

RHIWBINA GARDEN VILLAGE



CONSERVATION AREA APPRAISAL

CARDIFF



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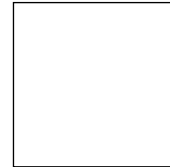
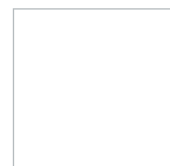
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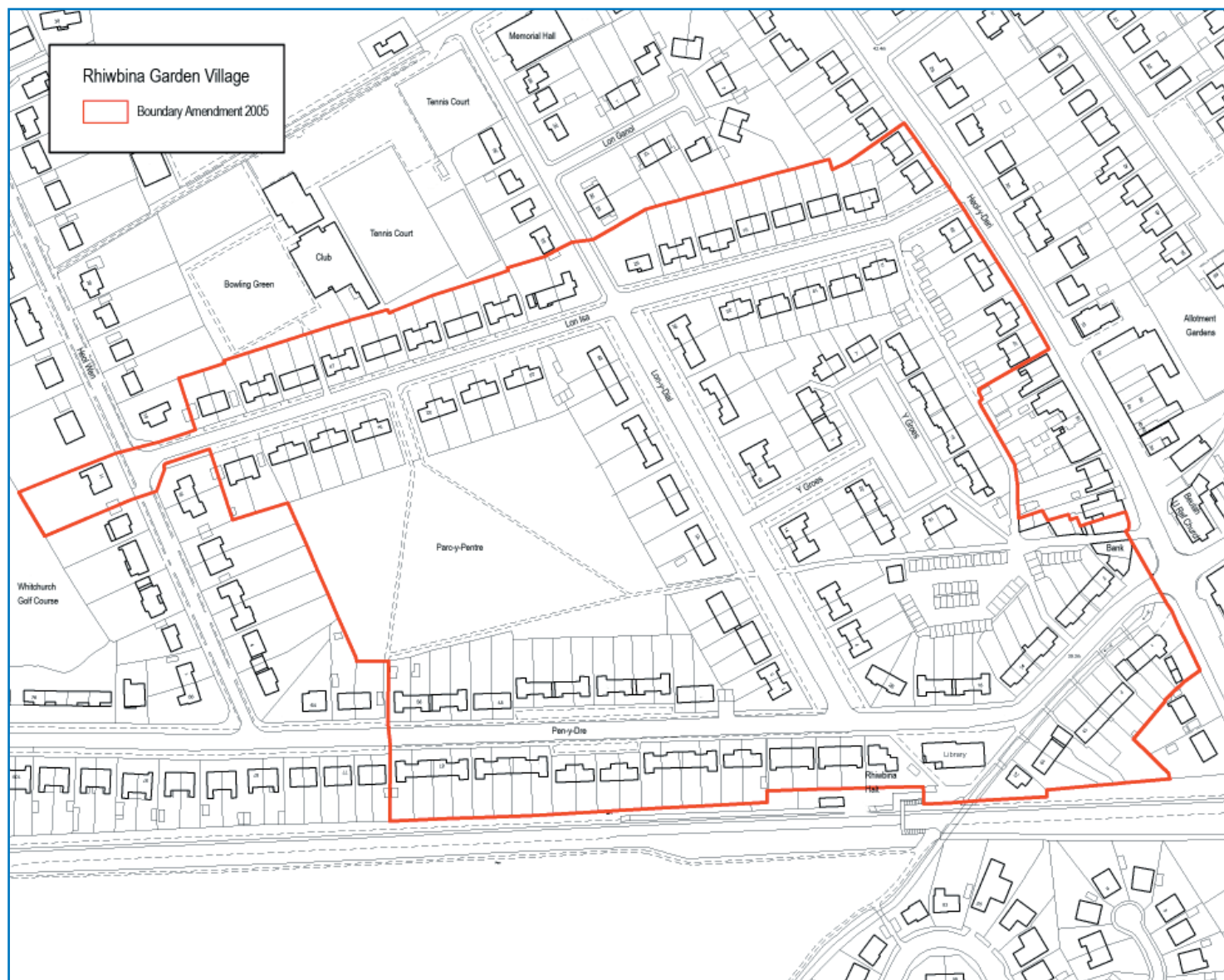
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Boundary Amendment 2005





introduction

1.1 Background

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

1.2 Appraisals

The Council has a duty to review conservation areas and to manage this process, a Conservation Area Strategy has been prepared. Additional work has identified priorities for the City, and confirms the criteria to be used in the assessment of existing and new areas. The Rhiwbina Garden Village Conservation Area is one of the first areas to be assessed. Following consultation with residents in, and adjoining the area, and with Conservation Area advisory Group and Amenity Societies, some minor amendments have been agreed. The Appraisal was adopted on 7th april 2005.

1.3 The Boundary Review

The conservation area is extended to include four additional houses at the end of Lon Isa. This area completes the building line and avenue of trees on Lon Isa. The detached house opposite known as Hafod Llwyd, 11 Heol Wen also forms a strong focal point at the end of the road. It was designed and built by the architect for the village - T. Alwyn Lloyd for his own occupation. This is also included in the conservation area.

1.4 The Appraisal

In the second stage of the appraisal process, the Council identified the character of the extended conservation area and prepared proposals for its preservation and enhancement for recommendation to the Council. This work is identified in Section 71 of the Town and Country Planning [Listed Buildings & Conservation Areas] Act 1990, which seeks the formulation of proposals through local consultation. On 7th April the Council adopted the Appraisal and its supporting guidance.

1.5 The Policy Context

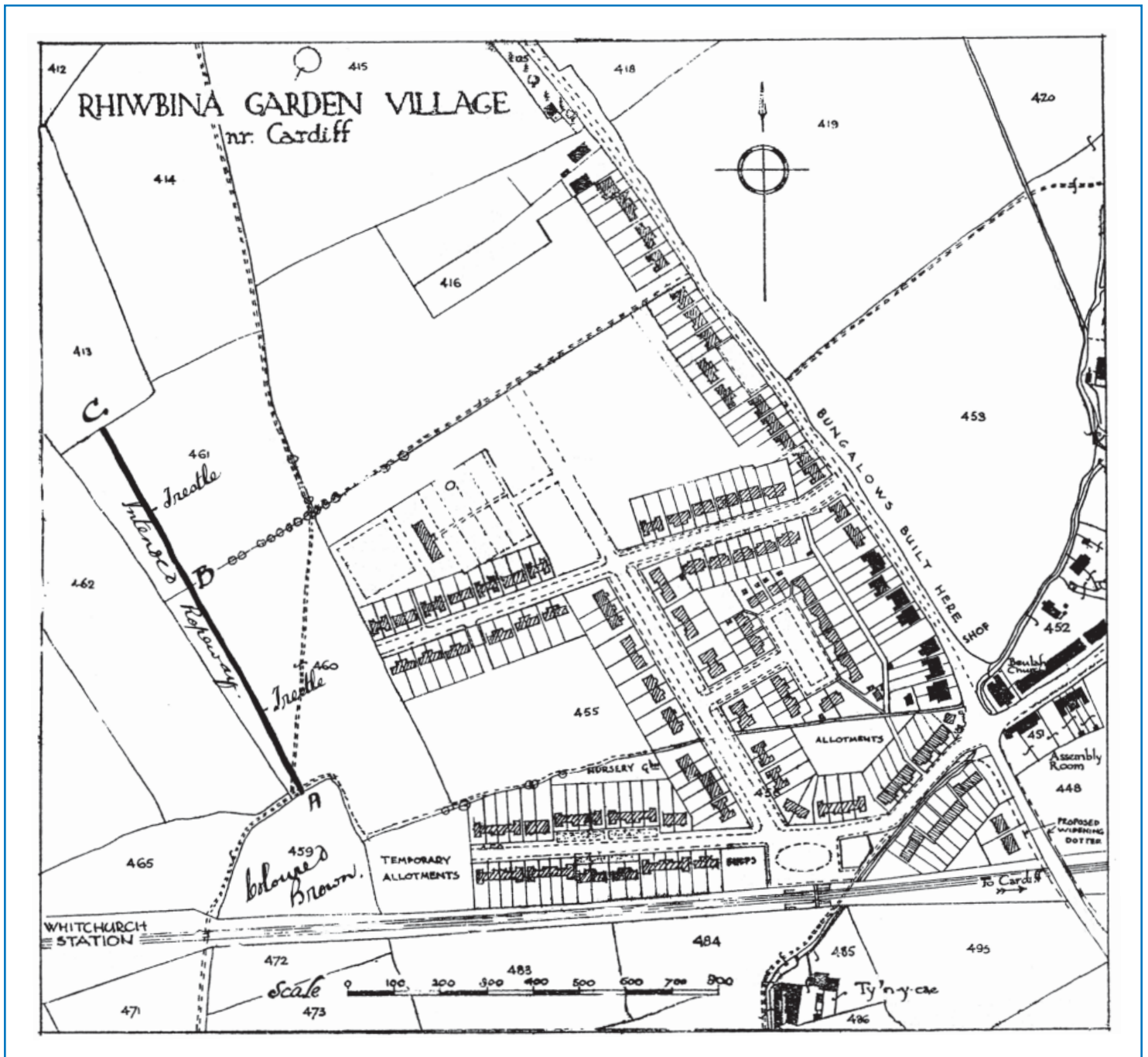
The appraisal sets out an agreed statement on the character of the conservation area, and guidelines to protect it. These are supported by parallel policies within the adopted Local Plan and the deposited Unitary Development Plan. The adoption of the appraisal following public consultation enhances its status and the weight it has as a material consideration in the determination of development proposals.

The appraisal is divided into three parts:

- An assessment of the character of the conservation area.
- A framework for the protection and enhancement of the conservation area.
- Guidelines to achieve this (see appendices).



The road layout, street screen, trees and green areas, all contribute to the quality of the area



An early map of Rhiwbina
Garden Village - circa 1913



character assessment

2.1 Background

The boundary review used three criteria to establish the area's special character.

- Does the area possess special historic interest?
- Does the area possess special architectural interest?
- Is its character or appearance desirable to preserve or enhance?

2.2 The Area's Special Historic Interest

Rhiwbina Garden Village displays many of the ideas of the early pioneers of Garden City design. It was developed by the Housing Reform Company and Welsh Town Planning and Housing Trust Ltd and based upon the Masterplan prepared by Raymond Unwin, one of the leading Architects of the Garden City Movement.

Development began in 1913 and until 1976 the Village was run as a co-operative. All the houses were rented on a 'cost-only' basis with maintenance and repairs undertaken in the Co-operative's own workshop on Pen y Dre.

When the Garden Village Ltd. was disbanded and the houses were sold to sitting tenants there was a recognised need for environmental control. The designation of the Rhiwbina Garden Village Conservation Area in 1976 gave formal recognition to its historical and architectural quality and provided an opportunity to manage change, and to ensure that roads, footpaths and open areas were maintained with regard for their sensitive character.

In 2001 the majority of houses were listed by Cadw as Grade II as part of the wider re-survey of listed buildings in Cardiff. CADW is the National Assembly's Executive Agency with responsibility for the protection of the historic environment.

2.3 The Area's Special Architectural Interest

The character of the garden village is determined by a number of characteristics all of which create its special atmosphere. The most important aspect of the village is harmony.

The houses are not all identical but they do all 'speak the same architectural language', which might be called the 'garden village style'. The roofs are made of small natural Welsh slates. They have tall chimneys. The windows are made of wood and have small panes of glass. The windows were originally painted Buckingham Green, but now most are painted white, sometimes with black surrounds. The walls are brick, or have roughcast render. Originally the walls were painted cream, now most are painted white. [Ref. The Garden Village Residents Association 1996]

The plans of houses are simple. Houses were arranged in pairs or in groups of four. Garden village houses were amongst the first small houses to be provided with inside lavatories and bathrooms. Houses were built using the best simple materials available and had damp proof courses, an innovation for the time.

Building Form

There is a careful approach to the layout of houses, their shape and orientation. There are several different house plans, which are either grouped into multiple cottages, terraces or semi-detached. Initially the changes in outward appearance

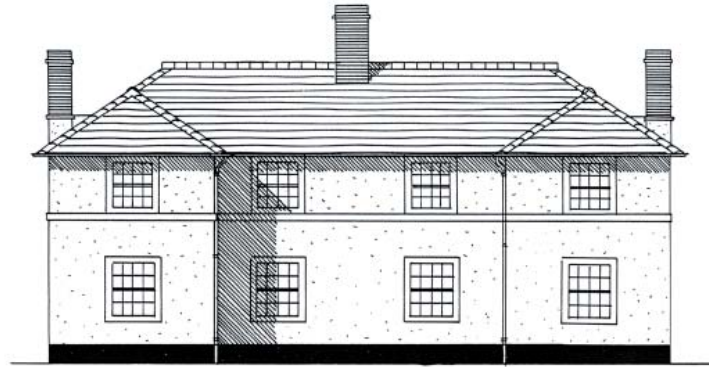


These photographs were taken when the garden village was first constructed

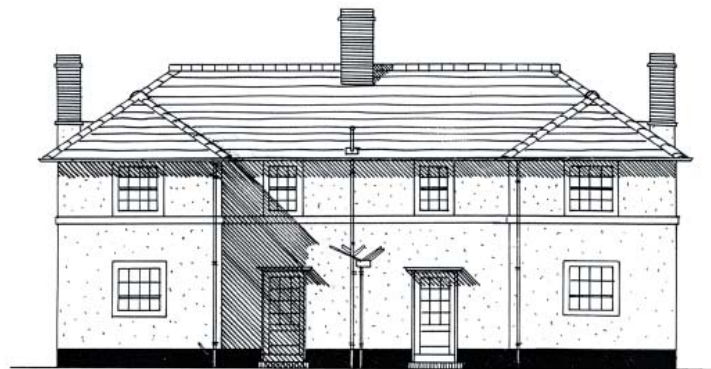
Rhiwbina Garden Village Type 8

Lon Isa Nos. 21 & 23.

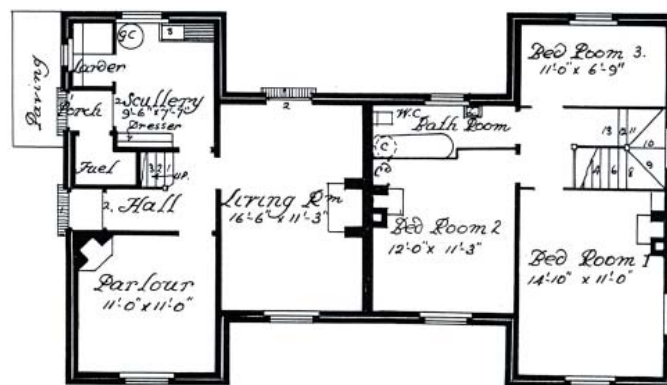
Lon-y-Dail Nos. 1, 3, 4, 6, 8, 9, 10.



Front Elevation



Back Elevation



Ground Floor Plan First Floor Plan

1/8" Scale

The Welsh Town Planning & Housing Trust Ltd
6 Cathedral Road
Cardiff

These plans and drawings are held in the Glamorgan Record Office and show the design and layout of a typical garden village house

are limited, but there is in all a co-ordinated palette of materials and buildings forms. Hipped or simple pitched slate roofs interlock and interplay to give a variety of roof form as well.

The individual form of the terraces and semi-detached houses is also created by the projection and recession of their facades. Some of the semi-detached pairs have a central projecting face, appearing in form as one symmetrical house with doors tucked around the side to achieve a unified appearance. Likewise the multiple terraces of four houses often have an end or central projecting bay, accompanied by a central gennel [narrow arched entrance] to emphasis the symmetry of the group.

The steeply pitched roofs with overhanging eaves are common to all building types and add a lot of character to the area. In some cases the eaves are lowered to allow dormer windows or gable projections to rise up into the roof space.

Materials

The main building material is render with brick and building stone used to emphasise details and provide decoration. This can be seen around doors, window openings and gennels and provides a strong link to groups and terraces.

Some houses are built in brick. In Pen y Dre they are laid out as houses and terraces, with windows and door hoods reflecting the same 'rural cottage' theme, but this time in an 18th century style. H. Avray Tipping designed these houses.

Doors & Windows

Garden village windows are an important part of the character of each house, and the wider conservation area. The windows are all of a similar type - timber with small panes within. Each is made up from a number of limited modules, which are shuffled and grouped to give variety to window size and appearance. All first floor windows apart from those in gables are tucked tightly under the eaves, some windows are square and shallow others have their sills resting on the stringcourse below. In a few cases, where windows light stairwells, they drop below the stringcourse.

There are two main window opening types - casements and box framed double hung sash. Both use the same basic small pane module whose proportions are derived from a simple application of a classical proportion creating a ratio of 4 by 3 in a vertical orientation.

Doors too have a common rustic theme and are constructed in timber with limited areas of glazing.

Roofs

The roofs are made of small natural Welsh slates. They are either green slates from West Wales or grey/blue from Porthmadog. Some gables are clad in slate as well. The leadwork in valleys, at abutments and over dormers, underline structural detail and articulate the strong sweeping lines of roofs and dormers.

The heavy overhanging eaves are evident on all but the non-rendered houses. They comprise a gable with a bargeboard where the overhang is framed by a tapered stone 'underlock' and a slim black timber fascia. A slight change in pitch lifts the roofline near the eaves, in an elegant expression of the Arts and Crafts style.

Chimneys are an important part of every house, and establish a strong rhythm in the street scene and along the ridgeline of houses. They are constructed in the main from stock bricks with blue bricks on top. Some are covered in rough cast render.



Doors and windows are some of the most important details

2.4 Building Detail & Decoration

The Quality & Spread of Original Detail

The details and qualities that make up the garden village style are well preserved. However there have been alterations to the buildings within the conservation area.

The most strident alteration to buildings and the one that has had the most profound effect on the appearance of the garden village, is the insertion of modern windows in the original openings. These insertions took place prior to the listing of buildings in 2001. New windows constructed in upvc are particularly invasive, their hard shiny appearance and chunky dimensions disrupt the scale and harmony upon which the garden village style depends.

The other major alteration has been to porches and side canopies. Many of the original lead covered canopies are in poor condition and have been replaced by porches to provide more shelter.

Alteration in 2003	% Of Properties	Total
Replaced windows	24.0	40
Replaced doors	8.4	14
Decorative shutters	1.2	2
Alterations to porch	10.2	17
Additional windows	0.6	1
Extension	1.2	2
Replaced roof	0.6	1

The extra protection provided by listing has provided an opportunity to advise and work with owners on an approach to repair and replacement. This is now beginning to have an impact on the way repair is approached in the garden village.

2.5 The Landscape & Buildings Within

It was a strong part of the philosophy of the Garden City Movement that houses should have gardens and be set amongst trees. The aim was to create a comfortable environment for living; one that would be attractive and healthy, and a good place to bring up children. In Rhiwbina, the garden village landscape is expressed in the trees along the roads and in the gardens, grass verges, hedges, pathways and garden gates. All play a part in the layout of each road creating a distinct character for each. Building materials for roads and paths were simple and of good quality: pennant kerbs, concrete paths, and plain utilitarian street furniture.

Y Groes

This is one of the oldest areas of the village and forms a small square. The main approach is defined by mature horse chestnut trees which frame a collection of pitched gables grouped at the centre of the terrace on the western side of the square. The distinctive sense of enclosure created by trees and building layout makes this a valuable part of the conservation area, and early photos of the garden village show it as a central focus for village activities. The green is not enclosed and the maintenance of grass and kerb is patchy. Y Groes provides the best expression of the architect's use of building detail to establish an attractive setting for the square.

Lon y Dail

This runs through the centre of the garden village. The avenue demonstrates well the rural character of the garden village and each side is lined by a grass verge and trees. The verges are wide and the footpaths narrow. Hedges are mainly beech and enclose the gardens as well as the footpaths which lead east and west. The trees within verges are woodland trees and have been the subject of some crown reduction. Their foliage rests high above the roof lines, creating a scale which is very different from the early village layout and the homely qualities of the houses and gardens which lie behind.



The roofs and chimneys
create a strong skyline

Some vehicle driveways have been provided across the grass verge. These are mainly constructed in 'grasscrete' to preserve the character of the area, although some are no longer wide enough for modern vehicles. Damage to the grass verges has resulted. There is also evidence of damage caused by vehicles parking within gardens.

The entrance to Y Groes is flanked by two pairs of houses, each with an unusual porch supported centrally by a shared column for each pair. These houses, with their high and sweeping gables and avenue of trees lead to Y Groes. Houses on Lon y Dail enclose the footpath which leads from Lon Fach to Parc y Pentre. This may have followed an early field boundary.

Pen y Dre

Pen y Dre extends along the south boundary of the garden village, from Heol y Deri westwards. No's 1 to 21 are set well back and are slightly elevated to accommodate the Rhydwaedlyd brook. These properties are served by narrow wooden footbridges, which cut through the dense hedging and ivy clad banks which flank the brook. The brook and the woodland area lend a striking rural character to the entrance to the garden village.

Once into the village Pen y Dre opens out to reveal more clearly the planned layout. Houses frame corners and deep verges, and are often linked by gennels: arched entrance ways providing access to rear gardens. Gables, hipped roofs and projecting eaves all combine to accentuate the geometry of each building composition. Sometimes, the houses are arranged to reflect the scale and symmetry of those on the other side of the road.

Lon Isa

Lon Isa marks the northern limits of the conservation area. Because it is not as heavily landscaped as other roads in the area, it reads well as an avenue whose junction terminates at Heol Wen and Alwyn Lloyd's own imposing house. Many of the hedges have been removed along the southern part of the road. Alongside some footpaths, embankments planted with shrubs have appeared, and there are some areas of fencing.

Lon Fach

Lon Fach and the area to the south east of Y Groes is made up of a series of lanes and footpaths which connect to allow pedestrian access to every part of the village. The centre of these lanes focuses around the Wendy House, an important building for the garden village community. The building, which is used as a meeting room for the Association, is set amongst a background of mature silver birch trees and beech hedges.

Lon Fach also provides access to garages behind Heol y Deri and a garage court behind Lon y Dail. The garages here are a mixture of timber with clay pantile roofs and pre-cast concrete. The striking roofs with attractive timber cladding endure as a reflection of the early character of the garden village. Despite its function, the area has a distinctive sense of enclosure and is a quiet backwater in the village.

Heol y Deri

The traffic that runs through Heol y Deri from the north of the city creates a very different ambiance to this part of the garden village. There are no highway trees and though gardens are well maintained the distinctive hedge line is lost in places.



**Gardens and tree-lined roads
are part of the area's character**

2.6 The Shops

Despite their later construction and different character the shops on Heol y Deri are a strong part of the garden village and it's local identity. This is partly achieved in the links provided by footpaths running from Y Groes and Lon Fach. These have potential for enhancement through the maintenance of hedgerows and lighting.

Many shops adjoining the conservation area have been the subject of change and alteration and the installation of modern shop fronts. Laminate materials on fascias and signs have also down-graded the character of the area and its association with the traditional building materials used in the village. An appropriate scale and palette of materials for shop fronts within the conservation area could be established within guidance in the final section.

The estate office for the Garden Village Society is a flat roofed hexagonal building constructed as an extension to 1 Pen y Dre. When the office was closed it was extended for use as a bank. It is now used as a clinic, and has an area of open parking to the front.

2.7 Greens & Parks

Several greens and small parks were originally intended as part of the layout of the garden village. Land which now forms Parc y Pentre was intended as a smaller square around which houses would be built. The houses were never constructed and this leaves the upper floors of houses on all sides exposed. However, the gardens which face the park are enclosed by attractive mature hedges of laurel and privet, and there are signs of the earlier field boundaries behind Heol Wen and Pen y Dre. All provide an attractive green backcloth to the open field.

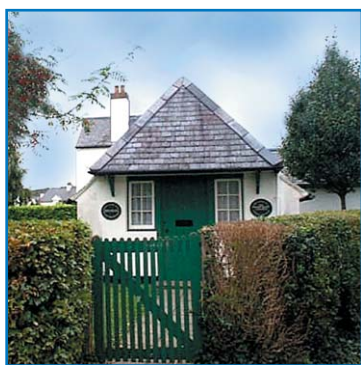
Another important public space within the conservation area is the entrance to the railway, adjacent to the library. This is a small grassed area within which a small plaque to mark the designation of Rhiwbina Garden Village conservation area, has been mounted on a boulder.

2.8 Summary Findings

This brief description of the conservation area provides a basis to assess its strengths and to identify scope for enhancement.

Strengths

- Though only a fragment of the plan was built, the area is still one of the best garden villages in Wales.
- The garden village remains as a coherent planned layout with a distinctive character.
- Houses are well maintained and despite some incremental change, their character reflects the principles of the Garden Village Movement.
- The landscape character of the garden village has changed as trees have matured and owners have adapted gardens to meet contemporary needs and garden fashions. However, the arcadian quality of houses set amongst gardens and trees remains as a strong part of the area's character.
- Public areas, verges and footpaths were designed as an integral part of the garden village and continue to be maintained as part of the highway.
- Parc y Pentre, was originally planned as a built square but is now laid out as a public park. The Council undertakes basic maintenance. Despite the change in plan it is an integral part of the village. It acts as a central focus for the village, and is a successful location for community events.

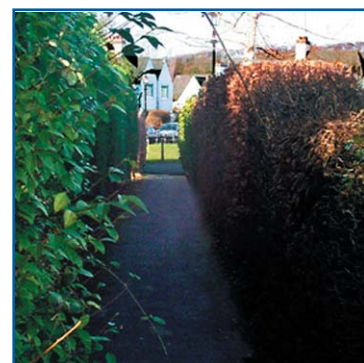


**The lanes and paths around
The Wendy House, link the
garden village with the
shopping centre and wider
Rhiwbina community**

- The stream and wooded embankment to the south of Pen y Dre creates a strong rural character and a distinctive sense of place at the entrance to the village.
- There is an active Resident's Association, which retains a historic connection with the original Garden Village Trust, its management company and local people and events from its past.
- The garage forecourts behind Lon y Dail and Lon Fach are well maintained, and there is a common approach to the care and treatment of claddings.
- Footpath links through the village are good.
- Most alterations to houses have taken place on the rear elevations where single storey additions can be screened from the wider public realm.
- Shops on Heol y Deri were built at a later date and display most alteration and change. Despite this the shops remain as a local facility and the services they offer have a strong association with the local community.

Weaknesses

- The southern entrance to the garden village at Heol y Deri is ill defined . The former garden village estate office is now used as a clinic and has a terraced parking area in the open forecourt. This undermines the rural character of the landscaped embankments to the stream.
- Footpath links to the shops are direct, but are less well defined within the immediate service and parking areas behind the shops.
- The noise and traffic on Heol y Deri is intrusive and has created a different ambience and character to this part of the conservation area.
- Trees within verges have been lost in some parts of the conservation area. This is particularly so along Pen y Dre, where the open character of the road is in contrast to the leafier aspect of Lon y Dail and Lon Isa.
- The library and 'green' around it fail to provide a central focus or gateway to the village. The building's design lacks an understanding of context and offers only minor scope for enhancement. Landscaping and links to the railway station and playing fields beyond could improve its setting.
- Some garden hedges have been altered by either their removal or replacement with new species. In their place, there are areas of fencing. Embankments planted with shrubs have been formed along parts of Lon Isa.
- Some trees around the edges of Parc y Pentre have recently been felled.
- Highway maintenance has led to the loss of some original detail. Sometimes, street furniture and lighting has been replaced in a style that does not follow the style and materials of the early garden village.
- Cars are parked on the road and there are limited opportunities for off street parking.
- Garage courtyards are remote from houses.





3.1 The Background

The appraisal describes the features which make up the conservation area's special character and identifies potential for enhancement.

The appraisal and guidance will be used in the following ways:

- In providing guidance for those who live in the garden village.
- As adopted policies to be used in the assessment of planning applications.
- In setting out priorities for the allocation of budgets and resources in the future.

These are the opportunities presented by the appraisal:

- To maintain the coherence and character of the garden village.
- To ensure that new developments are well integrated within the village.
- To ensure that where there is scope for the enhancement of the public realm it can be achieved with regard for the conservation area's special character and the enhancements identified in the appraisal.
- To enhance the enjoyment of its special village character.
- To increase the understanding and appreciation of its special character.
- To encourage and explain to those who live there why accurate repair is important.
- To support local shops & community facilities in their efforts to keep the garden village & local centre as a vibrant and lively place in which to live.

The threats are:

- Continued pressure to alter and extend houses and gardens to meet changing needs and aspirations.
- Continued pressure for on street parking & disruption to traffic as a result.
- A lack of maintenance through inadequate funding in Council budgets.
- A lack of interest in the community & the original aims of the garden village.
- Competing pressure for change to buildings and houses to meet other objectives, for example improved energy efficiency, & security for houses.

This final section addresses these findings in proposals to enhance the character of the conservation area & the features described in preceding sections.

3.2 Ways to enhance the Conservation Area

Guidance

The most effective way to enhance the conservation area is to ensure that those planning work or development in the conservation area understand its character. Guidance set out in the final section provides advice on how buildings may be protected in proposals for development. It also provides advice to those who are considering repair and maintenance. Its publication in a format that is readily available is a first priority.

The inclusion of most houses in the garden village within the Cadw list of buildings of architectural or historic interest has established other criteria to be met in proposals for alteration. The listing of a building places a duty on the Local Planning Authority to consider the impact of development on its setting. Listing also means that proposals for alteration need to be fully justified. Applications for listed building consent are not subject to the policies and restrictions set in place by the Unitary Development Plan, and to meet the different legislative requirements, Cadw has published a set of basic principles within a Circular: 61/96 'Planning and The Historic Environment'. This relates to Listed Buildings and Conservation Areas. The guidance within the final section of this appraisal has been prepared to ensure consistency with this advice.

Enhancement

Although the Planning Act 1990 (Listed Buildings and Conservation Areas) places a duty on the Local Planning Authority 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 co-operation with other Service Areas within the Council or in partnership with the community or other public bodies.

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

- Through the application of adopted policies in the assessment of planning applications.
- The management and maintenance of the Council's estate including property parks and gardens.
- The promotion of an understanding of the cultural and historic significance of the garden village through links with schools, libraries and community groups, and the erection of interpretive signage and plaques.
- Through the adoption of grant aided programmes to restore buildings. The scope for partnership with Cadw is explored below.
- Through the effective management of existing Council budgets for example in:
 - Housing repair,
 - Grant aid to improve Energy Efficiency in homes
 - Highway improvement and repair
 - Parks - maintenance and enhancement
 - Traffic Management
- Through the encouragement and support of local initiatives to enhance and strengthen local shops and community services.

The appraisal provides the basis for a corporate approach to enhancement, enabling the Community to work with the Council in the achievement of a common goal:- to enhance the conservation area and the buildings within it.

3.3 Conclusions

Rhiwbina garden village has special significance in Cardiff. However, the listing of most buildings establishes a strong set of government principles and priorities, which must be acknowledged in the formulation and adoption of a scheme of enhancement for the conservation area.

This high level of protection is unprecedented in Cardiff but it also raises opportunities for funding to support conservation objectives. One way in which this might be achieved is to ensure that houses within the conservation area benefit from relevant grant programmes. The programme that has most potential is the Cadw Town Scheme Partnership. This could provide a partnership between Council, residents and Cadw to support the repair and restoration of original features.

To establish a scheme in Rhiwbina, a survey of houses would need to be conducted to establish the scope for buildings repair and the benefits that it may bring to the community and wider historic environment. The adoption of the appraisal and a scheme of enhancement is the first step in this process.

3.4 Recommendations

The following recommendations summarise the findings of the appraisal.

1. It is recommended that the guidance in appendices 1 and 2 be published and circulated to those who live or have an interest in the garden village.
2. The appraisal and its recommendations and priorities for action are confirmed as the basis for corporate initiatives in the conservation area.
3. Scope for the establishment of a Town Scheme in partnership with Cadw be investigated.
4. Improved communications with local groups and residents be established in partnership with the Residents Association.
5. The appraisal and information on the history of the garden village be made available for study in the library and at local schools.
6. Opportunities for the use of historic records, archive material and photographic records for research to be made available for use within the school curriculum.
7. An appropriate scheme of repair and maintenance within Parks and Highways be agreed to ensure that work in the public realm is sensitive to the character of the conservation area.
8. The boundary change recommended in the first stage of the review advertised in accordance with Section 71 of the Act.

Consultation

This document was the subject of a local consultation prior to adoption on 7th April 2005. If you would like to contribute and share information on the history of the garden village, please contact the Conservation Team on 2087 3485 or 2087 3188.

Details on individual buildings, together with other planning policy documents and appendices and references identified in the text may also be obtained from the Conservation Team.

Appendices

- Guidance for householders
- Guidance for landscape and work to trees
- Glossary



This guidance has been prepared to enable those planning work to repair or alter their house. It serves as a basis for the assessment of applications for planning permission and Listed Building Consent. The guidance has been prepared to respect and enhance the character identified within the Appraisal, and was adopted as informal planning guidance in April 2005.

The Council has special powers to control many types of development, that would normally not require planning permission, through an Article 4 Direction. The Direction gives control over almost all work to the front elevation of buildings, work in front gardens and new building works too.

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

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

When do you need Listed Building Consent?

You will need to get Listed Building Consent if you want to demolish a listed building or any part of it, or alter it in any way which would affect its character, inside or out.

Repairs which match exactly may not need consent, but the council will be able to advise you on this - the effect of any repairs is not always straightforward.

Examples of work which may need consent include changing windows and doors, painting over brick or stonework or removing external surfaces, putting in dormer windows or rooflights, putting up aerials, satellite dishes and burglar alarms, changing roofing materials. Most houses have been altered inside, and work to change again is unlikely to need consent. However, if there is original detail it is important to check.

How do you apply for Listed Building Consent?

It is often best to employ an architect who is used to working with listed buildings and can demonstrate that the character of the building has been protected in your proposals. Your application will need to include enough information to show clearly what you intend to do, with detailed drawings and photographs. Your first step is to contact the Council to discuss your proposals, and to gain advice on information that you will need to support it. Advice on architects or agents with appropriate skills can be gained from the Royal Society of Architects in Wales (029 2087 4753), or the Institute of Historic Building Conservation (01747 873133).

What happens if alterations take place without consent?

Carrying out unauthorised work to a listed building is a criminal offence and the Council can require you to put the building back as it was.

VAT does not apply to the cost of alterations to listed buildings, although it does apply to repairs and ordinary maintenance. For more detail see the leaflet VAT: Protected buildings (708), available from VAT offices or www.hmce.gov.uk

Building Materials & Details - Introduction

The starting point should always be the original materials and detailing used by the Co-operative. The workmanship was of a good standard and contractors used materials whose quality was specified from the start. This attention to detail should set a standard for new work, which should follow where possible the style and scale of the original garden village layout.

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

Houses in the garden village use simple designs, made more effective by the attention given to the construction of chimneys, roof eaves, porches, doors and windows. The following advice sets out some basic guidance on repair or new building work. Where a building is listed, there will also be a requirement to follow advice published by Cadw Welsh Historic Monuments, This seeks repair or alteration based on a proper understanding of the age and character of the building. The main source for published Cadw advice is WO Circular 61/96 'Planning and the Historic Environment: Listed Buildings and Conservation Areas'. The advice given here is consistent with the Circular's principles.

Although there are variations and variety in house layout and pattern, houses have a common style and use a limited palette of materials:

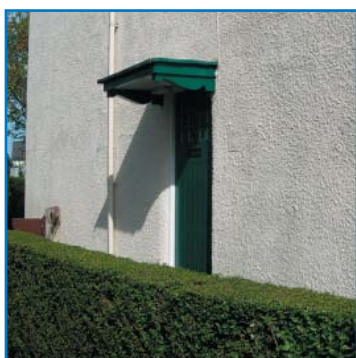
Early houses were built with 11 inch hollow external walls, covered in two coats of cement. The top was roughcast with raised smooth panelling. A lime wash coating in cream or white provided the final coat. A coat of tar was applied at the lowest level.

A few groups are built with a cattybrook brindled facing with light joints. These are difficult to match, but suitable alternatives can be found. A blue/black engineering brick has been used for chimneys and to define arches of some porches.

Some houses in Y Groes and Lon Isa have stone dressings used as a decorative feature around doors and windows.

The rendered houses were originally covered in a blue/purple slate, and the brick with a grey or Welsh green.





Windows and doors follow
a common pattern

Repair Advice & Guidance

The following advice relates to the repair or replication of building elements.

More detailed advice can be gained by looking at early plans for the village, and each of the nine standard house types built by the Co-operative. The original building specification prepared by the Architect A H Mottram is also available for inspection at the Glamorgan Archive in Cathays Park Cardiff (029 2078 0282, www.glamro.gov.uk).

Windows

Door and windows 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.

You should first consider whether any replacement is necessary. It may be possible to repair windows. Skilled joiners can make repairs without difficulty.

Replacement windows and those for new extensions should match the originals in the way they are subdivided into opening and fixed lights.

The frame material, overall style, pane subdivision, mullion and transom widths and glazing rebate should be repeated. The Design Group, Strategic Planning can supply the names of specialist manufacturers of timber windows. It can also provide advice on joinery detail, and hold the original building specification for a number of houses built in 1915.

Colour coated aluminium and UPVC replacement windows have been extensively marketed over the past twenty years. In order to follow the original they often include a plastic grid between the two panes of the double glazing to imitate a glazing bar. This has an artificial appearance and has an unacceptable effect on the property. The recent use of external glued-on plastic grids which attempt to reproduce 'puttied' glazing bars is also unsatisfactory.

Applications for the substitute windows of the types described above, or for their installation in new extensions, will be unacceptable.

Householders often wish to put in double glazing. However, this cannot be installed in a manner which will retain the original appearance. If the original windows are retained, their frames can be made more efficient by proper weather stripping to exclude draughts. Secondary glazing can be fitted internally.

Doors

Front doors are of different types, but a group of cottages or a group of larger houses tends to be consistent in style. Most have six or eight small panes of glass over a boarded panel. Other larger houses have rustic doors with a single diamond area of glazing within a robust panelled door. **Retention or replication of the originals where they still survive is recommended. If replacement is unavoidable, a copy of a typical garden village door will be sought.**

Porches

Many houses have flat, lead-covered canopies over doors. Others are created by setting entrances within the main body of the house, with openings framed by a brick or stone arch. In the case of properties designed as a group, consistency of design is essential. **Porches are often the dominant feature of an elevation and their detailing should always be respected. Glazing-in of porches or verandas is unlikely to be acceptable.** The effect of an alteration on a group of buildings will always be carefully considered.

Roofs

The roofs are constructed in slate, most are covered in blue/purple slates from Portmadoc in North Wales. The slates are still available. The brick houses are covered in a green 'Arvon' slate, but this is no longer available. There are alternative natural slates, but these are more likely to come from North America. Where grey slates have replaced the early green ones, reversion to the green colour may be more appropriate. **In re-roofing, it is important to match the size and quality of the original and to follow the gauge and layout of coursing.** On many slopes, the slates are slightly tilted at the verge and pointed in cement. There is also a typical eaves detail to gables which is found on all rendered houses. The gable is without a bargeboard and the overhang is formed by a tapered stone underlock with a slim black timber fascia.

The design and detail of eaves, verges, hips, gables, fascias and parapets are therefore of great importance, and should be precisely matched. The original builder's specification for roof, rainwater goods, and coverings can still be used. Copies are available from The Conservation Team - Strategic Planning.

Chimneys

Most houses in the garden village have a central shared chimney or high side stack constructed in a blue/black engineering brick, or render. They are often an important part of the symmetry of the each building group or pair punctuating the skyline and defining street corners.

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 to the chimney breast.

Dormer Windows & Loft Conversions

To create a picturesque external appearance, roof eaves on early houses were often brought down below bedroom ceiling level. Half dormers, with the lower part of the window set into the wall and the head breaking through the roof eaves, are also common.

Although there is no scope for the insertion of roof dormers, there are some instances where roof lights may be installed. Small traditional rooflights 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 rooflights in deep frames, which break up the line of the roof surface, are not considered acceptable.**

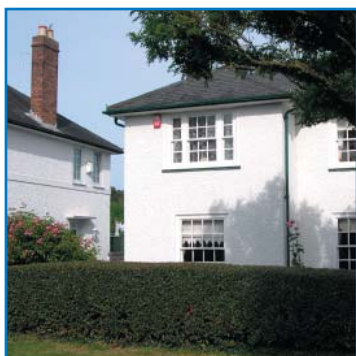
The use of roof lights on front roof slopes will not be supported.

Rainwater Goods

Most houses still have cast iron rainwater gutters, pipes and plumbing stacks. You should keep these or, if necessary, replace them in the same material. Always retain **hopper heads** with dates or ornamental features. A few houses have external lead pipes and ornamental gutters which should be kept. Upvc plastic rainwater goods and external **plumbing stacks** with multiple branches should be avoided, particularly on the front elevation. Although some houses were built with external soil pipes, additional **soil and waste pipes** should be located internally if possible to avoid clutter on the outside of the building. **Balanced flues** should be sited in unobtrusive locations.



Chimneys are simple & often rendered. The pitch of each roof & the arrangement of chimneys play an important part in each building group



Cable & Satellite

Cable television has been installed in the garden village so the need for external aerials should become less common. **Satellite antennae can be particularly intrusive. Size, design, siting and colour should minimise the impact on the building.**

Extensions & Alterations

In modernising their homes, residents want larger kitchens and family rooms and need additional accommodation. Often this can be done without spoiling the character of either the individual house or the wider conservation area. The kind of extension, dormer window or loft conversion suitable for one type of house might be completely inappropriate for another, and so it is impossible to lay down a uniform set of rules for the whole conservation area. However, the following notes set out some guidelines.

There is a very clear building line to all roads in the garden village, and for this reason front extensions are unlikely to be acceptable. Similarly, side extensions may close up the gaps between properties, creating continuous terracing which destroys the open character of the layout and the carefully designed views between buildings.

The following points will be considered when assessing whether to accept a proposed extension:

1. What is the proposed increase in ground floor area compared with the original?

There is a limit to the amount of extension which a house can accommodate without seriously harming the original design concept or intruding too much on the space between neighbouring houses. Small extensions that fall within an imaginary line continuing from the main roof slopes to ground level are preferred provided the roof slope of the main house is respected. The acceptability of larger extensions depends on the particular site and circumstances. All previous extensions are taken into consideration and although every application is considered individually, there will be sensitive cases where no extension or further extension can be permitted.

2. Is the existing building part of a group?

In many parts of the garden village the group aspect was emphasised with houses set around a green or deeper verge, or linked by garages or screen walls or gennels. The substantial alteration of one unit could destroy the balance and the harmony of the whole. Changes of this type will be considered very carefully and are likely to be refused if they would harm the group.

3. Will the alterations or extensions affect or overlook neighbouring properties?

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

4. Will the extensions be visible from the road or another public viewpoint and, in particular, will they encroach upon spaces between buildings, closing out distant views?

In general, any extensions should be to the rear of the property. Extensions that would intrude upon well established views, for example, two-storey side extensions or extensions above existing garages will be resisted.

5. Will the extension be in character?

For an extension to be acceptable in principle, it should be designed to harmonise with, the original form and character of the house.

6. Have any insensitive alterations already taken place?

Some properties were altered before the present controls were in place. Previous insensitive and possibly unauthorised alterations will not be a justification for further unacceptable works.

It is worth remembering that the rear of houses were as carefully designed as the front and can often be viewed by the public from places such as footpaths or the recreation ground. This makes the repair or alteration of upper floors, roofs and windows particularly sensitive.

In Conclusion

The design of successful extensions requires a knowledge of the building type and a sensitive handling of scale and detail. Although Council Officers will offer informal advice, it is advisable to employ an architect with knowledge and experience of this type of work. The architect's drawings will form the basis for a decision on an application. Clear, concise and accurate information with attention to detail is essential.

These points serve as guidelines, but it should be borne in mind that all proposals are assessed on their individual merits and that there may be cases where extensions are considered unacceptable, even though they may appear to conform with these guidelines.

To Summarise

Always consider the following key issues in planning your building project:

1. The starting point should always be the original materials and detail used by the co-operative.
2. The aim should be:
 - repair rather than replacement
 - the use of details to match for small extensions
 - build walls in matching brick or render
 - build roofs in matching slates
3. Where extensions are proposed, new work should protect the character of the conservation area, and the character of the buildings as one of architectural or historic interest.
4. Remember that the enfolding landscape is an important part of the character of the conservation area and forms the setting of the Listed Buildings. It includes gardens, lawns, hedges, trees and the simple gates and fences that mark each boundary.



From road layout to building detail - each element plays an important part



Advice and Guidance

2. The Landscape

Landscape & 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 garden village. The Planning Authority has special powers over these issues that apply only within the conservation area. Outlined below are the considerations that apply if you are planning work that involves these features.

Trees

Trees in conservation areas have special protection. You must apply in writing for consent for work to trees that are greater than 7.5 centimetres (about 3 inches) in diameter, measured at 1.5 metres (about 5 feet) above the ground. Specifically you must give 6 weeks notice to the Planning Authority of your intention to do the work. The Authority will agree to work which it considers will benefit the trees, and may agree other work where the benefits outweigh the damage to the trees. If it does not agree, the Authority may make a Tree Preservation Order to prevent the work. If the Authority does not respond within six weeks the work may be carried out anyway. **The penalties the court may impose for not giving this notice are serious - the same as what would apply if the trees were protected by Tree Preservation Orders.**

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

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



Hedges, pathways & gardens
have now matured to create a
green framework for houses

Parking in front gardens

The garden village was designed before car ownership became widespread. Constructing further off-street parking within the curtilage of individual houses can result in the loss of front gardens and hedges. This would change the character of the garden village.

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. Brick built or rendered blockwork garages to match the material of the main house are preferred with roofs of a shape common to the garden village. Wherever possible traditional hinged garage doors should be used. 'Up and over' doors, where acceptable, should be timber, vertical boarded, and stained or painted a dark colour. There are some areas of grouped parking, where a variety of garage design and size is varied. However, to the rear of the garages on Heol y deri, there are a number of timber clad garages. Their rustic character adds to the charm of the village and marks the transition from shops to housing. These should be retained.

Garden Areas

Grassed and planted front gardens and continuous hedging help to give the garden village its special charm. The need to preserve this character may preclude the grant of permission to form a hard-standing in the front garden. Each case will be considered on its merits. **The location of a hard-standing should not result in cars being parked directly in front of the house.** Many roadsides include a grass verge contributing to the green character of the area. These should be protected.

The creation of paved forecourts with turning areas usually reduce grassed areas, flower beds and the line of hedging, and result in the loss of a simple garden with concrete path.

Gates & Boundary Enclosures

There are a variety of ways in which verge gardens and footpaths have been formed. In repairing or restoring boundaries or hedges, it is important to plant a species in character with the early planting of the garden and road layout. Tree Preservation Officers may be able to advise on species suitable for your particular situation. Whilst hedges become established a temporary post and wire or mesh fence may be an acceptable method for providing security to a garden. A typical garden gate is used on all properties. This can either be purchased or replicated by a good joiner.





Arboricultural

Article 4 Direction

Flue

Glazing bar

Half dormers

Hip

Hopper head

Light

Mullion

Plumbing stack

Slate

Soil & waste pipe

Transom

Up and over door

Valley

Vertical boarded

Relating to trees.

An order giving the Council greater control over alterations to buildings and their surroundings.

A passage for smoke in a chimney.

A rebated wood bar which divides the panes of glass into an opening.

A vertical window set into the wall breaking through a sloping roof.

The intersection of two sloping roofs - forming an external angle.

An external receptacle at the top of vertical pipes.

A window, usually of several panes - the part between two mullions or transoms.

A vertical dividing member between the lights of a door or window, each of which may be further divided into panes by a glazing bar.

External vertical pipes.

A natural roofing material made out of stone split or cut in thin regular slabs.

External pipe collecting contaminated water from a building.

A horizontal stone, brick, tile or timber member separating the lights of a window.

A door (usually to a garage) that opens upwards, by retracting into the building.

The intersection of two sloping surfaces of a roof towards which water flows.

Vertical timber boards very closely laid together.

Acknowledgements

The Rhiwbina Garden Village Residents Association
Cadw Welsh Historic Monuments
Hampstead Garden Suburb Trust
Simon Unwin
Glamorgan Record Office

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