



**Former Co Op Funeral  
Directors and Land to  
the rear of 14 Queen  
Anne Square, North  
Road, Cardiff**

**Heritage Impact  
Statement**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**Stone Property Services**

November 2023

Report Reference  
**edp7987\_r002b**

## Document Control

### DOCUMENT INFORMATION

<b>Client</b>	Stone Property Services
<b>Report Title</b>	Heritage Impact Statement
<b>Document Reference</b>	edp7987_r002b

### VERSION INFORMATION

	<b>Author</b>	<b>Formatted</b>	<b>Peer Review</b>	<b>Proofed by/Date</b>
002_DRAFT	EOa	CLa	MMo	-
002a	EOa	-	-	SCh 171023
002b	EOa	-	-	GGi 011123

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## PLANS

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(edp7987\_d002a 20 October 2023 DJo/EOa)

Plan EDP 2: Extracts from Historic Mapping  
(edp7987\_d003a 20 October 2023 DJo/EOa)

Plan EDP 3: Significance Plan  
(edp7982\_d004a 20 October 2023 DJo/EOa)

## Section 1 Introduction

- 1.1 This Heritage Impact Statement (HIS) has been prepared by The Environmental Dimension Partnership (EDP) Ltd for Stone Property Services, in order to inform and support the determination of linked applications for planning permission and Listed Building Consent (LBC) for the Former Co Op Funeral Directors and Land to the rear of 14 Queen Anne Square, North Road, Cardiff (hereafter known as ‘the Site’).
- 1.2 This HIS has been drafted in accordance with current Cadw guidance (Cadw 2017a), which outlines the appropriate approach to be adopted where development proposals could have an adverse impact on historic assets.
- 1.3 The Site comprises the Grade II listed ‘Rosemount Funeral Home’ (ID 13768), which was first designated by Cadw on 20 August 1975 and the listing subsequently amended on 20 October 2001. The site also lies within the Cathays Park area of the Cardiff City Centre Conservation Area.

### SITE LOCATION AND BOUNDARIES

- 1.4 The Site is located on the eastern side of North Road, opposite North Road carpark centred on Ordnance Survey Grid Ref. (OSGR) 317671 177455. A selection of photographs of the building and surrounding area is included as **Appendix EDP 1**.
- 1.5 The Site comprises the Grade II listed Rosemount Funeral Home, which is arranged broadly east-west with its gable end fronting the east side of the road and its main (southern elevation) running eastwards and addressing the road frontage, albeit at an oblique angle.
- 1.6 The Site includes a curtilage which extends north and south of the building, along North Road. Whilst the western gable end is to the rear of the pavement, there is a gap between the eastern end and eastern site boundary. The plot can be broadly divided into two halves, with the southern half containing carparking and small area of grass and trees. The northern half is occupied by a large suite of single story garages and 1.5 storey outbuilding arranged around a tarmac yard.
- 1.7 The western boundary of the Site is formed by a pennant stone wall, punctuated by two wide vehicular entrances. The northern boundary was obscured beyond the garages and the eastern boundary is formed by a row of trees. The southern boundary is formed by a pennant stone wall.
- 1.8 As well as containing a Grade II listed building, the Site is positioned within the boundary of the Cathays Park Conservation Area, which was identified and adopted by Cardiff Council (CC) in 1975 and extended in 1992 to include this Blackweir area. The conservation area was subject to an appraisal most recently in 2009 (CC 2009).

## **PROPOSED DEVELOPMENT**

- 1.9 Stone Property Services is currently undertaking Publicity and Consultation (PAC) in respect of their intention to submit a full planning application for the construction of 15 apartments in two blocks and the change of use of the retained Rosemount Villa Funeral Home to create four apartments; the associated demolition of existing garages, workshop and part boundary wall together with parking, access, amenity space and landscaping.
- 1.10 Plans and elevations of the proposed alterations are included in **Appendix EDP 2**, which should be checked in consultation with this report.

## Section 2

### Legislation and Planning Guidance

- 2.1 This section sets out relevant legislation and planning policy, governing the conservation and management of the historic environment.

#### LEGISLATION AND CASE LAW

- 2.2 In March 2016, the *Historic Environment (Wales) Act* came into force. Whilst it provides a number of new provisions to existing legislation, the changes do not specifically affect the way in which historic assets (such as listed buildings) are assessed throughout Wales.
- 2.3 The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings through the planning process in both England and Wales.
- 2.4 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting:

*“...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 2.5 The ‘special regard’ duty of the 1990 Act has been tested in the Court of Appeal and confirmed to require that ‘considerable importance and weight’ should be afforded by the decision-maker to the desirability of preserving a listed building along with its setting. The relevant judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust (2014) EWCA Civ 137*.
- 2.6 Paragraph 5 of Lewison LJ in the Court of Appeal judgement covering *Regina (Palmer) v Herefordshire Council [2016] EWCA Civ 1061* (4 November 2016) covers this matter in detail when it identified that:

*“Since section 66(1) requires that special regard must be paid to the desirability of preserving a listed building or its setting, this means that that desirability must be given considerable importance and weight: The Bath Society v Secretary of State for the Environment [1991] 1 WLR 1303, 1319. In this context the concept of preserving the building or its setting means doing no harm: South Lakeland District Council v Secretary of State for the Environment [1992] 2 AC 141, 150. Although the most obvious way in which the setting of a listed building might be harmed is by encroachment or visual intrusion, it is common ground that, in principle, the setting of a listed building may be harmed by noise or smell. The degree of harm (if any) is a matter of judgment for the decision-maker, but if the decision-maker decides that there is harm, he is not entitled to give it such weight as he thinks. To the contrary he must give it considerable weight: East Northamptonshire District Council v Secretary of State for Communities and Local Government [2015] 1WLR*

45, para 22. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question: *East Northamptonshire District Council*, para 28; *R (Forge Field Society) v Sevenoaks District Council* [2015] JPL 22, para 49. This is consistent with paragraph 132 of the *National Planning Policy Framework* (2012) (the NPPF) which states: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be."

2.7 Paragraph 7 adds that:

"The existence of the statutory duty under section 66(1) does not alter the approach that the court takes to an examination of the reasons for the decision given by the decision-maker: *Mordue v Secretary of State for Communities and Local Government* [2016] 1 WLR 2682. It is not for the decision-maker to demonstrate positively that he has complied with that duty: it is for the challenger to demonstrate that at the very least there is substantial doubt whether he has. Where the decision-maker refers to the statutory duty, the relevant parts of the NPPF and any relevant policies in the development plan there is an inference that he has complied with it, absent some positive indication to the contrary: *Mordue's case*, para 28. In examining the reasons given by a local planning authority for a decision, it is a reasonable inference that, in the absence of contrary evidence, they accepted the reasoning of an officer's report, at all events where they follow the officer's recommendation: *Rv Mendip District Council, Ex p Fabre* (2000) 80P&CR 500, 511 and *R (Zurich Assurance Ltd (trading as Threadneedle Property Investments)) v North Lincolnshire Council* [2012] EWHC3708 at [15]."

2.8 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State must preserve a listed building or its setting; and neither does it indicate that development that does not preserve them is unacceptable and should therefore be refused.

2.9 The judgement in respect of *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin) also makes this clear at paragraph 49 when it states that:

"This does not mean that an authority's assessment of likely harm to the setting of a listed building or to [the character or appearance of] a conservation area is other than a matter for its own planning judgement. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasised in *Barnwell*, that a finding of harm to the setting of a listed building or to [the character or appearance] of a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering."

- 2.10 This key point is also made in paragraph 54 of *Forest of Dean DC v Secretary of State for Communities and Local Government* [2013] EWHC 4052 (Admin), which identifies that:

*“...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to ‘the desirability of preserving’ the setting of listed buildings. One sees there the basic purpose of the ‘special regard’ duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.”*

- 2.11 In other words, it is up to the decision-maker (such as a local authority) to assess whether the proposal which is before them would result in ‘acceptable change’.
- 2.12 Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act* of 1990 sets out the statutory duty for a decision-maker where a proposed development would have an impact on the character and appearance of a conservation area. This states that: *“...with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.
- 2.13 As far as Section 72(1) of the Act is concerned, it has previously been established by the Courts (*‘South Lakeland DC v Secretary of State for the Environment’*, [1992] 2 WLR 204) that proposed development, which does not detract from the character or appearance of a conservation area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively ‘enhance’.
- 2.14 However, it must be highlighted that Section 72(1) of the 1990 Act does not state that a decision-maker must preserve or enhance the character or appearance of a conservation area, and neither does it indicate that development that does not preserve or enhance a conservation area’s character or appearance is unacceptable and should be refused. The point is made in paragraph 54 of the judgement regarding *Forest of Dean DC v Secretary of State for Communities and Local Government* (2013) in particular.
- 2.15 Again, it is up to the decision-maker (such as a local authority) to assess whether the proposal which is before them would result in ‘acceptable change’.

## **NATIONAL PLANNING POLICY**

- 2.16 The Welsh Government (WG) published *Future Wales: The National Plan 2040* on 24 February 2021 (see WG 2021a) and highlights in the foreword from the Minister for Housing and Local Government that it forms a *“framework for planning the change and development our country will need over the next two decades”*.

- 2.17 In terms of the Welsh Government's objectives, Number 6 of 'Future Wales Outcomes' on P55 states that:

*"Development plans will have a forward thinking, positive attitude towards enabling economic development, investment and innovation. Increased prosperity and productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills-development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive, modern role in the economy by attracting the interest and expenditure of tourists and providing a distinctive and trusted brand for Welsh businesses".*

- 2.18 National planning guidance, concerning the treatment of the historic environment across Wales, is detailed in Section 6.1 of Chapter 6 Distinctive and Natural Places of *Planning Policy Wales Edition Eleven*, which was published on 24 February 2021 (PPW 2021).

- 2.19 At paragraph 6.1.2, it identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as 'historic assets'.

- 2.20 At paragraph 6.1.6 the Welsh Government's specific objectives for the historic environment are outlined. Of these, the following is of relevance to the current assessment. This seeks to *"safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved"*.

- 2.21 At paragraph 6.1.7, it is observed that:

*"It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way."*

- 2.22 As such, with regard to decision-making, it is stated that: *"Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place"*.

- 2.23 Regarding listed buildings, PPW 2021 states, at paragraph 6.1.10, that:

*"...there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage" and adds that 'For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses."*

- 2.24 It then adds that: *"The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use"*.

- 2.25 Regarding conservation areas, it is stated at paragraph 6.1.14 that: *"There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings"*.

2.26 Paragraphs 6.1.15 and 6.1.16 state that:

*“There will be a strong presumption against the granting of planning permission for development, including advertisements, which damage the character and appearance of a conservation area or its setting to an unacceptable level. In exceptional cases the presumption may be overridden in favour of development deemed desirable on the grounds of some other public interest”, and that: ‘Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area’s character or appearance, or leaves them unharmed.’*

2.27 It is apparent the PPW does not state that any damage to the character and appearance of a conservation area would result in the refusal of planning permission. It is only damage that is of an ‘unacceptable level’ which would result in a strong presumption against the granting of planning permission. The required judgement is concerned with what constitutes an ‘unacceptable’ level of harm not whether there is any harm at all.

**Technical Advice Note 24 (TAN 24)**

2.28 Additional guidance concerning the treatment of archaeology and heritage matters across Wales is set out in *TAN 24: The Historic Environment* (WG 2017).

2.29 TAN 24 states that it provides: *“guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building Consent applications.”*

2.30 As well as providing general advice regarding the assessment of development impacts on the historic environment, the new Welsh Government guidance also provides more specific advice in respect of the approach which should be taken to:

- World Heritage Sites;
- Scheduled monuments;
- Archaeological remains;
- Listed buildings;
- Conservation areas;
- Historic parks and gardens; and
- Historic assets of special local interest.

2.31 Of relevance to the current application is Section 5; concerned with listed buildings, and specifically paragraphs 5.9, 5.12, 5.13 and 5.14, which discuss LBC. Paragraph 5.9 clearly states the following:

*“The Planning (Listed Buildings and Conservation Areas) Act 1990 requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent. It is a criminal offence to*

*carry out such works without consent, which should be sought from the local planning authority. When considering any applications for listed building consent, the local planning authority or the Welsh Ministers must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Consent is not normally required for repairs, unless they involve changes that would affect the character of the listed building. If in any doubt owners are advised to contact their local planning authority to seek clarification on whether or not consent is needed."*

2.32 Paragraph 5.12 states that:

*"Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent."*

2.33 Paragraph 5.13 states that:

*"When determining a listed building consent application, the local planning authority should consider the following issues:*

- The importance and grade of the building and its intrinsic architectural or historic interest;*
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list;*
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene;*
- The impact of the proposed works on the significance of the building; and*
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment."*

2.34 The listing grade may be a material consideration but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many Grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their special interest can be damaged by inappropriate alteration or extension.

2.35 Paragraph 5.14 highlights that:

*“Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring.”*

2.36 As such, TAN 24 clearly recognises that the requirements with regard to listed buildings can be exacting, although it also clearly advises that the level of assessment and approach to decision-making should be proportionate to the proposed changes.

2.37 Section 6 in TAN 24 deals with conservation areas and paragraphs 6.6 and 6.7 are most relevant. Together, these address ‘Planning within Conservation Areas’.

2.38 Paragraph 6.6 in TAN 24 re-states that *“development proposals will be judged against their effect on the character or appearance of a conservation area as identified in the appraisal and management document”*.

2.39 Paragraph 6.7 of TAN 24 then adds that development control within conservation areas should place:

*“...an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality, and accords with the area’s special architectural and historic qualities.’ It also states that ‘Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area”*.

2.40 Paragraph 6.12 of TAN 24 advises that: *“Applications for Conservation Area Consent will require a heritage impact statement, which should explain why demolition is desirable or necessary alongside a broader assessment of the impact of the proposals on the character or appearance of the area”*, whilst paragraph 6.13 then adds that:

*“There should be a general presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (see 5.15). In cases where it is considered a building makes little or no contribution, the local planning authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given without acceptable and detailed plans for the reuse of the site unless redevelopment is itself undesirable. The local planning authority is entitled to consider the broad principles of a proposed development, such as its scale, size and massing, when determining whether consent should be given for the demolition of an unlisted building in a conservation area”*.

- 2.41 The key 'gateway' test here then is whether a building makes a 'positive' contribution to the wider character or appearance of a conservation area or whether that building in fact makes 'little or no' contribution. Thus, the answer to the question determines whether the proposals require justification in line with the criteria for demolition of a listed building set out in paragraph 5.15 of TAN 24 (or otherwise).

#### **LOCAL PLANNING POLICY**

- 2.42 Local policy, addressing the conservation and management of the historic environment, is identified in the Cardiff Local Development Plan 2006–2026 (LDP), which was adopted by Cardiff Council on 28 January 2016.
- 2.43 Key Policy KP17: Built Heritage sets out that:
- “...Cardiff’s distinctive heritage assets will be protected, managed and enhanced, in particular the character and setting of its Scheduled Ancient Monuments; Listed Buildings; Registered Historic Landscapes, Parks and Gardens; Conservation Areas; Locally Listed Buildings and other features of local interest that positively contribute to the distinctiveness of the city”.*
- 2.44 Policy EN9: Conservation of the Historic Environment outlines the detailed policy, against which proposals for new development will be determined. It states that: *“...development relating to any of the heritage assets listed below (or their settings) will only be permitted where it can be demonstrated that it preserves or enhances that asset’s architectural quality, historic and cultural significance, character, integrity and/or setting”.* The list includes Listed Buildings and Conservation Areas.
- 2.45 The legislation and policy above has been taken into account during the preparation of this assessment.

## **Section 3**

### **Methodology**

- 3.1 This section of the HIS outlines the methodology, which was employed in the identification and assessment of potential impacts.
- 3.2 This assessment employs the current methodology outlined in Cadw's publication *Heritage Impact Assessment in Wales* (Cadw, 2017a).
- 3.3 This HIS has also been produced in line with the professional guidance in the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA, 2019).
- 3.4 These best practice professional guidelines provide a national standard for the completion of assessments addressing the built aspects of the historic environment.

#### **ARCHIVE RESEARCH**

- 3.5 The starting point for the project was the identification and consideration of background archive material to enable a clear understanding of the building's history and chronological development prior to the fieldwork.
- 3.6 A broad range of background sources were checked at the relevant repositories, following instruction, in order to investigate and understand the origins and development of the site and the buildings within it. These sources included:
  - Relevant books and journals;
  - The National Monuments Record for Wales (NMRW) collections;
  - Online sources;
  - Glamorgan Gwent Archives;
  - Glamorgan-Gwent Archaeological Trust Historic Environment Record (HER); and
  - The 'Historic Wales' website.

#### **FIELDWORK**

- 3.7 Having collected, collated and considered the background sources, the building was visited by experienced surveyors who specialise in the investigation and assessment of historic buildings in June 2023.
- 3.8 In this case, the first objective was to understand the building's special interest, identify any features of special interest it possesses and to find any evidence for chronological change,

which might affect that special interest; in order to determine the likely impact of the proposed works for alteration.

- 3.9 Consideration was given to the contribution (if any), in which the building's setting makes to its special interest and whether that existing contribution would remain the same or be either enhanced or diminished through the development proposals.
- 3.10 The second objective was to determine the current (baseline) contribution the building and its curtilage make to the character and appearance of the Cathays Park Conservation Area, in order to assess the nature and magnitude of any impacts upon it as a result of the proposed development being implemented.

### **ASSESSMENT OF SIGNIFICANCE AND SETTING**

- 3.11 The identification and assessment of 'significance' for the various historic assets draws on the four 'heritage values' defined by out in Cadw (2011) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales*. These values consist of:
- The asset's evidential value, which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
  - The asset's historical value, which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;
  - The asset's aesthetic value, which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
  - The asset's communal value, which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.
- 3.12 The contribution (if any) that the Grade II listed building's wider setting makes to its significance, and the impact which development could have indirectly in that respect, has been defined and evaluated in line with the guidance set out in *The Setting of Historic Assets in Wales* (Cadw 2017b), which provides a robust framework.

### **ASSESSMENT OF CONSERVATION AREAS**

- 3.13 The 'Statement of Purpose' for Managing Conservation Areas in Wales (see Cadw 2017b) highlights the aims of the document when it states that it:

*"...sets out the policy context and duties for local planning authorities to designate and manage conservation areas. It also identifies key aspects of good practice for their designation and appraisal, including the participation of stakeholders and the development of local policies for positive management and enhancement so that their character and*

*appearance are preserved and enhanced. It should also help local planning authorities to take account of Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) to achieve high-quality sensitive change."*

3.14 It then continues by further stating that:

*"This best-practice guide is aimed mainly at local planning authorities to ensure a consistent approach to conservation area designation, appraisal and management throughout Wales. It may also be of use to property owners and other stakeholders with an interest in existing or proposed conservation areas and who want to know more about how positive management can enable change which preserves or enhances character or appearance".*

3.15 This highlights that the designation of conservation areas is not intended to prevent change and is instead a mechanism for the management of change by local planning authorities.

3.16 This point is made in Section 6 when it states that *"Conservation area designation is not intended to prevent change, but it does mean that the significance of the area is taken into account when making decisions about change and development"*.

3.17 Paragraph 3.1 provides more detail when it observes that:

*"A conservation area appraisal is the foundation for positive management. It provides a detailed picture of what makes an area special and can be used to identify opportunities and priorities for action. The appraisal offers a shared understanding of character and importance, and highlights problems and potential, which can be used as the basis for a more detailed management plan supported by a robust local policy framework. It also helps to ensure consistent decision making and may support funding bids for enhancements. Detailed appraisal best precedes designation and is a vital tool in the positive management and review of existing areas."*

3.18 Paragraph 8.1 of Cadw (2017b) notes that:

*"Historic areas can be an important focus for community regeneration. Their distinctive character can be an asset that encourages economic vibrancy, social and cultural vitality, community confidence and a sense of belonging. However, many historic areas have suffered from declining economic activity; for example, former industrial or commercial areas of major towns, which result in underused buildings and low investment. In these circumstances, targeted actions may be needed to unlock potential and realise wider benefits."*

3.19 Accordingly, this HIS has been prepared using best practice professional guidance and is therefore considered to provide a robust basis for an evaluation of the development, which is proposed at the Site, in respect of heritage matters.

## Section 4

### The Baseline Position

- 4.1 This section of the HIS sets out the baseline position against which the impact of the proposed development on the Grade II listed building and the Cathays Park Conservation Area, in which it is located, can be identified and then assessed.
- 4.2 As such, it aims to identify (first) the special interest of the Grade II listed building and the features of special interest which it possesses. In that regard, it should be read with reference to **Plans EDP 1 to 3**, which collectively set out the location of the Site, the heritage context, historic mapping and an annotated survey of the building.
- 4.3 In addition (second), this section of the report also defines the relevant baseline position in respect of other relevant historic assets, notably the conservation area in which the Site is located.

#### ROSEMOUNT FUNERAL HOME

- 4.4 Rosemount Funeral Home (ID 13768) was first designated on 19 May 1975 and the listing was later amended on 22 October 2001.
- 4.5 The listing citation states that the building dates from the early to mid-19<sup>th</sup> century and was converted to a funeral home in the 20<sup>th</sup> century.
- 4.6 The exterior of the Grade II listed building is described in the following terms in the Cadw listing citation; i.e.:

*“A Regency 2-storey 3-bay house with stucco walls, hipped slate roof with wide plastered eaves to the front and side elevations, and end rendered stacks. In the lower storey is a central replaced panelled door with radial glazed iron overlight. The outer bays have French doors (now fixed). An upper storey cast iron balcony is supported on round posts with broad fillets and open fretwork cornice. The central posts have brackets projecting at cornice level, probably for bearing signs. The balustrade has thin rails and wave bars, with intermediate scrollwork. Three French doors open to the balcony.*

*Set back against the R end wall is an added 2-storey wing with single-storey lean-to in front continuous with the front elevation of the main range. In the L end wall is an inserted window lower L. A lower hipped-roofed rear wing is behind and projects from the L end wall of the main house.”*

- 4.7 The listing citation does not provide any description of its interior interested and states the interior was not inspected. Nor is there any discussion of the rear elevation or its curtilage, other than its walled forecourt, which is likely to be curtilage listed.
- 4.8 Finally, the Cadw listing citation states that Rosemount was listed “for its architectural interest as one of the few country villas that survived the urban expansion of Cardiff, retaining a particularly fine cast iron balcony.”

- 4.9 The details of the Cadw citation clearly serve to highlight that the majority of the listed building's special interest (or its 'significance') is focused on the evidential, aesthetic and historic values possessed and expressed by its built form and fabric. The (smaller) remaining portion is drawn from its wider setting.
- 4.10 The majority of this significance is expressed by the building's external elevations (e.g. **Image EDP A1.1**) and especially that in its position on the eastern side of North Road, but it is also clear from the citation that a portion is also held and expressed by the internal spaces, where a few characteristic decorative features remain.
- 4.11 These details are discussed in the paragraphs below, drawing on the historic background research and the site-based surveys.

### **History of the Building and Archival Sources**

- 4.12 As noted in the listing citation, the building is likely to date from the early to mid-19<sup>th</sup> century and describes it as 'Regency'.
- 4.13 There are no original plans held within the archives and the first depiction of a building is that of the 1844 Tithe map (**Plan EDP 2**). This shows a small rectangular building in block plan apparently without the later extensions to the rear and right. It sits within a small and narrow plot of land extending mainly to the north along North Road. The plot, as with much of Cardiff in this period, was owned by the Marquis of Bute, but occupied by William Jones, who also occupied the immediate surrounding fields. At this time, there was no development within the wider area, with the focus of post-medieval development being located within the former medieval extents of Cardiff to the south prior to the expansion of the suburbs to the north from the 1850s. As such, Rose Villa, as it was then, was located in relative isolation, although three much smaller buildings were located on the opposite side of the road occupied by 'Sundry Tenants'. The tithe map also shows the dock feeder and Glamorgan Canal running to the west of North Road, the latter has since been infilled.
- 4.14 William Jones is noted in the Census of 1841 as living on North Street, along with his wife Mary. They are still residing there in 1851 along with a daughter and three servants. This census records Mr Jones as 'Retired draper and High Constable of the Hundred of Kibbor'. The record can't be found for the 1861 Census, but it is presumed that the house was still occupied by at least Mrs Jones in 1862, whereby a burglary is reported in the 'The Welshman' of 24 January 1862.
- 4.15 In 1873 the Cardiff and Merthyr Guardian Glamorgan Monmouth and Brecon Gazette advertises that Rose Villa was put out to let and its entire content sold at auction. Of interest is that the contents of the drawing, dining, 'three other sitting rooms,' conservatory, five bedrooms, two dressing rooms, kitchens, and pantries, giving some indication of the layout of the house at this time. This indicates at least five principal rooms on the ground floor, plus kitchen, with five bedrooms on the first floor. This appears to show that the smaller single rectangular block on the 1844 Tithe map was expanded, which fits with the evidence from later maps and the current layout of the building. The South Wales Daily news records more detail of the contents, including Spanish mahogany furniture, Brussels carpets and over 200 books; evidently the occupants were of some status.

- 4.16 The later 19<sup>th</sup> century form of the building is shown on the 1880 Ordnance Survey Map (**Plan EDP 2**) which, drawn at a scale of 1:500, provides rich detail of the layout. The main house is shown in deeper plan than the earlier map, with what appears to be a second parallel range added to the building. No less than six small additions are shown to the rear, western and eastern ends of the building, with a greenhouse added to the south-eastern corner. The balcony is also clearly shown. In terms of its grounds, these appear to be bounded on all sides by walling, with two punctuations from the road. The southern entrance leads to a turning circle on the main frontage which occupies the main garden space to the south. The northern entrance gives access to the rear of the property through an alley which also leads to a series of outbuildings to the north which appears to be within a kitchen garden. A walled garden has been added to the east.
- 4.17 The mapping shows that the property has been expanded between the 1840s and 1880. This has happened not only to the house itself but its grounds, which based on the mapping appears to have developed as a modest Victorian style garden. It is postulated that this was undertaken during the tenure of William Jones.
- 4.18 In 1881 the property appears to have been known as Rosebank as recorded in the census, and occupied by John Dawson, a town Brewer. It is also known as Rose Bank in the 1891 census when it is recorded as being occupied by Frederick Ward, local butcher and is also recorded as a cattle dealer in the 1895 South Wales Echo.
- 4.19 By the 1901 Census it was once again known as Rose Villa and the property being lived in by Lewis Llewelyn, who by 1910 had become a manager of the Glamorgan Canal as recorded in a wedding notice of the *Evening Express* of 1910. He is recorded as such on the 1911 Census and 1913 Cardiff Directory.
- 4.20 The 1920 Ordnance Survey Map (**Plan EDP 2**) shows that two of the small extensions to the western end of the building have been removed and the greenhouse/conservatory extended on the south-eastern corner. The walled garden to the east also appears to have been enlarged.
- 4.21 The 1938 Ordnance Survey Map (not illustrated) and, in more detail, the 1941 Ordnance Survey Map (**Plan EDP 2**), shows some changes to the property itself. This map shows building within the Site is still shown as Rose Villa on this plan, suggesting it still had a residential use. North Road has also been widened, consequently moving the boundary wall much closer to the gable end of the building than previously shown. More widely, the street on Queen Anne Square has been laid out, along with a rear access road which runs to the east of the Site, and forming its current rear boundary, albeit only a few houses had been built by this time. To the rear of Rose Villa the former disparate outbuildings have been replaced with a single square outbuilding.
- 4.22 The 1952-54 map shows a similar arrangement, although the greenhouse on the south-eastern corner has been removed and an additional outbuilding (since demolished) is shown in the yard to the north. At this point, the building is labelled as No 30 for the first time. A similar disposition is shown on the 1966 edition, although a small extension is shown to the frontage of the building. In the wider area most of Queen Anne Square had been built by this time.

- 4.23 A Planning Application from 1964/65 in the archives show a widening of the access. This also show a timber building located towards the southern part of the Site, which is not shown on Ordnance Survey mapping. This application also includes the provision of a 'preparation room' to the rear of the property, which appears to have replaced two earlier extensions. Unfortunately, nothing of the interior is shown.
- 4.24 Plans held in the archives show internal changes in 1990 and extension on the eastern end. The works are described in the consent as 'alterations and a small extension' with 'removal of certain internal partitions walls'. The plans show this comprised the addition of a single storey section to the eastern frontage of the building and extension upwards above the existing entrance lobby, also at the eastern end of the building. Internally, this involved the removal of the former external wall at the eastern end of the building. Other internal alterations included the removal of obviously inserted partitions in the main building, along with re-arrangement of partitions in the rear range.

### **Summary**

- 4.25 The archival sources gathered indicates that the building originated in the earlier 19<sup>th</sup> century and certainly existed by 1844. At this time, the building was smaller than the current building, and most likely comprised only a single pile range corresponding with the front three bays of the existing building. In the mid-19<sup>th</sup> century a second parallel range was added, which was undertaken between the 1840s and 1880, more likely by 1873 when an auction of the contents shows a wide range of rooms. This building comprises the core of what is standing today, albeit various occupiers and owners over the latter part of the 19<sup>th</sup> century added smaller extensions and alterations, such as a conservatory at the eastern end in the earlier 20<sup>th</sup> century.
- 4.26 The building became a funeral parlour in the post-war period, if not the 1930s, with subsequent alterations and additions as a consequence, including in the 1960s to the rear and 1990s to the east.

### **Description**

- 4.27 The internal and external inspection of the listed building has identified the key areas of interest and these are generally illustrated in **Images EDP A1.1 to A1.33**.
- 4.28 Externally, there is little doubt that the main elevation is to the south, facing obliquely to North Road. This comprises the main entrance onto the former drive, now characterised mainly by a swathe of tarmac carparking (**Image EDP A1.1**). The listing citation mainly focusses on this section and is as follows:

*"In the lower storey is a central replaced panelled door with radial glazed iron overlight. The outer bays have French doors (now fixed). An upper storey cast iron balcony is supported on round posts with broad fillets and open fretwork cornice. The central posts have brackets projecting at cornice level, probably for bearing signs. The balustrade has thin rails and wave bars, with intermediate scrollwork. Three French doors open to the balcony.*

*Set back against the R end wall is an added 2-storey wing with single-storey lean-to in front continuous with the front elevation of the main range. In the L end wall is an inserted*

*window lower L. A lower hipped-roofed rear wing is behind and projects from the L end wall of the main house.”*

- 4.29 The site visit confirmed the basic tenets of this are as described, although the building has been altered to a degree, the biggest change being the 1990s extension to the right (east). Otherwise, the visit identified more detail on the features, noting that the only original French window remaining is the central one on the upper floor, evident by the thicker glazing bars in the replacements. The door is a replacement (as noted in the citation) although the iron overlight appears original.
- 4.30 The northern elevation (**Image EDP A1.2**), by contrast, is more utilitarian in appearance with no decorative treatment at all. There are no wide eaves, as on the rest of the building, suggesting either the roof has been altered or, more likely, the eaves were omitted on original construction. On the ground floor are two projections, that to the right is single storey and part stone but mainly brick, with a brick parapet and inserted window. A fire escape is located on here, leading to an inserted door on the upper storey. The left hand extension is flat roofed and wraps around the north-eastern corner of the building. This was added in the 1960s. Otherwise, the main block has a central door with a window to the right and left. The upper floor has an altered and uneven glazing pattern with two inserted toilet windows to the left and two single openings further to the left, both of unequal size. To the right is an enlarged casement window and inserted door to form a fire escape. The only redeeming feature is a central window opening which lights the stairs, albeit this has 20<sup>th</sup> century stained glass within it. In fact, none of the windows are original, having been replaced in the 20<sup>th</sup> century.
- 4.31 The western elevation faces directly to the road (**Image EDP A1.3**), where it sits close to the rear of the pavement, although this was not always the case, as shown above, that the road was widened in the 20<sup>th</sup> century. This elevation shows the differing heights of the two ranges. The front range is almost entirely featureless with the exception of an offset window on the ground floor which is a later insertion. The end stack can also be seen, which in this case is built into the gable wall rather than attached to the exterior. The rear range is lower and has one window on each floor. These may be original openings but the windows themselves are 20<sup>th</sup> century.
- 4.32 The eastern gable is more disjointed, being masked by both the 1960s and 1990s extension (**Image EDP A1.4**). However, the original rear range can be seen, with two window openings, the lower of which is almost certainly enlarged. Both windows are 20<sup>th</sup> century replacements.

### ***Interior***

- 4.33 The interior is arranged over two floors (see **Plan EDP 3**). The main entrance leads onto a central hall (**G1**), this has a ceiling cornice and blanked over ceiling rose. The main entrance door also has an architrave with concentric circle decoration, albeit partially covered with a later door frame (**Image EDP A1.5**). Otherwise, there are no other internal features, such as skirtings, doors or architraves, with these features being modern replacements.
- 4.34 Three rooms lead off this central hall, that to the right leads into what was formerly the principal room in the house (**G2**). This room has a blocked fireplace at the eastern end, with

two flat arched alcoves either side, one of which has been turned into a door leading to the later extension (**Image EDP A1.6**). A third flat arched alcove is located in the rear (northern) wall which most likely led into the room to the rear, which has now been blocked (**Image EDP A1.7**). This arch has a moulded architrave terminating in two concentric circle motifs at the springing point. The external (southern) wall has a full height window which is a later replacement, the shuttering and panels in the reveals have not survived, although the moulded architrave has, again with the concentric circle corner motifs (**Image EDP A1.8**). There is a continuous moulded cornice which appears original although the skirting is not.

- 4.35 The second principal room (**G3**) is located to the left of the central hall. This room is of similar proportions to **G2** and contains similar features, including the cornice and window architrave, although again the window and panelling have been replaced. On the far wall there are again two flanking alcoves, with one having had a 20<sup>th</sup> century window inserted (**Image EDP A1.9**). The architraves on these two alcoves appear original and have moulded beading and concentric corner motifs. Again, the rear (northern) wall has a flat arched opening, with later door within it.
- 4.36 The rear range is accessed both from the rear of room **G3** and the rear of the central hall (**G1**). This leads into a rear lobby (**G4**) which contains the staircase. There are no features in this area with only a 20<sup>th</sup> century dado rail of no interest, the stairs are a 20<sup>th</sup> century replacement (**Image EDP A1.10**). To the left is a corridor with toilets (**G5**), this was clearly one single room originally with fireplace on the western wall, although no features survive in this area and toilet partitions have been inserted. A further room (**G6**) is located to the west of here, again entered through a flat headed opening with modern door inserted (**Image EDP A1.11**). This room was entirely plain with a cupboard inserted into the northern end.
- 4.37 To the right of the rear lobby is a modern corridor off which is room **G7**. There is a blocked fireplace here as evidenced by a chimney breast in the eastern wall (**Image EDP A1.12**). There is a continuous cornice in this room with dentilled detail, however, this is modern as it also runs along the modern partition wall inserted to create the corridor. It also runs to the right of the chimney breast whereby a former alcove has been infilled as evident by the corridor partition having partially blocked the arched alcove here (**Image EDP A1.13**). This room was evidently a former a single room and it is known from the planning history to have undergone several iterations of subdivision prior to the current arrangement.
- 4.38 The eastern end of the building is one large room, clearly formerly two rooms with **G8** to the rear and **G9** to the front (**Image EDP A1.14**). The rear area (**G8**) forms part of the rear range although the dividing wall between the two has been removed at an unrecorded date in the 20<sup>th</sup> century. There are no original features in these areas; a door leading to the 1960s extension (**G10**) to the rear has a modern architrave contrived to appear historic (**Image EDP A1.15**). The front area (**G9**) has had the former external wall to the east removed upon extension in the 1990s although this room did not appear as part of the front range in any case, again being an extension undertaken most likely in the mid-20<sup>th</sup> century as historic mapping shows a greenhouse/conservatory in this location.

- 4.39 The only other section on the ground floor is the rear projection (**G11**). There is no access to this from the interior of the main building and no access was gained on the site visit. The function of this evidently much rebuilt section is unknown.
- 4.40 The first floor of the building is accessed from the stairs in the rear block, which are a dog-leg stairs with half landing. The stairs themselves are of mid-20<sup>th</sup> century date. This leads onto the landing area (**F1**). Straight ahead are two steps which lead into the front section of the building through a flat arched opening (**Image EDP A1.16**). A small lobby area (**F2**) has a built in cupboard of mid-late 20<sup>th</sup> century date. Two rooms open off here, **F3** to the right is located in the south-western part of the building and **F4** to front is the central room.
- 4.41 The door into **F3** retains its architrave although the door is late 20<sup>th</sup> century. Room **F3** is a large room with a chimney breast on the external wall, although the fireplace has been blocked in and replaced by a post-war gas fire. The room opens out through French windows onto the balcony, the windows themselves are replacements as evidenced by the relatively thick glazing bars. The shutters have been removed although the moulded architrave with beading and concentric circle corner motif remains (**Image EDP A1.17**). The skirting board is also deep set and likely to be original, although the cornice is relatively modern.
- 4.42 The central front room **F4** is also accessed off the small lobby, although the architrave around the doorway has not survived. This room also has French doors leading onto the balcony, which appear original although have been altered to include top-light openings and the lower panels are boarded, none of the fittings survive either (**Image EDP A1.18**). The shutters do survive in the reveals but have been fixed/painted shut (**Image EDP A1.19**). The cornicing is modern as are the doors/door architraves.
- 4.43 Room **F5** is accessed from room **F4**, and it is likely that this door has been inserted, with room **F5** more likely to have been accessed from the lobby area where the cupboard is now located. This is the third room on the frontage and has French doors opening out onto the balcony although these are replacements as evidenced by the relatively thick glazing bars (**Image EDP A1.20**). However, the shutters have survived which have recessed panels with square hinges and simple bar and hook (**Image EDP A1.21**). These features are consistent with a date of the first half of the 19<sup>th</sup> century. The architrave has also survived which has an ogee moulding with additional beading. The concentric corner motifs are also present. Overall, the ensemble is consistent with a date from the 1830s. The cornicing is of a simple convex curve with dentilation and a plaster relief ceiling rose (**Image EDP A1.22**). The door architrave into the adjacent room (**F6**) to the east is also of a style consistent with the period, although as this section is a later extension it is likely to have been re-used. The skirtings are also consistent with the period. There is a 20<sup>th</sup> century inbuilt cupboard adjacent to the chimney breast (**Image EDP A1.23**).
- 4.44 Room **F6** completes the array of rooms on the frontage, although this is located within the extension to the east of the building. This room is narrow, being only half the width of the corresponding ground floor room and is two steps lower than the adjacent room (**Image EDP A1.24**). All the features in here are of mid-late 20<sup>th</sup> century date and of no interest. A further room (**F7**) leads into an office, which is part of the 1990s extension, which created a first floor entrance lobby.

- 4.45 The remaining rooms on the first floor are all located in the rear range of the building. Returning to the landing **F1** a door to the right (west) leads into a narrow corridor, there is evidence of a blocked door on the wall leading into the front room (**F3**) here (**Image EDP A1.25**). Otherwise, two rooms open off this corridor. That to the right (**F8**) has a chimney breast but blocked fireplace (**Image EDP A1.26**). It is evident that this room was large, with the partition inserted to create the adjacent corridor. The window has been enlarged and contains a 1960s/70s metal framed window. One further room is located at the end of the corridor (**F9**) which is currently fitted out as a kitchen. This room has had a door inserted in the north wall to form a fire escape (**Image EDP A1.27**). No features were noted in any of these areas.
- 4.46 To the left of the landing is an area occupied by toilets, these have been inserted into a former single room (**F10**) and all the partitions are of post-war date and of no interest (**Image EDP A1.28**).
- 4.47 The final room in the sequence at the rear is **F11**, which is located on the north-east of the building (**Image EDP A1.29**). This is the only room with a fireplace, although this is late 20<sup>th</sup> century in date. The windows are of 20<sup>th</sup> century date and there are no features of historical interest in this room.

### Statement of Significance

- 4.48 Rosemount is recognised as being of historic and architectural interest as reflecting in its Grade II listing status meaning it is a *Building of Special Architectural or Historic Interest* that has been assessed against national criteria drawn up and then applied for the Welsh Government by Cadw.
- 4.49 Based on the above, the building originated in the earlier part of the 19<sup>th</sup> century and has been expanded around the 1840s. There are two main phases to the construction of the building which together form its 'core' interest. This is represented by the two parallel ranges of the building. It is a matter of conjecture which range is the earliest of the two as extensive refurbishment in the post-war period means there are no features surviving in the rear range. The front range has survived better with the retention of door and window architraves although the shutters are only present in one first floor room and all but one of the windows has been replaced.
- 4.50 However, on balance it seems more probable that the lower, rear range was the earlier of the two, with the front range added in the 1830s/1840s. This is suggested as there is no obvious position for a staircase in the front range whereas a central entrance hallway with staircase within the rear range makes this a credible option. However, there is no firm dating or even sequential evidence to support this as any features or signs of openings within the postulated frontage have been altered with the insertion of the doorway links between the two ranges.
- 4.51 The most recent use as a funeral parlour has resulted in alterations to the building to facilitate this use. The most altered parts of the building in terms of fabric is the eastern end, whereby numerous extensions and internal alterations have removed the former external wall of the rear range, along with removal of any features in these areas. The main

block has survived in its basic layout, albeit the rear range has been altered through the insertion and removal of partitions and replacement of the staircase.

### ***Evidential Value***

- 4.52 Rosemount is considered as possessing moderate evidential value because whilst the building retains sufficient evidence for its intended functions and uses, changes to the fabric has resulted in loss of original historic features, fixtures and fittings which would add depth to their evidential value. Those features which do survive, add significance to the building and comprise the iron balcony of the southern elevation, the surviving cornicing, skirtings and architraves within the front range of the building.
- 4.53 Despite the removal of features within the remaining parts of the building, the basic arrangement of space remains discernible through the basic internal partitions, although the eastern end of the building has seen the greatest degree of loss and has lesser significance as a result. The inserted partitions throughout the building have altered the former layout, although, other than the first floor toilets, not to the degree that the original layout cannot be understood.
- 4.54 Externally, the greatest contribution to the significance is the southern elevation and, to a lesser extent, the western gable end. These two elevations retain the most historic legibility. The rear and eastern elevations by contrast have been heavily altered, including their fenestration pattern, and other than representing the basic outline of the building, makes little contribution.

### ***Historic Value***

- 4.55 There is some historic value at a moderate level in its association with local figures including the High Constable of the Hundred of Kibbor in the mid-19<sup>th</sup> century and a manger of the Glamorgan Canal in the early 20<sup>th</sup> century.
- 4.56 It also derives some historic value in illustrating the history of this area in terms of development from a relatively isolated house and villa on the edge of Cardiff to become subsumed within the residential expansion in the later 19<sup>th</sup> and 20<sup>th</sup> centuries.
- 4.57 Nonetheless, the building is not of great antiquity, dating from the early part of the 19<sup>th</sup> century and not exhibiting any great time depth in terms of its chronological development.

### ***Aesthetic Value***

- 4.58 The aesthetic value of the building is considered moderate and almost solely derives from the decorative southern elevation. This elevation was clearly designed to make an impression on visitors to the property and also from the street in views travelling north along north road.
- 4.59 The internal spaces make a limited contribution through the surviving features within the building, albeit, as shown above, this is not consistent throughout the building and restricted to parts of the southern range.

### **Communal Value**

- 4.60 The building was built as a private residence and was utilised as such until use as a funeral home in the post-war period. It was not intended for communal use and as such only has low communal value in that respect.
- 4.61 Some communal value is held within the frontage of the building, and it being part of the street scene for over 150 years and being a prominent local landmark. As such, the building has a degree of communal value as a result of its appreciation and enjoyment by the city's current occupants and visitors.

### **Setting**

- 4.62 The building's current setting is largely defined by its functional character from its most recent use as a funeral home. Other than being broadly 'open' there is little from its setting which reflects its historical use as gardens.
- 4.63 As noted above, the historic mapping shows how in the 19<sup>th</sup> century the villa was set within modest grounds displaying typical traits of a Victorian garden. There was a short driveway to the south terminating in a turning circle on the main frontage which occupied the main garden space to the south. The northern entrance gave access to the rear of the property through an alley which also leads to a series of outbuildings to the north which appears to be within a kitchen garden. A walled garden was also located to the east.
- 4.64 Of these features, nothing now remains. The outbuildings to the north have been replaced by firstly a square block which took place according to historic mapping, between 1938 and 1942. This was later extended to the north and north-west in the 1960s/70s to provide the garage structures within the area of the former kitchen garden. To the east, the former walled garden is now occupied by a tarmac area, boundary, adjacent road and part of the gardens of the properties in Queen Annes Square. Indeed, the modern property boundary on the eastern side of the Site bears no resemblance to the original boundary and was a creating of the 1940s caused by the laying out of Queen Annes Square. The north road boundary is formed of a stone wall, but, as noted above, is not on the original plot boundary wall as the road was widened in the 1920s.
- 4.65 To the south is now a large tarmac area and small area of grass with tree planting, in place of the turning circle. The southern property boundary itself is further south than the 1880s garden. These seems to have formerly been a separate plot of land, incorporated into the Site in the post-war period.
- 4.66 Notwithstanding the change in character of its former and current grounds, the plot within which the building sits makes only a limited contribution to its significance by representing broadly contemporary land from which the significance of the building can be appreciated. This contribution is at its greatest to the immediate south of the frontage, whereby the openness allows for the principal elevation of the building to be appreciated.
- 4.67 More widely, beyond the plot boundaries, the setting is varied. To the south is the contemporary Christian Science Church which is alien in terms of its modern architecture, but in proportions is broadly in character with the Edwardian buildings to the south. This feature is considered to make a neutral contribution to the significance of the Listed

Rosemount. That is, it neither detracts nor adds to the significance of the building, but rather just illustrates the changing nature of the urban backcloth.

- 4.68 The same neutral contribution is extended to the areas to the east of the Site comprising Queen Anne's Square. This is a residential development laid out in the 1930s but mainly developed in the post-war period, with the majority of the houses being built in the 1950s and 1960s. This actually curtailed some of the grounds of Rosemount, by 'eating' into the former walled garden to the east. Notwithstanding this, these properties are deemed to now make a neutral contribution to the significance of Rosemount. That is, they neither detract or add to the significance of the building, but rather just illustrate the changing nature of the urban backcloth.
- 4.69 To the north, beyond the original extent of the grounds but within the Site, is a non-descript area of overgrown land beyond which is the large grounds of Nazareth House (also a listed building). The level of vegetation planting within the grounds of Nazareth House means there is little direct experience of Rosemount. Equally, being a building with no historic or functional relationship with Rosemount, it is not considered that Nazareth House or its grounds makes any positive (or negative) contribution to its significance.
- 4.70 To the west is North Road, which makes a positive contribution to the significance of Rosemount because it is a longstanding contemporary feature within its setting and allows for the experience of its main southern frontage. Beyond this is the car park, which is located on the site of the former Glamorgan Canal and cottages. This is considered neutral as it neither detracts nor adds to the special interest of the building.

### ***Outbuildings to the Rear***

- 4.71 To the north of the listed building is a range of outbuildings which can be best described as two parts (**Image EDP A1.30**). At the eastern end of the range is a two storey rendered block with hipped roof at one end, the remainder of the range is a row of single storey brick built garages with sliding steel doors. Internal inspection noted that the two storey range was brick built and the earlier of the two, and fitted out as coffin preparation area.
- 4.72 Historic mapping identifies that historically there was a number of conjoined outbuildings in this area but they were all swept away in the 1940s for the construction of a single square block which appears on the 1940-42 Ordnance Survey edition. This broadly corresponds with the square two storey block which currently stands. The 'L-shaped' garage extension first appears on the 1983 map, not being present on the 1966 edition.
- 4.73 In summary, these outbuildings are of no architectural or historic value, being mid-late 20<sup>th</sup> century buildings of functional use and no aesthetic qualities.

### **CONSERVATION AREA**

- 4.74 The Site is positioned toward the northern end of the Cathays Park Conservation Area, which was most recently appraised in 2009 (CC 2009).
- 4.75 Cathays Park is a large conservation area it was first designated in 1975 and extended in 1992 and contains large municipal buildings associated with Cardiff University and the

Welsh Government, as well as areas of parkland, particularly the whole western side of the area, and includes Bute Park and the castle.

4.76 Overall, the appraisal notes the character as deriving from the unique grouping of grand civic buildings set within a formal landscape setting, the castle, a small area of planned later Victorian residential suburb and Queen Anne's Square. As such, its character is varied, but the prevailing character is dominated by the civic centre, represented by its landmark buildings, high quality architectural detailing and use of Portland stone. The landscaping of the civic centre allows for the impressive ensemble of civic buildings to be appreciated and also allows for a sense of openness in contrast to the remainder of the tightknit City Centre.

4.77 The Site is located toward the northern part of the conservation area. Whilst the Site itself comprises the listed building of Rosemount, it lies to the north of a row of late Victorian semi-detached residential buildings located on North Street (**Image EDP A1.31**) which overall represents the expansion of residential development from the centre of Cardiff at this time. It is to this 'North Street' character area that the Site lies within, rather than the large civic area to the south, Bute Park to the west or indeed Queen Annes Square to the east, which all form distinct character areas in and of themselves.

4.78 North Road is identified within the Council's Appraisal as its own character area. Of this, it notes:

*"North Road and Boulevard de Nantes are major traffic routes which lead into the city and dominate the character of this sub area."*

4.79 Adding that:

*"Surface car parking lines much of the western side of North Road, which together with the volume of traffic using this route creates a harsh edge to Bute Park. Along the eastern side of North Road a footpath / cycleway stands between two generous grass verges which contain a series of mature street trees and provides a green 'buffer' between the Civic Centre and North Road."*

4.80 The Appraisal does not mention much about the residential elements of North Road, but does add, almost in passing:

*"Further to the north, there are a series of attractive semidetached Victorian properties which have retained much of their original detailing; whilst at the northern most boundary of the Conservation Area, Nazareth House (which was built in 1875 for the Third Marquis of Bute as an orphanage) is a dominant landmark building."*

4.81 The Council's appraisal breaks down the character of the conservation area. In terms of scale, it notes that beyond the larger scale Civic Centre and Castle, the buildings are more modest and of a domestic scale. Identifying specifically that:

*"At Park Place, Park Grove and at the northern end of North Road, scale is generally of two or three storeys with properties set in uniform plot widths."*

- 4.82 In terms of materials, the Victorian Villas in North Road comprise red brick, hammer or dressed Pennant stone, with bath stone or stucco dressings and slate roofs. The Appraisal notes the buildings in North Road do vary in materials, but they do:

*“Retain a common scale and proportion. Individuality is expressed through the use of a wide range of architectural detailing, including the use of gabled roofs with carved wooden bargeboards, ornate cornices set over pennant stone or painted stucco. Simple or carved stone dressings adorn bays, arches, porches, canopies and colonnades.”*

- 4.83 This can clearly be seen in North Road, whereby the row of semi-detached villas vary in material from stone, to brick, to a mix of stone and brick and some stucco. Yet each have common characteristics such as large prominent 2.5 storey gables, strong courses and canted bay windows in the facades (see **Image EDP 1.31**). There is greater variation to the rear, which is invariably hidden from view, but aerial images indicate an array of extensions, with some so large as to fill the former garden plots to the rear.
- 4.84 Despite Rosemount forming a listed building with an attractive frontage readily appreciable from the road (**Image EDP 1.32**), the Appraisal is silent in terms of its contribution. So too is it silent on the adjacent Christian Science Church (**Image EDP 1.33**), so there is no adopted position on the contemporary architecture of this building, yet it clearly forms part of the baseline characteristics of the area. Notwithstanding its contemporary approach, the church has clearly taken design cues from the adjacent villas, predominantly through its prominent gable, deep floor plan and general proportions. This building demonstrates the ability for the conservation area to accommodate change through the introduction of modern buildings in a contemporary style.
- 4.85 In terms of the Site, as noted the Appraisal is silent. However, it fits broadly into the domestic character area of North Road, with the building within it being of an overtly domestic scale, albeit of an earlier design to the adjacent Victorian villas. In doing so, it makes a positive contribution to the character and appearance of the conservation area both architecturally (in its southern elevation and rooflines at least) and historically in the development of the city by representing a formerly isolated building subsumed by the gradual expansion of residential areas of the city.
- 4.86 In terms of the grounds, this contribution is less so as the current large expanses of tarmac and the dilapidated buildings to the rear are currently detracting features. The boundary walling, however, does make a positive contribution, being of a prevailing material and clearly demarcating the extent of the former grounds of the villa.
- 4.87 In terms of issues and opportunities for alterations to buildings and new development, the Appraisal states one of the following relevant considerations on page 25:
- “The development of, and alterations to, buildings should respect adjoining properties, (especially where they form part of a group). Alterations should aim to incorporate high quality materials combined with architectural features and designs that complement the historic buildings and character of the Conservation Area.”*
- 4.88 In summary, despite the lack of mention in the Council’s Appraisal, it is concluded that the site does make a positive contribution to the significance of the Cathays Conservation Area.

This is in the main through the building itself and its historic and architectural values in representing a part of the development of Cardiff which pre-dates the rapid expansion of the 19<sup>th</sup> and 20<sup>th</sup> centuries.

- 4.89 As noted above, the aesthetic value is only really held within the street frontage. The southern elevation is visible when travelling north along North Road, otherwise the rear elevation presents a rather disjointed and rundown appearance.
- 4.90 This contribution is really only made by Rosemount itself along with its boundary walling, with the remainder of the Site, at best, neutral if not making a negative contribution through the dilapidated outbuildings.
- 4.91 The building of Rosemount is clearly in need of a new use following the departure of the funeral business in order to secure the building's long term future and retain its contribution to the conservation area.

#### **OTHER DESIGNATED HERITAGE ASSETS**

- 4.92 There are three other designated heritage assets within the vicinity of the Site. The Grade I Registered Historic Park and Garden of Cardiff Castle and Bute Park is located across North Road, c.20m to the south-west of the Site; whilst the Grade II listed Blackweir Farmhouse and Nazareth House lie c.100m to the north-west and north respectively.
- 4.93 Bute Park covers a large area to the south-west of the Site and includes Cardiff Castle, over 800m to the south and north along The River Taff. The citation identifies that Bute Park was "*laid out ornamentally on the land of five farms*" as the pleasure grounds of Cardiff Castle. It became a public park in 1947. The citation notes that the park is informal and flowing, marking a transition from "*highly ornamented southern private pleasure ground through the specimen tree area in the centre to playing fields and woodland at the more 'natural' north end*". The Park is laid out with winding walks and drives leading through areas of specimen trees, woodland and open grass spaces.
- 4.94 The eastern boundary of the park along North Road is defined by a Pennant stone wall. Within the park at this point the citation notes: "*Along the east side the dock feeder canal and path are flanked by woodland underplanted with rhododendrons*". This woodland completely blocks outwards views from the park towards the Site, which, in any case, would be defined by the Victorian built form of Cardiff which bears no relationship to the park.
- 4.95 Equally, the parking area on the infilled Glamorgan Canal, along with North Road itself, provides an unrelating swathe of tarmac and hard landscaping within the immediate setting of the park. As such, the Site is considered not to make a positive contribution to the park and development within it of the manner proposed would cause no harm to the asset's significance. As such, this park is not discussed further in this report.
- 4.96 Blackweir Farmhouse (Ref 13765) is located 100m to the north-west of the Site, adjacent to the dock feeder canal and within the boundary of Bute Park. According to the listing citation, this represents a 19<sup>th</sup> century two storey farmhouse with Gothic details. The citation identifies some of its features, such as ashlar banding, mullion and transom windows, and

gothic features. Its significance lies within its special architectural and historic interests, manifest within its evidential values within the fabric and some communal value as a long-standing building readily appreciated from public vantage points.

- 4.97 As noted, it is located within Bute Park, where it is said to have been utilised by groundskeepers following the conversion of the farmland to parkland. It is set lower than the adjacent land to the east, and there is very little appreciation from areas beyond the walling of Bute Park, other than the roof lines due to this set down and the trees within its surroundings. It is better appreciated from the paths in the vicinity which lie within the park.
- 4.98 That being so, there is very little relationship to the Site to the extent that it is not considered to form part of its setting which contributes to its significance. As such, development of the nature proposed would be considered to have no impact upon this Grade II listed building.
- 4.99 The Grade II listed Nazareth House (Ref 13769) was built in the late 19<sup>th</sup> century as an orphanage and nursing home by the 3<sup>rd</sup> Marquess of Bute. The citation identifies that the original central range is a near symmetrical two-storey and attic main range facing an entrance forecourt on the south side. The building was extended to the west in 1887 and 1908, and to the east in 1897 through the addition of a church. Further extensions were undertaken to the north in 1908. The citation provides extensive detail on its architectural features, such as tower, mullion and transom windows, hood moulds and corbels, to name a few. There is also some commentary on the interior, mainly in relation to the church element.
- 4.100 These features help to contribute to its special architectural and historic interest and overall it is noted for being *“listed for its strong Victorian Gothic character, and for its social-historical interest as an important Roman Catholic institution erected under the patronage of the 3rd Marquess of Bute”*. This provides the building with strong evidential and communal values.
- 4.101 In terms of its setting, it is located within its own generous grounds which are located to the south of the frontage, with service yards to the north. This is comprised largely of lawns which are bounded on the North Road frontage by a brick wall and substantial hedge and on other sides by mature tree vegetation. These grounds relate to the original extent of the grounds and continue to provide a recreation area for the building and is no doubt the best place from which to appreciate the significance of the building, particularly its main southern elevation which is largely obscured from public vantage points.
- 4.102 Beyond these grounds the setting is best described as the urban context of the city of Cardiff, which to the east is Colum Road with Victorian dwellings directly opposite and large modern 3.5 storey terraces to the south-east. To the west is North Road and the tarmac expanse of the carpark here, beyond which is the vegetated boundary of Bute Park. To the north is the Newman Hall Catholic University, which comprises a large 1980s/90s style brown brick building style building with Edwardian Pennant stone block to the east. To the south is Queen Annes Square, with its long treed boulevard and mid-century dwellings. Also to the south is the unkempt section of the Site, beyond which is the garages and Rosemount Villa.

4.103 All these features illustrate the varied nature of the urban city scape beyond its grounds which makes no contribution to its significance, and shows how the wider setting can accommodate change without impacting upon its special interest. This extends to the Site and the proposed development, which, as a three-storey residential block beyond the well-defined limits of its grounds, is not out of keeping with built form within its setting. As such, it is considered the development in the nature of that proposed would cause no harm to the significance of Nazareth House nor the way in which it is experienced; preserving its landmark qualities in the streetscape as identified within the Conservation Area Appraisal.

## **Section 5**

### **Impact Assessment**

- 5.1 This section of the report assesses the impact of the development on the special interest of the building, as well as any features of special interest it possesses, and upon its wider surroundings in the form of the Cathays Park Conservation Area. Broadly speaking, the proposals comprise the conversion of the building into four flats and construction of two new apartment blocks to the south and north of the listed building.
- 5.2 It considers the effect of the proposed development upon completion, comprising: (1) the conversion of the listed building itself; and (2) the new blocks and their impact on the conservation area and listed building's setting.

#### **SUMMARY OF THE DEVELOPMENT PROPOSALS**

- 5.3 Insofar as the development proposals are concerned, these comprise the conversion of the building into four residential apartments and two new building blocks to the north and south. In support of the application are the plans themselves, presented in **Appendix EDP 2**.
- 5.4 The design of the proposals has been an iterative one based upon factors stemming from the significance of the building, the number and condition of the surviving features and the need to reconcile the desirability of preserving the special interest of the Grade II listed building with the formulation and delivery of a viable scheme that will secure its long-term conservation.
- 5.5 Equally, the two new building blocks have undertaken a design process which considered the contents of the pre-application advice and the wider character and appearance of the conservation area.
- 5.6 The impacts of the development proposals will be discussed in the following sections in turn.

#### **(a) Conversion of the Listed Building**

- 5.7 The subdivision into four flats will inevitably involve the alteration of fabric in order to meet modern standards and regulations. Notwithstanding this, the detailed design for the internal spaces has been informed by an iterative process, starting with an understanding and consideration of the building's significance. Principally, the relative significance of the surviving internal layout of the building and features within.
- 5.8 Externally, it is proposed to remove the two rear projections. These are of no heritage value as one dates from the 1960s and the other only contains a small amount of historic fabric, having been heavily altered. These interventions would cause no impact to the special interest of the listed building.
- 5.9 Otherwise, external changes comprise the removal of the two fire escapes on the building, which will ultimately improve the external appearance and represent an enhancement.

- 5.10 The layout of the building has leant itself well to the proposed conversion into four flats, with effectively two flats occupying each floor, arranged either side of a central access. As a result, the main central spine of the building retains its function as the main access hall at the front and stairs to the rear, which does not alter these areas from their functional historic use.
- 5.11 In terms of the physical alterations to the internal layout and fabric of the building, these can be summarised as follows:
- Ground Floor:
    - a. Removal of internal partitions in room **G5** and blocking of door between rear lobby and **G5**;
    - b. Creation of door between **G2** and **G7**; and
    - c. Insertion of new partitions in **G5** and **G8/9**.
  - First Floor:
    - d. Removal/re-arrangement of internal partitions **F10**;
    - e. Creation of new door between **F5** and **F10**; and
    - f. Partitions to create two new entrance lobbies on the landing (**F1**).
- 5.12 As a principle, retention of the historic where they survive. These comprise:
- Room **G1**: front door architrave and fanlight, and cornicing;
  - Room **G2**: window architrave, alcove architrave, cornice, and ceiling rose;
  - Room **G3**: window architrave, alcove architraves, and cornice;
  - Room **F3**: door architrave, window architrave, cornice, and skirting;
  - Room **F4**: window architrave, and shutters; and
  - Room **F5**: window architrave, shutters, cornicing, skirtings, and door architrave to **F6**.
- 5.13 No other features are of interest elsewhere in the building.
- 5.14 The principal alterations involve the removal of some of the internal partitions within the building (items a and d at paragraph 5.11) these have been demonstrated to be later insertions to create toilets in rooms which were formerly more open. Whilst some new partitions will be inserted into these rooms, the rooms themselves will be more akin to their previous proportions, representing an enhancement.

- 5.15 Otherwise, the only fabric removal relates to reopening of former doors (**G1-G7**). The new doorway between **F5** and **F10** is the only area of possible disturbance of the original fabric deemed necessary to create the access between the two rooms within this flat. It is highly likely, however, that there was originally access between these two rooms which has subsequently been blocked, in a similar manner to the block access in the other half of the building between **F3-F6**. As such, this is likely to more closely represent the original arrangement of the house. Given this, these removals are not considered to have a negative impact on the special interest of the building.
- 5.16 In terms of the addition of partitions, this is limited to the insertion of an ensuite in **G5** and lobby areas for Flats 3 and 4 on the landing. These new partitions are in heavily altered areas and are within the less significant rear range of the building – the front rooms retain their original proportions. Other partitions are proposed to once again subdivide rooms **G8** and **G9**, again between reflecting the likely former arrangements. Overall, the insertion of partitions is not considered to represent harm to the special interest of the building.
- 5.17 Overall, there would only be very limited loss of fabric through the proposed changes to the Grade II listed building, restriction on the whole to those partitions and extensions of no demonstrable heritage significance. Only one small intervening into the likely original fabric is noted in the form of the insertion of a doorway on the first floor, albeit there is considered likely to have been a link between these two rooms and this impact is considered negligible and not to affect the overall significance of the building. The historic features will remain within the building.
- 5.18 Overall, the conversion of the building has been undertaken in a sympathetic manner which, considering it retains the long-term conservation of the building, is considered to have a negligible effect on the building and no impact on its special interest.

#### **(b) New Build Apartments**

- 5.19 Two new build apartments are proposed to the north and south of the listed building, both are within its setting and both are within the conservation area.
- 5.20 With regards to the northern block this is a three-storey block and will involve the demolition of the former outbuildings of no interest, but is located further to the north within the Site than that proposed on the pre-application submission. This means it straddles part of the former garages and the area of non-descript scrub.
- 5.21 The building takes some cues from the wider conservation area, albeit with a contemporary interpretation. The frontage has been designed as reflective of the rhythm and proportions of the Victorian Villas to the south, with similar width projecting bays to the canted bays and recessed entrance sections. The roofline comprises pitched slate roofs whilst the materials of render, with brick bays, is an alternate interpretation of the brick with stuccoed bays of some of the Victorian properties to the south.
- 5.22 In scale and location it should be noted that it is set further to the north than that presented in the pre-application submission, meaning that it gives more spaces to the rear of the listed building which will be improved by an improvement of the landscape and removal of the

garage structures. In the streetscene presented in the application documentation, the new building is shown not to be visible over Rosemount and thus not loom above it.

- 5.23 As such, it is not considered to have an adverse effect on the significance of the listed building and, although contemporary in style, is considered too broadly reflect the North Road character of the conservation area.
- 5.24 The southern block has taken a slightly more traditional approach to the architectural treatment, as it is closer to the Victorian North Road properties to the south and will be more easily read in combination with those properties, albeit it should be noted that the property to the south is the modern Christian Science Church.
- 5.25 It is three storeys in scale, but the overall appearance has been designed to represent a pair of three storey villas. The details have been designed to incorporate, but not mimic, the features of the Victorian Villas to the south. Such features include pitched slate roofs, paired gables on the frontages, with brick entrance sections to mimic the stuccoed bays to the south. Other features include hipped roofs and horizontal banding which are features present on the Victorian buildings on North Road.
- 5.26 In relation to the listed building, the new block is located at the far southern end of the plot, with landscaping proposed in front of the listed building itself. The block is of such a distance from the frontage of the listed building that does not overly intrude or obscure its frontage when viewed from North Road, still allowing for its significant frontage to be appreciated. As such, it is not considered harmful to the listed building.
- 5.27 In terms of the conservation area, the overall style reflects that of the conservation area such that its character and appearance would be preserved.

### **(c) Landscaping**

- 5.28 The proposals also seek to provide landscaping within the Site. This would involve the removal of the existing tarmac around the building with other areas of parking, but also soft landscaping will be provided. Equally, some of the row of large conifers on the rear boundary of the Site will be retained, which helps to maintain the current green backdrop to the Site and the separation to Queen Anne Square.
- 5.29 As such, the landscaping represents at least no impact on the conservation area or listed building, if not an enhancement.

## **Section 6**

### **Conclusions**

- 6.1 This HIS has been researched and drafted in line with guidance from Cadw (May 2017a). It identifies and assesses the nature and magnitude of impacts arising from the proposals in respect of historic assets, principally the Grade II listed building of the 'Rosemount Funeral Home' and the Cathays Park Conservation Area.
- 6.2 It also outlines the measures which have been taken in the design process to use the information gathered in its completion to eliminate, minimise or otherwise compensate for any adverse effects on the listed building and wider conservation area that would arise as a result of the proposed development's implementation.
- 6.3 In line with legislation, planning policy and guidance, it has identified the special interest of the Grade II listed building, any features which contribute to that special interest and any contribution made in that respect by the asset's wider setting.
- 6.4 It has also identified and assessed the nature of the building and Site's contribution to the underlying character and appearance of the Cathays Park Conservation Area in seeking to establish whether that would be preserved or enhanced by the development.
- 6.5 It concludes that the majority of Rosemount's special interest (or 'significance') is bound up in the evidential, historic and aesthetic values of its built form and fabric, representing a survival of the pre-urbanisation of the surroundings through the expansion of Cardiff in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries. There is some significance drawn from its setting in relation to the historic streetscape of North Road, reflected by its inclusion with the Cathays Park Conservation Area.
- 6.6 The report identifies the history of the building, which originated in the first half of the 19<sup>th</sup> century and expanded by the mid-19<sup>th</sup>. Other alterations have been identified from the 1960s and 1990s along with other changes to the interior.
- 6.7 The significance is bound primarily within the fabric of the building, chief amongst which is the southern street frontage façade, and some limited surviving features of the interior, which are wholly contained within the frontage block.
- 6.8 Nonetheless, it must be recognised that this significance is not held and expressed throughout the building equally, and there are areas of less or no evidential value, including later 20<sup>th</sup> century extensions and internal partitions.
- 6.9 In terms of the wider conservation area, this Statement establishes that Rosemount makes a positive contribution to its underlying character and appearance, which is derived again principally from its street frontage southern elevation and gable end rather than its plain functional northern elevation. Other features on the Site also make a positive contribution, including the roadside boundary wall and background tree planting. Some features within the Site make a negative contribution, including the mid-late 20<sup>th</sup> century outbuildings to the north, which are of poor quality architectural treatment and uncharacteristic form.

- 6.10 The proposals intend to provide four residential units within the converted listed building, along with two new building apartment blocks to the north and south within the Site.
- 6.11 In terms of impacts on the fabric of the building, the proposals will result in a negligible loss of historic fabric, comprising a single door opening in the first floor. The remaining fabric loss is demonstrably modern or, in the case of one extension, heavily altered such that these features have no historical value. Those areas and features of greatest significance have been retained including the basic fabric of the building and the layout and features within the front block. Thus, retaining its significance and special architectural and historic interest.
- 6.12 In terms of the impact on the conservation area, and setting of Rosemount, the change principally arises through the addition of the two new build apartment blocks within its grounds. These two blocks are set in the northern part and southern part of the Site respectively, giving the listed building sufficient space to allow its significance to still be appreciated in some openness, in particular its southern elevation whereby its surroundings remain free from development and the northern block does not loom over the building in views from the south. As such, it is considered that they represent no impact on its significance.
- 6.13 The two blocks have taken design cues from the remainder of the Victorian buildings in North Street. Principally regarding the provision of bays which reflect the rhythm of the paired terraces to the south, and the use of materials, reflecting the mix of brick and render/stucco. The southernmost block will be read more in conjunction with the Victorian terraces, so has taken the form of the paired villas, with pitched roofs and prominent gables, along with design details reflective of the villas, including string courses. The northern block is located further from the tradition vernacular of the Victorian buildings, and has taken a more contemporary interpretation of these factors.
- 6.14 Overall, the two new blocks are considered to reflect the character and appearance of the conservation area, and thus would 'preserve' its character and appearance.
- 6.15 The statement has also considered the potential impact on the significance of other designated heritage assets in the wider area including the Brade Historic Park and Garden of Bute Park and the Grade II listed buildings of Blackwier Farmhouse and Nazareth House.
- 6.16 Therefore, the applications for planning permission and LBC, which overall aims to protect the buildings special interest, would meet the requirements of current legislation (s66(1) of the 1990 Act), national planning policy detailed in Planning Policy Wales and TAN 24 and Policies KP17 and EN9 of Cardiff's adopted LDP.
- 6.17 As such, the clear conclusion of this report is that there is no heritage reason why the planning and LBC applications in respect of the Site should not be treated positively by the Council and approved.

## Appendix EDP 1 Images



**Image EDP A1.1:** Main southern elevation of Rosemount, looking north-west. Showing the main three bay 19<sup>th</sup> century block to the left with elaborate balcony and later extensions to the right.



**Image EDP A1.2:** View of the much plainer rear (northern) elevation of Rosemount, showing the alteration of the historic fenestration pattern, the 1960s extension to the left and much altered extension to the right. Looking south.



**Image EDP A1.3:** View of the western gable looking east. Showing the two ranges of the building and almost complete lack of features.



**Image EDP A1.4:** View of the eastern gable end of the building, showing the elevation of the rear range looking west.



**Image EDP A1.5:** View of the front door, showing the original architrave which is partially obscured by the modern doorframe.



**Image EDP A1.6:** View of room **G2** looking east, showing arched alcoves flanking the chimney breast. Also showing the cornicing.



**Image EDP A1.7:** View of the infilled opening in the northern wall of **G2**, looking north.



**Image EDP A1.8:** View of the window in the southern wall of **G2**, the architrave has survived, although the shutters, panelling and window itself have been replaced.



**Image EDP A1.9:** View of the western wall of **G3** looking west, showing the architraves on the alcoves have survived along with the cornice.



**Image EDP A1.10:** View of stairs in lobby **G4**, looking north.



**Image EDP A1.11:** View of the doorway and opening into room **G6**, looking west.



**Image EDP A1.12:** View of **G7** looking south, showing the chimney breast to left and inserted wall ahead – the cornice is modern.



**Image EDP A1.13:** View of the corridor adjacent to **G7** looking east, showing the wall added to left which has partially infilled the alcove which was formerly adjacent to the fireplace. The door leads into **G8**.



**Image EDP A1.14:** View of the eastern end of the building showing **G8/9** formerly two rooms with the central dividing wall removed.



**Image EDP A1.15:** Contrived architrave around the door into the 1960s extension (**G10**) to the rear of the building.



**Image EDP A1.16:** View from landing (F1) into the front part of the building looking south. Showing the level change to the front half of the building and lobby (F2) also showing the doors of the 20<sup>th</sup> century cupboard to the left.



**Image EDP A1.17:** View of the window and architrave in **F3**, the window is a replacement. Also showing the original skirting but modern cornice.



**Image EDP A1.18:** View of the window in **F4**, this is original although much altered.



**Image EDP A1.19:** View of the shutters in the window of **F4**, which have been fixed open.



**Image EDP A1.20:** View of the window in **F5**, the window itself is a replacement, but the architrave and shutters survive.



**Image EDP A1.21:** Detail of the shutters in **F5**, showing simple bar and clasp.



**Image EDP A1.22:** Detail of the cornice and ceiling rose in **F5**.



**Image EDP A1.23:** Detail of cornice and 20<sup>th</sup> century cupboard in **F5**.



**Image EDP A1.24:** View from **F6** into **F7** at the eastern end of the building, looking east.



**Image EDP A1.25:** View of the corridor in the northwestern part of the building, showing blocked doorway in the front range (**F3**) and inserted partition into the rear room (**F8**).



**Image EDP A1.26:** View of the post-war window opening in room **F8** looking north. Also showing the post-war garages to the north.



**Image EDP A1.27:** View of room **F10** looking north, showing the inserted door and other modern features.



**Image EDP A1.28:** View of the inserted toilets in room **F10**, looking north.



**Image EDP A1.29:** View of modern fireplace in room **F11**, looking south-west.



**Image EDP A1.30:** View of the outbuildings from the first floor of Rosemount, looking north. The block to right is mid-20<sup>th</sup> century and the garages are 1960s/70s.



**Image EDP A1.31:** View north along North Road, showing the Victorian paired villas which form the character of the conservation area.

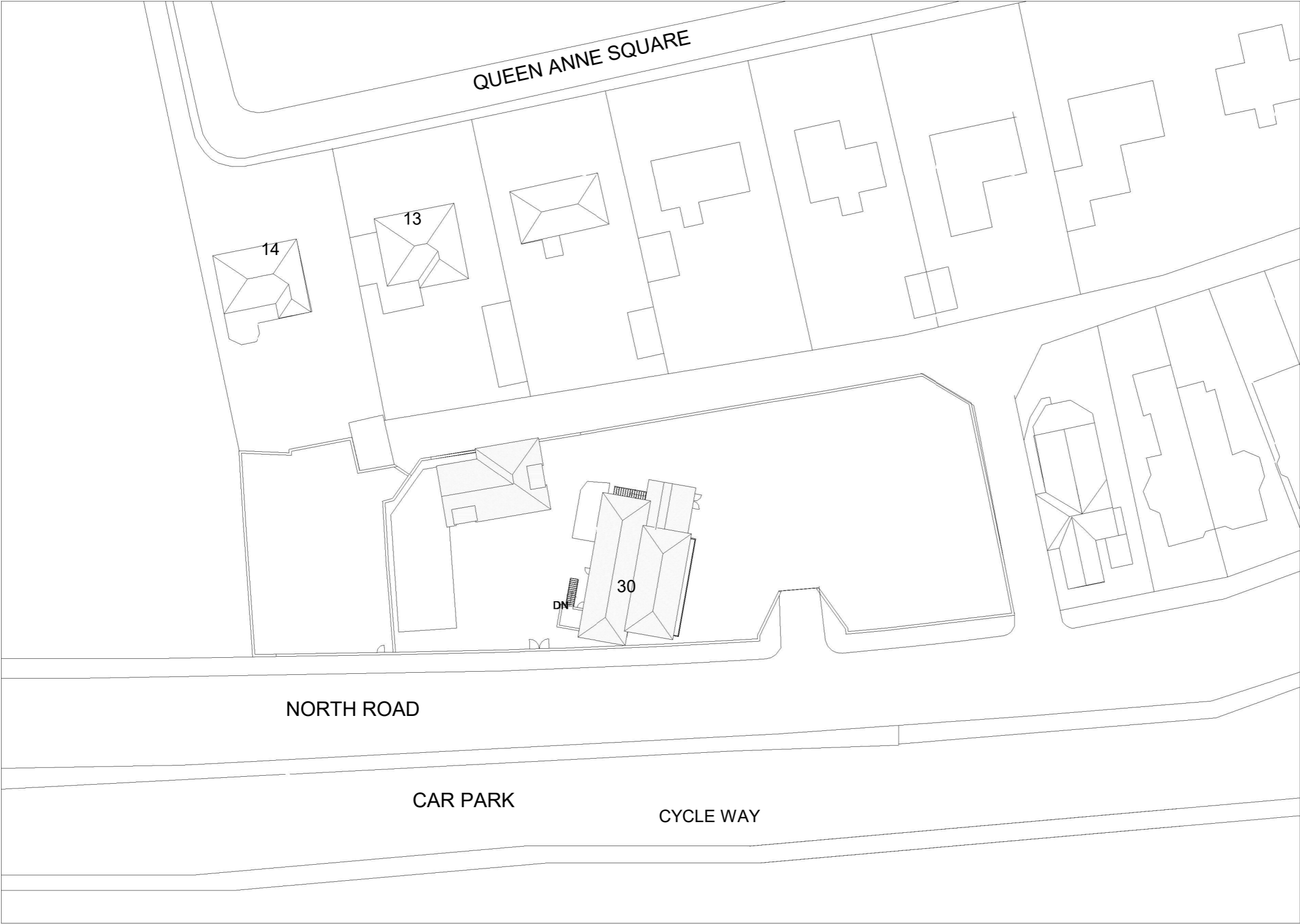


**Image EDP A1.32:** Defining view of Rosemount within the conservation area, looking north.



**Image EDP A1.33:** View of the Christian Science Church to the south of the Site, showing the successful introduction of contemporary design still reflecting the broader character of the conservation area.

## **Appendix EDP 2 Plans of the Proposals**



- LEFT DEVELOPMENT**
- GROUND FLOOR - 3 X 2 BED APARTMENTS
  - FIRST FLOOR - 3 X 2 BED APARTMENTS
  - SECOND FLOOR - 3 X 2 BED APARTMENTS
- VILLA DEVELOPMENT**
- GROUND FLOOR - 1 X 2 BED APARTMENT
  - 1 X 1 BED APARTMENT
  - FIRST FLOOR - 1 X 2 BED APARTMENT
  - 1 X 2 BED APARTMENT
- RIGHT DEVELOPMENT**
- GROUND FLOOR - 2 X 3 BED APARTMENTS
  - FIRST FLOOR - 2 X 3 BED APARTMENTS
  - SECOND FLOOR - 2 X 3 BED APARTMENTS

CLIENT

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CATHAYS,  
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NOTES:

ISSUE 10 - REVISIONS

DATE  
FEBRUARY 2023

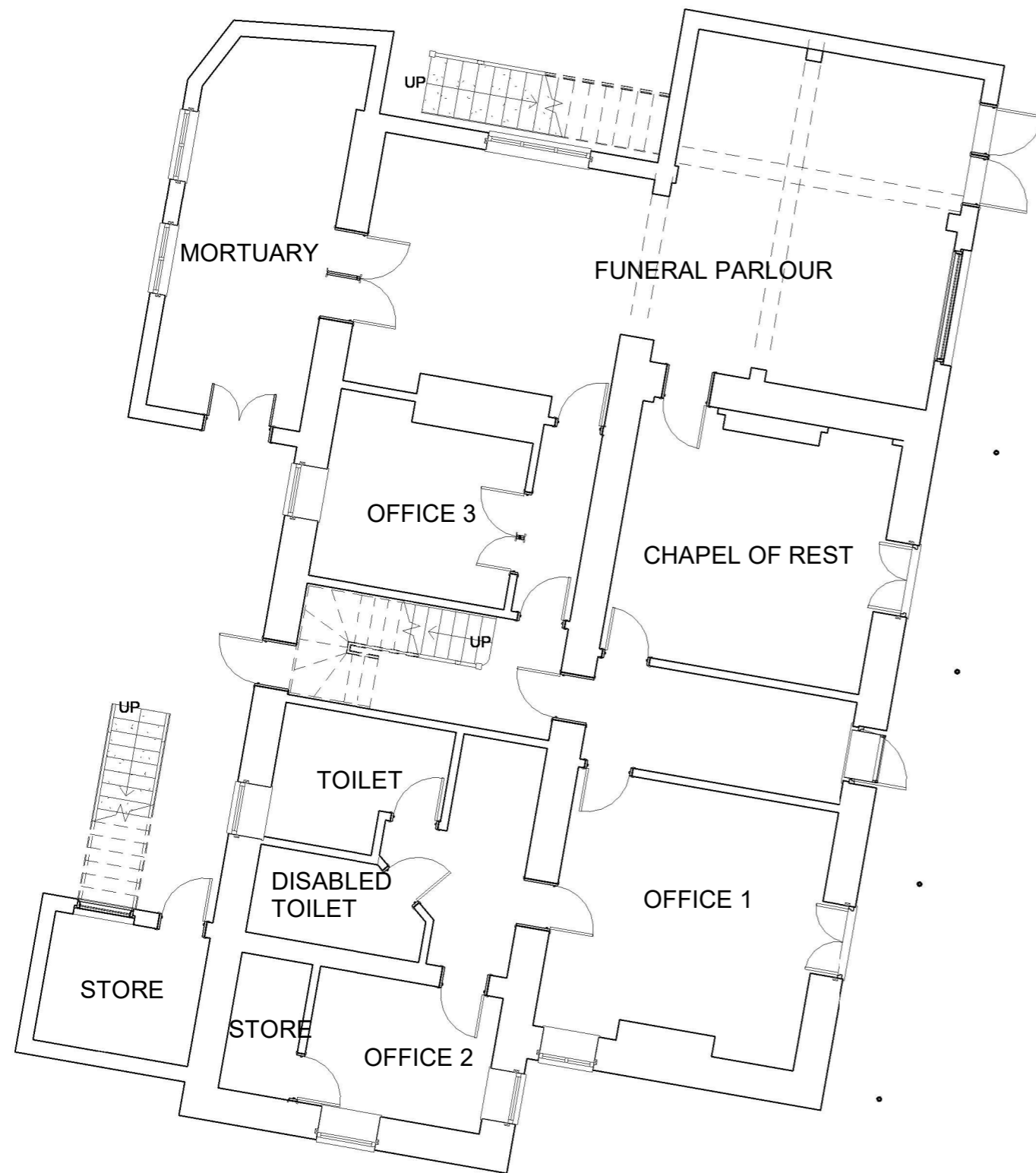
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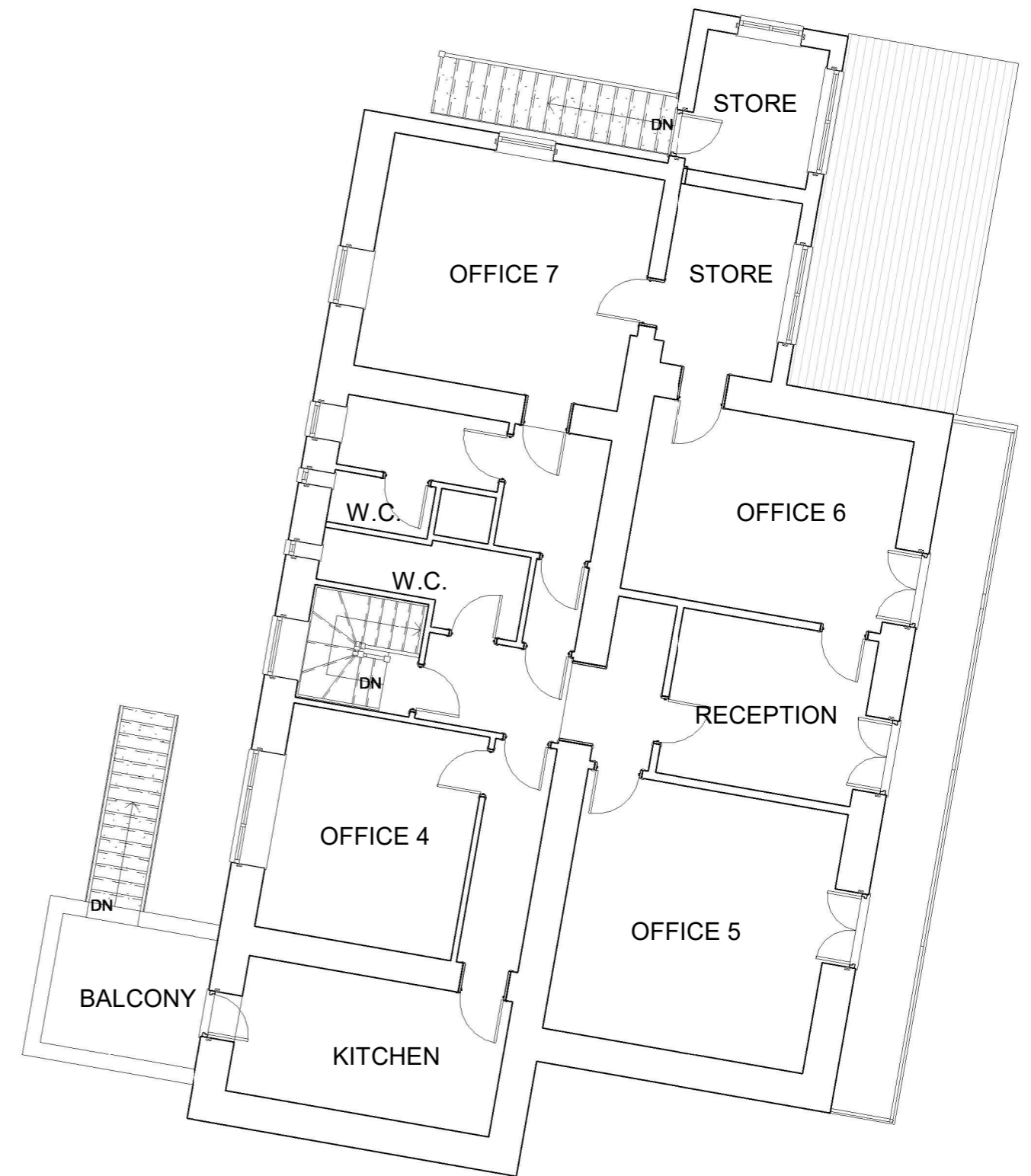


**HAFREN DESIGNS**  
CONCEPT DESIGN AND PLANNING

[www.hafrendesigns.co.uk](http://www.hafrendesigns.co.uk)  
@ /hafrendesigns/



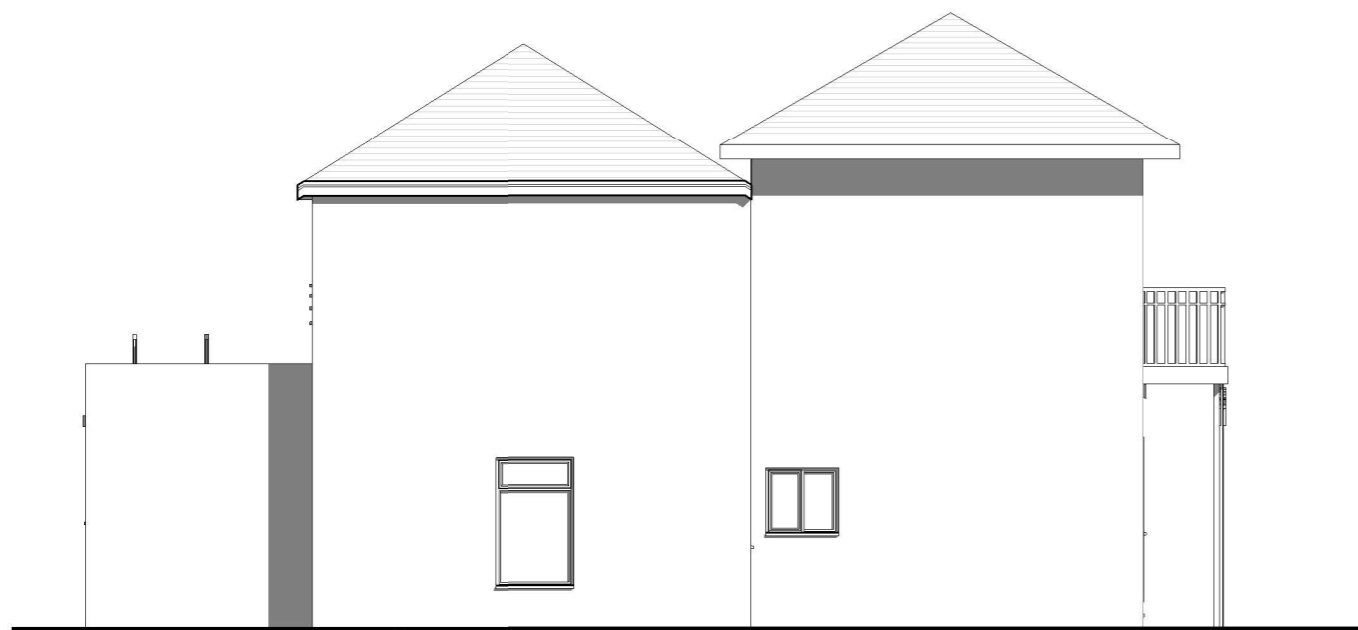
ROSEMONT VILLA GROUND FLOOR PLAN - EXISTING



ROSEMONT VILLA FIRST FLOOR PLAN - EXISTING



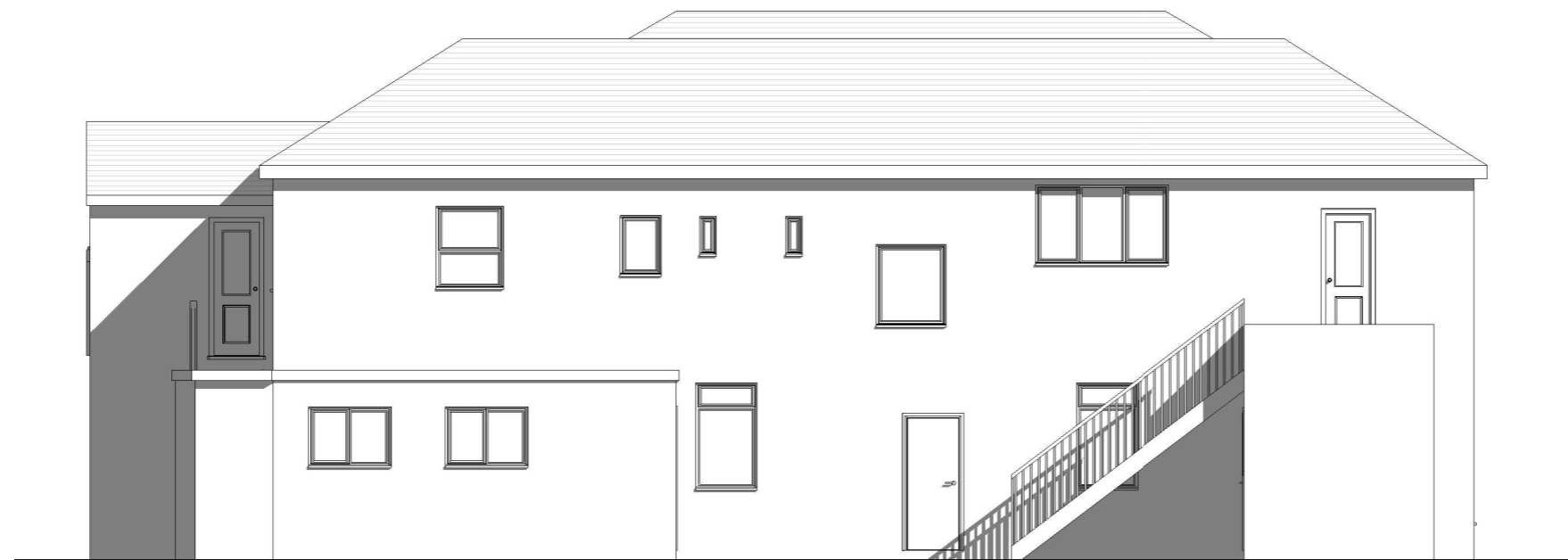
ROSEMONT VILLA - FRONT ELEVATION - EXISTING



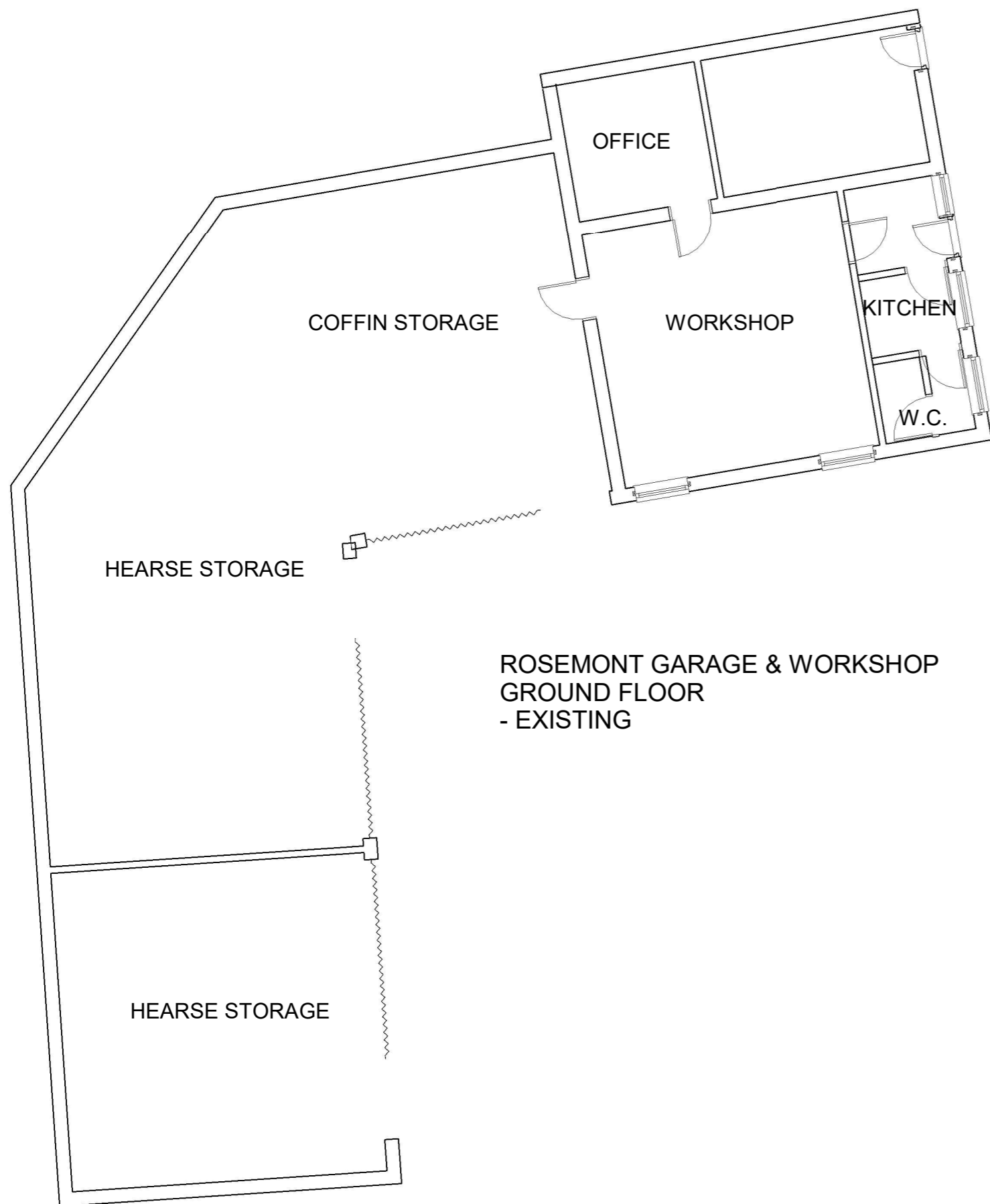
ROSEMONT VILLA - NORTH ROAD SIDE ELEVATION - EXISTING



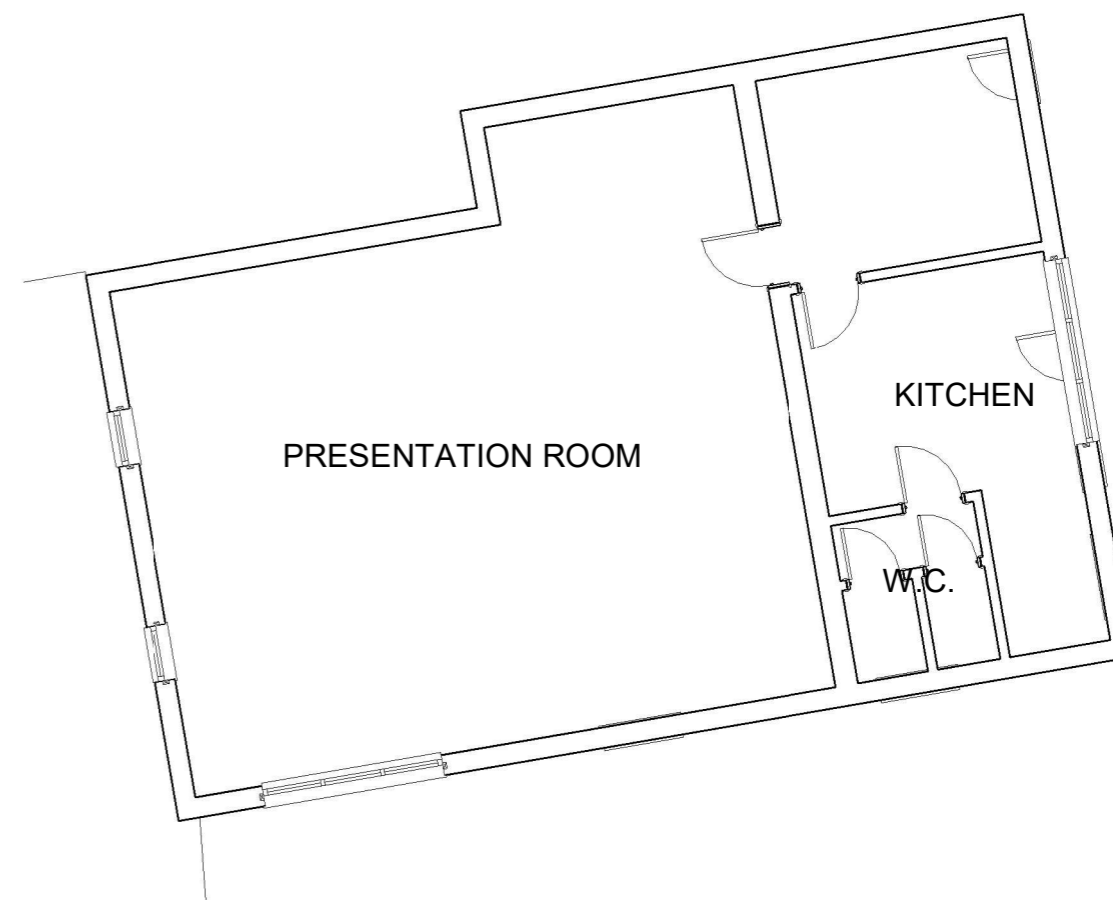
ROSEMONT VILLA - SIDE ELEVATION - EXISTING



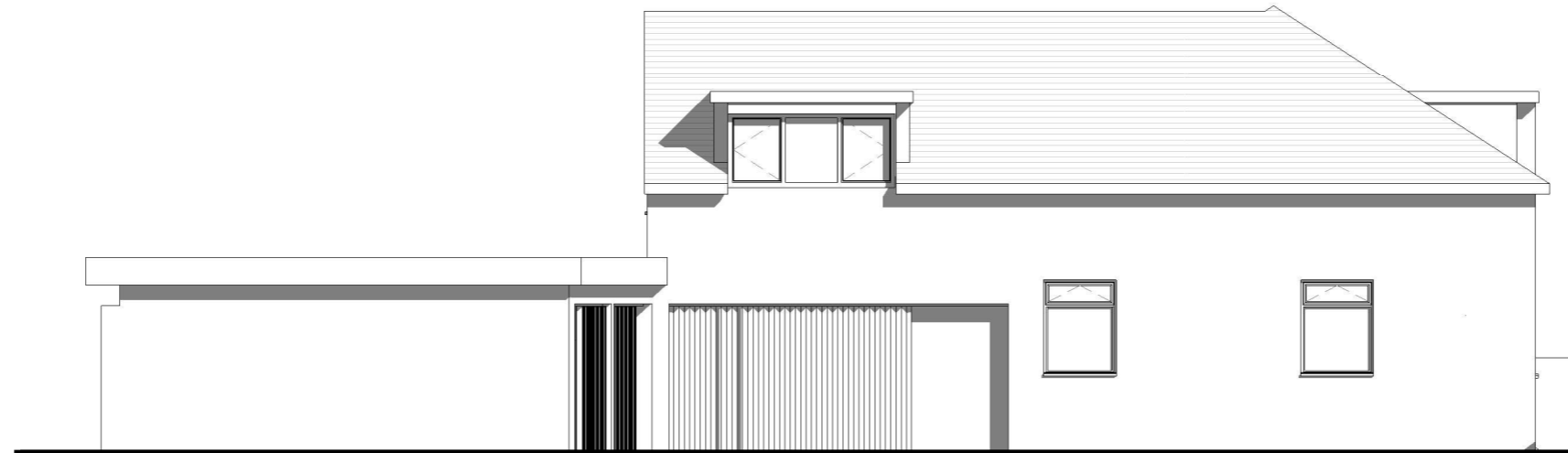
ROSEMONT VILLA - REAR ELEVATION - EXISTING



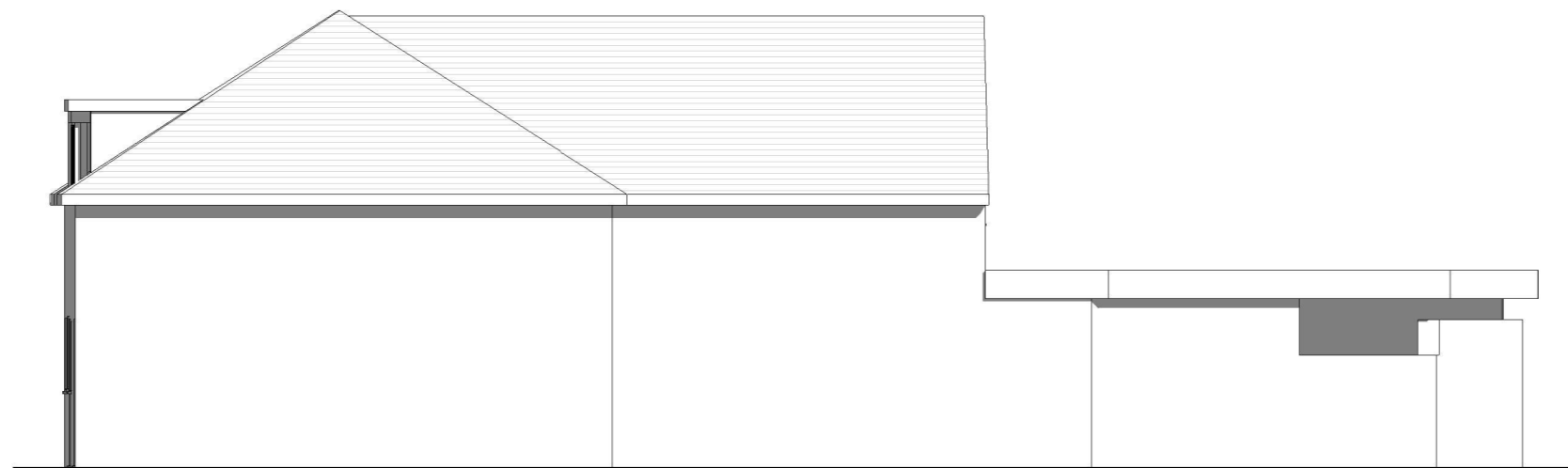
ROSEMONT GARAGE & WORKSHOP  
GROUND FLOOR  
- EXISTING



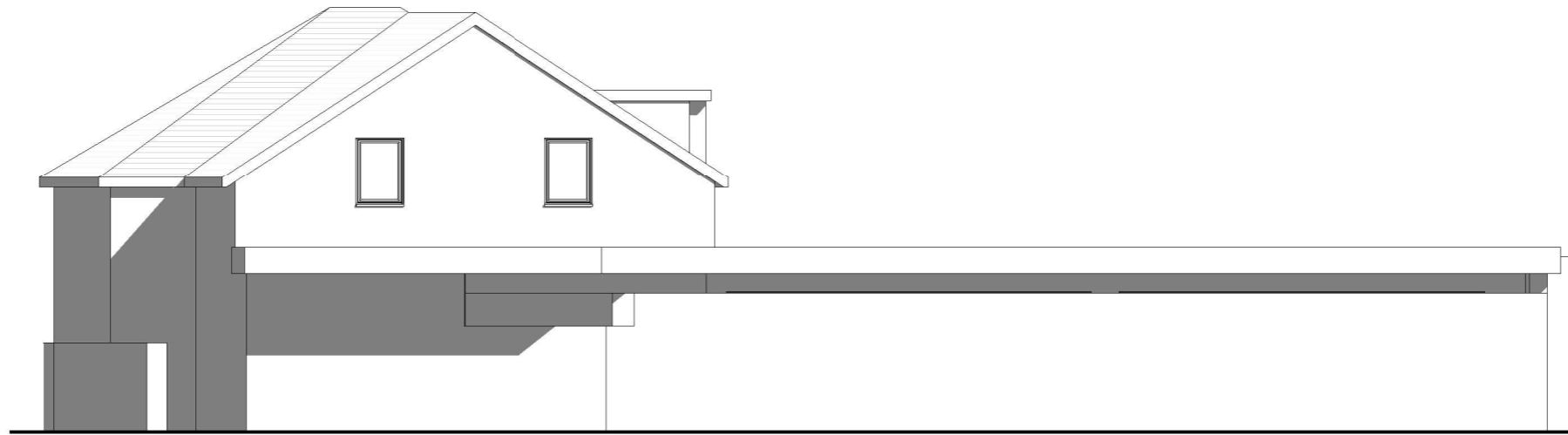
ROSEMONT GARAGE AND WORKSHOP  
FIRST FLOOR  
- EXISTING



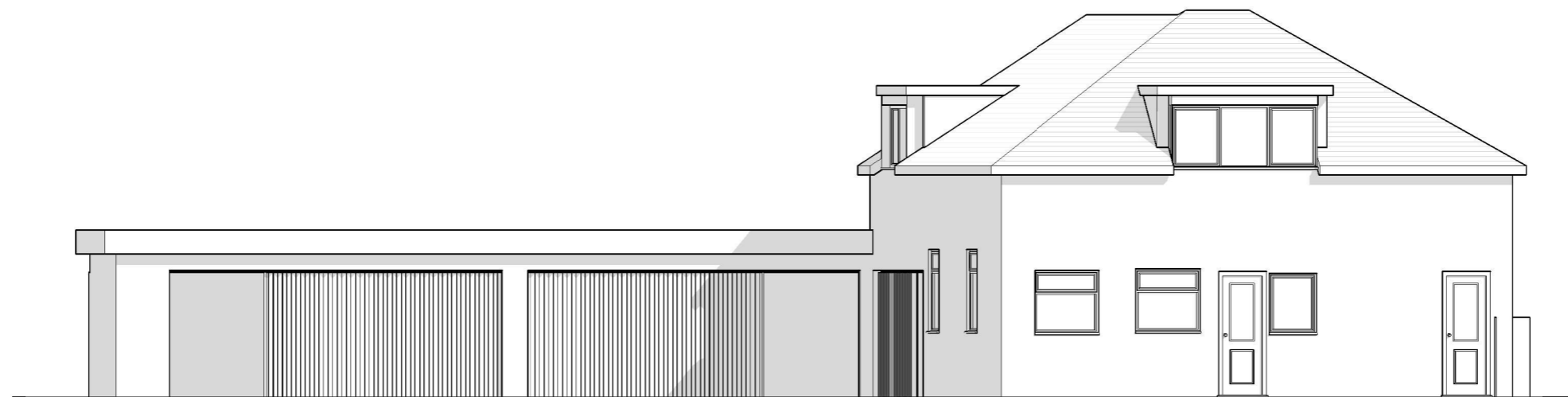
ROSEMONT GARAGE AND WORKSHOP  
FRONT ELEVATION  
- EXISTING



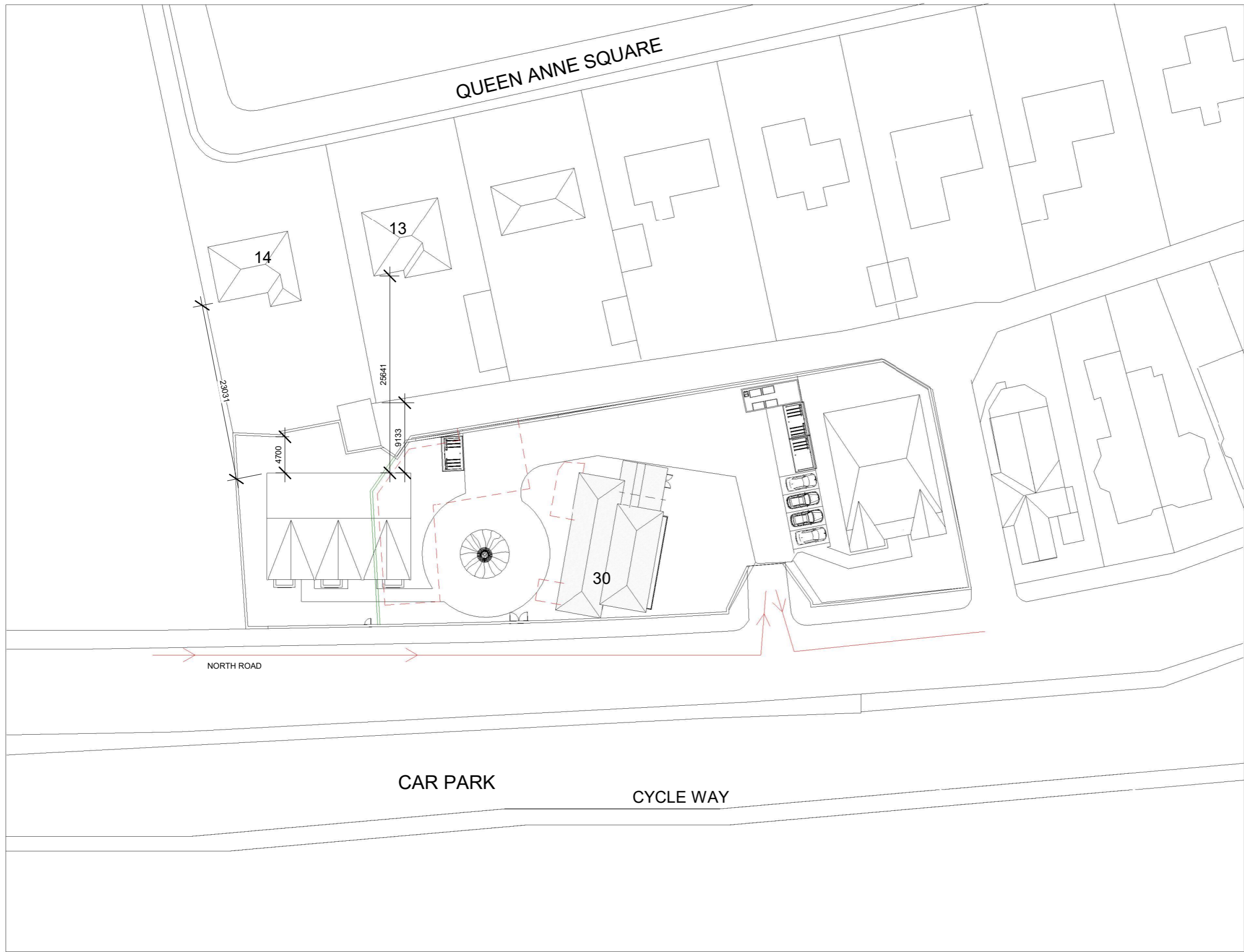
ROSEMONT GARGE AND WORKSHOP  
REAR ELEVATION  
- EXISTING



ROSEMONT GARAGE AND WORKSHOP  
SIDE ELEVATION  
- EXISTING



ROSEMONT GARGE AND WORKSHOP  
SIDE ELEVATION  
- EXISTING



LEFT DEVELOPMENT

GROUND FLOOR - 3 X 2 BED APARTMENTS  
FIRST FLOOR - 3 X 2 BED APARTMENTS  
SECOND FLOOR - 3 X 2 BED APARTMENTS

VILLA DEVELOPMENT

GROUND FLOOR - 1 X 2 BED APARTMENT  
- 1 X 1 BED APARTMENT  
FIRST FLOOR - 1 X 2 BED APARTMENT  
- 1 X 2 BED APARTMENT

RIGHT DEVELOPMENT

GROUND FLOOR - 2 X 3 BED APARTMENTS  
FIRST FLOOR - 2 X 3 BED APARTMENTS  
SECOND FLOOR - 2 X 3 BED APARTMENTS

CAR PARKING

4 SPACES

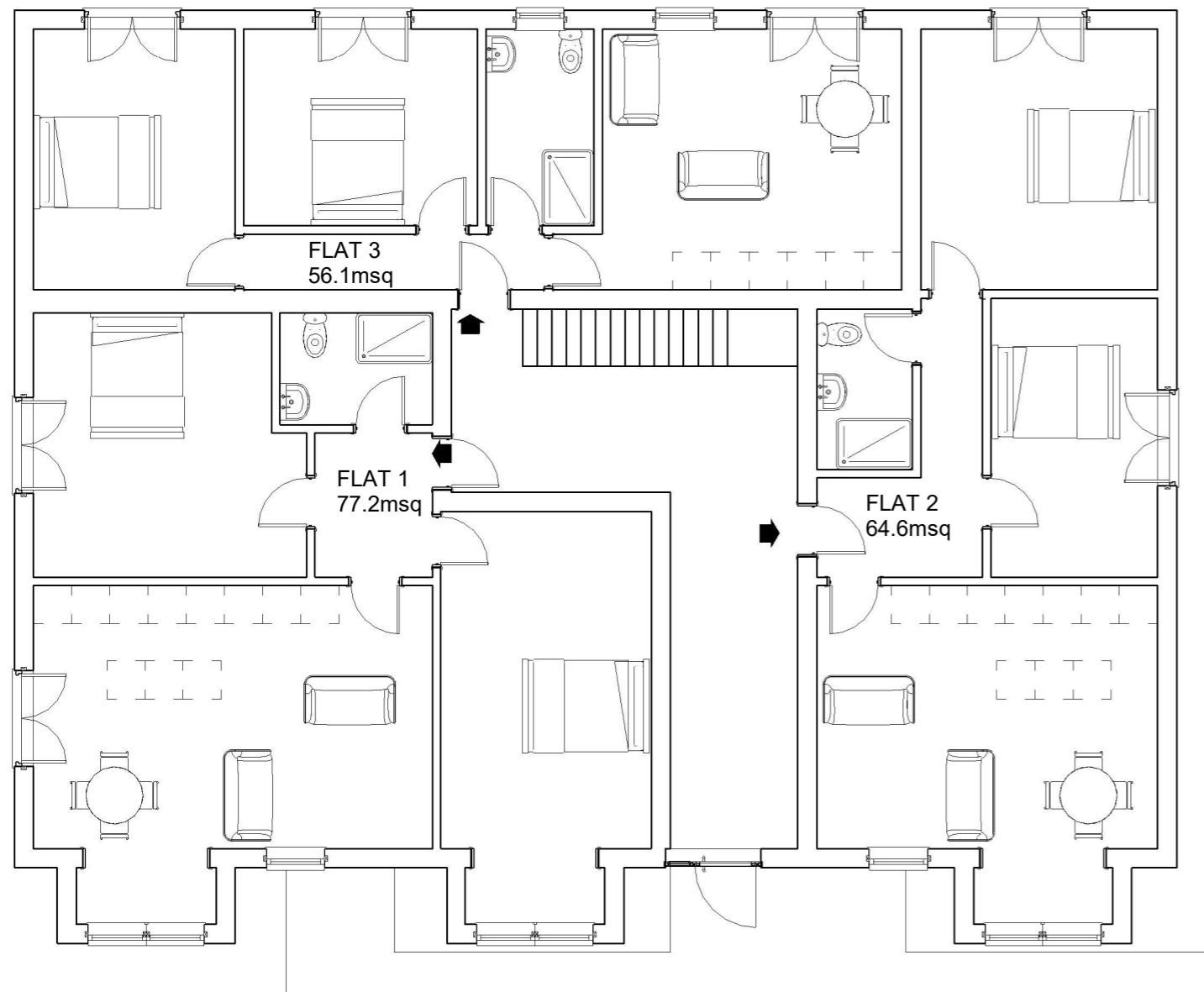
BIKE PARKING

43 COVERED AND SECURED BIKE SPACES

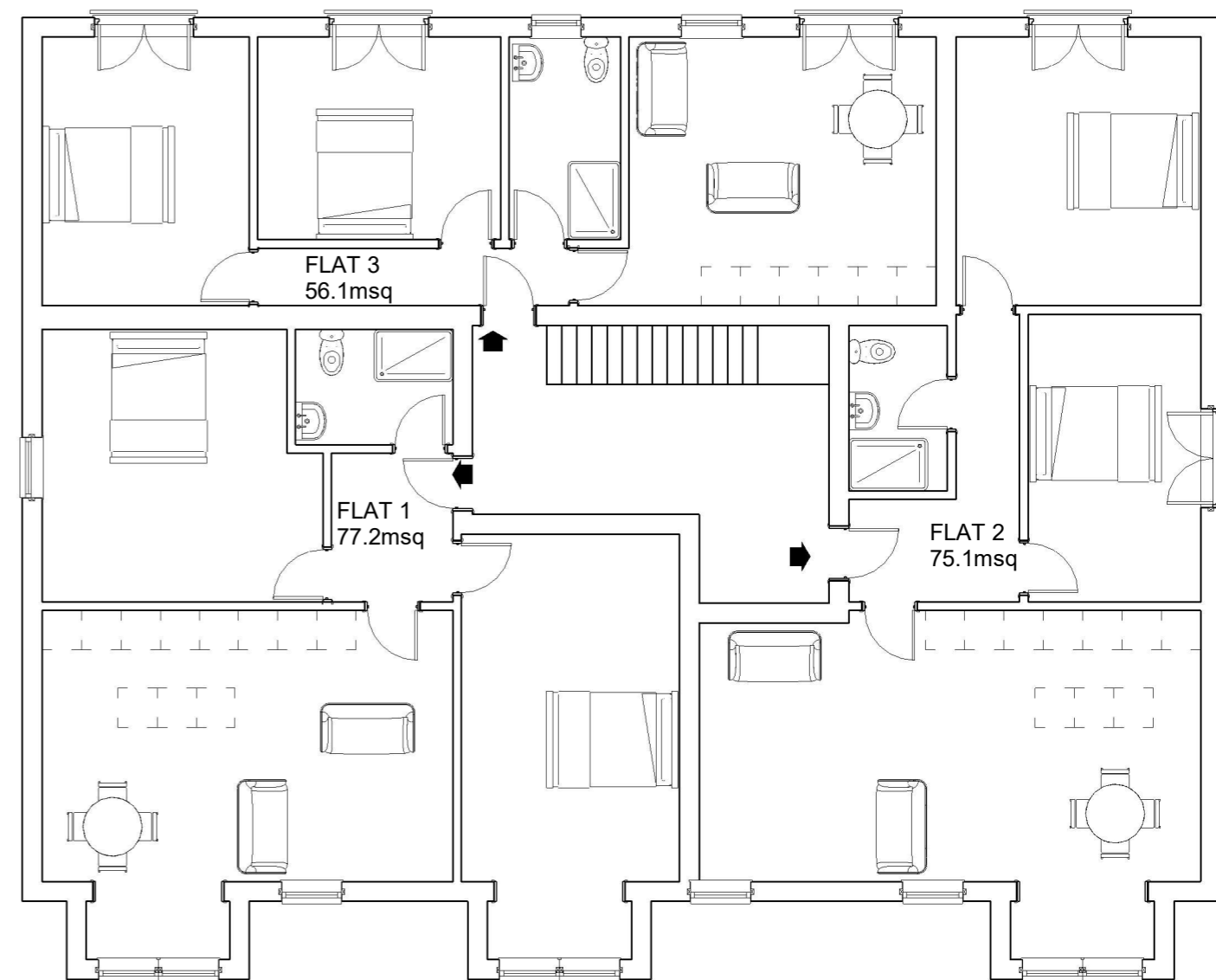
REFUSE PROVIDED

2 X GENERAL WASTE BIN STORAGE  
TOTAL = 2,200L  
2 X RECYCLING STORAGE  
TOTAL = 2,200L  
2 X FOOD WASTE STORAGE  
TOTAL = 240L  
BULKY STORAGE  
TOTAL = 5MSQ

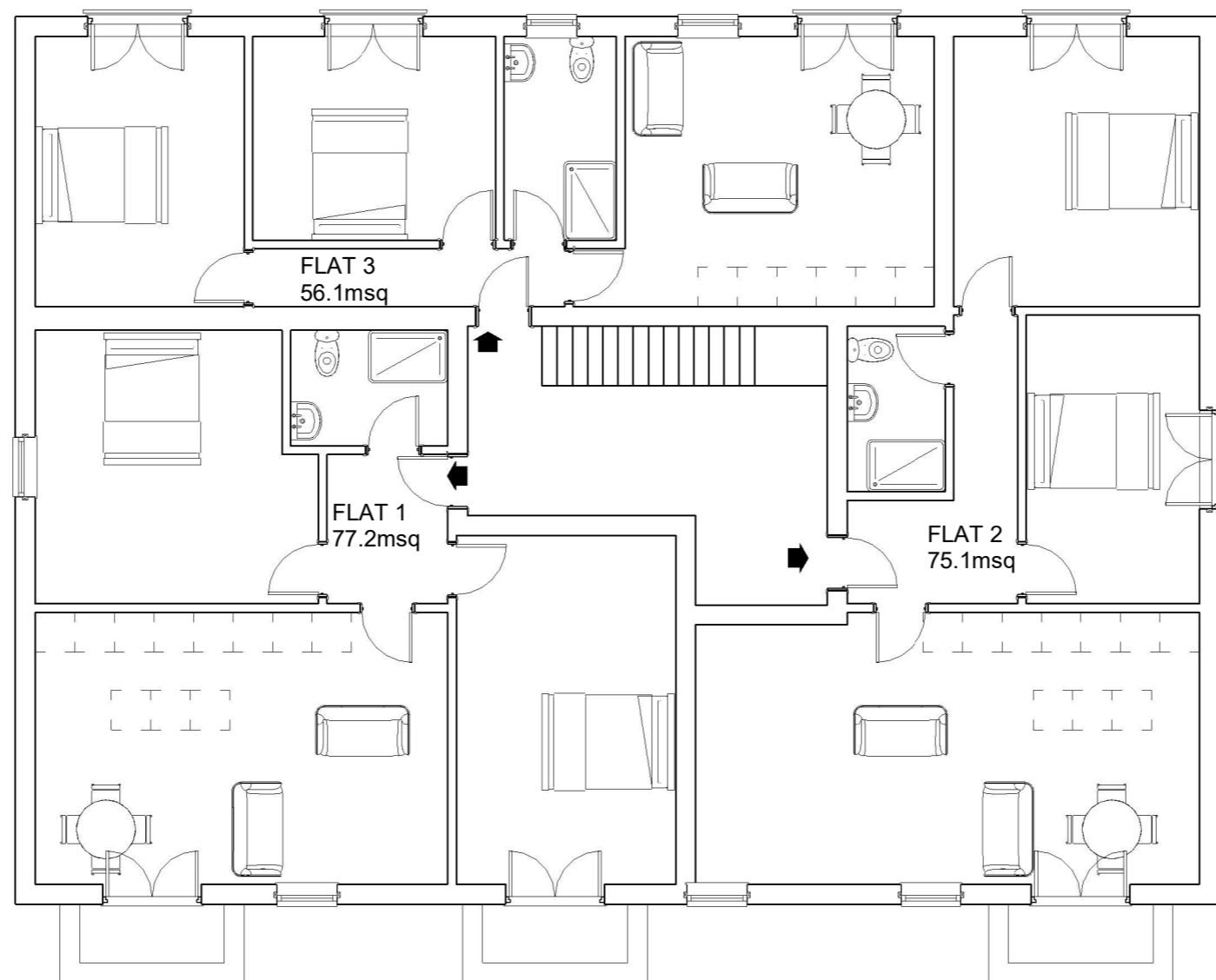
SITE BLOCK PLAN - PROPOSED



GROUND FLOOR PLANS FOR NORTHERN SITE DEVELOPMENT  
PROPOSED



FIRST FLOOR PLANS FOR NORTHERN SITE DEVELOPMENT  
PROPOSED



SECOND FLOOR PLANS FOR NORTHERN SITE DEVELOPMENT  
PROPOSED



FRONT ELEVATION FOR NORTHERN SITE DEVELOPMENT  
PROPOSED



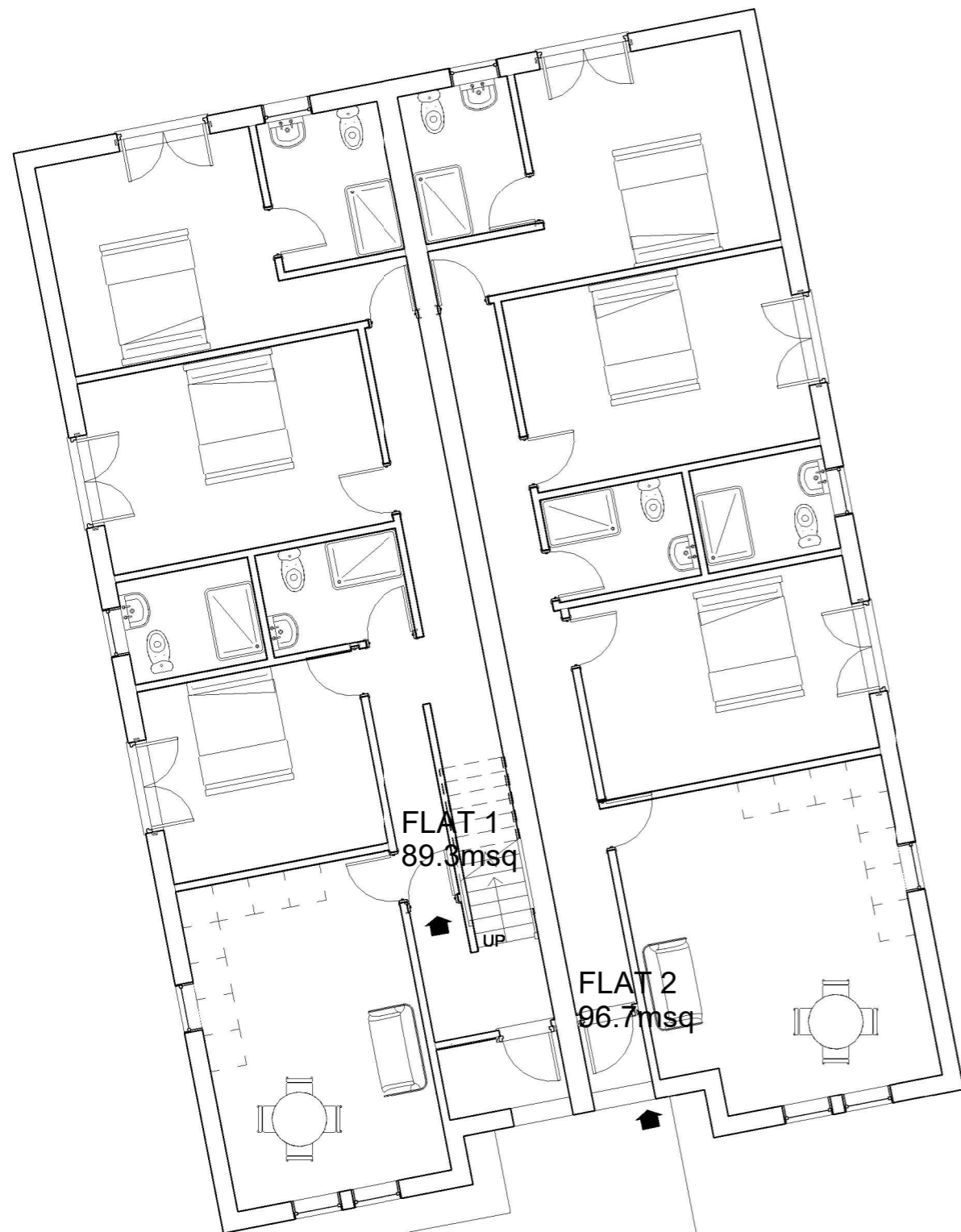
SOUTH SIDE ELEVATION FOR NORTHERN SITE DEVELOPMENT  
PROPOSED



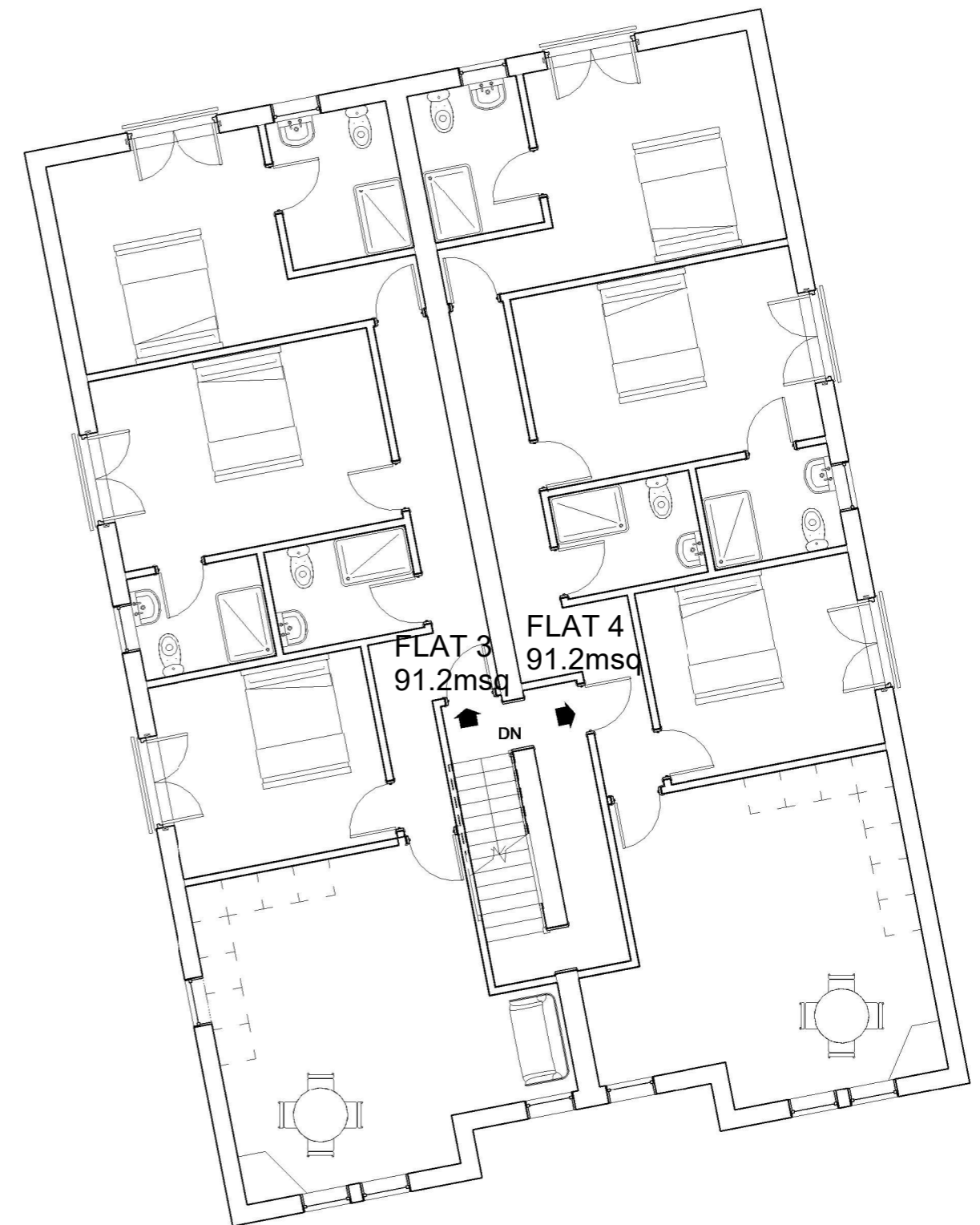
REAR ELEVATION FOR NORTHERN SITE DEVELOPMENT  
PROPOSED



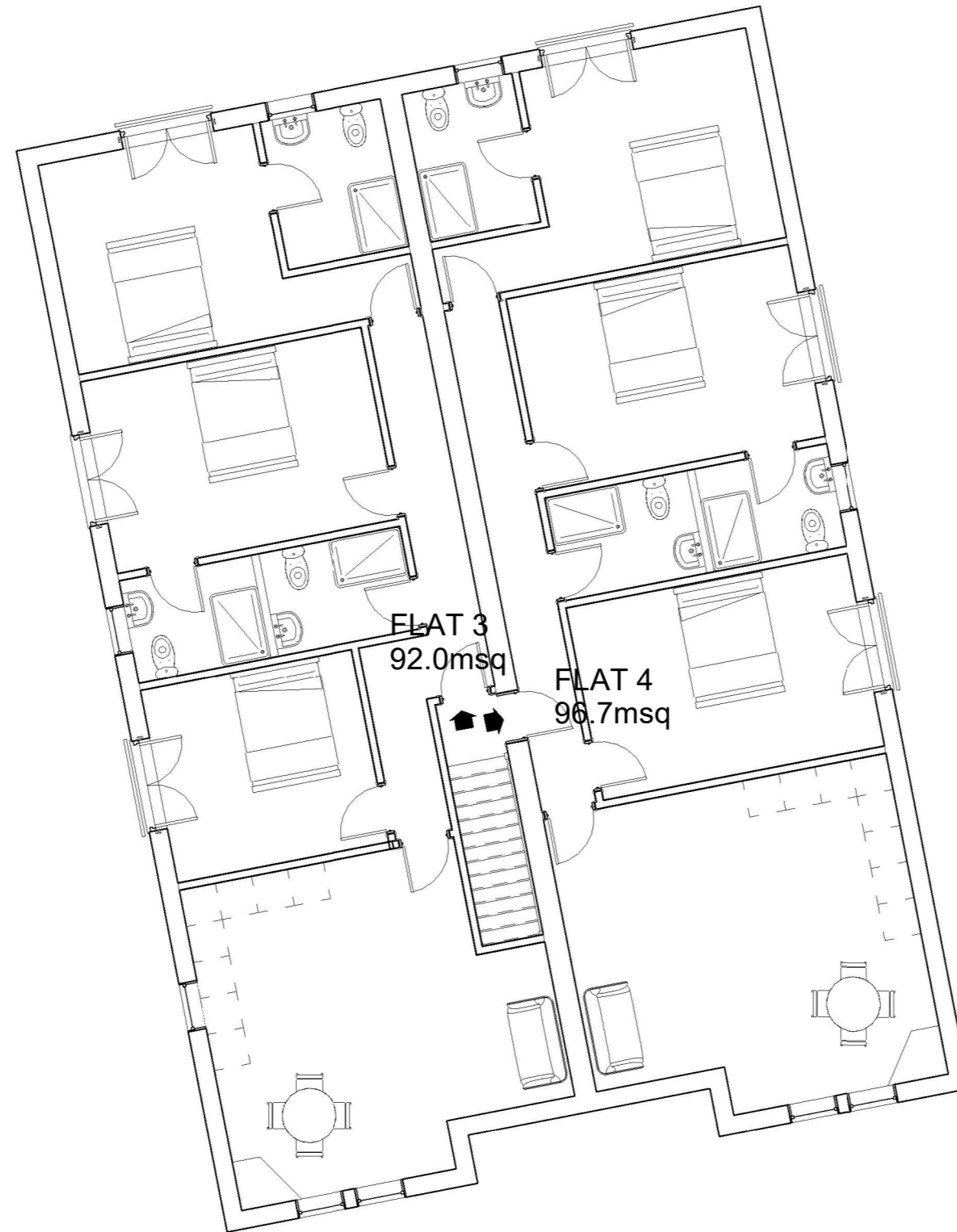
NORTH SIDE ELEVATION FOR NORTHERN SITE DEVELOPMENT  
PROPOSED



GROUND FLOOR PLAN FOR SOUTHERN PART OF SITE PROPOSED



FIRST FLOOR PLAN FOR SOUTHERN PART OF SITE PROPOSED



SECOND FLOOR PLAN FOR SOUTHERN PART OF SITE  
PROPOSED



FRONT ELEVATION FOR SOUTHERN SITE DEVELOPMENT  
PROPOSED



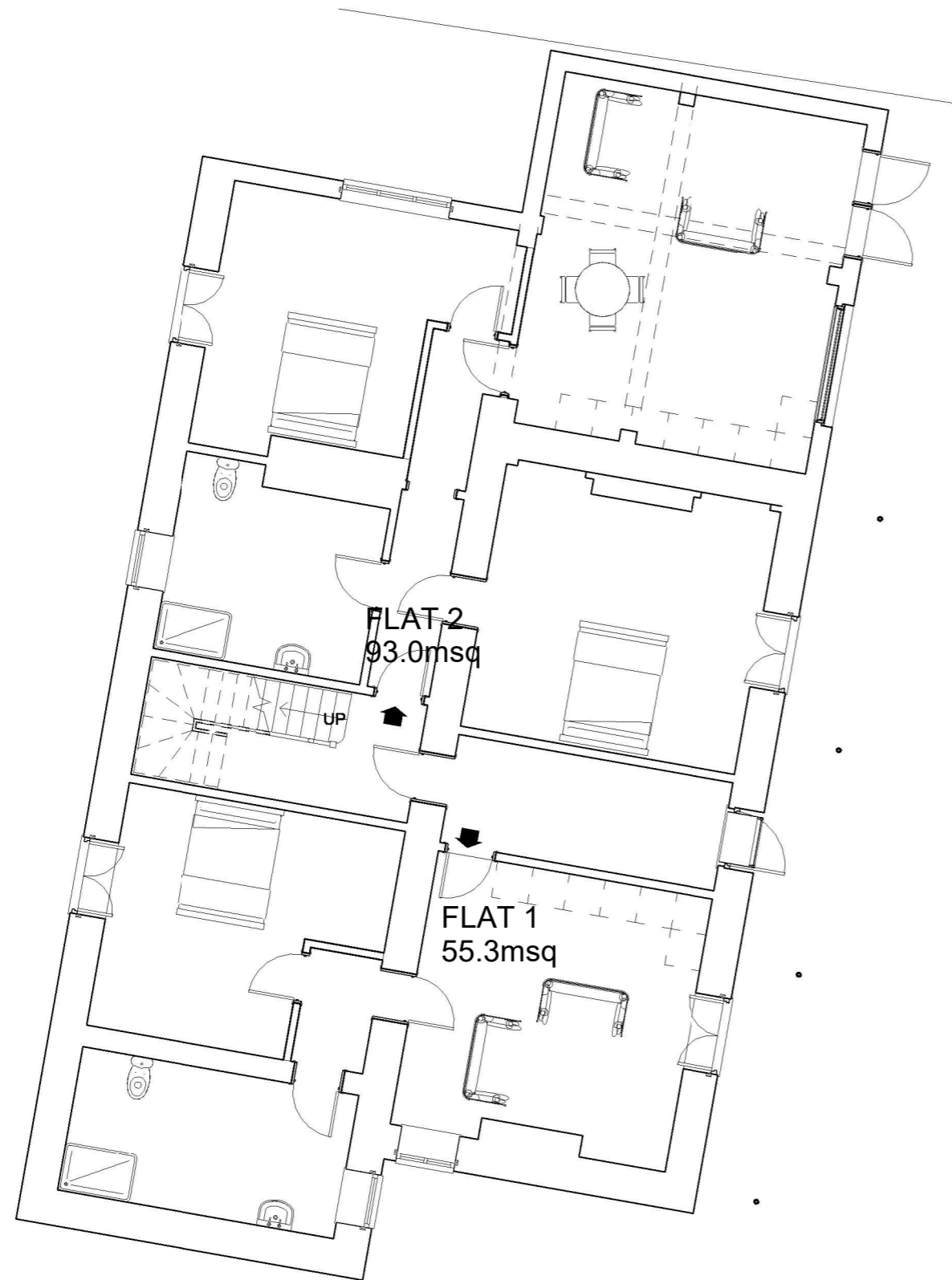
NORTH SIDE ELEVATION FOR SOUTHERN SITE DEVELOPMENT  
PROPOSED



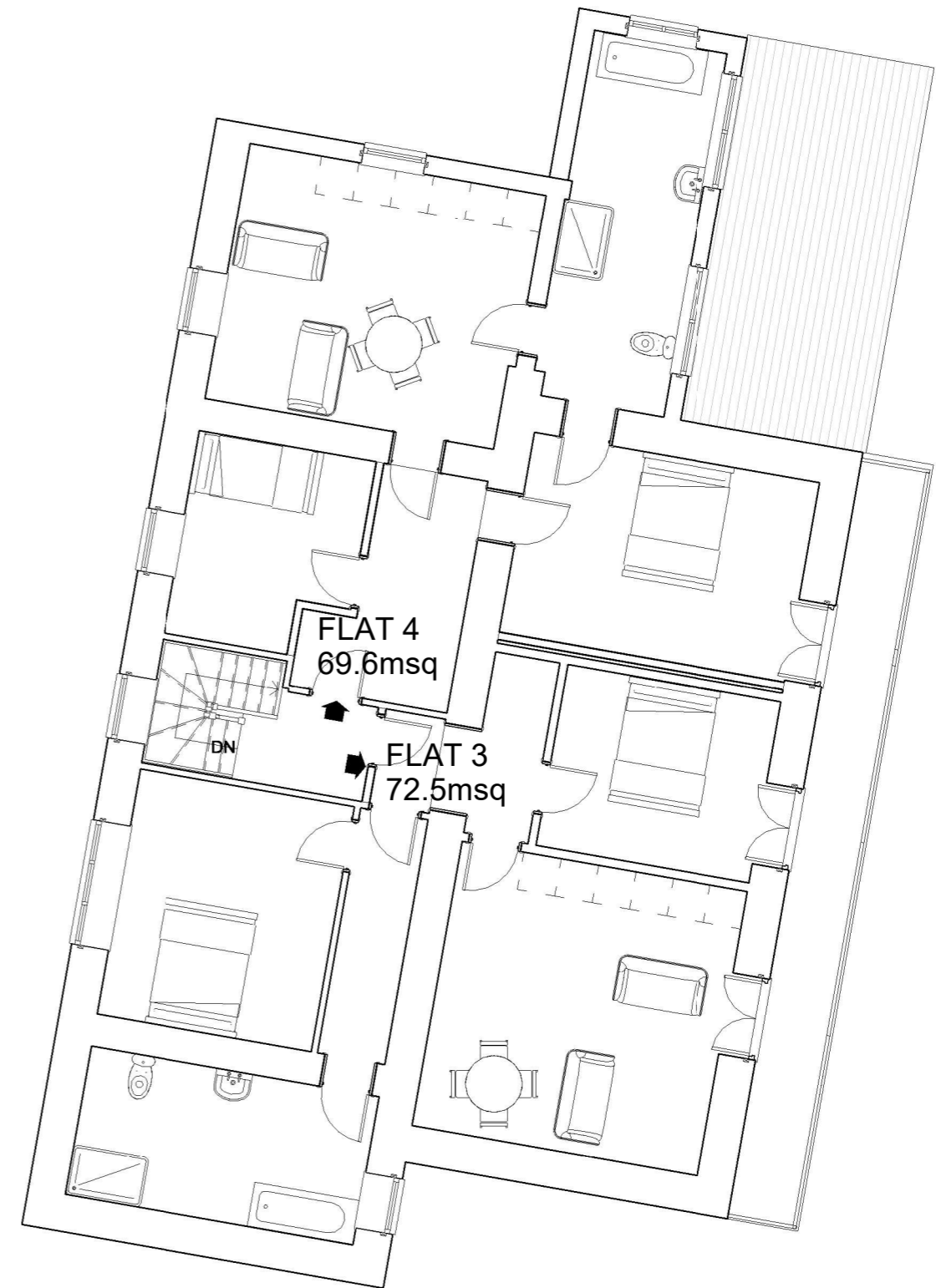
REAR ELEVATION FOR SOUTHERN SITE DEVELOPMENT  
PROPOSED



SOUTH SIDE ELEVATION FOR SOUTHERN SITE DEVELOPMENT  
PROPOSED



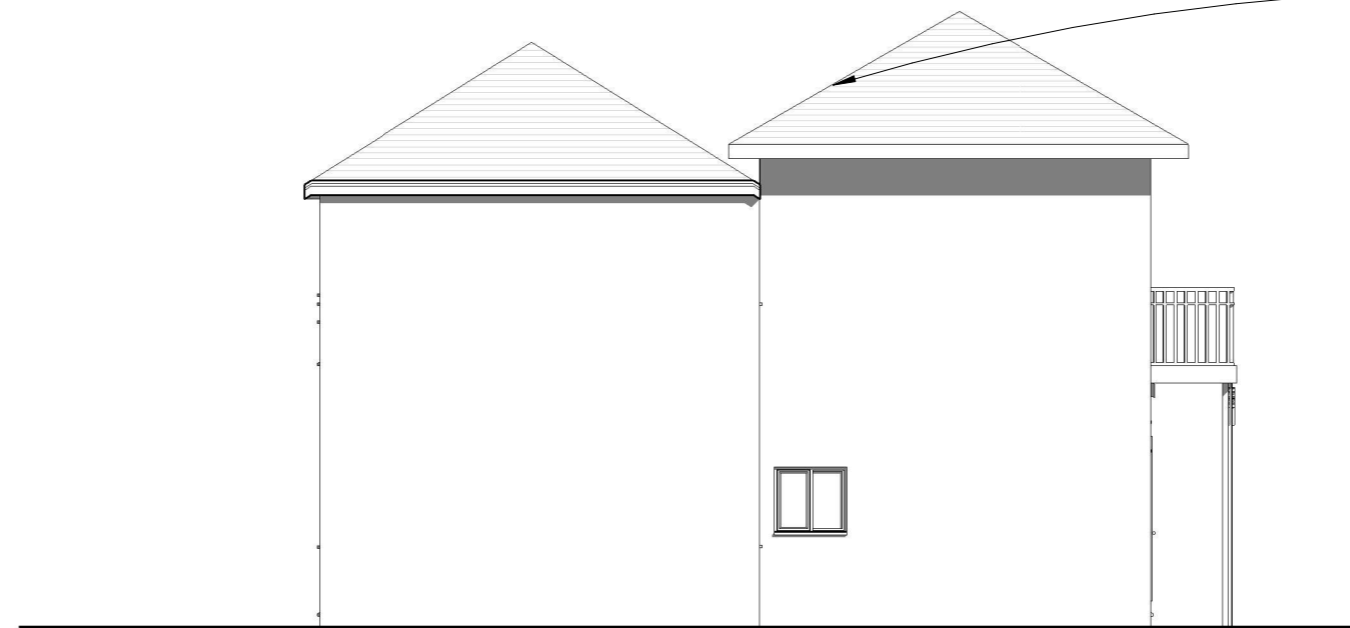
GROUND FLOOR PLANS FOR ROSEMONT VILLA SITE DEVELOPMENT  
PROPOSED



FIRST FLOOR PLANS FOR ROSEMONT VILLA SITE DEVELOPMENT  
PROPOSED



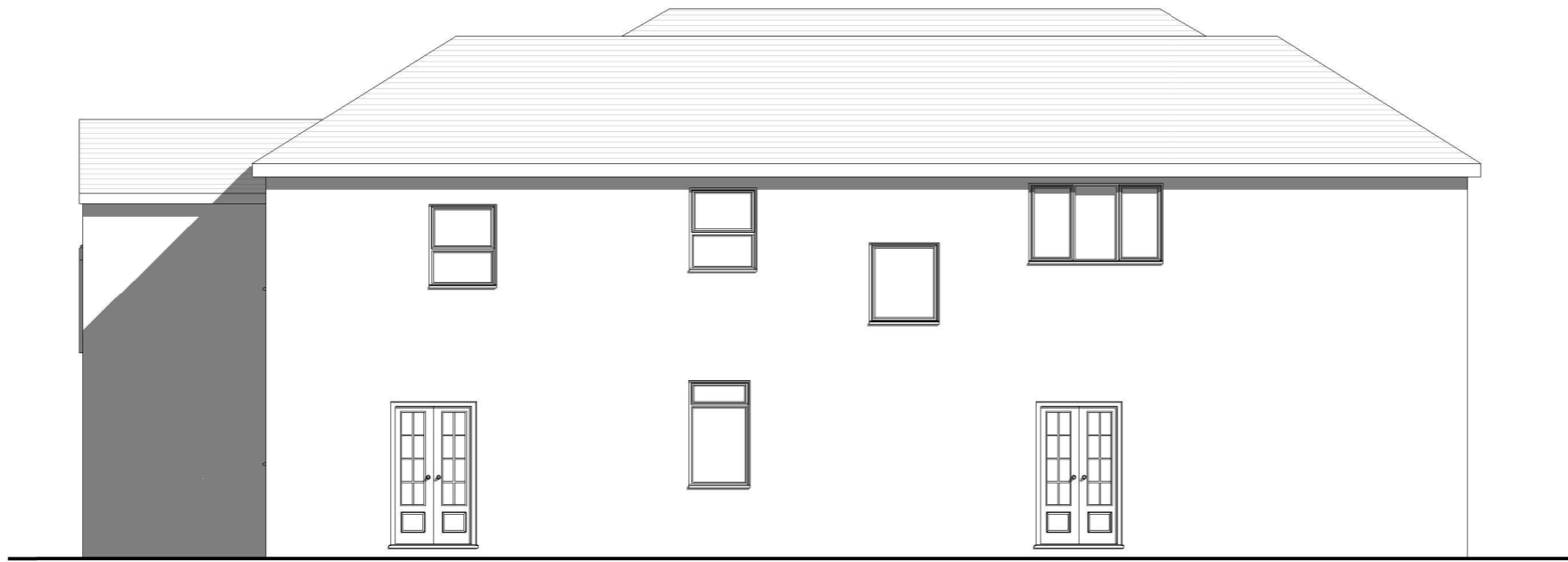
ROSEMONT VILLA FRONT ELEVATION  
PROPOSED



ROSEMONT VILLA WEST SIDE ELEVATION  
PROPOSED

BAT BOXES/TUBES TO BE  
POSITIONED IN VALLEY OF  
VILLA - DETAILS ON OTHER  
DOCUMENTS.

LOFT AREA TO BE RETAINED  
FOR BATS



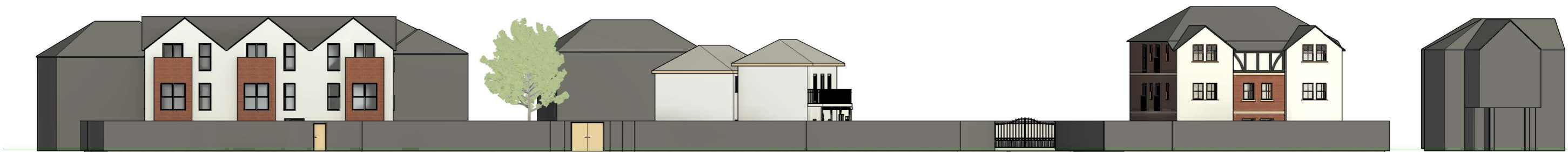
ROSEMONT VILLA REAR ELEVATION  
PROPOSED



BAT BOXES/TUBES TO BE  
POSITIONED IN VALLEY OF  
VILLA - DETAILS ON OTHER  
DOCUMENTS.

LOFT AREA TO BE RETAINED  
FOR BATS

ROSEMONT VILLA EAST SIDE ELEVATION  
PROPOSED



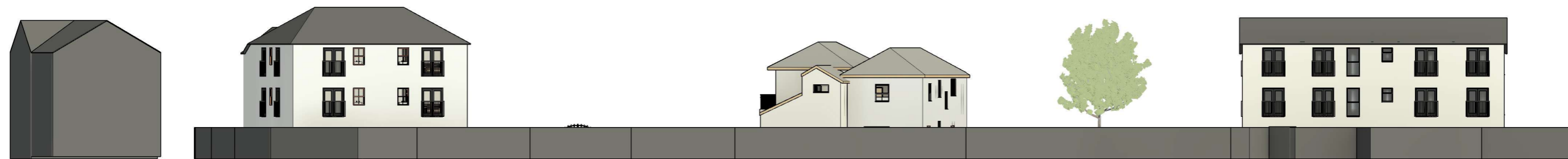
FRONT ELEVATION - PROPOSED



SIDE ELEVATION - PROPOSED



SIDE ELEVATION - PROPOSED



REAR ELEVATION - PROPOSED



VIEW ALONG NORTH ROAD - SOUTHWARDS

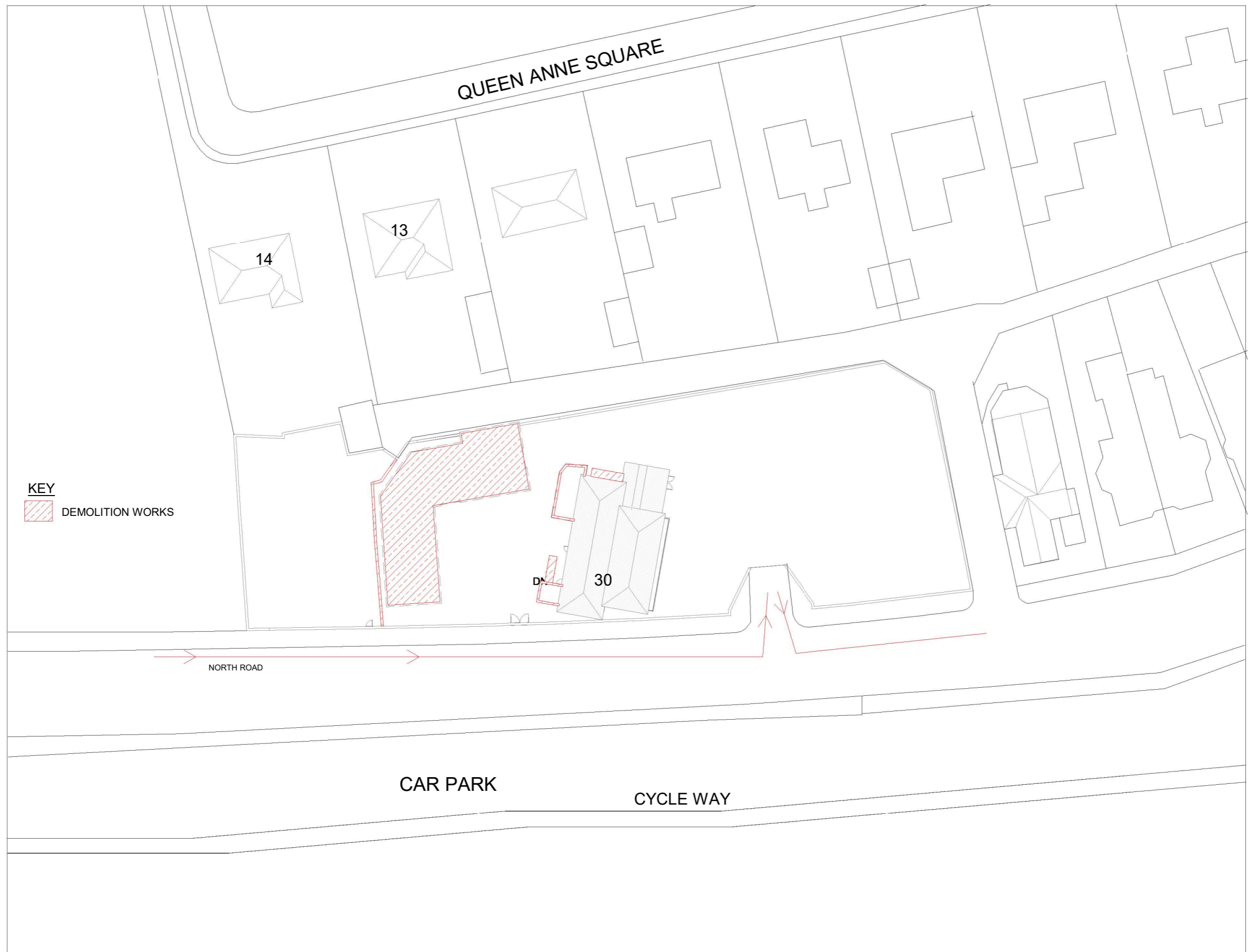


VIEW ALONG SITE NORTH ROAD - NORTHWARDS



VIEW TOWARDS SITE FROM ACROSS NORTH ROAD - EASTWARDS

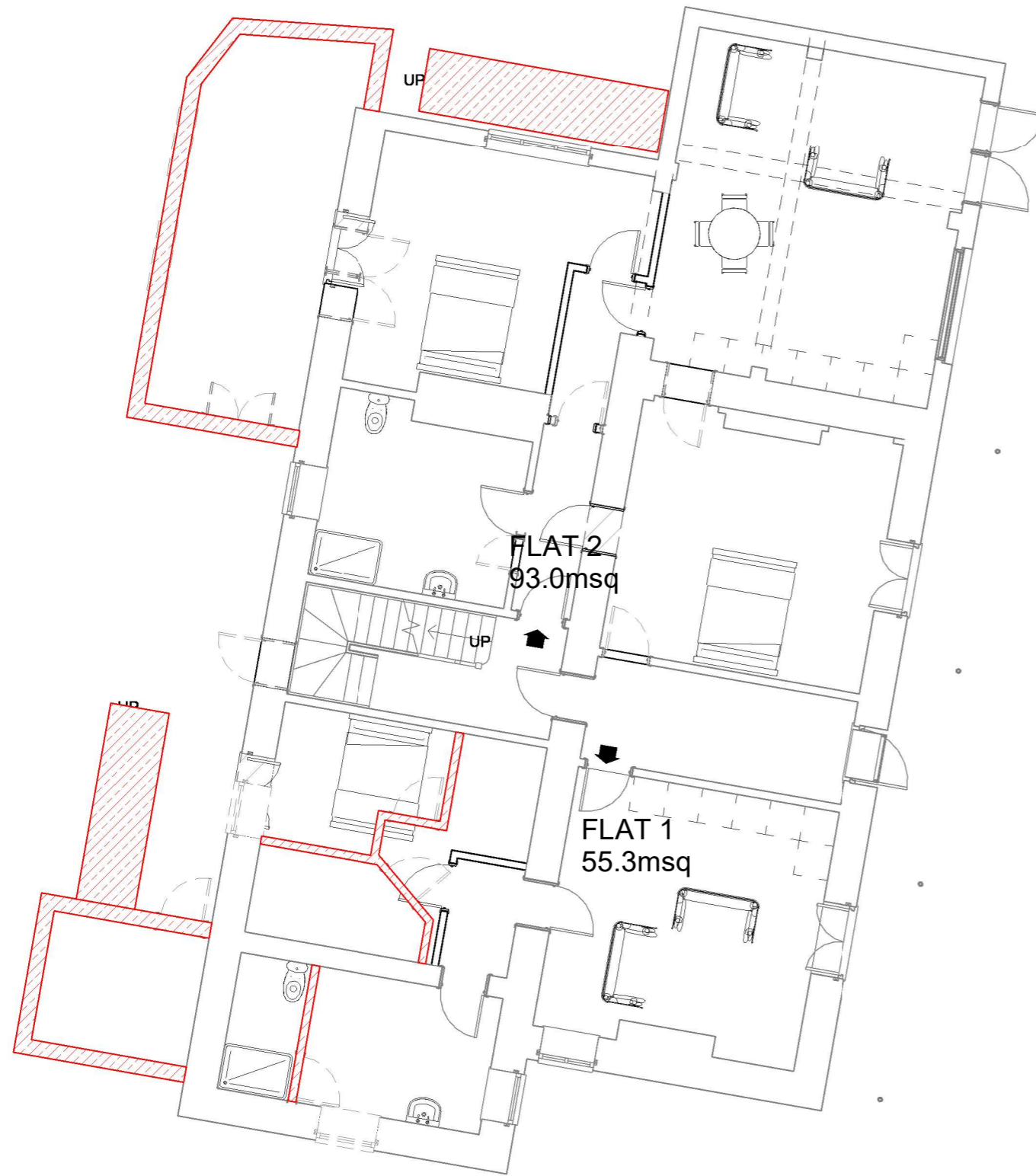




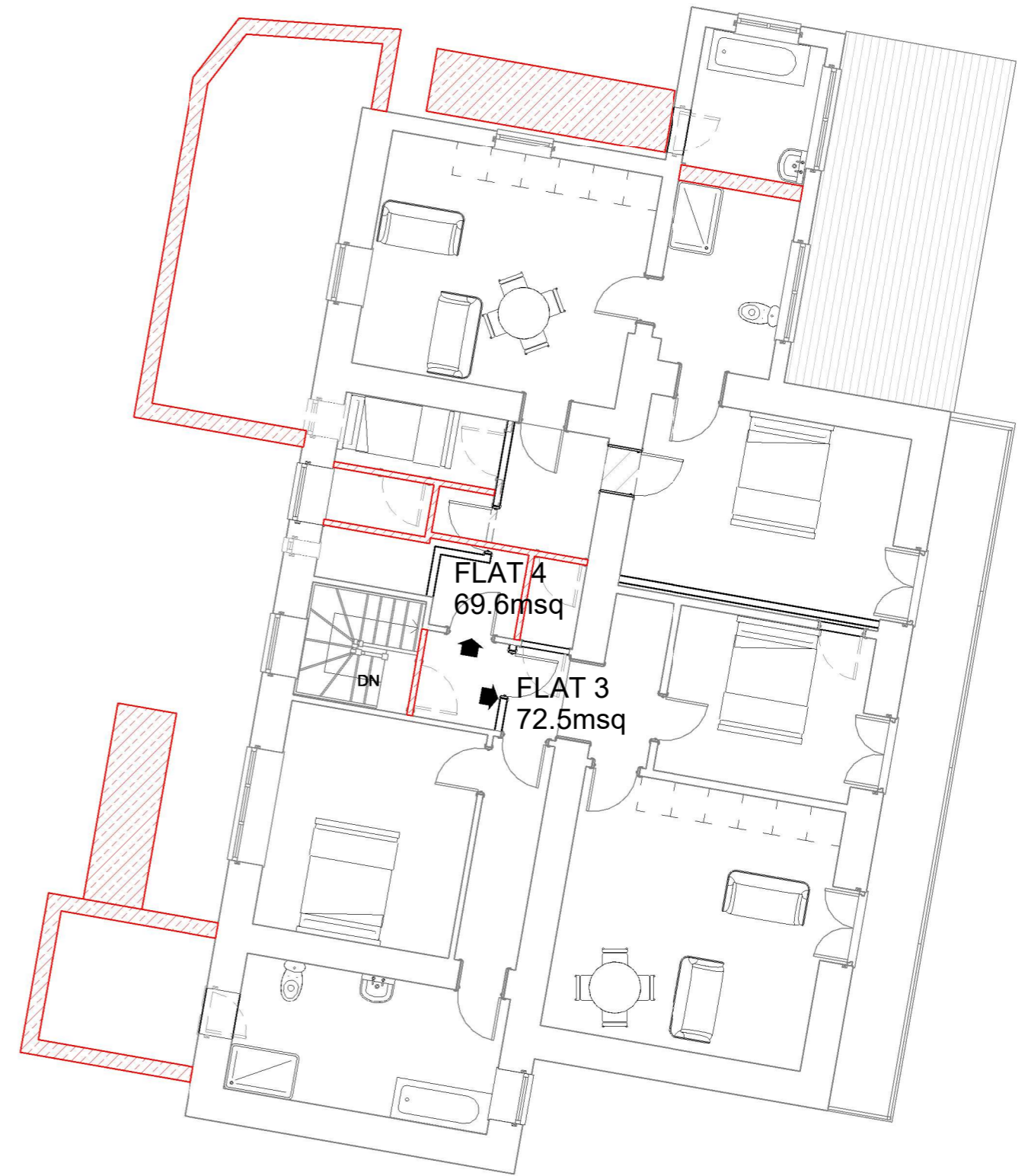
**KEY**  
DEMOLITION WORKS

# SITE DEMOLITION PLAN - PROPOSED

# DEMOLITION DRAWING - PROPOSED

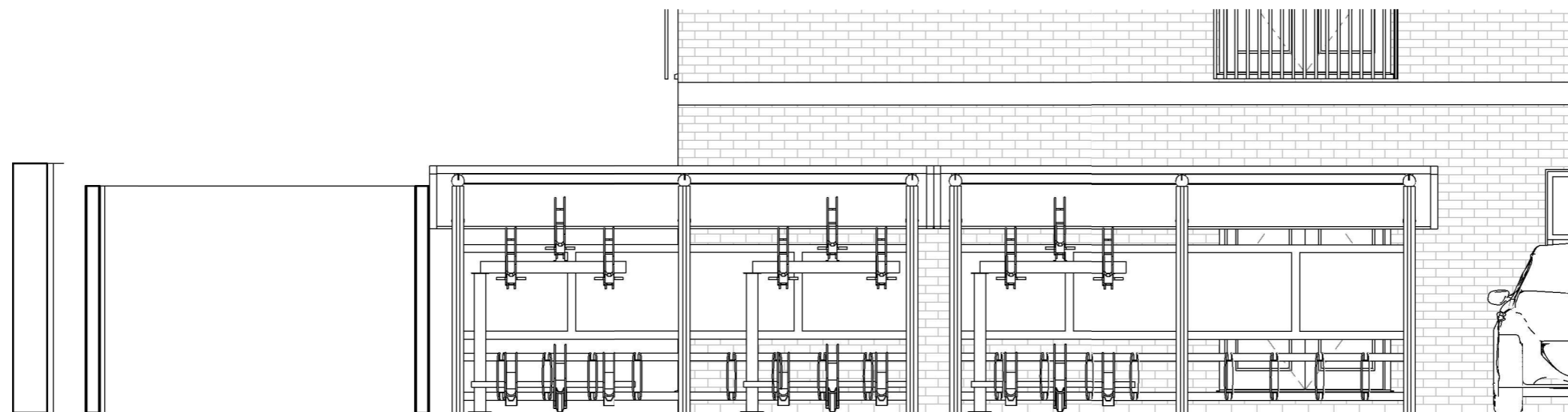


GROUND FLOOR PLANS FOR ROSEMONT VILLA SITE DEVELOPMENT PROPOSED

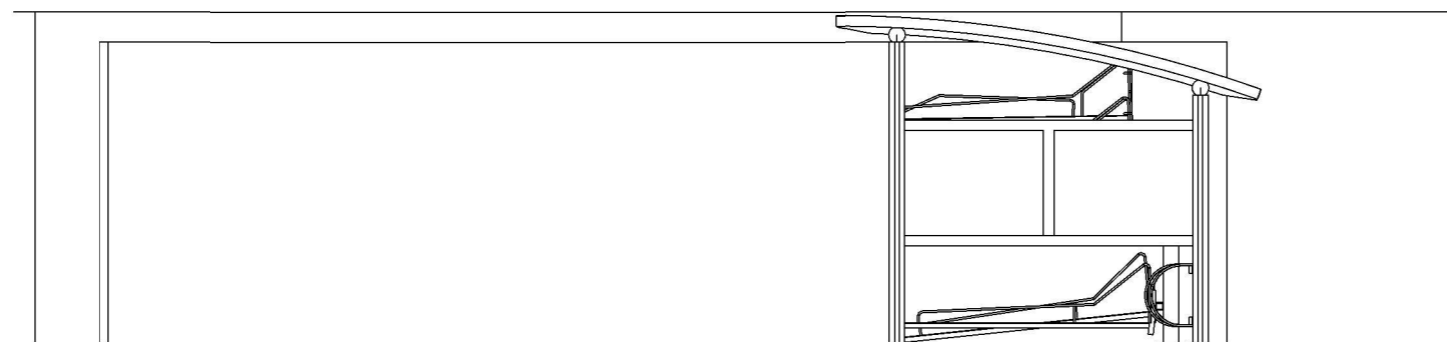


FIRST FLOOR PLANS FOR ROSEMONT VILLA SITE DEVELOPMENT PROPOSED

REAR  
LANE



NORTH ELEVATION OF REFUSE ARE AND BIKE STORAGE



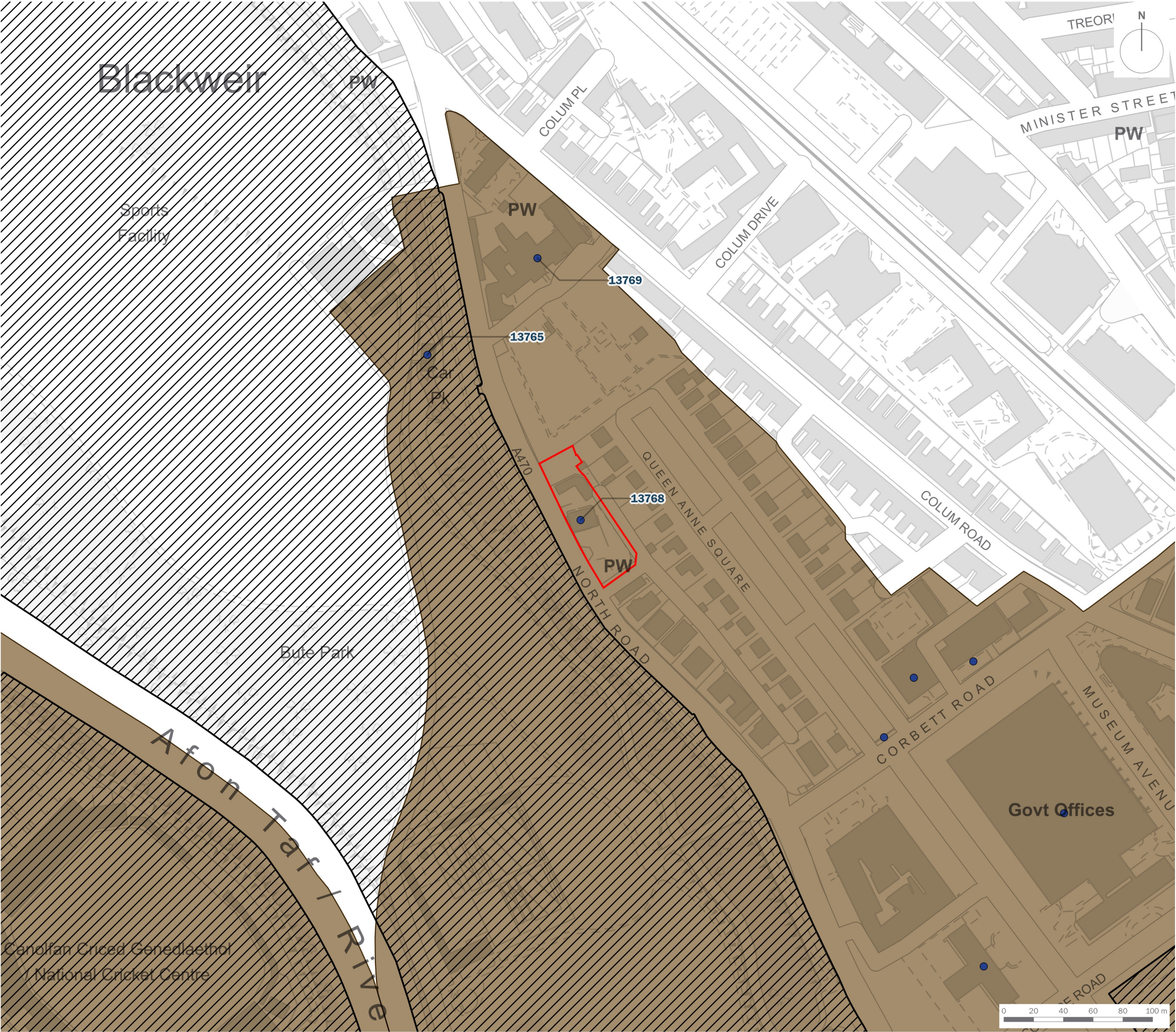
WESTERN ELEVATION OF REFUSE AREA AND BIKE STORAGE

## Plans

**Plan EDP 1:** Location of Site and Heritage Context  
(edp7987\_d002a 20 October 2023 DJo/EOa)

**Plan EDP 2:** Extracts from Historic Mapping  
(edp7987\_d003a 20 October 2023 DJo/EOa)

**Plan EDP 3:** Significance Plan  
(edp7982\_d004a 20 October 2023 DJo/EOa)



Site Boundary

Grade II Listed Building

Registered Park and Garden

Conservation Area

client

**Stone Property Services**

project title

**Former Co Op Funeral Directors and Land to the Rear of 14 Queen Anne Square, North Road, Cardiff**

drawing title

**Location of Site and Heritage Context**

date	<b>20 OCTOBER 2023</b>	drawn by	<b>DJo</b>
drawing number	<b>edp7987_d002a</b>	checked	<b>EOa</b>
scale	<b>1:2,500 @ A3</b>	QA	<b>JFr</b>

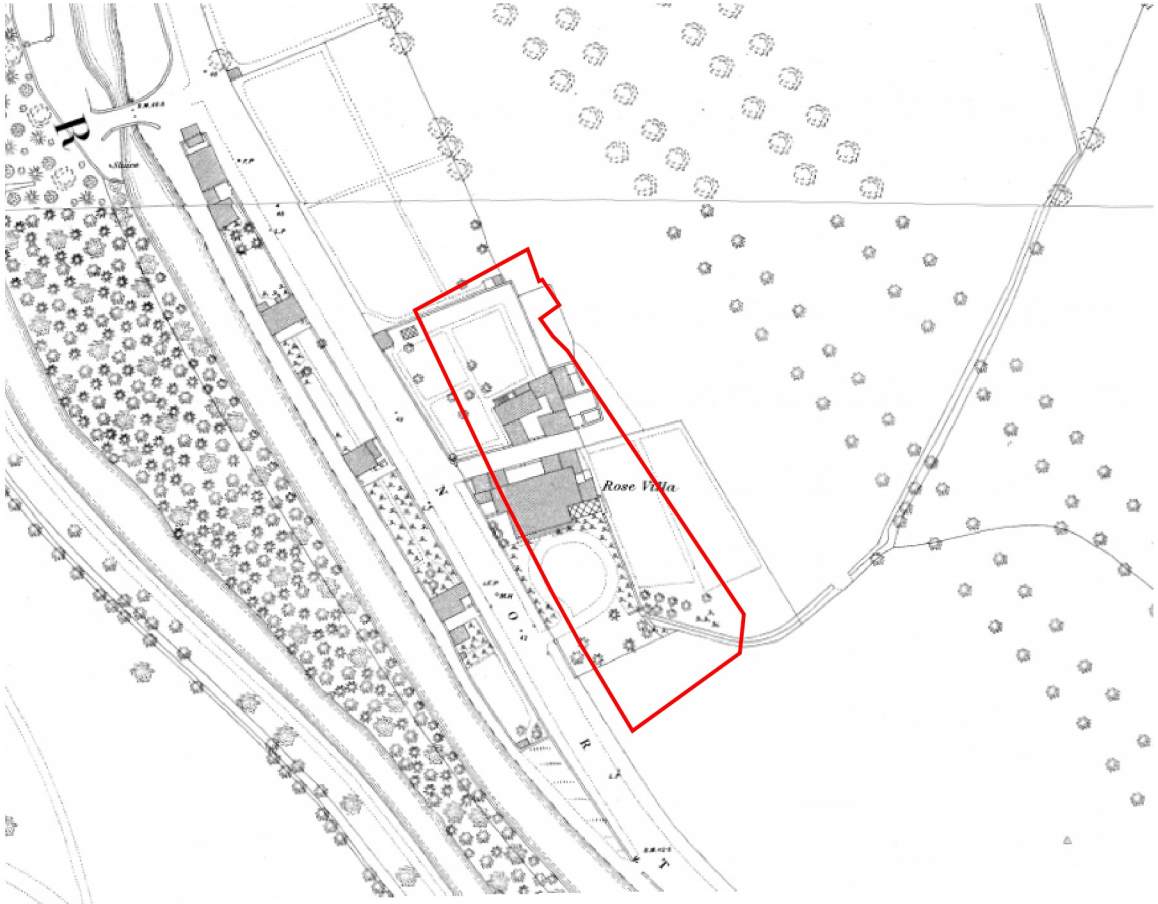
edp

the environmental  
dimension partnership

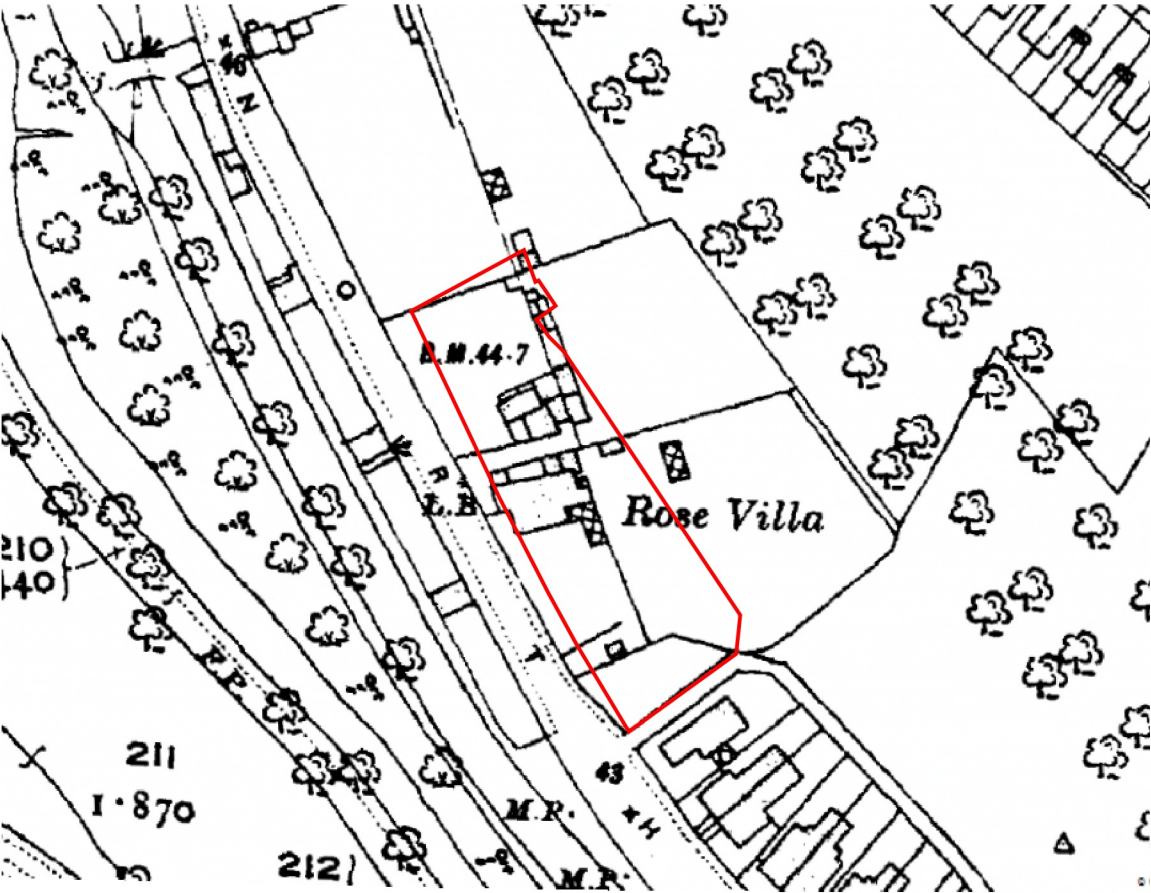
Registered office: 01285 740427 - [www.edp-uk.co.uk](http://www.edp-uk.co.uk) - [info@edp-uk.co.uk](mailto:info@edp-uk.co.uk)



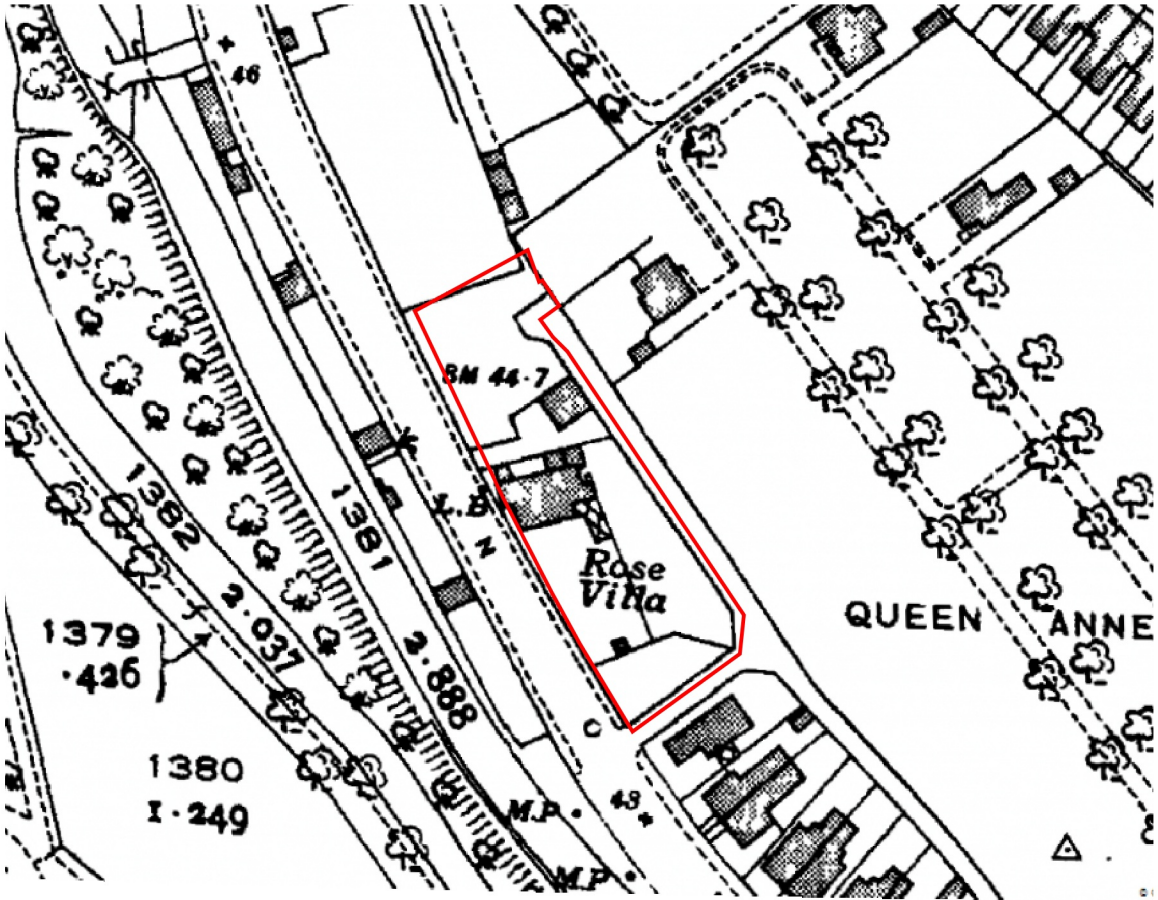
1844 Tithe Map




1880 Ordnance Survey Map

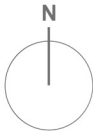


1920 Ordnance Survey Map



1941 Ordnance Survey Map

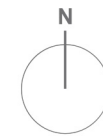
 Approximate Site Boundary



client			
Stone Property Services			
project title			
Former Co Op Funeral Directors and Land to the Rear of 14 Queen Anne Square, North Road, Cardiff			
drawing title			
Extracts from Historic Mapping			
date	20 OCTOBER 2023	drawn by	DJo
drawing number	edp7987_d003a	checked	EOa
scale	1:1,500 @ A3	QA	JFr



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- High Significance
- Moderate Significance
- Low Significance
- G1 Room Label



ROSEMONT VILLA GROUND FLOOR PLAN - EXISTING



ROSEMONT VILLA FIRST FLOOR PLAN - EXISTING



client			
Stone Property Services			
project title			
Former Co Op Funeral Directors and Land to the Rear of 14 Queen Anne Square, North Road, Cardiff			
drawing title			
Significance Plan			
date	20 OCTOBER 2023	drawn by	DJo
drawing number	edp7987_d004a	checked	E0a
scale	1:150 @ A3	QA	JFr



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**01285 740427**

**info@edp-uk.co.uk**  
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**URBAN  
DESIGN  
GROUP** REGISTERED PRACTICE



**IEMA  
CORPORATE  
PARTNER**

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