Realm

An important part of the Conservation Area is the road that runs through it. Materials in the public realm generally relate to the road, directional and promotional signage, lighting and electrical apparatus, a post box, kissing gate, stiles and a bench. Many of these use modern materials.

The small area of pavement and roads have tarmac surfaces with some concrete kerbing. Of note is the coloured tarmac used for traffic management which is visually distracting and detracts from the Area's appearance. Lighting columns, bollards to protect grass verges, and signage are not generally sympathetic to the character of the area. However, the post box and finger post in the south of the Conservation Area are of a scale and design appropriate to their setting as are the stiles and kissing gate leading to Public Rights of Way.

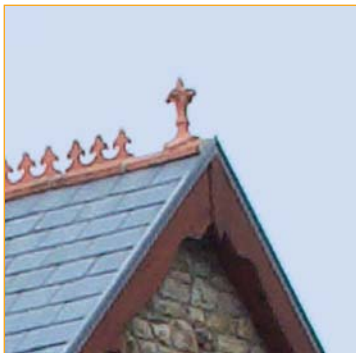
## 3.5 High Quality Architectural Detailing

Buildings within the Conservation Area have been built at different times and for different purposes (namely housing and agriculture) resulting in a variety of building styles and architectural details. Whilst all buildings are individual in design, reflecting the area's organic growth, not all properties are of high quality architectural detail.

When commissioned, Craig-Y-Parc was a statement of wealth and status as well as a residence. The architectural detailing of the house and its associated buildings and gardens reflects this. Designed in an Arts and Crafts style, the house includes features such as swept eaves, stone tiled roof, long narrow chimney stacks, columns, balustrade and multi-paned windows. Its loggia also features a stone tiled roof, columns and exposed beams and its 'garden' walls have details of stone coping, nesting holes for doves and square piers with moulded ashlar coping and metal lanterns. The garden terrace also incorporates stone coping and balustrade features and the lower terrace steps are attractively splayed. The gatehouse has a steep-pitched hipped roof with small slates, overhanging eaves, large stone chimneys, multi-paned windows and decorative iron gates. These high quality architectural details have resulted in the listing of the house, gatehouse, loggia, walls, gate piers, garden terrace and steps.



- Pentwyn cottage
- Agricultural outbuildings
- Post box and finger post in the south of the Conservation Area
- 1 of the group of 5 northernmost properties with mock Tudor half-timbering detail



- Pentwyn and Cotswold cottages
- Former barn displaying traditional agricultural building characteristics
- Ornate details are not typical of the area
- Large skylights on roofs fronting the road

Today Craig-y-Parc is a school. To accommodate this use alterations have been made to the buildings, many being modern in design. Their cumulative effects need to be considered when determining future applications to alter Craig-y-Parc, to ensure its integrity is retained.

In terms of architecture elsewhere within the Conservation Area there is no specific architectural style or pattern due to the organic nature of development. However, some features help to create 'alike' or 'typical' buildings that are positive features in the Conservation Area. In particular the five northernmost properties are unified by a combination of materials, scale and architectural style. Whilst the materials are not unusual, the way they are used is important in creating a group which is an attractive part of the Conservation Area. These buildings have interestingly shaped roofs (including hips and front gables) covered with small red/brown roof tiles and painted rough rendered walls, with walls often featuring details such as mock Tudor half-timbering and building projections, such as porches and corbels.

Reminiscent of Craig-y-Parc house is the pair of cottages 'Pentwyn' and 'Cotswold'. Like Craig-y-Parc house these cottages feature a stone tile roof with swept eaves, an attractive detail. Yet like traditional cottages they are also modest in scale and simple in design. Built of stone they include features such as stone cills, short stone chimneys with pots and wooden doors. However, they have been significantly altered through the addition of skylights and dormer windows.

With regard to agriculture-related buildings, generally they still display traditional architectural characteristics, though some have been altered. The original elongated shape of the two former farm houses, for example, is still evident as is the traditional slate roof at 45 degree angle, chimney details, stone window cills and walls of either stone or painted render. The simplicity of these buildings contributes to their character and function. Agricultural outbuildings are also relatively simple in architectural detail: generally single storey elongated buildings, very functional in design with small openings for windows and large openings for agricultural machinery or carts. Doors and window frames traditionally are of wood. Whilst some outbuildings appear dilapidated they are an important rural feature.

With regard to late 20th century buildings, generally these do not replicate the architectural detailing of traditional agricultural or cottage buildings or those of the attractive group of five northernmost houses. Whilst one building tries to emulate an old building, incorporating stonework and slate, it also features an eclectic range of architectural detail atypical of properties in the area such as roof pitch less than 45 degrees, ornate ridge and finial details, ornamental bargeboards, red brick quoins and window surrounds and ornamental railings.

The unauthorised stable buildings are visually obtrusive by way of their road side location, siting, materials and design. These modern shed-like buildings have little regard for the character of the area.

Buildings have been altered throughout the Conservation Area. The standard of alterations varies with some undertaken well whilst others are more obvious and do not blend in as easily, such as the use of large skylights on roofs fronting the road and poorly designed dormer windows. Residential buildings are generally well maintained.

Traditional boundary treatments within the Conservation Area are stone walling and hedgerow/hedgebank and are characteristic of it.

## 3.6 High Quality Hard and Soft Landscaping

### Hard Landscaping

Generally, materials within the public realm are modern. The pavement area and road have tarmac surfaces with some coloured tarmac outside 'Pentwyn' as part of traffic management measures.

This coloured tarmac is visually prominent, even though worn, and is shabby. Both its presence and condition detract from the area.

Street furniture such as lighting columns and signage for the school are also of modern materials and design and are not generally sympathetic to the area's character. As such opportunities exist to raise the quality of the public realm through more appropriate choice of materials and design. This is particularly important given that the public realm is one of the most visible and accessible parts of the Conservation Area. The design of the stiles and kissing gate and the directional signposts and post box in the south of the Conservation Area, however, are appropriate to the Conservation Area's character.

### Soft Landscaping

A distinct characteristic of the Conservation Area is its high level of 'soft landscaping' as illustrated by the aerial photograph. This includes fields, mature trees (individual and groups such as woodland), hedges, grass verges and private gardens with lawns and plants.

In terms of the fields, these are used for horse paddock or pasture, however, views of traditional sheep grazing are easily gained beyond. The small-medium field size results in an attractive patchwork of fields characterised by irregular boundaries and a strong network of hedges.

The hedges forming the boundaries between fields and the road are well maintained and of native species. Hedges between fields maintain relatively small enclosure size; interspersed with trees they are an important part of the rural scene with most existing hedgelines shown on the plan dated 1878. However, it is noted that some hedging adjacent to the public right of way that borders the woodland to the east of the Conservation Area has been replaced by post and wire fencing.

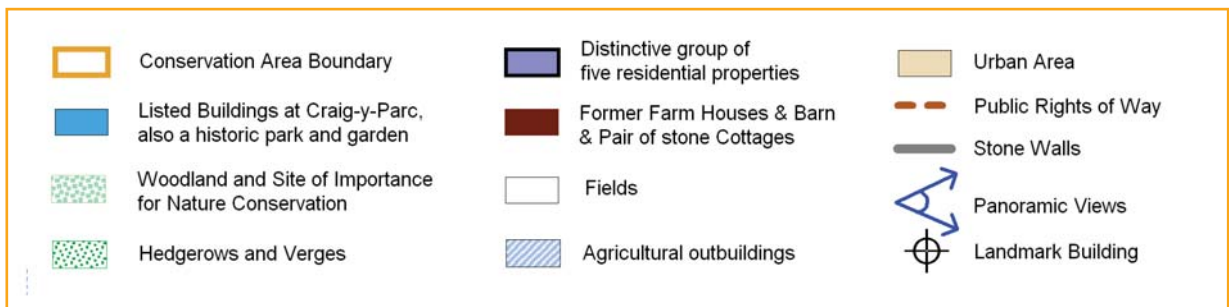
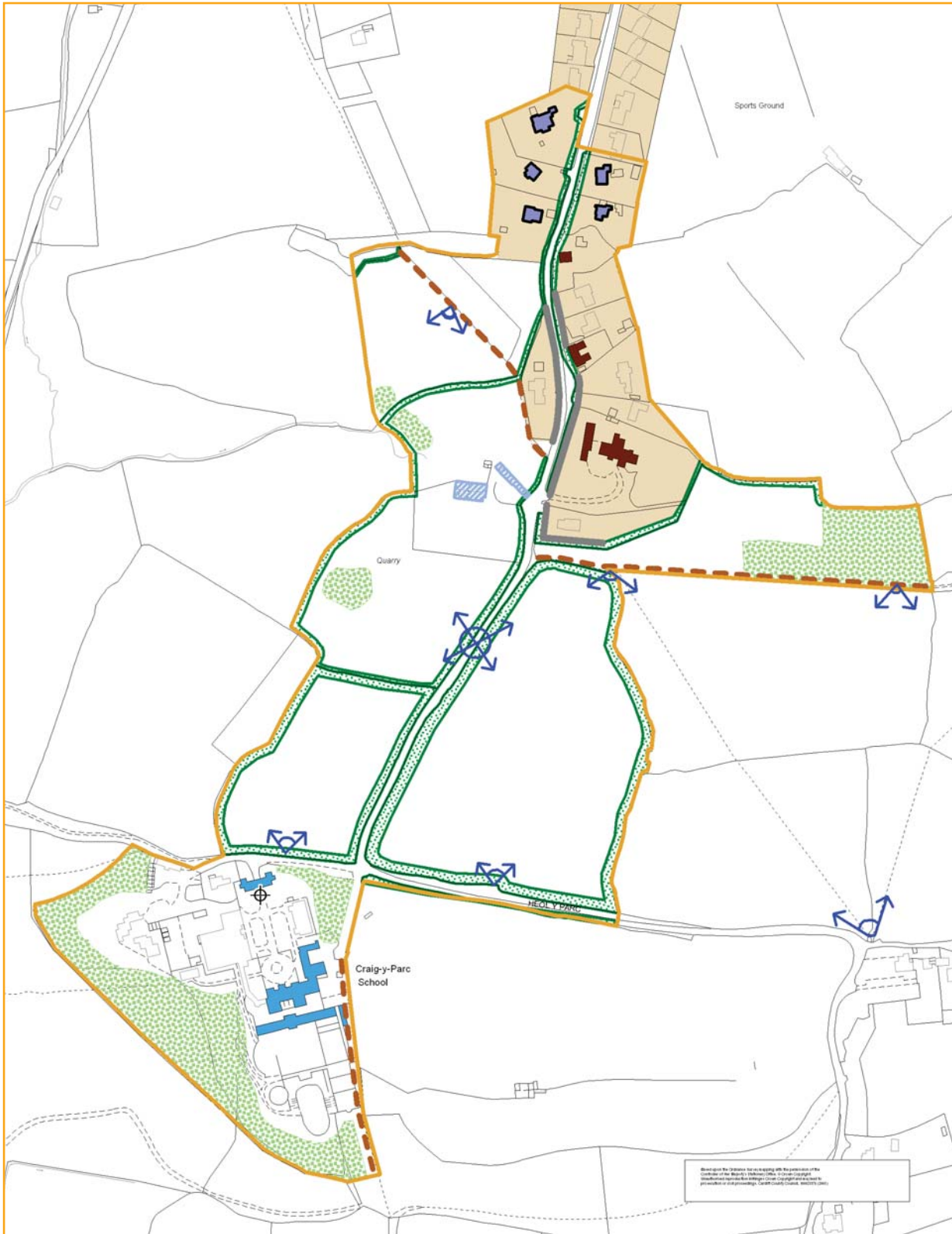
Garden hedges are well maintained but several are of a species more akin to suburban areas. Where roadside hedges and walls are low views are gained into garden areas. Garden areas are planted and important in maintaining a rural/non-urban environment. Roadside grass verges are characteristic village features and soften the impact of development.

Woodland exists to the east of the Conservation Area and around Craig-y-Parc, in particular providing an important part of Craig-y-Parc's character. Both woodland areas are Sites of Importance for Nature Conservation.



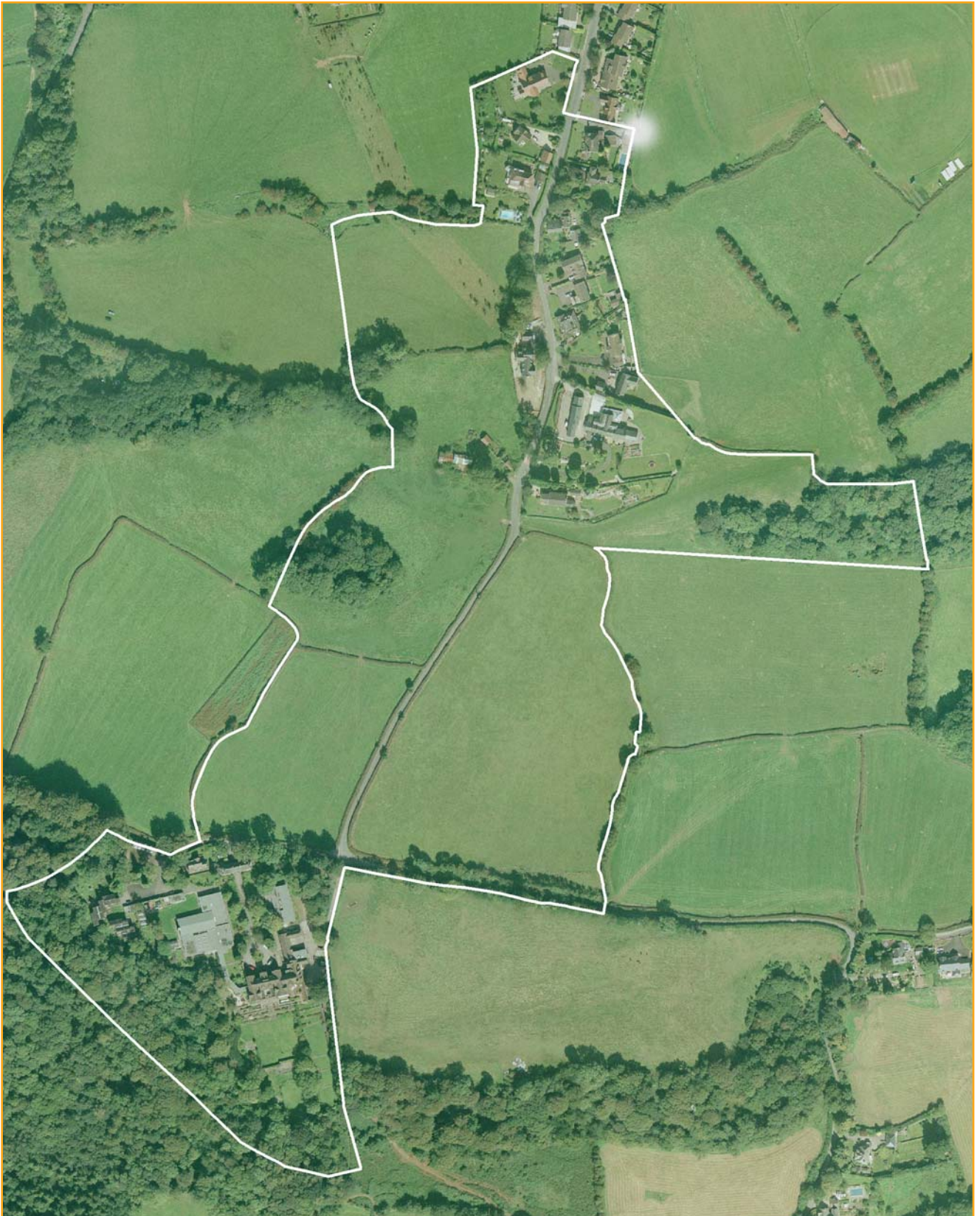
- Coloured tarmac detracts from the area
- Fields, hedges and woods intrinsic to the rural character
- Garden hedge and hedgebank
- Gardens and verges contribute to a rural/non-urban environment

# Townscape Plan of Craig-y-Parc Conservation Area





# Aerial Photograph of Craig-y-Parc Conservation Area



The Conservation Area can be divided into 3 sections: a residential area; fields and woodland; and Craig-y-Parc school. Each section is different in character presenting varied issues and opportunities, though the road, traffic related issues and boundary treatments are topics common to all three sections.

## Area 1: Residential

Characterised by substantial, individually designed, detached properties of varied orientation, age, styles and materials. Includes two former farmhouses and thirteen twentieth century properties. Generally house plots are of irregular shape and generous proportions with well maintained boundary treatments of hedge and stone wall.

## Area 2: Fields and Woodland

Characterised by pasture, deciduous woodland and, at the time of survey, horse paddock. These land uses help define the area's rural character as well as the village's 'urban'/settlement edge. Public Rights of Way that traverse the fields and border the woodland are important access/ leisure routes. Agricultural outbuildings, in various states of repair, contribute to the area's rural character.

## Area 3: Craig-y-Parc

A Listed Building and Historic Garden of important architectural quality and merit; an important feature in Pentyrch located in a woodland setting.

A number of issues and opportunities are presented within the Conservation Area.

## 5.1 Issues

### Characteristic Buildings

Whilst there is no definitive architectural style within the Conservation Area and buildings/structures are individual in design, it is important that buildings identified in the appraisal as contributing to the area's character, and the characteristic features of these buildings, are retained and maintained to preserve the character of the Conservation Area.

### Alteration to Buildings

Within the Conservation Area most buildings have undergone some form of alteration ranging from window and door replacement to the inclusion of skylights, dormer windows and extensions, at times using designs and materials not akin to those of the original building. Where this occurs the appearance of individual buildings can be altered. As such, any alterations to buildings, particularly those visible to the public, need to be sensitively designed to reflect and respect the scale, materials and architectural style and details of the building being altered, to preserve the character of the Conservation Area.

### Agricultural Outbuildings

The agricultural outbuildings form part of the rural character of the area. Some are of stone with others rebuilt on the site of outbuildings shown on the 1878 map. These buildings contribute to the history and character of the Conservation Area and as such their retention is desirable.

### Stables

The unauthorised stables located in the centre of the Conservation Area are poorly sited and visually obtrusive. The matter of their authorisation is currently being pursued.

### Boundary treatments

Boundary treatments of hedgerow and stone walling are an important feature within the Conservation Area. They are a highly visible element throughout the street scene and important in providing a sense of enclosure within the Conservation Area. Their continued maintenance and retention is essential.

### Maintenance

Inadequate maintenance can result in the loss of buildings/structures/features that contribute to local identity and character. It is important that buildings/structures/features which contribute to the character of the Conservation Area are adequately maintained and repaired.

## Development Pressure

Generally the garden areas associated with each property within the settlement boundary are generous and development is of a low density. In addition garden areas largely remain planted rather than hard surfaced. Together the settlement boundary, low building density and garden features contribute to the area's rural character. Any extension of the settlement boundary, infilling between properties or loss of planted gardens to hard surfacing would detract from the rural character of the Conservation Area.

## Roadside Verges and hedgebanks

Grassed roadside verges are a feature in rural settlements and contribute to the area's character. As such they should be retained. To prevent erosion of these verges by vehicles it is noted that various protection measures are used. However the design of these is not always in keeping with the character of the area, in particular concrete bollards. Some verges have been replaced by raised planted beds, which when planted and maintained can be attractive but otherwise can also detract from the area. In addition some banks on which hedges are located are also starting to be eroded by vehicles. Opportunities therefore exist to identify appropriate protection measures for grass verges and hedgebanks to ensure their retention.

## The Highway and Traffic Management

The single lane road and small area of pavement are one of the most visible parts of the Conservation Area and as such their treatment is important. Surfaced with tarmac, with some concrete kerbing, they are fit for modern purpose but as part of traffic management measures the road has an area of coloured tarmac. This coloured tarmac visually detracts from the area but is incorporated to help reduce vehicular speed, a relevant issue given the single car width of the road and the number of drivers, pedestrians and horse riders who use it. Opportunity, however, exists for the use of an alternative colour of tarmac or other material to signal the change in maximum speed levels at this point. Also relevant in terms of traffic management is ensuring traffic signs are readily legible for motorists in terms of their positioning.

## Parking

It is noted that vehicles park outside the school on Heol-y-Parc Road with vehicle numbers varying from day to day and throughout the day. These cars are highly visible from certain parts of the Conservation Area and detract from the area's rural character.

## Street Furniture and Promotional Signage

Street lighting and public rights of way signs are of modern design and materials, as are bollards protecting grass verges. None of these are sympathetic to the area's character. As such opportunities exist to raise the quality of the public realm through a more appropriate choice of materials and design for street furniture. The signage for the school at the road junction in the south of the Conservation Area is aesthetically poor. This is compounded by its siting adjacent to unattractive electrical apparatus.

# Public Rights of Way

Two public rights of way were particularly muddy at the time of site visit. However, they were passable and not obstructed by overgrowth, though this may be more of an issue in the growing season. Continued maintenance and retention of public rights of way, stiles, the kissing gate and signage is important to ensure access/leisure routes are maximised.

## Soft Landscaping

A key characteristic of the Conservation Area is its high level of soft landscaping including hedges, verges, gardens, fields, trees and woodland. These are generally well managed and are important features that need to be retained. Where trees or hedgerows die they should be replaced with suitable species to ensure the character of the Conservation Area is protected. Retention of verges and planted gardens is also important in protecting the area's character.

## 5.2 Preservation and Enhancement Opportunities

1. To encourage property owners to retain and maintain buildings/ structures identified as contributing to the area's character and to retain/ reinstate and maintain their characteristic features.
2. Where alterations to properties are proposed, to encourage alterations to be undertaken sensitively to reflect and respect the scale, materials and architectural style and details of the building being altered.
3. To encourage property owners to retain/reinstate and maintain traditional boundary treatments.
4. To encourage the retention of the existing settlement boundary and the low housing density to maintain the area's rural character.
5. To encourage the retention and maintenance of grass verges and hedgebanks and, where required, protection of grass verges and hedgebanks, having regard to design and materials of any physical measures used for protection. Also, where they occur, to encourage the maintenance of road-side planted beds.
6. To encourage maintenance of the public realm and its improved appearance, particularly through the use of street furniture and promotional signage of appropriate design and materials.
7. To review traffic management measures to enhance their design in relation to the Conservation Area, whilst maintaining/enhancing safety for all road users.
8. To enable the continued use of public rights of way, encourage the continuance of maintenance of stiles, the kissing gate, sign posts and paths and their enhancement where required or appropriate.
9. To encourage the retention and maintenance of soft landscaping features that contribute to the area's rural character, including planted gardens, verges, fields, trees and hedges. Where features such as hedges and trees die encourage replacement with suitable species.

## 6.1 Background

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

## 6.2 The Appraisal's Primary Function

**Once adopted, the appraisal and guidance will be used in the following ways:**

- To define a scheme of enhancement to guide the development of the area.
- To inform the assessment of planning applications in accordance with the Unitary Development Plan (Deposited).
- 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.

## 6.3 Benefits of the Appraisal

**It is envisaged that the adopted appraisal will bring the following benefits to the area.**

- Preserving and enhancing the special character of the Conservation Area.
- An increased public awareness and appreciation of the area's special character and history.
- Providing guidance for property owners and occupiers in the Conservation Area.
- Providing support for local property owners, groups, initiatives and community leaders in their efforts to preserve and enhance the Conservation Area and keeping it an attractive place in which to live.
- Encouraging and advising on accurate repair and enhancement.
- Ensuring that any new developments are sensitive to the area's character and are well integrated within the existing form and layout.
- Defining a scheme of enhancement to guide the future enjoyment of the area.
- Ensuring that any public realm enhancements are achieved with regard for the Conservation Area's special character.

## 6.4 Pressure for Change

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

- Pressure to build, alter, extend and demolish buildings.
- Pressure for change to buildings and houses to meet other objectives, for example improved energy efficiency and security for houses.
- Loss of soft and hard landscaping including boundary walls, hedges, gardens and trees.
- Continued/increasing traffic levels and congestion.
- Pressure for on street parking and disruption to traffic as a result.
- The design and siting of traffic management measures, street furniture and promotional signage.
- Insufficient or inappropriate maintenance of buildings, features, access routes and spaces.

## 6.5 Working Together to Achieve Results

### Property Owners and Developers

The most effective way to enhance the Conservation Area is to ensure that those planning work or development understand its character. Section 4 of this document outlines this character and specific guidance is set out in Appendices 1 & 2 on how buildings and other features may be protected in proposals for development. It also provides advice to those who are considering repair and maintenance.

### The Council

Although the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Local Planning Authority (LPA) to prepare a scheme of enhancement for a Conservation Area, currently there is no identified budget or mechanism for its achievement. This means that enhancement can only be achieved in cooperation with other Service Areas within the Council or in partnership with others such as the community and other public bodies. The following initiatives are those where the Council could have a significant role in influencing and bringing forward enhancements.

1. Adopting the guidance and enhancement opportunities identified within Appendix 1 and 2.
2. Effective management of existing Council budgets, for example in:
  - Housing repair
  - Grant aid to improve energy efficiency in homes
  - Improvement, repair and enhancement of footpaths and roads
  - Remedial works to Council owned trees and replacement planting where necessary
  - Neighbourhood renewal schemes.
3. Promoting an understanding of the cultural and historic significance of the Conservation Area through links with the Community Council, religious bodies, schools and libraries and other community groups.

## 7. Recommendations

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

**It is recommended that:**

- The Guidance in Appendix 1 and 2 be published and circulated to those who live or have an interest in the Conservation Area.
- The Appraisal and its recommendations and priorities for action are confirmed as the basis for corporate initiatives in the Conservation Area.
- The Appraisal serves as a framework for the assessment of planning applications in compliance with Section 72 of the Act.
- Improved communications with the Community Council, local groups and residents are established in partnership with the North West Cardiff Conservation Area Advisory Group.
- The Appraisal is made available for study in local libraries and at local schools.
- An appropriate scheme of repair and maintenance be agreed to ensure that work in the public realm is sensitive to the character of the Conservation Area.

## 8. Consultation

**This document has been adopted following local consultation.**



## Guidance for Those Planning Development in the Conservation Area

This guidance has been prepared to enable those planning work to repair or alter their house or property. The guidance has been prepared to respect and enhance the character identified in the appraisal.

### Consents

Several buildings/structures in the Conservation Area have been listed as buildings of special architectural or historic interest. Listed Building Consent must be obtained, via the Local Planning Authority, before altering, extending or demolishing any part of a Listed Building, whether internally or externally, in a manner that would materially affect its special architectural or historic interest.

For non-listed buildings, planning consent may be required to undertake certain works. A planning officer can advise on whether consent is required for any of your proposals.

You may also need to comply with Building Regulations. A building control officer will be able to advise you on the regulations.

### Building Materials & Details

When considering undertaking maintenance, replacement or building works the aim should be:

- Repair rather than replace original windows and doors
- Build walls in matching materials
- Roof in matching slates or tiles

### Windows & 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 and doors should be retained where possible;
- New windows should accurately reflect the style, materials and opening methods of those originally fitted to the property and the original window pattern.
- New doors should reflect the style and materials of those originally fitted to the property, generally simple timber doors with limited glazing area.

In practice this means that you should first consider whether any replacement is necessary.

It may be possible to repair windows; skilled joiners (woodworkers) can make repairs without difficulty. The Conservation Team in 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

Most buildings in the Conservation Area have chimneys with varying degrees of detailing. The original chimney materials should be retained and maintained.

Chimneys are an important visual feature of a building and contribute to the visual impact of building groups and skyline. If a chimney which makes a contribution to the character of the property or Conservation Area becomes unsafe and requires repair, it should be rebuilt to the original height and design, even if no longer in use.

Where a building is listed, the demolition of a chimney will require Listed Building Consent and Planning Permission. When chimneys become redundant it is important to ensure that steps are taken to maintain brickwork/stone and mortar or render, whichever is appropriate. Original pots should be retained where they are still structurally sound. A proprietary weather-guard can retain ventilation and discourage damp through the chimney breast.

## Dormer Windows & Loft Conversions

Dormers are not a traditional feature in the Conservation Area. They will only be considered in locations where they do not have a detrimental impact on the character of the individual house or the Conservation Area, and where they respect the scale of the house and protect the character of the existing roof form and the appearance of the Conservation Area.

Small traditional roof lights offer an alternative to a dormer but should be installed in discrete locations. In the case of a semi-detached property, particularly if symmetrical, care should 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.

## Roof Materials

Original roofing materials should be maintained. Reclaimed or new materials that match those of the original are the best way to protect the character of the Conservation Area. In re-roofing, it is important to match the size and quality of the original and to follow the gauge and layout of coursing.

Decorative ridge tiles, finials and ornamental barge boards are not traditional features.

Rainwater goods should be of traditional design and materials.

## Porches and Canopies

Where porches occur, they are a dominant feature of an elevation and their detailing should always be respected. Proposals for new porches and canopies should take account of any established building line and the design of the original property or pair of properties of which it may be a part.

## Wall Finishes/Stonework

The primary external wall finishes within the Conservation Area are coarse render and stone. It is important that stonework is correctly repaired or replaced. It is essential that existing stone is repointed in a manner which is appropriate to the original building method. The use of lime based mortars is recommended as the introduction of dense, cement based mixes will cause problems of moisture retention in traditional stone walling.

Attention should be paid to external finishes on extensions. Further advice on this is provided in 'Extensions & New Development'.

# Renewable Energy Devices, Communications Equipment & Security Equipment

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. Should planning permission be required, equipment is unlikely to be acceptable on prominent front and side elevations. Rear elevations or outbuildings 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.

## Extensions & New Development

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 the character and appearance of the Conservation Area.

Extensions to existing buildings and new development in the Conservation Area will be required to preserve or enhance the character and appearance of the Conservation Area by:

- Respecting the distinctive quality of place, which will involve the continuity of the existing urban grain.
- 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 the original buildings.

There are also wider planning issues to consider. For example, attention also needs to be paid to any new developments impact on neighbouring amenity, particularly its impact with regard to overlooking, loss of light and overbearing.

For a general outline of design principles, a Supplementary Planning Guidance document on Householder Design is available to download from [www.cardiff.gov.uk](http://www.cardiff.gov.uk) or can be requested by contacting C2C on 029 20872087.

As the design of successful extensions requires knowledge of building type and a sensitive handling of scale and detail, it is advisable to employ an architect with knowledge and experience of this type of work.

**Where a building is listed, further controls and requirements apply which override this advice.**

**Extensions, alterations and new development may have implications in terms of soft landscaping. Advice on this is provided in Appendix 2.**

**Guidance on landscaping including trees, parking, gardens, verges, hedges, gates and boundary enclosures is provided in Appendix 2 'Trees and Landscape Advice'.**

# appendix 2

## Trees and Landscape Advice

This guidance relates to landscaping issues including trees, parking, gardens, verges, hedges, walls and gates. Various landscaping features ranging from trees and hedges to verges, walls and private gardens contribute to the special character of the Conservation Area. Outlined below are the considerations that apply if you are planning work that involves these features.

### Trees

Trees contribute to the special character of the Conservation Area, and 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 Local Planning Authority of your intention to do the work. The Authority will agree to work which it considers will benefit the trees, and may agree other work where the benefits outweigh the damage to the trees. If it does not agree, the Authority may make a Tree Preservation Order to prevent the work. If the Authority does not respond within six weeks the work may be carried out anyway. The penalties the court may impose for not giving this notice are serious – the same as what would apply if the trees were protected by Tree Preservation Orders.

Work means not just the removal or killing of a tree, but also pruning or damaging roots or branches, whether directly or indirectly. Application should therefore be made if, for example, you plan to alter soil levels near trees, or install impervious surfaces, such as a new driveway. It would also be an offence to damage trees by polluting their environment, such as by applying a broad leaved herbicide to an adjacent lawn. There are various exemptions from the need for consent, particularly for trees that are dead, dying or dangerous. You are advised, except in the case of immediate danger, to telephone a Tree Preservation Officer before exercising one of these exemptions. Trees that are illegally removed, or removed under an exemption, will normally have to be replaced. If the work you wish to do relates to a development for which you need planning consent, you should include it within the planning application. You will not then have to make a separate application under the regulations protecting trees – the whole issue will be considered at one time.

If you have a large or prominent tree you are strongly advised to take, from time to time, the advice of a tree surgeon as to its long term management. The Authority will give due weight to a qualified tree surgeon's opinion when considering applications. Trees on the highway, or in parks, are managed by the Council's Parks Services, and are subject to a long term management regime, supervised by a qualified arborist.

If you would like further information about trees in Conservation Areas or Tree Preservation Orders, please contact the local authority Tree Preservation Officer on (02920 873189).

### Replacement of declining trees

It is important that where trees decline replacement trees are planted. Replacement trees should be planted as the old ones are removed. All trees should be of a suitable species. Tree Preservation Officers should be able to advise on species suitable for your particular situation.

### Garden Areas

Grassed and planted front gardens and hedging help give the Conservation Area its special charm. The creation of hard surfaced forecourts reduces grassed areas, flower beds and hedging, and can result in the loss of an entire garden which would detract from the area's character. The creation of paved forecourts is therefore discouraged.

## Parking in Front Gardens

Constructing parking areas within the curtilage of individual houses can result in the loss of front gardens and boundary treatments such as hedges and stone walls, which are important features. The loss of such features is discouraged.

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.

## Boundary Enclosures & Gates

Boundary treatments should be regarded as an extension of the building which they protect. They provide definition and character to the street scene. Any new boundary structure should seek to fulfil the same objectives.

Hedges are an important form of boundary in the Conservation Area, contributing greatly to its soft landscaping. In maintaining and restoring hedges, it is important to plant a species in character with the area. 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.

Boundary walls should reflect the character of the area. Typical of the area is traditional stone walling of random rubble stone, lengths of which are dry stone walling. All such walls should be retained and repaired and maintained to ensure that stone work and any mortar respect the original structure. It is essential that existing stone is maintained/repointed in a manner which is appropriate to the original building method. Where repointing is required, the use of lime based mortars is recommended as the introduction of dense, cement based mixes will cause problems of moisture retention in traditional stone walling.

Generally railings are not a traditional form of boundary enclosure in the Conservation Area.

Modern materials such as concrete and timber fencing should be avoided.

Where garden gates and doors form part of the boundary they should reflect the proportions and architectural style/details used on the main building.

## Landscaping

Extensions to properties and new development have implications for soft landscaping. To retain the area's character, where any development occurs, key soft landscaping elements need to be retained and appropriate protection measures implemented to ensure their survival during and after works.

Some development affords opportunities for soft landscaping and should be encouraged. New soft landscaping schemes should be sensitively designed to fit in with the character of the area.

## Verges

Grass verges add to the character of the area and should be retained.

## Boundary Review

### Background

Craig-y-Parc Conservation Area was designated in July 1991. As shown on Map 1, it is a linear area that focuses on the southerly most section of Pentyrch, encompassing Craig-y-Parc school to the South and extending north to include several large detached buildings. The area can be viewed in 3 sections, a northern residential area, a central area of fields and woodland and a southern section of Craig-y-Parc school, all accessed by a rural road that runs through the area.

### Boundary Review

Whilst some change has occurred within the Conservation Area, the area remains largely unchanged in form and composition since designation. The two most apparent changes in the northern section are the construction of 'Pedolau' and the replacement of Elm Cottage.

The central section of the Conservation Area remains as fields, woodland and agricultural outbuildings. The two largest fields are used as horse paddocks, the others for pasture. These fields, woods and outbuildings are important to the rural character of the Conservation Area and village and help define the settlement's edge. Several fields are also identified by Cadw as essential to the setting of Craig-y-Parc.

A recent change within this central section is the unauthorised erection of stables. Visually prominent and obtrusive, they are situated adjacent to the road in a central position within the Conservation Area.

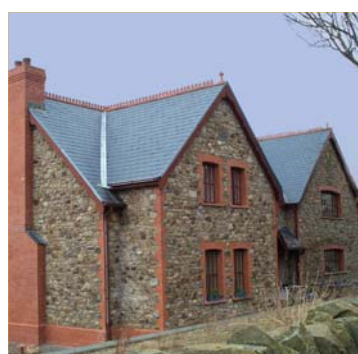
The former residence of Craig-y-Parc is used as a school run by SCOPE. As various buildings and structures within it are Listed and the gardens are registered as a Historic Park and Garden there are strict controls over alterations. As such only limited alterations have taken place since their designation.

The survey area extended to all land immediately adjacent to the boundary of the existing Conservation Area. The majority of this land is in agricultural and woodland use with the remainder residential.

The residential development north of the Conservation Area is late 20th century. These properties are different in character and appearance to those in the Conservation Area and, unlike them, form part of a planned and more extensive area of development.

The row of three properties to the north west of the Conservation Area, whilst attractive and displaying some similarities to the group of five northernmost buildings in the Conservation Area, are distinctly separate from and too remote from the Conservation Area to contribute to its character and distinctive quality of place.

Sufficient fields and woodland are included within the Conservation Area boundary to convey the rural character of the built heritage.



- View of Conservation Area
- Replacement Elm Cottage
- Craig-y-Parc house and gardens

Considering the type and level of change within the Conservation Area and the fact that all buildings, fields and woodland within it are important components of its character, the only change to the Conservation Area boundary is its amendment to reflect the altered physical boundaries of the residential properties 'The Rise' and 'Bron y De' as shown on Map 2.

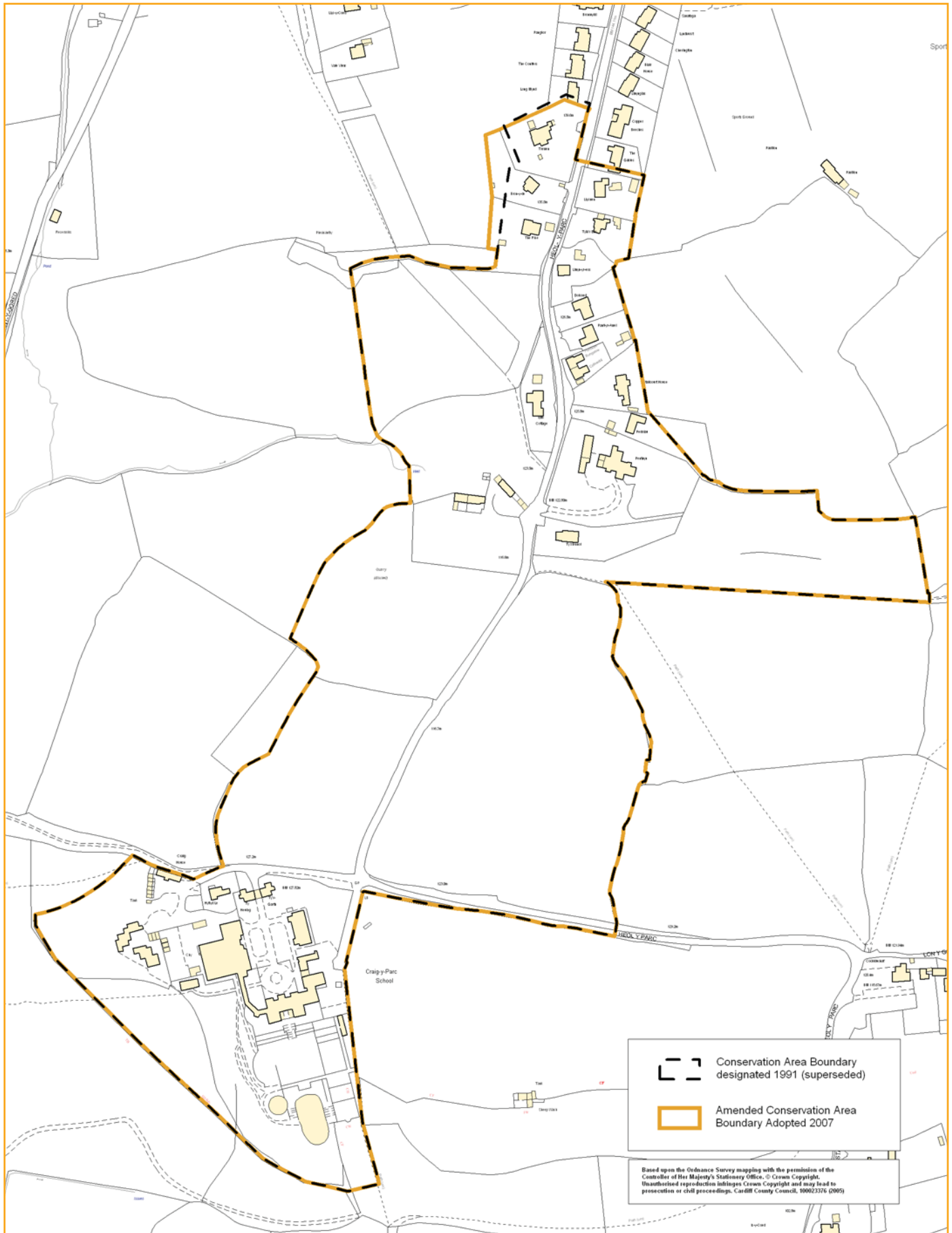
Since designation in 1991 additional land now forms part of these two properties. Whilst this in itself is not a reason for inclusion within the Conservation Area boundary, the original boundary between the properties and the additional land either no longer exists, in the case of 'The Rise' or, whilst still evident at 'Bron-y-De', are overshadowed by the more obvious physical (and consequently visual) boundary on the outer edge of the additional land acquired, which to the west forms a strong physical and visual continuum of the altered boundary of the property 'the Rise' when viewed from the adjoining grazing land. As such, in this instance, it is considered appropriate to extend the boundary to include the additional land.



- Late 20th Century housing outside the Conservation Area

# Map 2

## 1991 and 2007 Conservation Area Boundaries





## Glossary

|                             |   |
|-----------------------------|---|
| <b>Arts and Crafts</b>      | a late 19th century movement that in architecture uses traditional building crafts and local materials.   |
| <b>Ashlar</b>               | squared blocks of smooth stone.   |
| <b>Balustrade</b>           | a row of short pillars, called balusters, and the handrail they support.  |
| <b>Barge Board</b>          | timber boards fixed to the gable end of a roof, can be ornamental in detail.  |
| <b>Building Regulations</b> | rules of a legal or statutory nature by which local councils control the manner and quality of buildings. They are designed to ensure public safety, health and minimum acceptable standards of construction.   |
| <b>Cadw</b>                 | is the Welsh Assembly Government's historic environment division. Its aim is to promote the conservation and appreciation of Wales' historic environment. This includes historic buildings, ancient monuments, historic parks and gardens, landscapes and underwater archaeology. |
| <b>Coping</b>               | capping or covering to a wall.  |
| <b>Corbel</b>               | a projection from the wall face either used for decoration or a support for a beam or other structural component.   |
| <b>Coursing</b>             | rows.   |
| <b>Conservation Area</b>    | is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.   |
| <b>Context</b>              | the setting into which a building or space is placed, its site, its natural environment, or its neighbourhood.  |
| <b>Curtilage</b>            | the area of land surrounding a dwelling within the property boundaries.   |
| <b>Dormer Windows</b>       | a window with roof set into a sloping roof.   |
| <b>Dressings</b>            | carved stonework used around openings or any feature.   |
| <b>Eaves</b>                | the underpart of a sloping roof overhanging a wall.   |
| <b>Finial</b>               | an ornamental feature situated at the end of a roof.  |
| <b>Form</b>                 | the general shape of an area including its scale and proportion.  |
| <b>Gable</b>                | the upper triangular-shaped portion of the wall of a building.  |
| <b>Gauge</b>                | depth / thickness.  |
| <b>Hedgebank</b>            | a hedge grown on a mound/bank of grass.   |
| <b>Hipped Roof</b>          | a roof with slopes on all four sides.   |

|  |   |
|--|---|
| <b>Listed Building</b>   | a building or other structure that is of specific architectural or historic importance and which is afforded statutory protection by Cadw. It cannot be demolished nor have its external, and in some cases internal, appearance altered without formal permission.                   |
| <b>Loggia</b>  | a gallery structure open on one or more sides, sometimes pillared.  |
| <b>Mock Tudor half timbering</b>                               | external timber detail on the upper part of a building replicating the style of Tudor buildings. Often the timber detail does not have a structural function and is applied to the outside wall for decorative purposes. The timber detail usually is wood or painted moulded render. |
| <b>Mortar</b>  | a material used in construction to fill the gaps between stones or bricks and to bind them together.  |
| <b>Organic</b>   | unplanned.  |
| <b>Pasture</b>   | a field covered with grass or herbage and suitable for grazing by livestock.  |
| <b>Piers</b>   | pillars.  |
| <b>Quoins</b>  | stones or bricks used as a decorative feature to accentuate the corners of a building. They are usually laid so that their faces are alternately large and small.   |
| <b>Rainwater Goods</b>   | items such as drainpipes, guttering and hoppers (receptacles) involved with the disposal of rainwater from a building.  |
| <b>Render</b>  | a plaster, lime or cement coating.  |
| <b>Rendered</b>  | covered with plaster.   |
| <b>Repoint</b>   | repair the joints between.  |
| <b>Ridge Tiles</b>   | tiles that cover the highest point of a roof.   |
| <b>Roof light</b>  | a glazed opening set in a roof.   |
| <b>Rubble Stone</b>  | stones of irregular shape and size.   |
| <b>Scale</b>   | the relative size of an object.   |
| <b>Site of Importance for Nature Conservation (SINC)</b>       | non-statutory site designated through the Biodiversity Supplementary Planning Guidance for its importance for nature conservation.  |
| <b>Siting</b>  | position / positioning.   |
| <b>Special Landscape Area</b>                                  | An area identified as having special landscape qualities.   |
| <b>Skyline</b>   | the outline of objects seen against the sky.  |
| <b>Swept Eaves</b>   | broad eaves created where the lower part of a roof splays out as a result of a reduction of the angle of the roof pitch.  |
| <b>The North West Cardiff Conservation Area Advisory Group</b> | a group made up of local ward members and local residents who have expertise in conservation matters. This group has no decision making powers but acts as consultee, commenting on local planning applications.  |
| <b>Tree Preservation Order</b>                                 | provides protection for trees specified in the order. It makes it an offence to cut down, top, lop, uproot or wilfully damage or destroy a tree specified in the order, or permit these actions, without first seeking formal consent from the Local Authority.                       |
| <b>Urban Grain</b>   | the pattern of the arrangement and size of buildings and their plots in a settlement.   |

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Details of Listed Buildings, trees currently protected by Tree Preservation Orders and the planning policy documents referred to in this document may be obtained from the Conservation Team.

## Acknowledgements

- Cadw: Welsh Historic Monuments.
- Pentyrch Community Council
- The North West Cardiff Conservation Area Advisory Group

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