

## Appendix 3. Consultation Comments and Responses

| Page / para                            | Respondent       | Comment   | Response  |
|--|------------------|---|---|
| General comment                        | Llandaff Society | <b>1. Major comments:</b><br>(i) Llandaff Society welcomes the consultation on the redraft of Llandaff Conservation Area Appraisal (LCAA), inclusion in the text of relevant LDP policies, and the Council's intention to adopt the final version as Supplementary Planning Guidance (SPG). We support the proposal to extend Llandaff Conservation Area (LCA) to include The Avenue, and Fairwater Road between its junction with The Avenue and Cardiff Road. We trust that the added weight that SPG designation confers will be reflected in decision-making in the existing and added areas from now on.   | Support for the proposed extension is noted.<br><br>Agree. The Council adopts Conservation Area Appraisals - they already have the same weight as SPG.  |
| General comment regarding the boundary | Llandaff Society | (ii) We would welcome consideration of further additions to LCA:<br>(a) to include the whole of Llandaff Rowing Club - the current and proposed boundary divides the site - plus the fields between its northern boundary, Bridge Road and the River Taff to Llandaff Bridge. These fields contain a footpath which was part of the ancient pilgrimage route from Llandaff to the shrine of Our Lady of Penrhys - in medieval times on a par with Our Lady of Walsingham;   | Disagree. TAN 24 advises that ' <i>green infrastructure may also be important, but conservation area designation is not likely to be an appropriate means of protecting landscape features, except where they form an integral part of the historic built environment</i> ' (para 6.2). Unfortunately it is not considered that the space represents an integral part of the historic built environment. The rowing club is not considered to be of special architectural or historic interest.   |
|  | Llandaff Society | (b) an extension to include the whole of the Rookwood site, which would give a more satisfactory context for its redevelopment; and   | Disagree. The Rookwood site is considered to be very much an entity in its own right and has limited visual, physical or developmental relationship to the wider Llandaff Conservation Area. It is highly designated site. There are two Grade II listed buildings (house and grotto) that have protected settings. The boundary wall and other pre-1948 structures are protected as a curtilage-listed features. The site has several Tree Preservation Orders and is included at Grade II within Cadw's Register of Historic Parks, Gardens and Landscapes in Wales. Given that the site is enclosed by a high and protected wall, extending the conservation area to include the site is not considered appropriate. |
|  | Llandaff Society | (c) to link with, and include, Insole Court CA.   | Disagree. For similar reasons to the above. Insole Court is already protected by virtue of individually listed buildings, conservation area status and historic park registration.  |
|  | Llandaff Society | (iii) The Society would very much welcome rewording of the Aims and Objectives in Section 6: Management Plan to replace "should" with "will be" in numbers 1, 4 and 5. We believe this would achieve significant strengthening of the LCAA and help deliver its laudable aspirations.   | Agree. Text changed from 'should' to 'will'.  |
|  | Llandaff Society | (iv) The Redrafted document downplays the loss of mature trees to the character and ambience of LCA - the list on page 27 does not include the loss of: a mature copper beech in the front garden of Pen Pentre, Bridge St; in the rear garden of St Pebblig, 1 Cathedral Green; and a mature silver birch in the rear garden of No 3 Ely Road. None of these appear to have been replaced as yet. The Society would welcome a reference to the need to replace TPOd trees, and the possibility of re-creating the Etoile (most of which is outside LCA). We suggest that funding for the latter could be secured from S106 contributions from developments within Llandaff ward. | Disagree. The policy is that the removal of TPO trees will require replacement or mitigation planting, and the harm caused by the loss of trees is clearly stated at page 27 and within the new Management Plan at page 53.   |
|  | Llandaff Society | (v) Llandaff residents value the amount of effort that goes in to attempting to conserve our City's historic assets, however it is clear that this has reduced over recent years as a result of cuts in staff and budgets. This has been to the detriment of the LCA, its attraction for residents and, as importantly in view of the role of tourism in the local and national economy, to its visitor attraction. We would  | Noted. The condition of the assets has been raised with the relevant service areas and members of the public should report concerns via the usual channels and via their elected ward councillors.  |

|       |                  |   |   |
|-------|------------------|---|---|
|       |                  | welcome a continuous programme of maintenance of historic assets rather than the current “stop/go” approach (see photos of the Bell Tower, Bishop’s Palace and Prichard Bridge taken on 9 January 2020).  |   |
|       | Llandaff Society | (vi) Another visible way of showing the importance of CA designation would be for the Council to ensure speedier repair or replacement of damaged/life-expired heritage style street furniture - we suggest that funding for this should figure in the Llandaff ward S106 list. We would also welcome more rigorous adherence to policy in decision-making, monitoring of changes in the LCA, and provision of regular updates on progress to the community.  | Noted. This matter should be raised with ward councillors, as there is a process for them to submit ideas for future infrastructure funding (s106 etc).   |
| 1.4.3 | Llandaff Society | (vii) Para 1.4.3: the detailed schedule of changes between 2006 and 2017 does not include any photos of Llandaff Rugby Club. The façade of this building has been marred as a result of a decision of Cardiff Council to allow construction of a new entrance porch. It is not helped by the display of advertisements on the frontage and ugly sign board on the forecourt. We suggest that, if added to the properties assessed, this should feature in the “harmful” category, increasing the percentage harmed to over 3%.  | Noted, however the building does not positively contribute to the character or appearance of the conservation area. The assessment was thorough but not exhaustive and was meant to provide an indication of overall change. The changes shown in 1.4.3 are merely indicative of some of the issues observed.<br><br>Concerns relating to potentially unauthorised advertisements/development should be reported to <a href="mailto:planningenforcement@cardiff.gov.uk">planningenforcement@cardiff.gov.uk</a>  |
| 1.4.3 | Llandaff Society | (viii) We were dismayed by the decision by the Council’s Asset Management (Highways) Team to allow a cross-over at 14 High Street, and the subsequent decision of Planning Committee to approve parking in the front garden, contrary to its own policy. This forecourt continues to be an eyesore and the parked vehicles invariably back out of it across a well-used pavement onto this very busy street. This would mean that 18% (rather than 17%) of “alterations” have had a “harmful” impact on CA.   | Noted. This is considered to be an over-simplification of the issues. The lawful fallback position for this site is explained in detail within the committee report for the application. The Article 4 Direction to close this loophole was issued as soon as practicable following the case, with significant officer time dedicated to ensuring that this cannot happen again without recourse to potential enforcement.  |
| 4.1.4 | Llandaff Society | (ix) It is a matter of some regret that none of the newer buildings in LCA are described as “positively contributing” - even those built since the designation of LCA in 1976. We welcome the inclusion of the statement that “There may be scope for (the uncategorised buildings) to be markedly improved.....”, but suggest replacing the first 3 words with “The Council urges owners to investigate the...” and adding “The Council will require all future proposals to be in line with its LDP policies for development in Conservation Areas ie applicants must demonstrate that they ‘preserve or enhance’ LCA.”   | Disagree. This change is not considered necessary; either to urge owners to make changes to enhance or to reinforce the LDP policy requirements.  |
| 4.1.4 | Llandaff Society | (x) Re para 4.1.4, we suggest that the delightful Victorian cottages along Penedre (off Heol y Pavin) should be added to the buildings that “positively contribute” to the character and charm of LCA. They are largely original in form and their inclusion would illustrate the depth of interest that lies behind the frontages of LCA’s main streets and add to its overall character.  | Agree. This was an error. The buildings have been added to those assessed as positive contributors.   |
| 5.1   | Llandaff Society | (xi) We request the addition of text to para 5.1 after ....Green to the south.” in a new sub-para. The Society considers that adding the following would reflect the importance of the riverbank to LCA better than the current wording:<br><br><i>“The wooded riverside stretching from Llandaff Bridge to Western Avenue is a very attractive and distinctive feature of the locality, much valued for its leisure uses. It includes the spectacular weir and renowned Llandaff Rowing Club. Along the riverbank and below the escarpment vernal foot and cycle paths pass through mature woodland and an establishing oak avenue, rich in plant and wildlife and giving stunning views of the Cathedral’s Jasper and Prichard Towers. At the centre of this section of riverside, and retaining a rural atmosphere, are the playing fields of Cardiff Metropolitan University. They adjoin the new and old cemeteries, a semi-</i> | Partially agree. Text for paragraph 5.1 altered to read:<br><br><i>The wooded riverside stretching from Llandaff Bridge to Western Avenue is an attractive and distinctive feature of the locality, valued for its leisure uses. Along the riverbank and below the escarpment, paths pass through mature woodland and an establishing oak avenue, giving stunning views of the Cathedral. At the centre of this section of riverside, and retaining a rural atmosphere, are the playing fields of Cardiff Metropolitan University. They adjoin the new and old cemeteries, a semi-wild area lined by mature trees, and the former Llandaff Mill leat which is crossed by a unique stone bridge dating from Prichard’s Victorian rebuild of the Cathedral.</i> |

|   |  | <i>wild area lined by mature trees, and the former Llandaff Mill leat which is crossed by a unique stone bridge dating from Prichard's Victorian rebuild of the Cathedral."</i>   |  |        |            |   |   |    |   |   |    |  |
|---|--|---|--|--------|------------|---|---|----|---|---|----|--|
| Map 9, Page 21  | Llandaff Society                                       | <b>2. Other comments:</b><br>(i) Map 9: The boundary of the LCA needs to be inserted - it is only shown in the Key.   | Agree. Map updated   |        |            |   |   |    |   |   |    |  |
| 4.1.6   | Llandaff Society                                       | (ii) Page 24, para 4.1.6 sub-para 3: We suggest replacing "strong" by "iconic".   | Partially agree. 'Iconic' is not a word used in landscape and visual impact assessments, however the term 'strong' can be reinforced by changing to 'highly significant'.  |        |            |   |   |    |   |   |    |  |
| Map 13, page 31   | Llandaff Society                                       | (iii) Map 13: Should show "limited vehicle access" for cars and bicycles to the West front of the Cathedral.  | Agree. Map updated   |        |            |   |   |    |   |   |    |  |
| 5.5   | Llandaff Society                                       | (iv) Page 49: Under first photo replace "St Michael's College" by "St Padarn's Institute, formerly known as St Michael's College" - and throughout the text.  | Agree. Text updated. Also updated reference at: 1.4.2, bullet 5.   |        |            |   |   |    |   |   |    |  |
| 5.6   | Llandaff Society                                       | (v) Page 50, Overview - 6th bullet point: We suggest replacing "famous" with "iconic".....  | Partially agree. As above, wording changed to 'highly significant'.  |        |            |   |   |    |   |   |    |  |
| 5.6   | Llandaff Society                                       | ....and "It provides.." with "Its footways provide..."  | Agree. Text changed  |        |            |   |   |    |   |   |    |  |
| 5.6   | Llandaff Society                                       | We also suggest replacing the first 2 photographs with one showing the view of the Cathedral across the playing fields, and another showing the Avenue with the pedestrian bridge and the frontage of the University beyond.  | Agree. Photos changed.   |        |            |   |   |    |   |   |    |  |
| Page 54   | Llandaff Society                                       | (vi) Page 54, 'Roofs': It would be helpful to add a cross-reference to "roofing materials" on P58,  | Partially agree. The controls relating to roof <i>materials</i> are actually local (within an Article 4) – and should be included in the items listed on page 55. Text to that section amended to reflect the need for permission where roofing materials changed, where this constitutes an 'alteration'. |        |            |   |   |    |   |   |    |  |
| Page 54   | Llandaff Society                                       | and a reference to the need for planning permission/listed building consent for roof-mounted solar panels.  | Disagree. Planning permission is generally not required for solar panels on unlisted buildings within the conservation area. The guidance does not describe listed building consent issues, as this regime is independent of that affecting the conservation area.   |        |            |   |   |    |   |   |    |  |
| Page 30   | Llandaff Society                                       | (vii) Typos: Page 30 "Parking should..." (rather than "could");   | Partially agree. Text changed to 'would be beneficial...'  |        |            |   |   |    |   |   |    |  |
| Page 43   | Llandaff Society                                       | Page 43 Description of photos: delete "in Llandaff Cathedral" from the end of the first line;   | Agree. Text changed  |        |            |   |   |    |   |   |    |  |
| Page 57   | Llandaff Society                                       | Page 57 omit "a" from the last but one line of last bullet point so that it reads "and deeper bottom rails";  | Agree. Text changed  |        |            |   |   |    |   |   |    |  |
|   | Llandaff Society                                       | and Page 50, Issues - 2nd bullet point: replace "dissects" with "bisects".  | Agree. Text changed  |        |            |   |   |    |   |   |    |  |
| General comment   | Summary of Llandaff Society consultation held 09/01/20 | 1. An event was held from 4-7pm on Thursday 9 January in Llandaff Institute to enable members of the Society and others to see Cardiff Council's pull-up stands and copies of the documents that had been displayed in Insole Court before Christmas.   | Noted. The continued efforts and support of the Llandaff Society is welcomed.  |        |            |   |   |    |   |   |    |  |
|   | Summary of Llandaff Society consultation held 09/01/20 | 2. Twenty five people attended and it was clear that they appreciated the opportunity to input - some had not been aware that the review was taking place even though they lived within Llandaff Conservation Area (LCA). There were 31 comments about 10 issues as follows:  | Noted  |        |            |   |   |    |   |   |    |  |
|   |  | <table border="1"> <thead> <tr> <th>COMMENT</th> <th>NUMBER</th> <th>PERCENTAGE</th> </tr> </thead> <tbody> <tr> <td>Support CA extension to include The Avenue and part of Fairwater Rd</td> <td>6</td> <td>20</td> </tr> <tr> <td>Would like Rookwood added in view of imminent redevelopment</td> <td>8</td> <td>26</td> </tr> </tbody> </table> | COMMENT  | NUMBER | PERCENTAGE | Support CA extension to include The Avenue and part of Fairwater Rd | 6 | 20 | Would like Rookwood added in view of imminent redevelopment | 8 | 26 |  |
| COMMENT   | NUMBER   | PERCENTAGE  |  |        |            |   |   |    |   |   |    |  |
| Support CA extension to include The Avenue and part of Fairwater Rd | 6  | 20  |  |        |            |   |   |    |   |   |    |  |
| Would like Rookwood added in view of imminent redevelopment         | 8  | 26  |  |        |            |   |   |    |   |   |    |  |

|   |  |   |   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
|---|--|---|---|---|---|--|---|----|--|---|---|---|---|---|---|---|----|--|---|---|--|---|---|---------------------------------------|---|---|--|
|   |  | <table border="1"> <tr> <td>Would like extension to include the Insole Court CA</td> <td>2</td> <td>6</td> </tr> <tr> <td>Would like extension to include all Rowing Club &amp; land to the Bridge</td> <td>3</td> <td>10</td> </tr> <tr> <td>Unsatisfactory stop/start maintenance of key heritage assets in CA</td> <td>1</td> <td>3</td> </tr> <tr> <td>More focus needed on monitoring changes in the CA</td> <td>2</td> <td>6</td> </tr> <tr> <td>More weight needs to be given to CA policy and the CAA and implementation monitored</td> <td>3</td> <td>10</td> </tr> <tr> <td>Useful documents and the opportunity of the session to input</td> <td>2</td> <td>6</td> </tr> <tr> <td>Could the original names of properties be protected?</td> <td>2</td> <td>6</td> </tr> <tr> <td>Concern about proposals for Trenewydd</td> <td>1</td> <td>3</td> </tr> </table> | Would like extension to include the Insole Court CA   | 2 | 6 | Would like extension to include all Rowing Club & land to the Bridge | 3 | 10 | Unsatisfactory stop/start maintenance of key heritage assets in CA | 1 | 3 | More focus needed on monitoring changes in the CA | 2 | 6 | More weight needs to be given to CA policy and the CAA and implementation monitored | 3 | 10 | Useful documents and the opportunity of the session to input | 2 | 6 | Could the original names of properties be protected? | 2 | 6 | Concern about proposals for Trenewydd | 1 | 3 |  |
| Would like extension to include the Insole Court CA                                 | 2  | 6   |   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| Would like extension to include all Rowing Club & land to the Bridge                | 3  | 10  |   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| Unsatisfactory stop/start maintenance of key heritage assets in CA                  | 1  | 3   |   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| More focus needed on monitoring changes in the CA                                   | 2  | 6   |   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| More weight needs to be given to CA policy and the CAA and implementation monitored | 3  | 10  |   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| Useful documents and the opportunity of the session to input                        | 2  | 6   |   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| Could the original names of properties be protected?                                | 2  | 6   |   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| Concern about proposals for Trenewydd   | 1  | 3   |   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
|   | Summary of Llandaff Society consultation held 09/01/20 | 3. As well as revealing support for the draft which will form the basis for the Society's response, discussion re the consultation by 8 members of Llandaff Society Committee on 7 January revealed support for extension of LCA to include the whole of the Rowing Club and the fields to the north of it along the River, as well as extension to include Rookwood and Insole Court CA; and support for more active pursuit of owners who have not yet planted trees to replace TPOd trees lost from LCA.   | Noted, these matters are covered above.   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| General comment – maintenance   | Member of the public                                   | The Campanile - Llandaff Cathedral Green.<br>A shame to see the recent contractor's work on this high-profile feature of the green wasted by allowing the railings to rust and doing no follow-up routine maintenance despite an interpretation panel being installed. (with photos)  | Noted, however the monument does receive cyclical maintenance by Parks Services. Issues of particular concern should be reported directly to that service area via the usual channels.  |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| General comment – maintenance   | Member of the public                                   | A shame to see this 2013 restoration of the last remaining trace of the mill-stream - featured on pages 10 and 44 of the appraisal - but with no mention of the subsequent failure to follow it up with and interpretation or maintenance.<br><br>This has been the site of periodic 'dumping' of vegetation presumably by Cathedral-employed contractors. It appears to be a no-man's land between the Cathedral and the Council.<br><br>Some ageing volunteers have tried to do routine maintenance but we have no mandate.<br><br>Could the Council not provide some leadership here?  | Noted. This matter has been raised with Bereavement Services and the Cathedral.   |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| Page 8.   | Planning colleague                                     | Suggest rewording to of bullet 3 to include Bruton Place:   | Agree. Text changed.  |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| General comment   | Llandaff Conservation Group                            | We would like to have it noted as part of the consultation process for the CAA the following:<br><br>The Llandaff conservation group have been involved in discussions with officers throughout, made multiple submissions and proposals to be incorporated into the CAA, contributed with local information to ensure that there has been strong representation locally.   | Noted. The continued efforts and support of the Llandaff Conservation Group is welcomed.  |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |
| General comments  | Member of the public                                   | I should like to make the following comments on your Llandaff Conservation Area appraisal, details of which I saw last week.<br><br>The comments on caring for the architectural quality of the area are helpful. However there appear to be two aspects that are not adequately dealt with. I recommend that more attention is given to these:   | Comments noted, however:<br>1. Overhead wires do not fall within the scope of planning controls.<br>2. The issue of highway management is raised throughout the CAA. Any changes to traffic or parking arrangements will be subjected to public consultation and as in other designated areas, the conservation area will be a material consideration to be taken into account in their design and associated visual or physical impacts. |   |   |  |   |    |  |   |   |   |   |   |   |   |    |  |   |   |  |   |   |                                       |   |   |  |

|   |                                 |   |  |
|---|---------------------------------|---|--|
|   |                                 | <ol style="list-style-type: none"> <li>1. There are any examples of unsightly (and unnecessary) overhead wires in the area (e.g. in Penedre). It has long been a priority in many conservation areas to eliminate such wires. Once stated as an objective it should be possible to negotiate with BT/Openreach within a reasonable timescale.</li> <li>2. Liaison with the highways and traffic management department in the Council is crucial in conservation areas as has recently been proved in the High Street at the former Myrtle Cottage. There is a major issue about the provision of car parking that does not harm the environment or create safety issues (e.g. on Heol Fair) and the movement of traffic through the area needs to be monitored and if necessary subject to further controls e.g. Heol y Pavin/ Bridge Street.</li> </ol>  |  |
| <p>Section 5.1<br/>The<br/>Cathedral<br/>Precinct and<br/>the River<br/>Taff Corridor</p> | <p>Member of the<br/>public</p> | <p>The Cathedral and its' setting are pivotal in the urban structure and are at the heart of the character of Llandaff. The Cathedral is in a dip at the foot of the escarpment, sloping from the Cathedral Green down towards the river and is approached from The Green by a grand staircase ( The Dean's Steps) together with minor roads. Its' setting includes the River Taff Corridor to the North and the Cathedral Green to the South.</p> <p>Suggested insert in italics:</p> <p><i>The wooded riverside stretching from Llandaff Bridge to Western Avenue is a very attractive and distinctive aspect of the locality, much valued for its leisure uses and includes the spectacular weir dating from the Industrial Revolution .This is the home of the renowned Llandaff Rowing Club and its' adjoining paddocks are now equipped with an excellent petanque piste.</i></p> <p>(NB: The status of the LRC dating from the early 20th century and the adjoining land below Llandaff Bridge would in my view justify its late inclusion within the extended Llandaff Conservation Area, bearing in mind that a substantial part of the site is already contained therein).</p> <p><i>Along the river bank and below the escarpment, connected vernal foot/cycle paths pass through mature woodland and an establishing oak avenue, rich in plant and wildlife . At the centre of this are the playing fields of Cardiff Metropolitan University which retain their rural atmosphere and adjoin the old and new cemeteries, full of mature trees and embracing parts of the former Llandaff Mill lete with a unique stone bridge dating from Prichard's Victorian rebuild of the Cathedral providing an essential access to this semi-wild area.</i></p> <p>The wider woodland and open space beside the river need maintenance to ensure access and retention of key views ( see section on views and vistas) The Cathedral forms an important link between the countryside element of the River Corridor and the tightly packed high-density urban grain of the village streets.</p> | <p>Disagree. It is considered that the existing description provides a good overview of the area's character – this is not meant to be an exhaustive list.</p> |

Responses received to the online survey. Only four responses were received, all supportive of the boundary extension.

| # | Question   | Options                           | Respondent 1   | Respondent 2   | Respondent 3      | Respondent 4   |
|---|--|-----------------------------------|--|--|-------------------|--|
| 1 | Do you live within the conservation area boundary?   | Yes - existing area               | Yes - existing area  |  |                   |  |
|   |  | Yes - the proposed extension area |  | Yes - the proposed extension area  |                   | Yes - the proposed extension area  |
|   |  | No                                |  |  | No                |  |
|   |  | Optional additional comments      |  | We're in the process of buying a house within the proposed extension.  |                   | I am extremely pleased that my home will become protected under the Conservation Area.   |
| 2 | Llandaff Conservation Area was first designated in 1968 and last reviewed in 2006. Do you think that the overall area has retained its special character?  | Strongly Agree                    |  | Strongly Agree   |                   |  |
|   |  | Agree                             | Agree  |  | Agree             | Agree  |
|   |  | Disagree                          |  |  |                   |  |
|   |  | Strongly Disagree                 |  |  |                   |  |
|   |  | Don't know                        |  |  |                   |  |
|   |  | Optional additional comments      |  |  |                   | Although some more modern erections are deemed ugly and out of character. If proposals for new buildings were designed to copy existing dwellings using more modern, efficient materials, that would certainly be encouraged!  |
| 3 | What are the features you value most about the area?   |                                   | Its unique city-village quality, its awareness of its history, its community spirit.   | Retention of heritage buildings. Lack of large out of place new builds   | No response       | Having our 'green lung' with regard the mature gardens, local woodlands along the river Taff and space to move about. Space IS luxury these days, but with the ever increasing influx of people impinging upon each others space, I feel it important that we preserve our current way of living here in Llandaff.   |
| 4 | What do you see as the biggest threat to the character or appearance of the area?  |                                   | Cars   | Ugly new build homes like the one recently granted on the Avenue.  | Plasdwr- traffic. | The new housing development proposals for building on the BBC Site after demolition. I've already made my thoughts known to the so-called 'architect' who's come up with the most dismal, characterless, crappy designs that will become a blot upon our landscape!  |
| 5 | What enhancements would you like to see in the conservation area?  |                                   | Para. 4.1.12 acknowledges that accessibility is generally poor. There are no dropped kerbs at the Bridge Street/Cathedral Green intersection. Wheelchair and scooter users have no means of reaching the path across the Green other than by using public roads. I should like to see some priority given to redressing the lack of dropped kerbs here and elsewhere in the conservation area. | More pedestrian crossings. Improved maintenance on pedestrian routes.  | No response       | More fruit trees and herb bushes planted to provide free food and shelter to the wildlife who are increasingly losing their homes due to new developments under the Local Development Plan, and for people to forage for free. There is something so special about picking your own blossom, fruit or sprig of health-giving herb and ESPECIALLY if it's FREE!   |
| 6 | We are proposing that the conservation area boundary be extended to include most of The Avenue and several properties at the the eastern end of Fairwater Road. Do you agree with this proposal? | Yes                               | Yes  | Yes  | Yes               | Yes  |
|   |  | No                                |  |  |                   |  |
|   |  | Don't know                        |  |  |                   |  |
|   |  | Optional reasons or comments      |  | Protecting heritage of area  |                   | I live at number 12 and am all for it! The square 'LEGO' blocks of flats should never have been allowed to be built unless designed with more character! Don't get me wrong, I love all my neighbours living in them, but surely it doesn't cost much more to add some character to the designs of buildings without affecting their function? Architects need to start thinking 'outside the box' more, as even a child can draw a box, square or rectangle!! |
| 7 | Do you have any other comments on the existing boundary?   |                                   | No response  | No response  | No response       | I believe the walls are already protected, but if not, please include them too and all the existing trees!   |
| 8 | Do you have any other comments regarding the conservation area, the Appraisal or the planning controls proposed or currently in place?   |                                   | No response  | We trust that existing alterations to house in the extended areas will be taken into account as precedent when considering new applications. | No response       | I'm happy with what you're doing so far and thank you all for protecting the lovely area that I'm living in.   |
| 9 | If you would like to leave contact information, please do so below:  |                                   | No response  | No response  | No response       | Resident of The Avenue, Llandaff   |