

GWAELOD Y GARTH



CONSERVATION AREA APPRAISAL

CARDIFF

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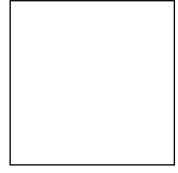
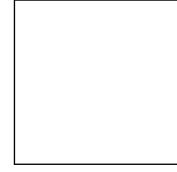
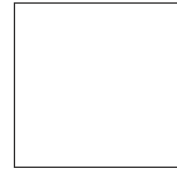
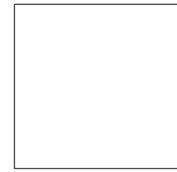
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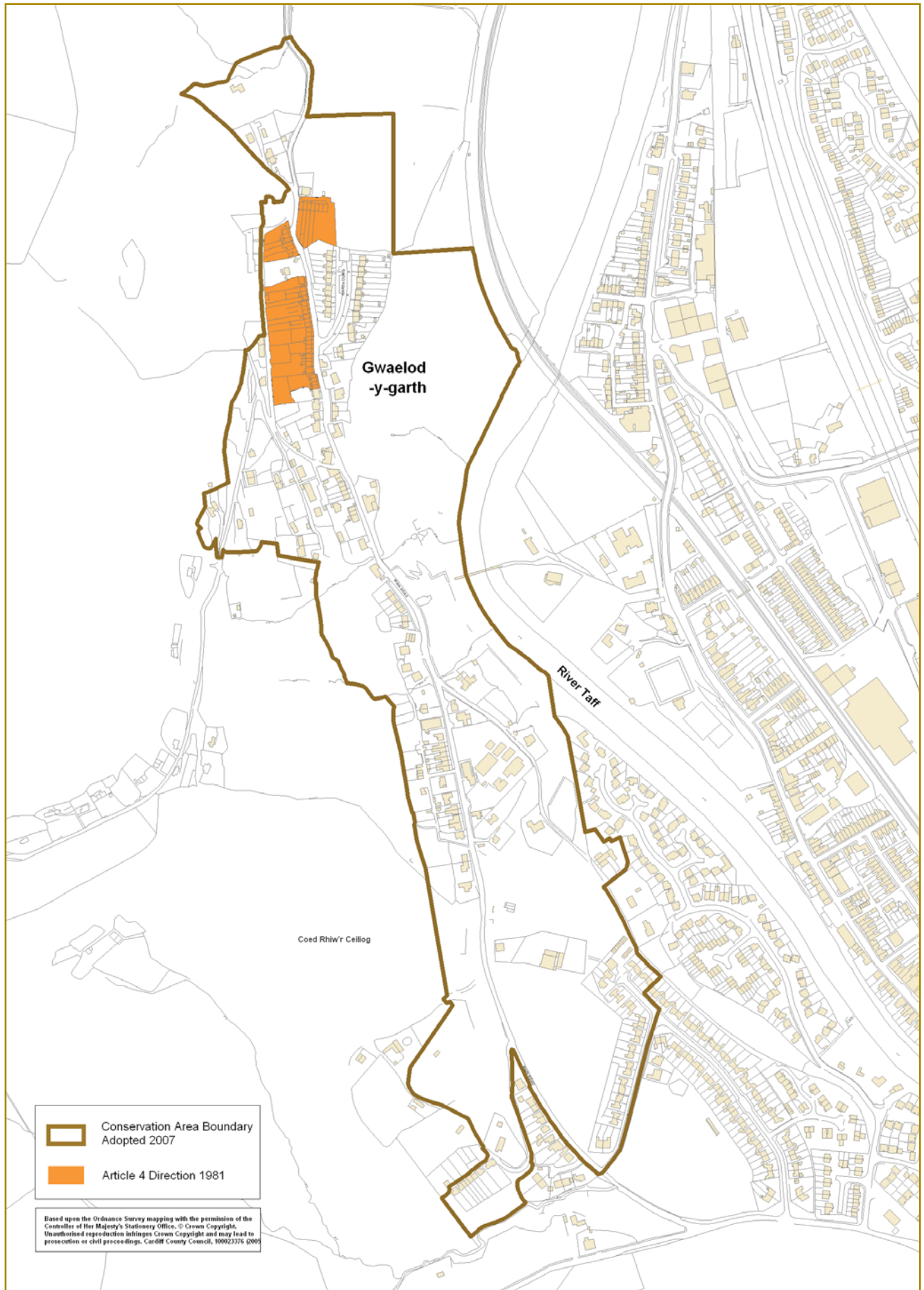
Background Sources & References

Acknowledgements

Contacts and Information



Map 1: Conservation Area & Article 4 Direction



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 this 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.

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 City of Cardiff Unitary Development Plan, until such time as a Local Development Plan has been adopted.

2 history

2.1 Gwaelod y Garth

Gwaelod y Garth is an industrial settlement in the Parish of Pentyrch located at the foot of Garth Hill.

Gwaelod y Garth in English means below the Garth. The settlement was given this name during the first half of the present century, previous to this it had been known as Lower Pentyrch. It is believed that the reason for renaming the village was to distinguish between the two independent chapels, one being in present day Pentyrch, the other being Bethlehem Chapel in what was then Lower Pentyrch.

2.2 Early Settlements

Archaeological finds in the area suggest a continuous occupation from as early as the middle stone ages, with flints found in the area suggesting that the earliest settlers in the vicinity may have been Mesolithic and Middle Stone Age Man. Later the Neolithic or New Stone Age Man probably inhabited the caves of the Garth. Archaeological finds in these caves suggest a continuous occupation of this area from this period until the Roman and post-Roman era. The existence of prehistoric settlements is further evidenced by burial mounds such as 'the pimple' on Garth Hill.

2.3 Industrial Development

Gwaelod y Garth has grown and developed as an industrial settlement, due to its natural mineral wealth and its position alongside the Taff river valley, providing good links with Merthyr and Cardiff.

Iron working on a large scale was introduced in Pentyrch by the Sidney Family in 1565. They established works which were later found to be associated with illegal ordnance manufacture and as a result had fallen into ruin by 1625.

During the 18th Century the iron trade was revived and a new Pentyrch Ironworks was established between 1721 and 1800, 1740 being the most probable date. The area of Garth Hill and Gwaelod y Garth was one of the mineral sources for Pentyrch's Iron Works and the River Taff provided the water for the process. Coal took over from wood as fuel in the 18th century and mining was recorded in the area from 1714; coal being obtained from levels around Gwaelod y Garth.

During the 19th century, industrial activity in the area expanded and Gwaelod y Garth began to grow. This new era of prosperity was initiated by Richard Blakemore of Melingriffith who bought the Pentyrch works in 1810. In 1815 the Pentyrch-Melingriffith narrow gauge tram-road connected the two works and linked quarries in Little Garth south of Gwaelod y Garth to the iron furnace. The era of prosperity initiated by Blackmore was continued by his nephew: T.W. Booker who took over the works in 1837.

The Pentyrch works closed in 1880 and although work at the Old Forge continued spasmodically, it was completely curtailed in 1915.

Coal, however, was mined under the village until recently (as it continued to

be economic to extract this mineral after local iron working ceased). Two of the most important pits in the area were the Garth Rhondda Colliery and Llan Colliery. The latter was closed down in 1885.

2.4 The Growth of the Village

The 1838/39 tithe map shows that Gwaelod y Garth was a settlement of half its present scale. It was between the 1840s and 1880s that Gwaelod y Garth was extended and the present terraces of iron workers' cottages were added to the hillsides of the hamlet. Salem Chapel was built in 1871.

A year later a new Bethlehem Chapel was built by the main road replacing the old chapel at the bottom of Rhiw'r Ceiliog which had been constructed in 1831.

By the mid 1800s the accessibility of Gwaelod y Garth increased and the need for more materials gave rise to the surge of development. The tram-road which in 1840 only went to the hills south of Gwaelod y Garth was extended by the 1890s to replace the winding path from Garth Hill to the Pentyrch Works.

The Iron Workers cottages were built with local stone quarried from Garth Hill and located either along the north/south route or parallel to it on the steep sides of Garth Hill. Some of the original cottages have disappeared today, many of which were demolished and their occupants re-housed in Garth Olwg and the Heol Berry Council Estate.

The route to Efail Isaf and Llantrisant appears to have declined in importance during this period as did the route over the high land of Garth Hill to Pentyrch and Llantrisant. This was accompanied by improvements of the north/south rail links via the Taff Valley and the later replacement of the road through Gwaelod y Garth by one to the east, now the A470. Thus Gwaelod y Garth has declined in importance as a route centre on the North/South Cardiff to Merthyr road.

3 the character assessment



- The Old Post Office & Post Office Row, Main Rd
- Main Rd & Garth Hill
- Garth Olwg

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

They are:

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

An analysis of each is set out below.

3.1 A Distinctive Quality of Place

Gwaelod y Garth has a strongly defined character, centred around 19th century industry and mining work, and created through a number of factors including:

- Land form (a steep sided river valley at the foot of Garth Hill) which has influenced land use, industry, mining and building development;
- Buildings (their design, location, orientation, scale and relationship);
- Boundary treatments (hedges and walls)
- Land uses (industry, woodland, residential, school, highway).

Development in the Conservation Area occurred mainly during the 19th century, and was linked to the sudden increase in mining and industrial activity in the area.

Grouping of Buildings

The village is linear in character having been developed along the Main Road with short rows of stone built, two storey cottages.

Until the start of the twentieth century, buildings were largely concentrated in the northern part of the village, set in short terraces in parallel rows along the uphill side (west) of Main Road and the mountain road, overlooking the Taff Valley.

Development along the river side (east) of Main Road is generally later and has been gradual and sporadic. Development along this side is irregular, with breaks in the built form allowing glimpses and views of the river valley, footpaths and woodland. It has retained a linear development form, with the exception of the development at Garth Olwg, which branches away from Main Road.

There is a greater variety in building groups to the central part of the Conservation Area, around the school and Bethlehem Chapel. School Lane, branching away from Main Road provides a break from the linear development pattern which is so strongly evident to the north of the village, although the main concentration of built form is still centred on Main Road.

Properties in the central area are somewhat larger than the original workers cottages, and reflect a variety of architectural styles dating from the Edwardian period onwards. This is reflected in their grouping, as semi detached or detached properties dominate this area. However, the older properties in this area (Old School Cottage and Garth Villas) continue to reflect the terraced character evident in the north of the village.

The character in the southern part of the Conservation Area is significantly different from the remainder of the village, and consists of two distinct styles. Georgetown is a small group of cottages which demonstrate the terracing evident in the older village properties. At Heol-y-Nant and the northern part of Heol Berry, is a group of council houses which were built in 1947 and influenced by the Arts & Crafts movement and garden village principles. They are set in pairs and oriented around a formal public open space.

Scale

Historically, properties in Gwaelod y Garth have been modestly proportioned 2 storey workers cottages. This modest, domestic scale is reflected in later developments within the Conservation Area.

There are a few examples of larger historic properties within the village which reflect the status of the occupants or their former use in the community (e.g. School House, Garth Inn).

Contemporary properties tend to have larger footprints than the original cottages, although for the most part have retained of a scale and proportion which reflects the character of the Conservation Area.

Views and Vistas

From the southernmost access to the Conservation Area on Main Road, views through and from the Conservation Area are limited to the west by the rise of Garth Hill, and to the east by woodland. The resultant impression is of an enclosed, green road winding through the village.

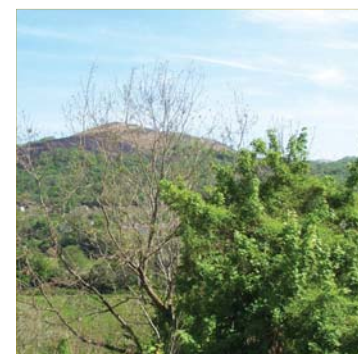
Towards the northern part of the village, views across the Taff valley become apparent. Properties here have historically benefited from these views through their orientation parallel to Main Road.

Patterns of Use

While the predominant land use within the Conservation Area today is residential, strong links with its industrial mining past are still evident.

A garage and depot towards the south of the Conservation Area represents the last industrial activity within the village. Industry and mining remain important in the area, with an industrial estate and stone quarry located outside the Conservation Area and accessed from Heol Goch/Main Road. However these have little impact on the special character of the Conservation Area.

Physical remains of the village's industrial past can be found, with mine shafts and similar industrial structures visible in the surrounding woods, as well as the location of old rail lines which remain as public footpaths.



- Main Rd
- Old School Cottage
- Bryn Taf, School Lane
- View from Main Rd



- Industrial Remains
- Salem Row
- Gwaelod y Garth Inn
- Bethlehem, Capel yr Annibynwyr

The core of the village, in terms of community uses, is located around the primary school, village hall and church, in the centre of the village.

Gwaelod y Garth Inn, located further northwards, is considered as important to the local community as the formal, institutional community uses. Nearby is the former post office which recently underwent a change of use to a private dwelling. The shops and other such facilities were originally located in the northern part of the village, although none now remain.

3.2 The Presence of Landmark Buildings and Landscape Features

There are three listed buildings and in excess of thirty locally listed buildings within the Conservation Area. The majority of these buildings may be considered as landmark buildings in their own right. However, for the purpose of this appraisal, a landmark building is one which has significant social and historic links with the development of the area, which is unique within its setting, and which contributes positively to the character of the area.

Salem Chapel (former)

Built in 1871, Salem Chapel is a Grade II Listed Building, and was built to serve the industrial workers in Gwaelod y Garth. Now converted to a dwelling, it retains much of its original external appearance and is an important landmark to the northern edge of the village.

Salem Row

Salem Row is a locally listed terrace of seven stone cottages. It is similar in style, scale and detailing to other cottages in the village, although unique to the village in terms of its north south orientation.

This orientation has resulted in an unusual back-to-front appearance to the cottages. The 'rear', or garden elevation, is the most publicly visible and best preserved elevation, contributing significantly to the village, while the 'front' elevation is the least visible and most altered.

Gwaelod y Garth Inn

The Gwaelod y Garth Inn is a stone building, formerly rendered, set to a simple, two storey plan with a gabled roof, and is prominently located towards the northern part of the village along Main Road. While not a listed or a locally listed building, the Gwaelod y Garth Inn is considered an important local landmark building due to its strong social and historic links to the development of the village.

Bethlehem Capel yr Annibynwyr

This is another Grade II Listed chapel, built in 1872 as part of the later expansion of the village associated with the further development of ironworks, quarries and mining. The chapel and the school opposite originally shared the same premises.

Of a similar simple, gabled form to Salem Chapel, it is clad in roughcast pebbledash with cement-based render dressings and a Welsh slate roof.

Gwaelod y Garth School & Village Hall

Gwaelod y Garth school comprises a range of stone buildings and portacabins, of which the easternmost building is Grade II Listed.

Together with the adjacent village hall, they are identified as landmark building due to their central location in the Conservation Area, and as an important community hub.

School House

School House is an attractive stone dwelling with brick detailing, located to the south of the school, on Main Road. Built during the 19th century to accommodate the school master, its local importance is demonstrated through the use of high quality materials and detailing

Landscape Feature

Gwaelod y Garth is dominated by the steep slopes of Garth Hill, and by the Taff river valley. Both have influenced its development through the mineral wealth and local links which financed local growth, and through the topographical features which informed the shape, position and orientation of buildings in and around the village.

3.3 Hierarchies of Public and Private Space

There is a great deal of publicly accessible countryside and other open space within the Conservation Area. This includes the footpaths following the River Taff and woodland to the east of the village, and the hillside paths to the north and the west.

The Conservation Area enjoys a comprehensive network of public footpaths and public rights of way, many of which follow the location of the old tramway and railway. A footbridge (Pont Shôn Phillip) links Gwaelod y Garth to Taffs Well across the river.

There is a clear definition between public and private space within the Conservation Area. Private spaces are clearly defined by strong physical boundaries, such as walls, fences and hedges, and by private forecourts or garden spaces, set-backs from the road and changes in levels.

Well signposted public rights of way and public highways make the area permeable and provide links to the surrounding countryside.

3.4 High Quality Local or Unusual Materials in the Townscape

A variety of different materials are evident in Gwaelod y Garth, including local stone, brick and render. The materials used roughly reflect the age and purpose of the buildings and townscape.

In the northern part of the village, the use of materials contributes significantly to the area's special character. Stone is the dominant material in this area, with the miners cottages and boundary walls constructed of local random rubble stone with welsh slate roofs. Architectural detailing to these cottages, such as the window cills, surrounds, and headers, are also largely constructed of stone. There



- Gwaelod y Garth School
- Village Hall
- School House
- Well marked footpaths



- Main Rd (north)
- Ffigys House
- Heol Berry
- Main Rd

are several examples of alternative materials for decorative effect, for example the brick window surrounds at the Woodlands.

Render and cladding is also present on some of the original buildings in this area, although tended to be limited to larger properties or those of significance in the community, such as Ty Isaf, Ffigys House and the Post Office.

Concrete render has been increasingly used on later buildings in the area, as an affordable alternative to stone.

The council houses to the south of the Conservation Area, along Heol y Nant and Heol Berry, benefit significantly from the high quality of materials used in their construction. These properties are pale rendered, with dressed stone surrounds to the windows and doors. They would originally have had steel casement windows with leaded lights, although the majority of properties have since installed UPVC casement windows.

The cottages at Georgetown are stone built and rendered, with the front (north) elevations painted in a variety of colours.

The central part of the Conservation Area, around the school and Bethlehem Chapel, show a combination of materials, including local stone, render, brick, and a range of contemporary materials. These reflect the range of ages and styles of buildings in this area.

3.5 High Quality Architectural Detailing

The village consists largely of modest, two storey workers cottages at its historic core and associated community facilities, with later buildings in a variety of styles having been added as the village prospered and grew. A brief analysis of common and unique details within the Conservation Area is set out below.

Stone Cottages

The miners cottages are central to the special character of the village, and to the understanding of the social, industrial and economic development of the village. They are largely concentrated in the northern part of the village, although there are examples of these simple, stone cottages further south, at School Lane and Georgetown.

Modest in scale and form, the cottages are two storey properties set to a simple footprint, with locally sourced pennant sandstone walls and gabled roofs tiled with welsh slate. The cottages are generally unadorned by secondary architectural decoration or finishes, demonstrating instead simple and practical detailing to window and door surrounds using stone or brick.

While the majority of these properties have replaced windows and doors over the years, several have retained the traditional 12 paned or sash fenestration.

The cottages are built close to the road and conform to a common building line. No porches or other additions have been made to the front elevations which have affected the architectural unity of the terraces. Many of the cottages facing Main Road are elevated above street level, with high stone boundary walls and coal holes accessed from Main Road

Salem Row and Georgetown differ to other cottages in the Conservation Area, as they are oriented in such a way that their 'front' elevations are less publicly visible than their 'rear', or garden elevations. This has resulted in greater

freedom and opportunity for individuality when carrying out works to their 'front' elevation, while the 'rear' (garden facing) elevations have remained comparatively unaltered.

Salem Chapel

A former chapel in a simple classical style, it is built of coursed rubble with brick surrounds, rock faced quoins and a Welsh slate roof. The gable end façade has a three round headed multipane window with stone sills incorporating coloured glass.

Bethlehem Capel yr Annibynwyr

This is a simple gabled chapel, built of stone and clad in roughcast pebbledash with rendered quoins, platbands and door and window surrounds and a Welsh slate roof. Its gable end frontage has round-headed sash windows to the first floor, and similar square headed windows to the ground floor to either side of the central round headed doorway.

Edwardian and early 20th century houses

There are several examples of late 19th and early 20th century buildings in the Conservation Area. The majority of these buildings are located in the middle of the Conservation Area, adjacent to the school and Capel yr Annibynwyr, although there are also examples in the north of the village.

Examples of Edwardian semi detached properties (such as Brynderwen and Brynteg), terraced villas (Garth Villas) and detached villas (e.g. Bryntaf) within the Conservation Area demonstrate a range of architectural detailing which is typical of the period. These include examples of gabled bays, octagonal bays, half timbering, the use of render and brick, oriel windows, wooden sash windows.

Examples of buildings which were influenced by the Arts and Crafts movement are also evident in the village. These properties are rough rendered, with less external embellishment, and Arts and Crafts or Art Deco inspired doors and windows.

Heol y Nant

The houses at Heol y Nant and the northern end of Heol Berry were built to house the former occupants of mining cottages on the Garth. They are good examples of municipal development influenced by the Arts & Crafts movement and by Garden Village principles.

Properties are built to a simple form and articulated with wide, gabled bays to the front elevation. The detailing is simple but of very high quality, with cream or white painted rendered walls and stone mullion windows. The windows have for the most part been replaced with UPVc windows, although there are a few examples of the original white painted steel frames with leaded lights remaining.



- School Lane
- Bethlehem Capel yr Annibynwyr
- Main Rd
- Heol y Nant

3.6 High Quality Hard and Soft Landscaping



- Stone wall on Main Rd
- Stone wall and coal hole in Main Rd
- Street furniture on Main Rd
- Gwaelod y Garth in its Landscape setting

Hard Landscaping

Paving materials and road surfacing throughout the area is of standard concrete and tarmac, in varying states of repair.

Some of the lesser used access lanes in the area are not adopted highway. Many of these demonstrate a poor degree of maintenance, to the point of being gravel tracks, such as at the southern part of School Lane.

The use of stone in boundary walls contributes significantly to the character of the area, in particular to the northern part of the village, although not exclusively so. Stone boundary walls are equally prevalent in the area surrounding the school, with varying details such as brick or stone piers and coping. Railings and iron gates are evident throughout the village.

Street furniture in the area is utilitarian in style and approach. This is appropriate to the history and origin of the village, although issues are raised regarding their maintenance and instances of vandalism/graffiti.

Trees and Soft Landscaping

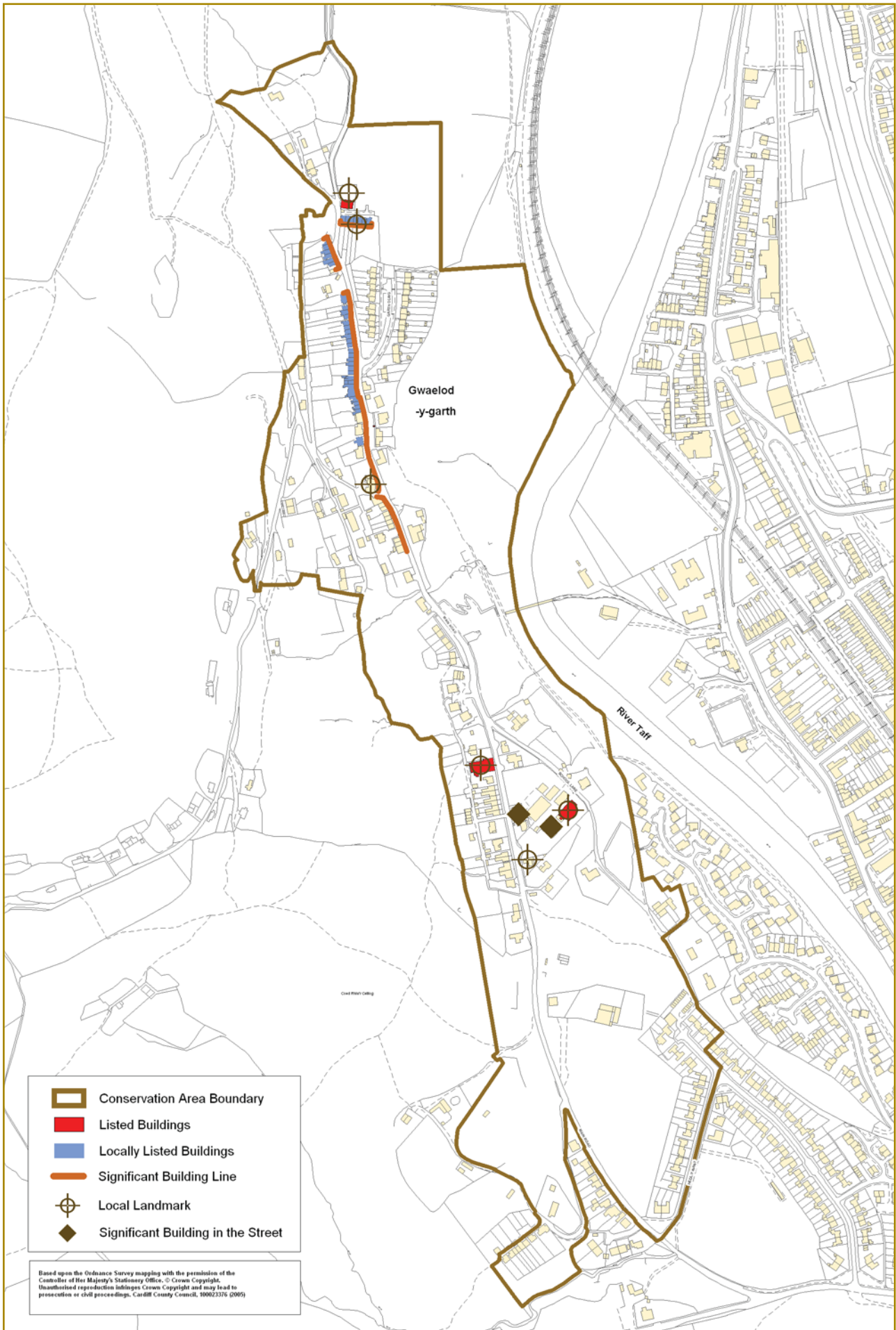
The main landscape character in the Conservation Area derives from woodlands and tree planting, rather than other lower level planting.

There are two major belts of large forest trees. One extends between the river and Main Road, to the east of Main Road and includes an area of SINC (Site of Importance for Nature Conservation) which runs along the river. The second extends up hill from Main Road and includes an area of SINC which includes the countryside extending up Garth Hill. These important green wedges enfold the village settlement and define its impressive landscape setting in a natural gorge.

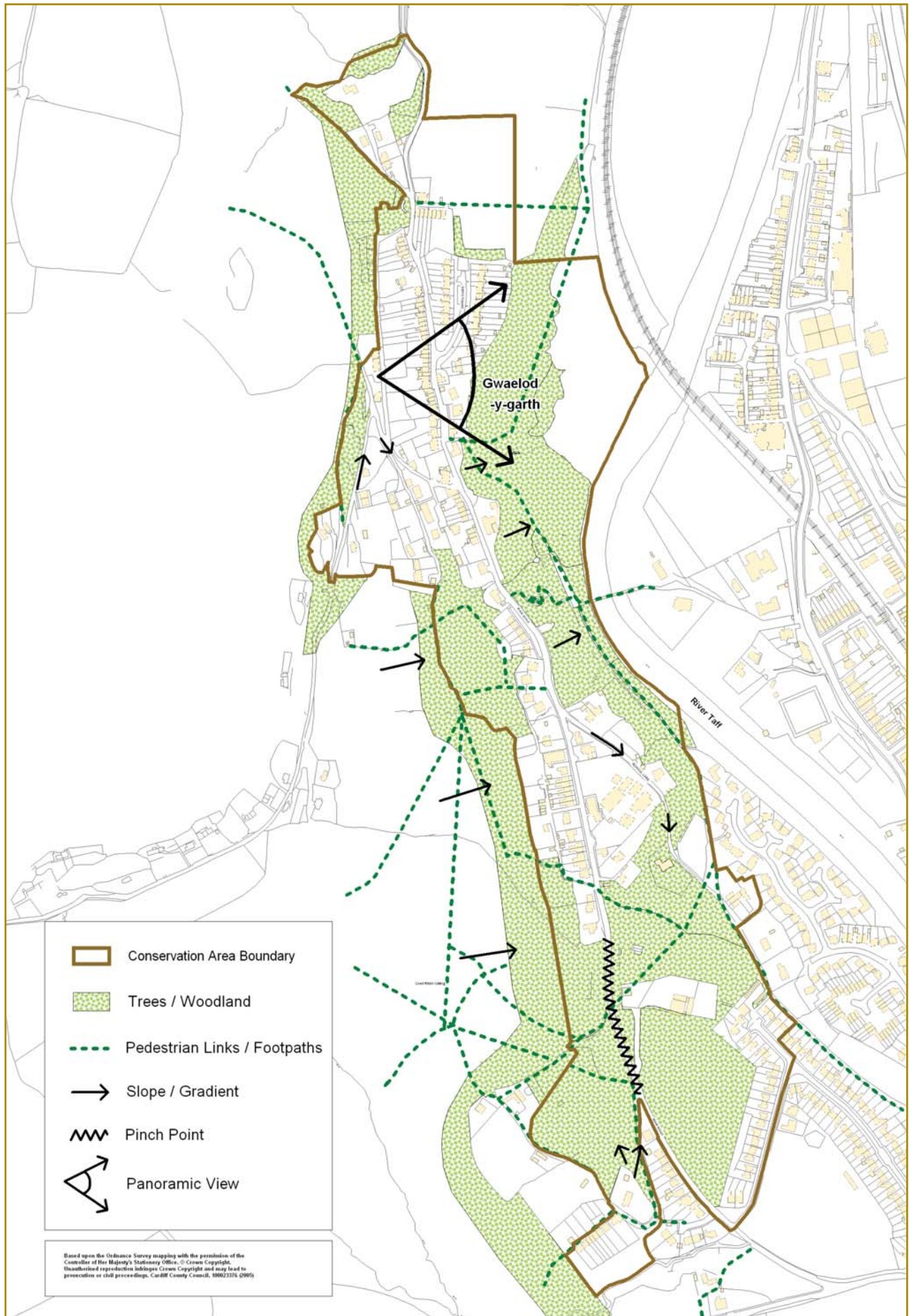
To the north of the village, indigenous hedgerows define property boundaries and enclose the former Merthyr Road which extends north from the village.

The low boundary hedges of the municipal houses at Heol y Nant and the north of Heol Berry are important elements of the Garden Village principles which informed their design.

Map 2 Townscape Plan: Built Environment

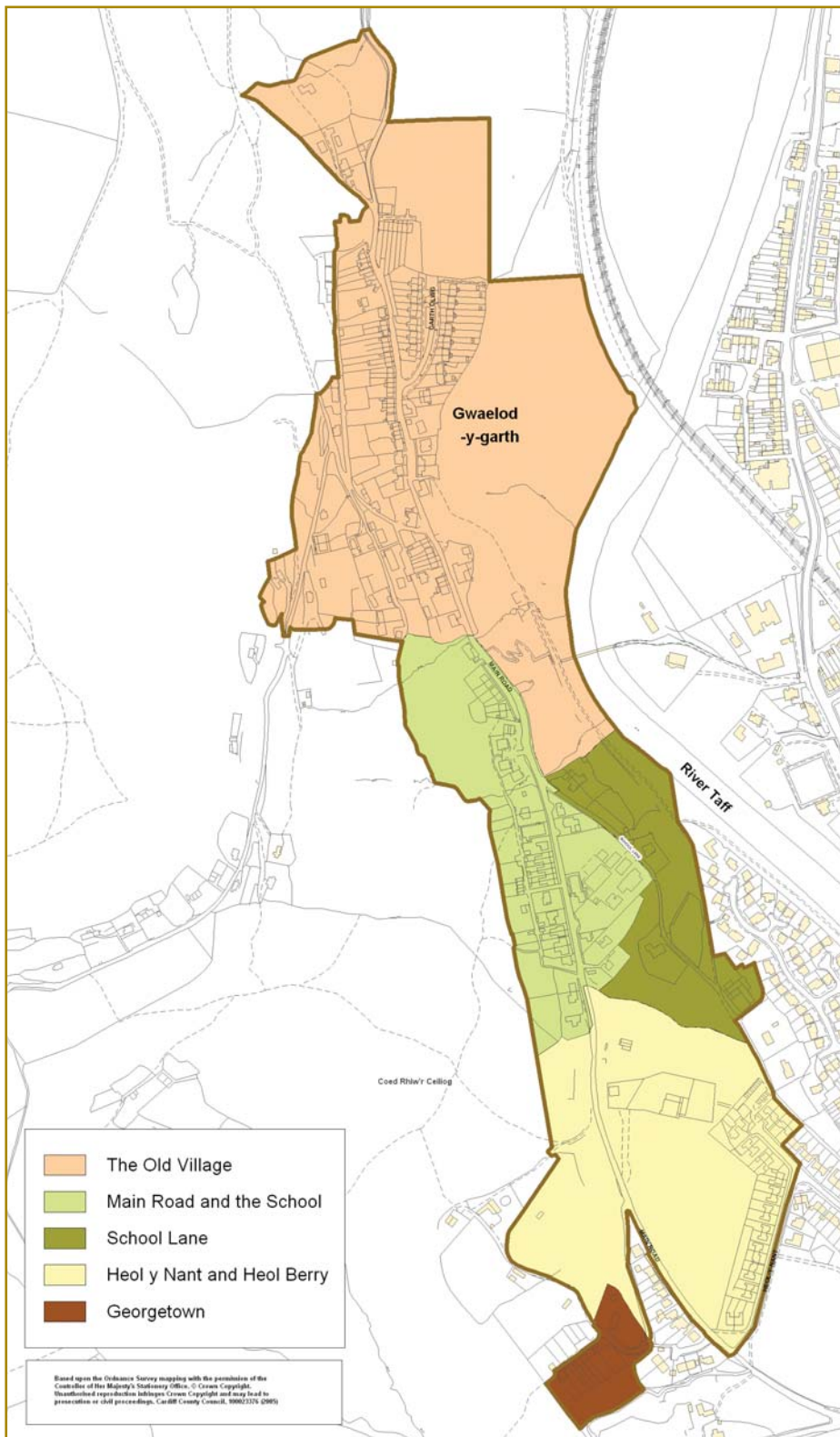


Map 3 Townscape Plan: Natural Environment



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

Map 4 Areas of Special Character





- Main Rd
- The Old Post Office
- Interpretation Board, Main Rd
- Tunnel access to Pont Shôn Phillips

4.1 The Old Village

- The northern part of Gwaelod y Garth presents the historic core of the village and retains a village character.
- Simple, stone cottages are positioned at the foot of Garth Hill, parallel to Main Road and overlooking the River Taff.
- High retaining and boundary walls built of local stone rubble contribute to the special character of the area.
- Garth Olwg has departed from the established linear development in the area.

Issues

- An Article 4 Direction affords protection to the locally listed properties in this area, through the management of minor alterations and architectural details such as windows and porches.
- The Article 4 Direction does not adequately protect the more visible rear (garden) elevation of Salem Row, a double fronted terrace.
- The woodland beside the river and on the hillside require maintenance and management to ensure ease of access and maintenance of key views.
- The steps and tunnel access leading to Pont Shôn Phillip have been subject to vandalism. The ongoing maintenance of the bridge and its access points require some attention.
- Pressure for on street parking is present throughout the day.
- High retaining and boundary walls built of local stone rubble contribute to the special character of the area.
- The local interpretation board shows signs of weathering.
- Storage of 'wheelie bins' presents problems to many properties in the area.

Enhancement Opportunities

- Undertake a review of the Article 4 Direction.
- Manage woodland and surrounding countryside.
- Ensure appropriate protection for adjoining countryside through LDP policies.
- Enhance footpath links by improved lighting and directional signs and ongoing maintenance.
- Undertake a review of the present traffic management and parking arrangements in the village.
- Maintain and improve hard landscaping and street furniture in the public realm.
- Respect building scale, layout and form within planning applications for development.
- Original building materials (e.g. stone, brick, iron) should be preserved and protected as and when planning applications are received.
- Renew the local interpretation board (Pentyrch Community Footpaths Project).

4.2 Main Road and Gwaelod y Garth School

- Represents the community hub of the village, accommodating a primary school, village hall and chapel.
- Streetscape is varied and punctuated by buildings set back from the road and small front gardens.
- There is a strong relationship between the buildings and the street.
- Stone and brick boundary walls define public and private space.
- There is a high level of retained original detailing on houses.

Issues

- Pressure for parking is particularly evident adjacent to the school gates and undermines the quality of the street scene.
- Varied quality of buildings, including fine Edwardian properties and modern dwellings.

Enhancement Opportunities

- Undertake a review of the present traffic management and parking arrangements in the village.
- Respect building scale, layout and form within planning applications for development.
- Original building materials (e.g. stone, brick) should be preserved and protected as and when planning applications are received
- Maintain and improve hard landscaping and street furniture in the public realm.

4.3 School Lane

- School Lane has retained a rural character, informed by the surrounding woodland and limited residential development.

Issues

- Pressure for development in this area may impact on its special rural character and subservience to the village.
- The surrounding woodland and river, along with visible remaining evidence of the area's industrial heritage, contribute to its special character.
- Council adoption of School Lane does not extend to its full length. This has resulted in a varied quality of road surfacing and maintenance.

Enhancement Opportunities

- Respect building scale, layout and form within planning applications for development.
- Original building materials (e.g. stone, brick) should be preserved and protected as and when planning applications are received.
- Enhance footpath links by improved directional signs and ongoing maintenance.
- Manage woodland and surrounding countryside.
- Maintain and improve hard landscaping and street furniture in the public realm.



- Bethlehem Capel yr Annibynwyr
- School House
- Old School Cottage, School Lane
- School Lane (unadopted)



- Heol Berry
- Heol Berry / School Lane garages
- Georgetown
- Georgetown (rear)

4.4 Heol y Nant

- The properties on Heol y Nant and to the north of Heol Berry are an excellent example of municipal housing influenced by Arts & Crafts and Garden Village principles.
- Detailing and materials to these properties is of a very high quality, although only a few properties have retained the original metal framed casement windows.
- Heol y Nant has a strong relationship with the adjoining public open space.
- The area contains one of the last remaining industrial uses in the Conservation Area, along with visible remains of earlier industrial/mining activities.
- The garages at School Lane/Heol Berry are remote and poorly overlooked.

Issues

- Unsympathetic alterations to the municipal housing may have a significant impact on the character and architectural quality of the area.
- Pressure to replace existing features (e.g. windows) may result in the loss of high quality architectural detailing to the detriment of the area.
- Concerns are raised regarding the security and maintenance of the garages at School Lane / Heol Berry.

Enhancement Opportunities

- Respect building scale, layout and form within planning applications for development.
- Original building materials (e.g. stone, brick) should be preserved and protected as and when planning applications are received.
- Maintain and improve hard landscaping and street furniture in the public realm.
- Consider whether an Article 4 Direction would be appropriate to protect remaining architectural detailing to these properties.

4.5 Georgetown

- Georgetown consists of a short row of double fronted workers cottages, and one detached property to the east.
- Both the front and rear elevations of the cottages have been significantly altered, although most drastically to the 'front' (north), less visible elevation, which has been extended, rendered and painted in a range of colours.

Issues

- Limited original detailing to the properties remain.
- The 'rear' (garden) elevations of the row of cottages are arguably the most publicly visible.

Enhancement Opportunities

- Respect building scale, layout and form within planning applications for development.
- Original building materials (e.g. stone, brick) should be preserved and protected as and when planning applications are received.
- Maintain and improve hard landscaping and street furniture in the public realm.

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

5.1 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 development in the area,
- To inform the assessment of planning applications in accordance with Policy 2.53 of the Cardiff Unitary Development Plan (Deposit).
- 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.

5.2 Additional Benefits of the Appraisal

It is envisaged that the adopted appraisal along with the support of the Council's Conservation Team will bring the following benefits to the area.

- Preserve and enhance the special character of the Gwaelod y Garth Conservation Area.
- An increased public awareness and appreciation of the area's special character and rich industrial history.
- Provide guidance for property owners and occupiers in the Gwaelod y Garth Conservation Area.
- Provide 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 area 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.
- Define 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.

5.3 Pressure for Change

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

- Continued pressure to alter and extend buildings and gardens.
- Continued pressure for on street parking, and disruption to traffic as a result.
- The loss of soft and hard landscaping including boundary walls, hedges, gardens and trees.
- Competing pressure for change to buildings and houses to meet

other objectives, for example improved energy efficiency, and security for houses.

- Continued traffic congestion and the heavy use of Main Road at peak traffic hours.
- The design and siting of road signs, street furniture and promotional signage.

5.4 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 the appendix on how buildings 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, 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. Through the 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 roadways,
 - Through remedial works to Council owned trees and replacement planting where necessary,
 - Neighbourhood renewal schemes,
 - Protection and enhancement of the river valley.
3. The management and maintenance of the Council's estate including property, parks and gardens.
4. The promotion of an understanding of the cultural and historic significance of the Gwaelod y Garth Conservation Area through links with the Community Council, religious bodies, schools and libraries and other community groups.

5.5 Protection of the Conservation Area

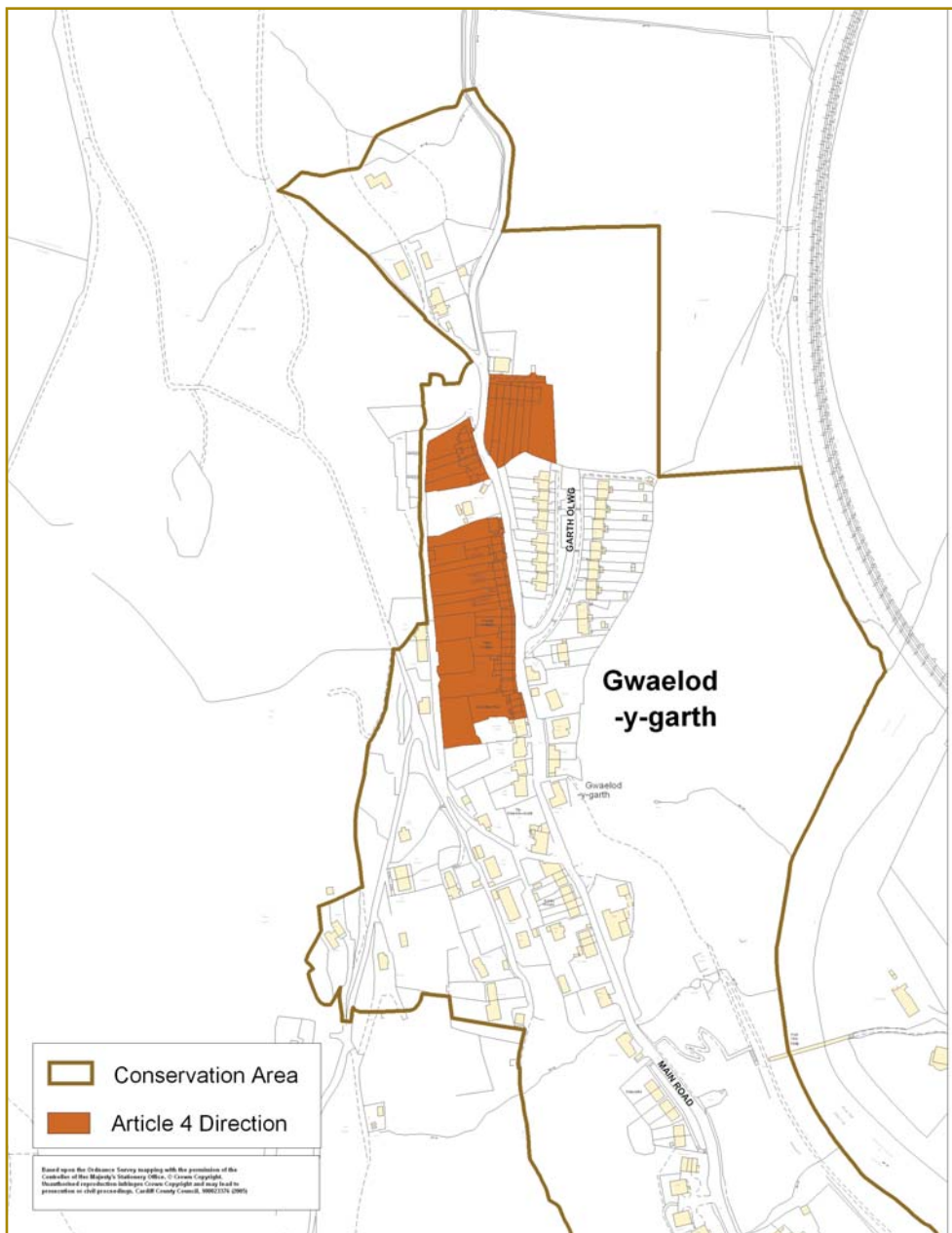
In October 1981 a Direction under Article 4 of the General Development Order 1988 became operative, which further enhanced the protection of parts of the Conservation Area through the control of minor development. A significant proportion of the northern part of the village is subject to an Article 4 Direction (map 5).

In simple terms, the effect of the Direction is to remove Permitted Development rights which would otherwise allow owners to carry out minor extensions or alteration works to their properties. Planning permission is required to carry out any works affecting the appearance of the cottages within the Article 4 Direction area, such as the replacement of windows or doors, construction of porches, construction of new boundary walls, replacement of roofing materials, render walls or site satellite dish aerials etc.

The Article 4 Direction came into place in 1981 and removes permitted development rights as set out in the Town and Country Planning General Development Order 1977. This order has been superseded by the Town and Country Planning (General Permitted Development) Order 1995.

In order to ensure that the special character of the Conservation Area is preserved, it is considered necessary to revisit the Article 4 Direction, to ensure that it continues to be relevant to the Conservation Area and its continued protection, and to ensure clarity in its purpose, application and enforcement.

Map 5 Article 4 Direction



6 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 Gwaelod y Garth Conservation Area.
- The appraisal and its recommendations and priorities for action be confirmed as the basis for corporate initiatives in the Conservation Area.
- The appraisal serves as a framework for the assessment of planning applications in compliance with Section 72 of the Act.
- Improved communications with local groups and residents be established in partnership with the North West Conservation Area Advisory Group.
- The appraisal and information of the history of the Conservation Area be 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.
- The boundary change recommended in the first stage of the review be adopted and advertised in accordance with the Act.
- Steps be taken to review the Article 4 Direction as proposed in paragraph 5.5.

7 Consultation

This document has been adopted following local consultation.

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

Guidance for homeowners and those planning development in the Gwaelod y Garth 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

An Article 4 Direction in the north of the village removes permitted development rights which would otherwise allow owners to carry out minor extensions or alteration work to the properties. Accordingly planning permission is required to carry out any works affecting the appearance of the cottages, for instance to change or replace windows or doors, construct porches, construct new front boundary walls, replace roofing materials, render walls or to site satellite dish aerials, etc.

Some of the buildings in the Conservation Area have been listed as buildings of special architectural or historic interest. Owners of these properties must also obtain Listed Building Consent before they alter, extend or demolish any part of a building, whether internally or externally, in a manner that would materially affect its special architectural or historic interest.

A development control officer will be able to advise you of any planning consents you may require. You may also need to comply with Building Regulations. A building control officer will be able to advise you on the regulations.

Building Materials and Details

When considering building work, the aim should be:

- Repair rather than replace original windows and doors.
- Build walls in matching brick, stone or rendering.
- Roof in matching materials.

Windows and Doors

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

- The original door and window openings should be retained.
- Original windows and doors should be retained where possible.
- New windows should accurately reflect the style and opening methods of those originally fitted to the property.
- New doors should reflect the style and materials of the original.

In practice this means that you should first consider whether any replacement is necessary. It may be possible to repair windows, and skilled joiners can make repairs without difficulty. The Conservation Team in Strategic Planning can supply the names of specialist manufacturers of timber windows.

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

Chimneys

Chimneys are often an important part of each building group, punctuating the skyline and defining scale and orientation. If a chimney which makes a contribution to the character of the house or Conservation Area becomes unsafe and requires repair, it should be rebuilt to the original height and design, even if no longer in use.

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

Dormer Windows and Loft Conversions

Dormers are not a traditional feature in the Conservation Area. Dormers 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, protect the character of the existing roof form, and the appearance of the Conservation Area.

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

Roof Material

Original roofing materials should be maintained. The majority of cottage roofs are covered with Grey Welsh Slate. It is essential to maintain this feature, reclaimed or new natural slates 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.

Original ridges, tiling and barge boards should be retained.

Porches

All the workers cottages are built close to the road and conform to a common building line. It would be detrimental to the architectural unity of the terrace to allow porch extensions to be built in the front elevations of any of these properties. Porches will only be accepted where they respect established building lines.

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 lines and the design of the original property or group of which it may be a part.

Stonework / Wall Finishes

The facing stone of the terraced cottages is of the Pennant Sandstone Series – a locally supplied stone. The stone is often roughly squared and laid in random rubble courses. It is important that historic stonework is correctly repaired and replaced. It is essential that existing stone is re-pointed 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 stone work patterns used on extensions. Random rubble walling is frequently used on original buildings in the village. New stone work should be laid in similar patterns, with stone or brick dressings set around doors and windows as appropriate.

It would be detrimental to the character of individual buildings and of the Conservation Area as a whole to render or

paint stone cottages. No external rendering or painting of stonework should take place on any properties which are subject to the Article 4 Direction.

Where buildings are rendered, the historic render should be retained and maintained. Where the original building is rendered, an extension should reflect its material and finish.

Within the Article 4 Direction area, a natural stone wall runs the length of the cottages fronting onto Main Road, with steps leading to the front door, forming small front gardens. Most properties have retained a wrought iron entrance gate, small wrought iron fences have also been erected in addition to the stone walls, often in a matching design to the gates.

Any improvements, replacements or maintenance of the walls should be carried out with natural stone and any additional fences should be of a design to match the existing wrought iron gates.

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. Equipment is unlikely to be acceptable on prominent front and side elevations. Rear elevations or out buildings are often a more appropriate location, provided they are discrete and do not harm the character or appearance of the Conservation Area. Where this type of equipment is currently inappropriately located and when opportunities arise this visual clutter should be reduced.

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 Gwaelod y Garth 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 and 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.

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.

Existing and forthcoming Supplementary Planning Guidance, such as the Design Guide for Household, will provide more detailed advice on the wider planning issues.

New development is likely to have landscaping implications. Advice on this is provided in Appendix 2.

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

appendix 2

Landscape and Trees Advice

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

Trees

Trees 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 Planning Authority of your intention to do the work. The Authority will agree the 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 respond within six weeks the work may be carried out anyway. The penalties the court may impose for not giving this notice are serious – the same as would apply if the trees were protected by Tree Preservation Orders.

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

If you have a large or prominent tree you are strongly advised to take, from time to time, the advice of a tree surgeon as to its long term management. The Authority will give due weight to a qualified tree surgeon's opinion when considering applications. Trees 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).

Parking in Front Gardens

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

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.

Stone and Brick Walls, Boundaries and Railings

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

Walls should be retained, repaired and maintained to ensure that stone work and mortar respect the original structure. It is essential that existing stone is re-pointed in a manner which is appropriate to the original building method.

Landscaping

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.

appendix 3

Boundary Review

Gwaelod y Garth Conservation Area was designated in 1970 by Glamorgan County Council, giving recognition to its historical and architectural quality. In August 1980 the Conservation Area boundary was extended to include Ty Isaf in the north, properties on the mountain road to the west, the Old School Houses to the east, and Georgetown, Heol y Nant and Heol Berry (part), to the south.

In 1996, as a result of local authority reorganisation, the Conservation Area came under the jurisdiction of Cardiff Council.

A review of the Gwaelod y Garth Conservation Area boundaries was carried out as part of the 2007 Conservation Area Appraisal, to ensure that the Conservation Area continues to demonstrate clear architectural and historic interest.

The assessment has focused on areas which may warrant inclusion or exclusion from the Conservation Area, to ensure that it is robust and legible, and that it identifies an area of special architectural and historic character.



- River Glade
- River Glade
- Georgetown

River Glade

River Glade is a modern housing estate, located alongside the River Taff, to the eastern edge of the Conservation Area. The housing estate was developed some time after the initial designation of the Conservation Area, and is for the most part located outside the Conservation Area boundary.

The Conservation Area boundary was initially drawn along the line of a footpath in this area. However, since the construction of houses at River Glade, this footpath has been relocated, with the result that a number of the River Glade properties are currently located within, or straddle, the Conservation Area boundary.

Given that the River Glade properties are of a very different character to the Conservation Area, and do not demonstrate strong architectural or historic reasons for their continued inclusion, it is proposed to amend the Conservation Area boundary to exclude these properties, and to re-draw the boundary to follow the adjacent footpath link to the river.

Georgetown

Georgetown consists of a short row of double fronted cottages dating from the late 19th century, and an earlier detached white rendered property (Ty'n y Coed) set slightly apart, to the north of the access road.

While these cottages have been significantly altered, they continue to contribute positively to the special character and setting of the Conservation Area. Their exclusion from the Conservation Area is not proposed.

Heol y Nant and Heol Berry

The green area south of the Conservation Area, and the adjacent council houses are located on the site of the old Pentyrch Iron Works and Coke Ovens.

Two building periods and styles are identifiable in this estate. Along Heol y Nant and the northern turning head of Heol Berry is a row of high quality council houses with distinctive sandstone mullions and architraves. These properties are within the Conservation Area boundary and retain much of their original detailing, including some examples of the original metal casement windows.

South of the Conservation Area, along Heol Berry, are later council houses which do not display the same high level of detailing. Given the high quality of detailing evident in the earlier social houses, and their importance as municipal development influenced by Garden Village principles, no amendment to the boundary to exclude these properties from the Conservation Area is proposed.

Whilst there are no proposals to include the adjacent green within the Conservation Area, it is recognised as a valuable public amenity space, which helps define Gwaelod y Garth as a village distinct from the nearby industrial units, and which contributes to the setting of the twentieth century dwellings at the southern end of the Conservation Area.

Nant y Garth and southern Main Road

Nant y Garth is a modern cul-de-sac development of one and two storey rendered dwellings. It currently sits outside the Conservation Area, along with the seven dwellings known as Ty Isaf, Woodtrees, Woodgate, Beechleigh, Raymar, Delfryn and Green Trees, located at the southernmost part of the village.

These properties date from the late 20th century, with the exception of Ty Isaf, which is first indicated on the 1920 Ordnance Survey map. No extension of the Conservation Area boundary to include this area is proposed.

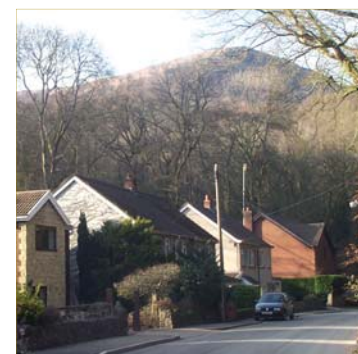
The detached red brick dwelling, Cilwendeg, located at the junction of Main Road and Georgetown, is considered to have a stronger visual relationship with the dwellings outside the Conservation Area than with Georgetown or Gwaelod y Garth village. Its continued retention within the boundary would confuse the understanding of the Conservation Area's architecture, history and its special character. For this reason it is proposed to exclude this dwelling from the Conservation Area boundary.

Ty Newydd

Ty Newydd is a large, twin ridged and gabled white rendered 19th century house. It has a simple form which has been extended over the years to a square footprint with twin gabled roofs. Located outside the Conservation Area, to the south, it is accessed from the mountain road (Heol Goch).

While this is an attractive house, it lies beyond the area which identifies a distinct boundary to the Conservation Area.

The house has seen some alteration resulting in the loss of historic detailing such as windows, bargeboards and historic slate roofing. Due to its location



- Heol y Nant
- Heol Berry
- Nant y Garth
- Main Road

and orientation it is considered remote from the village core. It is accessed from, and oriented towards Heol Goch, to the south and away from the village, and is in excess of 500m south of Gwaelod y Garth School and Bethlehem Capel yr Annibynwyr, and over 1 km south of Gwaelod y Garth Inn. A footpath provides a pedestrian link to Main Road.

It is physically separated from Georgetown and Heol-y-Nant by Nant Cwmllydrew, later 20th century housing and by its orientation; and has no significant architectural, physical or historic links with them.

Ty Newydd does not reflect the distinctive quality of place evident in the Conservation Area, as set out in part 4.1 of this document, and does not meet the set criteria identified within the 'Character Assessment'.

For these reasons, it is not proposed to include Ty Newydd within the Conservation Area boundary.

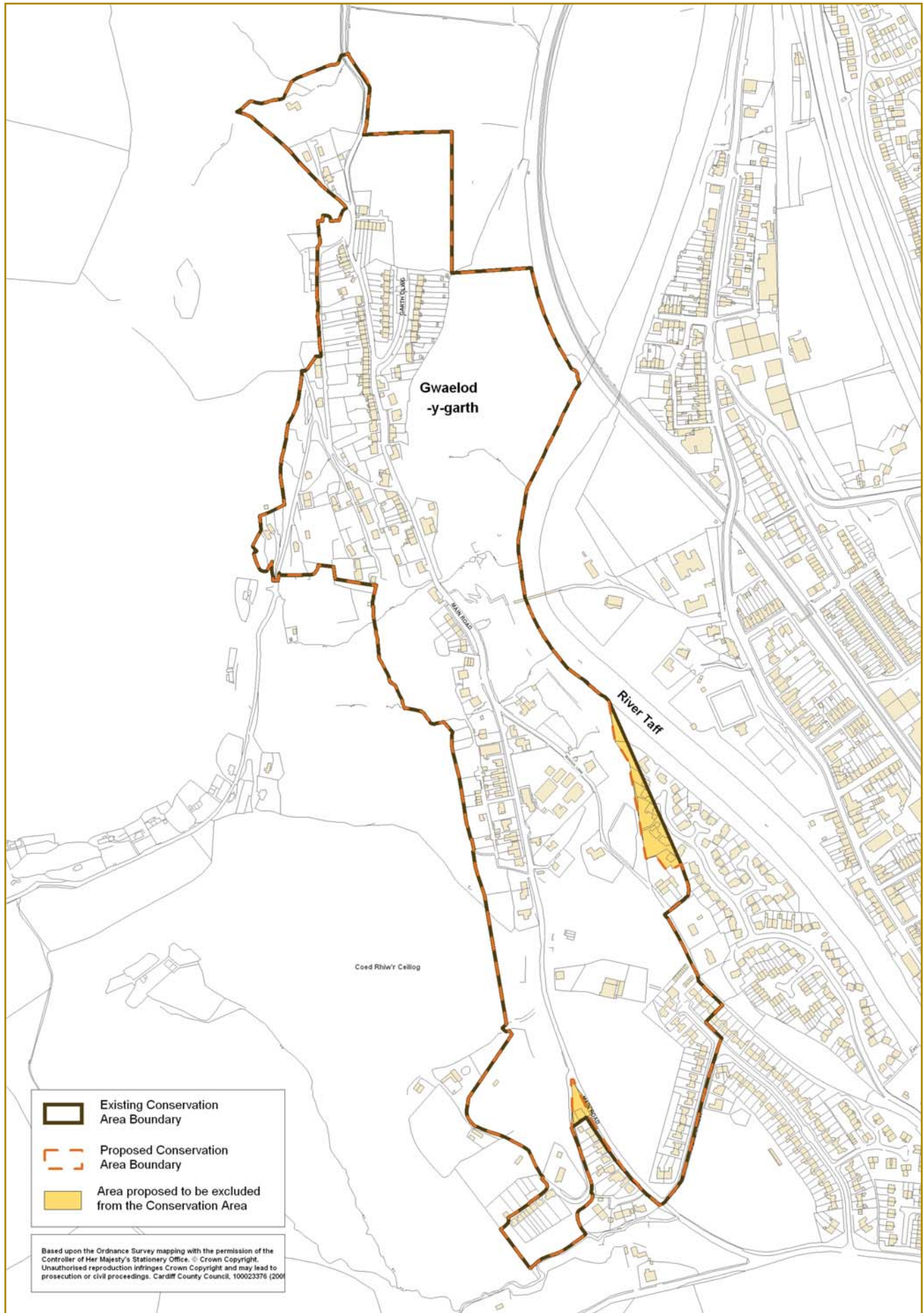
Conclusion

The assessment of the Conservation Area and its immediate surroundings confirms that the area still has a special character. Overall, buildings of special historic and architectural value have been protected and that the public realm, as well as the buildings has in the main been protected as a result of designation. The amended boundary is shown opposite.



- Cilwendeg
- Ty Newydd

Map 6 Gwaelod y Garth Boundary Review



appendix 4

Glossary

Barge Board	Timber boards fixed to the gable end of a roof, can be ornamental in detail.
Cadw	The Welsh Assembly government's historic environment division.
Conservation Area	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Casement Windows	Windows with a hinged opening.
Dormer Windows	A window with roof over, set into a sloping roof
Gable	A triangular shaped portion of the end wall of the building, supporting the roof.
Gauge	Depth or thickness.
Lean-to	A structure where the highest point of its roof rests on an adjacent wall.
Listed building	A building or other structure of specific architectural or historic importance and which is afforded statutory protection by Cadw.
Mortar	A material used in construction to fill the gaps between stones or bricks and bind them together.
Quoins	Stone or bricks used as a decorative feature to accentuate the corners of a building. Usually laid so their faces are alternately large and small.
Render	A plaster, lime or cement coating.
Repoint	Repair the joints between stonework.
Ridge tiles	Tiles that cover the highest point of a roof.
Roof light	A glazed opening set in a roof.
Roughcast	Coarse render.
Rubble stone	Stones of irregular shape and size.
TPO	Tree Preservation Order – provides protection for trees specified in the order.

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Acknowledgments

- The North West Conservation Area Advisory Group
- Pentyrch Community Council
- The Glamorgan Record Office
- Cadw Welsh Historic Monuments

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