

ROATH MILL GARDENS



CONSERVATION AREA APPRAISAL

CARDIFF

Map 1 – Conservation Area Boundary & Article 4 Adopted April 2008

1. INTRODUCTION>

- 1.1 Context
- 1.2 Conservation Area Appraisals
- 1.3 Policy Context

2. HISTORIC CONTEXT>

- 2.1 Historic Origins and Development of the Area

3. CHARACTER ASSESSMENT.....>

- 3.1 Distinctive Quality of Place
- 3.2 The Presence of Landmark Buildings
- 3.3 Hierarchies of Public and Private Space
- 3.4 High Quality Local or Unusual Materials
- 3.5 High Quality Architectural Detailing
- 3.6 High Quality Hard and Soft Landscaping

4. FRAMEWORK FOR ACTION.....>

- 4.1 Background
- 4.2 The Appraisal's Primary Function
- 4.3 Benefits of the Appraisal
- 4.4 Pressure for Change
- 4.5 Working Together to Achieve Results

5 & 6 RECOMMENDATIONS AND CONSULTATION.....>

Appendix 1 - Guidance on Development in the
Conservation Area

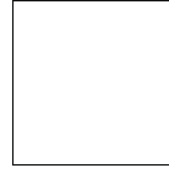
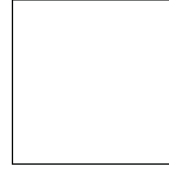
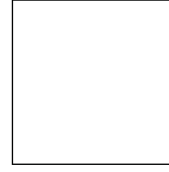
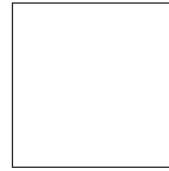
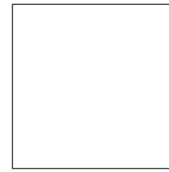
Appendix 2 - Guidance for works to trees in the
Conservation Area

Appendix 3 - Listed Buildings in the Conservation Area

Appendix 4 - Boundary Review

Bibliography and Guidance

Acknowledgements



Map 1

Roath Mill Gardens Conservation Area Boundary Confirmed April 2008



The area surrounding Roath Brook Gardens, Roath Mill Gardens, Waterloo Gardens was designated the Roath Mill Gardens Conservation Area by Cardiff City Council in 1988. The same year a direction under Article 4(1) of the Town and Country Planning General Development Order 1988 (amended 1995) was introduced in the Conservation Area to preserve significant architectural details on residential buildings that contribute to the special character of the Conservation Area.

1.1 Context

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 Local Authority has extra control over demolition, minor development and the protection of trees.

1.2 Conservation Area Appraisals

The Local Authority 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 Chapter 3 'Character Assessment'.

This appraisal provides an opportunity to establish whether the Conservation Area boundary needs adjustment; to identify the character of the Conservation Area; to identify the issues in the area and opportunities for enhancement; and, following consultation, to adopt the appraisal and guidance to protect the Conservation Area's special character.

The findings of an appraisal of the Roath Mill Gardens Conservation Area are presented here with recommendations for its future care and enhancement.

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 adopted City of Cardiff Local Plan and the adopted South Glamorgan (Cardiff Area) Structure Plan, until such time as a Local Development Plan has been adopted.



- Roath Mill Gardens and Waterloo Gardens are surrounded by attractive stone and brick terraces.

- St Margarets

2 historic context

2.1 Historic Origins and Development of the Area

The rapid expansion of Cardiff as a major port from the mid-19th century led to a housing boom which in turn resulted in an increasing public demand for open spaces for recreation. It was the Improvement Act of 1875 that gave Cardiff Corporation the power to provide spaces for recreation.

Landowners were to see the advantages of donating their land for public recreation, as part of any agreement Cardiff Corporation funded the cost of drainage, landscaping and road building, enabling the landowners to profit from building on land surrounding these attractive public spaces.

It was the 3rd Marquis of Bute's example, in donating land for the adjacent Roath Park that led other landowners, including Lord Tredegar (who also donated 5 acres for Roath Park) to follow suit elsewhere in Cardiff.

In 1897 Tredegar donated the land adjacent to Roath Park for Waterloo Gardens, followed in 1906 by the land for Roath Mill Gardens. These public gardens, like Roath Park, were landscaped by William Pettigrew. Roath Mill Gardens opened to the public in 1912 and Waterloo Gardens a few years earlier.

The terraces which surround the public gardens were largely built during the 1910s. The Tredegar Estate exercised careful control over development in the area, ensuring that a good quality was maintained. Although no one architect is responsible for the terraces a significant number are by W. H. Scott.

Today the terraces surrounding the public gardens are regarded as fine examples of middle class Edwardian housing and Waterloo Gardens and Roath Mill Gardens have been recognised by Cadw and ICOMOS UK as a grade II park in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.



- The brook and mill, prior to the park's construction.
- The parks are now framed by houses

The key qualities identified to assist in the appraisal of a Conservation Area's special interest have been applied to the Roath Mill Gardens Conservation Area. These are set out below;

3.1 Distinctive Quality of Place

3.1.1 Grouping of Buildings

The area is primarily comprised of short rows of repeated terraces. The majority of the terraces are tightly knit together. There is a strong degree of unity in their plan, with a regular building line beyond which no property projects. This building line creates a strong sense of enclosure around the gardens. While the area has an enclosed feel, the built up character is relieved by the spaces created by the entrances to the side streets and, more significantly, is softened by planting in the small front gardens and the verdant backdrop of the public gardens.

3.1.2 Scale of Buildings

Properties are uniform, typically comprised of two storeys, some with third storeys attained through the insertion of windows in the large gables.

3.1.3 Plot Size

Plot sizes in the Roath Mill Gardens Conservation Area are fairly uniform. Houses are set back from their front boundaries giving the small front gardens a significant role in the character of the street scene. Typically there are narrow side gardens located on the ends of the terraces.

3.1.4 Views & Vistas

The three public gardens are the main focal point for the whole area with most villas facing directly onto them.

There are attractive vistas looking down Westville Road, Sandringham Road and Waterloo Gardens.

Attractive views and vistas can be found from within the public gardens facing out onto the properties.

There are few notable panoramas and as a result the tightly knit terraces that surround the public gardens give a strong sense of enclosure.

3.1.5 Patterns of Use

The roads within the Roath Mill Gardens Conservation Area are comprised of quiet residential streets.



- There is a variety of architectural style in the Conservation Area



- The park
- Waterloo Road
- St Margarets
- St Edwards

The streets are active with pedestrians, although not heavily. The service lanes that run along the rear of the buildings allow significant pedestrian permeability throughout the area.

The land use within the Conservation Area is dominated by residential and recreational uses. It is a desirable residential area and the public gardens are a popular local amenity. Most of the surrounding residential buildings have retained a single residential use although some have been subdivided into flats.

The most notable non-residential uses, other than the public gardens, are the two churches and associated church buildings and a funeral home. There is a bowling green and tennis courts on Sandringham Road, although these are obscured from view by a high brick wall. There is also a small terrace of local shops at the junction of Waterloo Gardens and Waterloo Road.

The Conservation Area adjoins a busy District Area, located to the west along Wellfield Road, Albany Road and City Road. To the northwest is Roath Park.

3.2 The Presence of Landmark Buildings

The Conservation Area has a wealth of buildings of interest, few of which are listed (see Appendix 3 for list of statutory listed buildings in the Conservation Area). For the purpose of this draft appraisal, a landmark building or structure will be considered one which has significant social and/or historic links with the development of the area, is a focal point within the street scene and contributes positively to the character of the area.

There are two churches in the area which should be highlighted as landmarks. These are: Parish Church of St. Margaret, Waterloo Road which is grade I listed, by John Prichard, architect of Llandaff, completed in 1870. The other church is St. Edwards Church, Westville Road, unlisted, possibly by Willmott & Smith.

Church House, Waterloo Road is an unlisted building, dating from 1914 by W. Ware & Williams, extended in 1925 by Willmott & Smith.

Roath Court, Newport Road, is grade II. It has 18th Century origins with early 19th Century additions. Notably, a stone portico of 1761-4 by Robert Adam was brought here from Bowood House, Wiltshire, after it was largely demolished in 1956. The portico is the only example of the work of Robert Adam in Wales.

There is a K6 type telephone kiosk adjoining the boundary wall to Roath Court, Albany Road. It is grade II listed. The style was introduced by the General Post Office in 1936, designed by Giles Gilbert Scott.

3.3 Hierarchies of Public & Private Space

There is a strong sense of the public and private spaces within the area. The frontages of the buildings consist of modest front gardens, divided from the street by low boundary walls comprised of pressed red brick some with iron railings. Many front gardens have hedges behind these walls. Garden paths run from front doors through the front gardens and to the street. Sandringham Road, Westville Road, Waterloo Gardens and Waterloo Road face onto attractive public gardens. The buildings on the side streets face onto each other.

The lanes located at the rear of the buildings would have originally been used as services lanes. It should be noted that these rear service lanes are adopted highways. They are narrow and functional rather than polite in appearance.

The rear of the buildings can be accessed via these service lanes. The rear gardens are typically enclosed by 2 metre high pressed red brick and Pennant sandstone walls with openings for access. Some properties have outbuildings in the same materials. Many of these walls and outbuildings survive but are vulnerable to demolition to provide vehicular access.

3.4 High Quality Local or Unusual Materials

The properties in the Roath Mill Gardens Conservation Area have an inherent quality given by the use of a specific palette of building materials. Materials from outside of Cardiff feature significantly, their transportation having been made easier by the railways and the growth of Cardiff as a port.

3.4.1 Pressed Red Brick

Fundamental to the character of the area are the pressed red bricks. They are used in the walls of the dwellings, in chimneys and in boundary walls. The material used for copings on boundary walls is typically Forest of Dean sandstone, although various types of moulded red brick also feature.

3.4.2 Stone

Imported buff coloured Bath stone is common, it can be seen throughout the area in dressings, with an ashlar finish and in carved decorative details. The limestone's light buff colour contrasts with the pressed red brick.

Blue-black slate from north Wales is prominently used as a roofing material.

Pennant Sandstone does not feature significantly although is in evidence most notably in boundary walls around the rear service lanes.

The grey-green Forest of Dean stone has been used as a coping for front boundary walls.

An unusual stone for the area is Ham stone although it can only be seen in the portico of Roath Court.

3.4.3 Render

Rough cast render is most notable along the north-westerly end of Westville Road, although this treatment is atypical of the character of the Roath Mill Gardens Conservation Area as a whole. Pebble dash in gables is particularly characteristic of Westville Road.

3.4.4 Clay Tiles

Red tiles, many of which incorporate a fish-scale pattern, feature as a roofing material on some buildings and is typically paired with rough cast render on the houses along the north-westerly end of Westville Road.



- Roath Court, Newport Road
- Railings surround the park.
- Random rubble stone wall.
- Pressed red brick & Pennant stone.



- Slate roofs
- Clay tiles
- Gables and porches create interest in the street scene.

3.4.5 Iron

Iron, used in railings and gates, would have once been a feature on many of the boundary walls. However few survive, the majority having been removed during World War II.

3.4.6 Timber

Timber is commonly found in windows, doors, bargeboards and decorative brackets under gables. A minority of houses have timber porches and balconies. Applied half timber in gables is particularly characteristic of Sandringham Road and Waterloo Gardens.

3.5 High Quality Architectural Detailing

There are many architectural details that are characteristic of the Conservation Area. While the houses appear similar, closer examination reveals interesting details.

Many of the architectural details described here were once mass produced items that would have been obtained from architectural catalogues, providing a testament to the age of industrialisation. Most of these features are no longer mass produced although good replicas are reproduced today.

3.5.1 Roofs, Gables, Chimneys & Rainwater Goods

There is an attractive roof scape comprised of runs of steep pitched welsh slate roofs broken by large gables facing the street. The gables are decorated in a number of different ways although most commonly with applied half timbering on Sandringham Road and pebble dash on Westville Road and Waterloo Gardens. Red hanging tiles also appear, some with a partial or full fish-scale pattern.

Most houses have or would have had terracotta finials on top of the gables and decorative red ridge tiles running along roof ridges. Many properties have bargeboards. These are fairly simple with an eaves overhanging the gable creating a heavy shadow beneath.

Chimneys have a heavy appearance and are located on the ridge of the roof or the ends and even frontages of houses protruding approximately 1 metre above the roof, more where they are located away from the ridge. They are of pressed red brick with red pots. Cast iron gutters and down pipes are still in evidence, although many have been replaced with UPVC.

3.5.2 Front Gardens

Houses in the area are set back from the road allowing small front gardens enclosed behind low pressed red brick front boundary walls. Walls have copings of Forest of Dean stone or moulded red brick. There are a variety of ways in which gardens have been formed, and many display ornamental footpaths, with encaustic tiles or terracotta tiles with moulded rolled rope tile edging.

3.5.3 Railings

Most of the boundary walls would have once had cast iron railings and gates, although these have now largely been lost, or removed as part of the war effort. Reinstatement has been limited.

3.5.4 Windows

Timber vertical sliding sash windows are an important element and provide a major contribution to the small-scale detail on building facades. Many of the windows have plain or decorative horns or brackets. Heavy Gothic style transoms in Bath stone are common. Bath stone dressings feature widely. There is also use of stained and decorative glass in the porches.

3.5.5 Bay Windows

Almost universally in the area houses have polygonal double bay windows most under large, often projecting, gables. The bays typically have one or two sash windows in the centre and a single sash window to either side, divided by heavy Bath stone mullions.

3.5.6 Porches

Recessed, open fronted porches facing onto the street are a very important feature of the buildings. They have an abundant display of decoration. Externally they are commonly surrounded with decorative stonework. The inside walls of the porches are decorated with tiled dadoes, frequently in an Art Nouveau style, the floors inside the porches and front garden paths of many buildings still retain their original patterned encaustic tiles.

3.5.7 Doors

Most doors face onto the street rather than being on a side elevation. Typically there is glass in upper panels, this is often stained or decorative. Embellished details on doors include decorative knobs, knockers, bells and letterboxes, all of which enliven the entrances they serve. It is common to see narrow sidelights and transom lights, which also have stained or decorative glass.

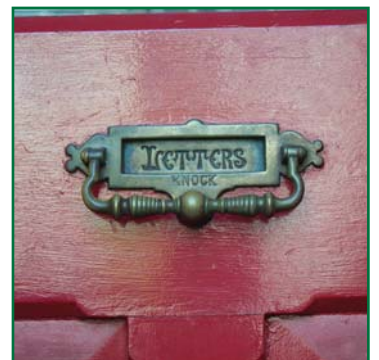
3.5.8 Outbuildings

Various outbuildings can be seen along the rear service lanes. These are constructed of brick or Pennant sandstone and are typically single storey.

3.6 High Quality Hard & Soft Landscaping

3.6.1 Wider Landscape

The Roath Mill Gardens Conservation Area is located at the end of a valley. The sides of the valley can be seen outside the Conservation Area, along Pen y Lan Road and the side streets off Ty Draw Road which slope to the northeast and along the side streets off Ninian Road from Shirley Road gradually levelling at Werfa Road.



- Windows
- Doors
- Porches
- Decorative Ironmongery

3.6.2 The Public Gardens

The Waterloo Gardens and Roath Mill Gardens are both identified as a grade II listed park by Cadw and ICOMOS UK in their Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, Part 1: Parks and Gardens. The third garden Roath Brook Garden does not form part of the listing. The three gardens are a landscape feature of major significance to the visual amenity of the Conservation Area.



3.6.3 Soft Landscaping within Gardens

There are cultivated gardens, some of which have hedges along their front boundaries and others planting within their gardens. The private front gardens contribute significantly to the verdant setting of the area.

3.6.4 Hard Landscaping

There are substantial areas of retained Pennant sandstone paving and kerb stones in the area. The stone adds richness to the quality and texture of streetscapes in the area.

- The parks and their enclosing streets form the focus of the Conservation Area.

4.1 Background

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

4.2 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 them.

4.3 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 through the retention, enhancement and maintenance of features identified in the appraisal as contributing to its character.
- 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.
- 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.

4.4 Pressure for Change

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

- Pressure to alter or extend buildings, and in particular their roof shape and size.
- Pressure for change to buildings and houses to meet other objectives, for example improved energy efficiency, and security.
- The loss of soft and hard landscaping including boundary walls, hedges, and trees.
- A conflict between pedestrian access to the parks and passing traffic.
- Pressure for on street parking and the 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.

4.5 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 3 of this document outlines this character and specific guidance is set out in Appendices 1 & 2 on how it may be protected in proposals for development. It also provides advice to those who are considering repair and maintenance.

The Council

The Conservation Area's 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.

- Adopting the guidance and enhancement opportunities identified within Appendices 1 and 2.
- Effective management of existing Council budgets,
- Improvement, repair and enhancement of footpaths and roads, and the management of traffic.
- Remedial works to Council owned trees and replacement planting where necessary,
- Neighbourhood renewal schemes,
- Implementation of the Parks Partnership Programme over its 10 year life span.
- Promoting the connection of the parks by enhancing existing pedestrian links
- Promoting an understanding of the cultural and historic significance of the Conservation Area through links with, schools, libraries and community groups.
- The effective monitoring of development to ensure compliance with planning legislation.

5 Recommendations

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

- The Guidance in Appendices 1, 2 and 3 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 serve as a framework for the assessment of planning applications in compliance with Section 72 of the Act.
- 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.

6 Consultation

This document has been adopted following local consultation.

Details of listed building together with other policy documents may be obtained from the Conservation Team on 02920 873485

appendix 1

Guidance on Development in the Conservation Area

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

Also, notable within the Conservation Area is the Article 4 (1) Direction designation which controls minor development which would not normally require planning permission. Before work is carried out it is important to check with the Local Planning Authority to establish whether planning permission is required. A separate advisory leaflet for householders has also been produced that gives guidance on this matter. It is available by contacting the Conservation Team or from the Local Authority web site.

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

The special interest of the Conservation Area is a result of the key qualities described in Chapter 3. Any development should retain these key qualities and consideration should be given to their repair and reintroduction where they have been damaged or lost. The guidance below sets out good practice for development in the Conservation Area, indicates where planning permission is required for specific works and what type of development is likely to be acceptable.

Exterior Walls

The covering of an original historic exterior wall, be this by rendering, some form of cladding, painting or any disfiguring treatment requires planning permission however it will not normally be acceptable.

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

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

Repointing

While repointing an unlisted building in the Conservation Area does not require planning permission it is important that the following points are considered; the joints are correctly prepared, new lime based mortar of the same colour and texture as the original is used and the profile and finish of the original work is matched as closely as possible. A cement based mortar should not be used as it can cause long term damage to the fabric of the building.

Roofs & Gables

Original decorative details in gables and on the roof, such as ridge tiles, finials and ornamental barge boards should be retained and repaired. Their removal requires planning permission and will not normally be acceptable. Where these details have been lost their reinstatement will be encouraged. Where these details have been damaged their like for like replacement will be required as this will ensure that the special interest of the Conservation Area is preserved or enhanced.

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

Chimneys

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

Rainwater Goods

Cast iron gutters and down pipes on prominent elevations should be retained where possible. While planning permission is not required to replace them; to ensure that the special interest of the Conservation Area is maintained, replacements should be in a style that is in keeping.

Rooflights & Dormer Windows

Rooflights and dormer windows require planning permission wherever they are located on the roof. The insertion of new rooflights and dormer windows on elevations that prominently face a public highway can appear incongruous and undermine the character of the Conservation Area. There will normally be a presumption against new rooflights and dormer windows on these prominent elevations.

However, where rooflights are few in number, small in size, discreetly located and are the 'conservation' style of rooflight i.e. one that does not project above the slates or tiles on the roof, and where dormer windows are small in size, allow light into a roof space rather than allow additional head room and use materials and details that are sympathetic to the character and appearance of the Conservation Area, they may be acceptable.

It is important to note that the Local Planning Authority will expect consideration to have first been given to locating rooflights and dormer windows on discreet rear elevations where they are more likely to be acceptable.

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

Windows & Doors

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

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

who can repair or replace timber windows and doors.

Where new windows have become necessary, their replacement should carefully match the appearance, materials and function of the original windows.

Replacement of original timber sash windows with upvc windows will only be permitted where it is considered that they preserve the character of the Conservation Area. It should be noted that upvc often appears unsympathetic because structurally they must be made thicker. This can result in them having none of the lightness that characterises timber sash windows.

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

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

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

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

The introduction of double glazing will only be acceptable where it is done in a way that preserves the character of the Conservation Area.

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

Porches

Porches were originally built so that they were recessed, open fronted and facing the street. A proposal resulting in the enclosure of a porch or a new external porch will be unacceptable. Decorative details within and surrounding porches need to be retained. Proposals for their removal or alteration will be unacceptable. Where these decorative details have been lost an enhancement of the character and appearance of the property and the wider Conservation Area would be their reinstatement.

Renewable Energy, Communications & Security Equipment

The attaching of additional equipment, for whatever type of use, 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. Where planning permission is required 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.

Front Gardens

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

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

Front Boundaries

Planning permission is required to remove front boundary walls. Where original front boundary walls remain these will be retained in development proposals. Where these details have been lost and when development opportunities allow, enhancement through their re-establishment will be encouraged.

Railings on top of boundary walls and gates would have once been a common feature, however, few originals remain, although railings on balconies and balconettes are abundant. There are interesting examples of later replacement railings and gates, for example the art-deco style 'sunburst' railings and gates. Planning permission is unlikely to be granted for their removal.

When repairing and restoring railings and gates it is best to use sections and profiles which reflect Edwardian precedents, however, good quality modern railings will also be considered. Off the shelf designs are rarely appropriate. It should be noted that few modern examples of replacement railings are of a good quality.

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

Rear Boundary Walls

The original rear boundary walls adjacent to the rear service lanes (which are classed as highways) are typically comprised of approximately 2 metre high stone walls in a random rubble form or pressed red brick. Planning permission is required to demolish these walls.

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

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

Outbuildings

Original outbuildings located along the rear service lanes make a positive contribution to the special interest of the Conservation Area. Planning permission is often required to demolish these buildings, however, they will normally be expected to be retained in any development proposal.

New Development & Extensions

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

New development and extensions to existing buildings 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 needs to be paid to a development's impact on the amenity of neighbours, particularly with regard to the harm that could be caused by significant overlooking, loss of light and overbearing.

Further information and guidance concerning Conservation Areas is available from the Local Authority web site www.cardiff.gov.uk or by contacting the Conservation Team on (029) 2087 3485.

Guidance for works to trees in the Conservation Area

Trees contribute to the special character of the Conservation Area and the Local Authority has powers within the Conservation Area to assist in their protection. You must apply in writing for consent from the Local Authority for proposed work to trees. Specifically you must give 6 weeks notice to the Local Authority of your intention to do the work. If the Local Authority does not respond within six weeks the work may be carried out without further notice to the Local Authority. The penalties the court may impose for not giving this notice are serious.

The Local 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 the Local Authority does not agree with the proposed works it may issue a Tree Preservation Order to prevent the work.

Work means not just the removal or killing of a tree, but also pruning to any tree that is greater than 7.5 centimetres (about 3 inches) in diameter, measured at 1.5 metres (about 5 feet) above the ground or damaging roots or branches, whether directly or indirectly. An application should therefore be made if, for example, you plan to alter soil levels near trees, or install impervious surfaces, such as a new drive. It would also be an offence to damage trees by polluting their environment, for example, by applying a broad leaved herbicide to an adjacent lawn. There are various exemptions from the need for consent, particularly for trees that are dead, dying or dangerous.

Trees that are illegally removed or removed under an exemption will normally have to be replaced. If the tree work relates to a development for which you need planning permission you should include details of this within the planning application. You will not need to make a separate application.

If you have a large or prominent tree you are strongly advised to take the advice of a tree surgeon as to its long term management. The Local Authority will give due weight to a qualified tree surgeon's opinion when considering applications. Trees along the highway or in the park are managed by the Local Authority 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 (029) 2087 3178.

appendix 3

Listed Buildings in the Conservation Area

Several buildings and structures in the Conservation Area have been statutory listed by Cadw: Welsh Historic Monuments as buildings of special architectural or historic interest. This applies to all parts of the building including objects and structures, interior or exterior, regardless of its grade and whether or not the feature concerned is specifically mentioned in the list description. It may also apply to associated buildings that are within the curtilage of the principal building and can include boundary walls.

Listed Building Consent is needed when; demolition, alteration or an extension, which affects the special interest of a statutory listed building, is proposed.

Remember: It is a criminal offence to carry out such works to a statutory listed building without first acquiring the necessary Listed Building Consent.

The following buildings are on the Cadw List of Buildings of Architectural or Historic Interest;

- Parish Church of St. Margaret, Waterloo Road, grade I listed.
- Roath Court, Newport Road, grade II listed.
- K6 type telephone kiosk adjoining boundary wall to Roath Court, Albany Road, grade II listed.

Information and guidance concerning listed buildings is available from the Councils web site www.cardiff.gov.uk or by contacting the Councils Conservation Team on (029) 2087 3485.

The Boundary Review

Using the key qualities identified in detail within this appraisal, a review of the historic and architectural character of the existing Conservation Area and the area immediately outside the Conservation Area was carried out.

Existing Boundary

Map 1 shows the existing boundary of the Conservation Area. The streets that surround the gardens are primarily comprised of Victorian, Edwardian and pre-Great War houses, most of which are terraces, although there are also some semi-detached and detached properties, surrounding public gardens. These properties were originally designed for affluent middle class families. The area retains much of its special interest having seen very little alteration of the existing buildings or new development. These houses play a crucial role in the setting of the public gardens.

Streets Adjacent to the Conservation Area

The areas immediately outside the current Conservation Area boundary have been assessed against the key qualities identified within the Cardiff Conservation Area Strategy 1997. Some areas were highlighted as a result of public consultation. Included were streets to the north of Westville Road and Waterloo Gardens and the streets to the south of Sandringham Road (shown on Map 1).

These streets were not considered appropriate for inclusion because they lack the focus created by the historic parks and although some individual or groups of properties retain much of their original character, taken as a whole street too many properties have suffered inappropriate alteration. Some of the areas reviewed did not relate to the historical development of the Conservation Area.

Merging of Adjacent Conservation Areas

Consideration was given to merging of three adjacent Conservation Areas; 1) Roath Mill Gardens, 2) Roath Park and 3) Roath Park Lake and Gardens within one Conservation Area. It was considered that these areas special interest was sufficiently different to warrant individual Conservation Area status. Separate Conservation Area appraisals allow a greater depth of understanding of each of these areas.

Article 4 (1) Direction

In December 1988, a direction under article 4(1) of the General Development Order 1988 (amended 1995) became operative over the whole of the Roath Mill Gardens Conservation Area. This has allowed the Local Authority to control minor alterations to domestic buildings, ensuring that they are carried out in sympathy to the special interest of the Conservation Area. The retention of the article 4(1) direction is considered essential to the future protection of the Conservation Area.



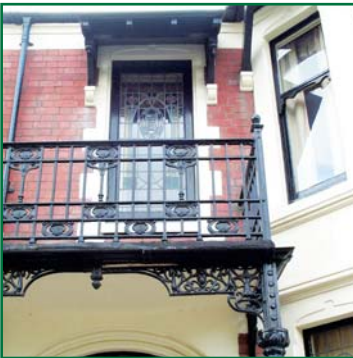
• Areas surrounding the Conservation Area have been reviewed.

Conclusions

The boundary review suggests that the Conservation Area is legible, retains its special interest and therefore continues to meet the key qualities for designation.

No amendments to the existing boundary of the Conservation Area are required.

The article 4 (1) direction remains an essential tool in protecting the Conservation Area's special interest.



- Brick is used with decorative Bath stone to frame doors and windows

bibliography & guidance

- Cadw: Welsh Historic Monuments & ICOMOS, Register of Landscapes, Parks and Gardens of Special Interest in Wales, Part 1: Parks & Gardens, Cadw, Cardiff, 2000.
- Calloway, S. (Ed.), Elements of Style: An Encyclopaedia of Domestic Architectural Detail, Mitchell Beazly, London, 2005.
- Cardiff City Council, City of Cardiff Local Plan: Adopted, Cardiff City Council, Cardiff, 1996.
- Cardiff County Council, South Glamorgan (Cardiff Area): Replacement Structure Plan 1991 – 2011, Cardiff County Council, Cardiff, 1997.
- City and County of Cardiff, Cardiff Unitary Development Plan (to 2016): Deposited Written Statement, City and County of Cardiff, Cardiff, 2003.
- City and County of Cardiff, Conservation Area Strategy, City and County of Cardiff, Cardiff, 1997.
- City and County of Cardiff, Supplementary Planning Guidance, Roath Mill Gardens Conservation Area: An Advisory Leaflet for Householders, City and County of Cardiff, Cardiff, adopted 1996 updated 2006.
- HMSO (1990), Planning (Listed Building and Conservation Areas) Act 1990.
- Long, H., The Edwardian House: The Middle-Class Home in Britain 1880-1914. Manchester University Press, Manchester, 1993.
- Muthesius, S., The English Terraced House. Yale University Press, New Haven and London, 1982.
- Newman, J., The Buildings of Wales: Glamorgan, Penguin Books, London, 1995.
- Wedd, K., The Victorian Society Book of the Victorian House, Aurum Press Limited, London, 2002.
- Welsh Assembly Government, Planning Policy Wales, National Assembly for Wales, Cardiff, 2002.
- Welsh Office (1996), Welsh Office Circular 61/96.

Acknowledgements

Cadw: Welsh Historic Monuments.

East Cardiff Conservation Area Advisory Group.

Glamorgan Record Office.

Residents of the Roath Park Lake and Gardens Conservation Area.

Roath Local History Society.

The Victorian Society.

For further information please contact:

The Conservation Team
Strategic Planning & Environment
City & County of Cardiff, County Hall
Atlantic Wharf, Cardiff. CF10 4UW
Tel: (029) 2087 3485