

Archaeology Wales

19 Windsor Place, Cardiff

Heritage Impact Assessment



By
Dan Barratt


Report No. 1727


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Heritage Impact Assessment

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November 2018

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Summary

Archaeology Wales (AW) was commissioned by The Interior Architectural Design Company Ltd to carry out a Heritage Impact Assessment at 19 Windsor Place, Cardiff, CF10 3BY (henceforth "the site"), centred on NGR ST 18589 76776. This assessment is made in relation to a proposal to build a first floor addition to the rear extension of a Grade II Listed Building.

The proposed development is for a first floor addition to the rear extension of a Grade II Listed Building (13829). 19 Windsor Place is one of a row of Listed Buildings, close to a number of other designated buildings and is also located within Windsor Place Conservation Area.

The proposals will have a small and limited impact on the fabric and therefore the evidential value of the property.

They will result in a small change to the setting of the Listed Buildings on Windsor Place and Park Place, and to the Conservation Area, the proposals will only affect the rear of the property which is surrounded by other recent development. They are not expected to impact on the significance on these assets and may have a small positive impact as the proposal have the potential to improve the aesthetic value of the Listed Building and Conservation Area. The proposals also have the potential for a positive impact on the communal and social value of the building as they will support the commercial use of the building.

1 Introduction

Archaeology Wales (AW) was commissioned by The Interior Architectural Design Company Ltd on behalf of Andrew McCarthy to carry out a Heritage Impact Assessment (HIA) at 19 Windsor Place, Cardiff, CF10 3BY (henceforth "the site"), centred on NGR ST 18589 76776 (Figure 1). This assessment is made in relation to a proposal to build a first floor addition to the rear extension of a Grade II Listed Building. The local planning authority is Cardiff Council (CC).

The proposed development is to a building which is one of a row of Listed Buildings, close to a number of other designated buildings. It is also located within Windsor Place Conservation Area.

This HIA and site visit has been undertaken to assess the impact of the proposal on the historic environment and to provide CC with the information they are likely to need in respect of the proposed development, the requirements for which are set out in *Planning Policy* (revised edition 9, 2016) Section 6.5 and *Technical Advice Note (TAN) 24: The Historic Environment* (2017).

2 Site Description

2.1 Location

The building is number 19 in a terrace of fourteen three-storey houses on the west side of Windsor Place. The street is located to the north of Queen Street close to the municipal, commercial and historic centre of Cardiff and was part of the development of the town in the late 19th century. It is bounded to the east by Windsor Place and to the west by parking areas and Park Lane at the rear.

2.2 Geology

According to the British Geological Survey the underlying solid geology comprises mudstone from the Mercia Group, this overlaid by sand and gravel from Devensian glaciofluvial sheet deposits (BGS 2018).

3 Method

The objective is to assess the impact of the development proposals on the historic environment by means of the desk-based HIA and Site Visit. This work will be undertaken following the guidance laid out within *Managing Heritage Impact Assessment in Wales*, produced by Cadw in May 2017.

It will take full account of the merits of the existing buildings, including adjacent and non-designated heritage assets and their settings. It will gather enough information to understand the significance of any heritage assets affected and assess the impact of the proposals on those assets. This will help inform future decision making, design solutions and potential mitigation strategies.

The report will provide information of sufficient detail to allow informed planning decisions to be made which can safeguard the heritage resource, it will establish the historical significance of the asset, and its relationship to the wider historical environment.

The assessment will consider the following:

a) The significance of the existing buildings and their setting and their relationship to adjacent and non-designated heritage assets, through assessment of various readily available primary sources:

1. Collation and assessment of all relevant information held in the regional Historic Environment Record (HER) at Glamorgan Gwent Archaeological Trust (GGAT) within a 200m radius of the proposed development site. This will include both designated and non-designated sites.
2. Assessment of all available reports and archives including unpublished and unprocessed material affecting the site and its setting.
3. Assessment of all relevant extant photographic evidence.
4. All sources indexed in the County Archives as appropriate, site files held by the RCAHMMW.
5. Map regression analysis using all relevant cartographic sources e.g. all editions of the Ordnance Survey County Series, tithe and early town plans (as available).
6. Historic documents (e.g. Charters, registers, estate papers).

b) The significance of the assets in their local, regional and national context and in light of the findings of the assessment.

c) The potential impact of any proposed development on existing historical assets and their setting.

This work conforms to the *Standard and Guidance for Archaeological Desk-Based Assessment*, as produced by the Chartered Institute for Archaeologists (CIfA 2014) and follows the guidance laid out in *Managing Heritage Impact Assessment in Wales* (Cadw 2017).

4 Archaeological and Historical Background

4.1 *Previous Archaeological Studies*

There are five previous archaeological interventions within 200m of the site (Figure 3).

Two records are from Eglwys Dewi Sant, St Andrews Crescent, 110m north of the proposed development; these are:

- PRN E004381, a survey of the plasterwork prior to repairs of the Chancel arch, undertaken by GGAT (Locock 1997).
- PRN E001338, emergency recording of a number of wall paintings. Undertaken by Cliveden Conservation Workshop, work involved removal of overlying decoration, a photographic record of the paintings and paint analysis (Carpenter 2008).

A Desk-Based Assessment (DBA) was carried out in the Thistle Hotel car park (PRN E000030) 95m away to the south in advance of a proposed development. The site is mainly located over an infilled 19th century dock feeder channel. (Mills Whipp Partnership, 2008).

200m to the southwest, Wessex Archaeology undertook an archaeological evaluation of land at 53-77 Queen Street Cardiff (the Andrews Buildings) which recovered two sherds of pottery, one medieval, one post medieval and two archaeological features thought to have been associated with buildings known to have existed during the 18th and 19th centuries (Birbeck 2003).

In 2017 Black Mountains Archaeology was commissioned to carry out a DBA (PRN E006000) for Bradley Court on the corner of Stuttgarter Strasse and Park Place, in advance of redevelopment (Lewis, R. 2017).

4.2 *The Historic Landscape*

The Registered Historic Park and Garden of Cathays Park **PGW(Gm)26(CDF)**, Grade II Listed, is located with the study area 135m to the northwest (Figure 4). It comprises **three garden areas - Alexandra Gardens, Gorsedd Gardens and Friary Gardens which are the surviving parts of the original** Edwardian layout of Cathays Park. A small area of **Gorsedd Gardens** lies within the 200m boundary. The park contains a number of Listed Buildings described below.

19 Windsor Place is located within the Windsor Place Conservation Area (Figure 5). Designated in 1975, it lies to the north of Queen Street. The width of the street at its northern end and the linear alignment of the properties create a strong north-south axis, which gives the road a formality before taking into account the buildings themselves. Windsor Place is characterised by two rows of classical-style three storey Victorian terraces, facing each other across the wide, tree-lined street. It was carefully planned as an important route to the commercial centre and to create a pleasant environment for the wealthy merchant residents (Cardiff Council 2009).

Built as high status housing, records from 1889 onwards show an increasing presence of professional businesses, with a significant increase of solicitors with the advent of the Court in the Civic Centre. Currently the area consists primarily of office and leisure uses both conversion of existing buildings and purpose-built modern office buildings. The demand for additional office space and supporting infrastructure has had an impact on the Conservation Area.

Significant views include glimpses of Windsor Place from Queen Street and views of Eglwys Dewi Sant in St Andrews Crescent from Windsor Place. High quality architectural detailing is evident throughout the Conservation Area and some of the properties have retained their balconies with decorative iron work. Other details in the Conservation Area include painted stuccowork, simple or carved stone dressings, colonnades and ornate cornices; there are similarities in the varying styles, resulting in a cohesive and attractive character. There has however been a slow incremental loss of original details over the years.

Abutting the Windsor Place Conservation area to the west is the Cathays Park Conservation Area and immediately to the south lies the Queen Street Conservation Area.

No Scheduled Ancient Monuments, World Heritage Sites or Registered Battlefields are within the study area.

4.3 *Listed Buildings*

Numbers 11-24 Windsor Place are Listed Grade II (13829), this includes the proposed development at no. 19 and forms west side of the street, between Stuttgarter Strasse and Windsor Lane. Built after 1850 to a design probably by Alexander Roos, architect to the Bute Estate, they form a terrace of fourteen three-storey houses, now offices, of red brick with painted stucco dressings. Originally with iron railed balconies to the first floor, these now remain only in nos. 11 and 16. The houses in Windsor Place are the best preserved mid 19th century houses in Cardiff centre (Figure 4.).

Facing these are nos. 25-33 on the east side of Windsor Place, also Listed Grade II (13830). This terrace of nine former residential houses mirrors those on the west side and are contemporary, by the same architect, and share the same detailing.

Immediately south of these is the City United Reformed Church, Listed Grade II* (13831), on the corner with Windsor Lane. Built in 1866 by Thomas Pilkington of Edinburgh for a Scottish Presbyterian congregation, the Church was originally of Greek Cross plan, the porch to the south rising to form a tower with spire. An unusual style based on Early English Gothic but with North Italian influences. In 1873/4 a hall was added to the rear and the church extended to accommodate an organ. The west front was extended in 1893 by Col E M Bruce Vaughan, giving a more conventional plan, with the porch rebuilt on the south in two-storeyed form. The unusual west window was reduced in size and the arches below blocked. In 1910 the church was gutted by fire and subsequently renovated again by Bruce Vaughan. The north vestibule is of 1980 by Wyn Thomas & Partners. In 1992 the gallery was converted to an upper room and new vestibule and bookshop. Despite these alterations, it is a striking example of Pilkington's individualistic Gothic style.

Some 110m north of the site, beyond the north end of Windsor Place, lies Eglwys Dewi Sant (Formerly the Church of St. Andrew) in the centre of the crescent which is between St Andrew's Place and Dumfries Lane (Stuttgarter Strasse) and Listed Grade II (13787). Consecrated 1863 as St Andrew's Church and re-consecrated as Eglwys Dewi Sant after the former Welsh church in Howard Gardens was destroyed during Second World War. Pritchard & Seddon's original design of 1859 was for an elaborate cruciform-plan church with crossing tower and spire but this was drastically curtailed and the church completed more simply. Roof and chancel were completed by Alexander Roos, architect to Bute Estate (also responsible for the houses in Windsor Place). The side Chapels are from 1884-86 to the design of W Butterfield. The interior of the church has been re-planned with a partition across the nave; the two western most bays have been converted into a hall with a meeting room above.

Areas to the west can be divided into northern and southern quadrants.

To the north of the site at 150m away is the Grade I Listed Park House (13772), also known as 20 Park Place, opposite Gorsedd Gardens. This was built in 1871-5 for James McConnochie, dock engineer to the Bute Estate and Mayor of Cardiff in 1880. It was designed by William Burges, architect, in a French Gothic style, it is possibly the most important 19th century town house in Wales which set the pattern for much housing in Cardiff of the time.

To the northwest is a group of four Listed monuments and a Listed Building within Gorsedd Gardens, these are included as a group although some fall outside of the study area:

- 250m distant is the Grade II statue of David Lloyd George (13691) opposite the main entrance to the National Museum, by Rizzello in 1960.
- Further south, 175m distant, is a hut in Gorsedd Gardens, about 50m to the southeast of Gorsedd circle. Timber framed with boarded panels and lead-covered hipped gable roof (louvred in gablets) and bracketed eaves. It is Listed Grade II (21641) for group value with nearby buildings in Cathays Park.
- A Statue of Lord Ninian Edward Crichton Stuart lies 235m distant to the southwest of Gorsedd circle, facing southwest. Listed Grade II (13693), it dates from 1917 and is by W Goscombe John.
- 175m northwest of the site is a statue of John Cory, near the southeast corner of the gardens, facing south over Boulevard de Nantes. By W Goscombe John unveiled in 1906 in the presence of its subject. Listed Grade II, (13692).
- The Statue of Godfrey, first Viscount Tredegar (Grade II, 13665), lies 230m away on the south side of the gardens, by W Goscombe John, it was unveiled on October 25th 1909, the 55th anniversary of the day on which Lord Tredegar led a troop of XVII Lancers in the Charge of the Light Brigade at the Battle of Balaclava.

To the southwest are five Listed Buildings on the east side of Park Place above Crockhertown Lane. From north to south these are:

- No. 11, c.1880. A detached town house in mixed Gothic style by W D Blessley. Restored 1987-89 by Wigley Fox Partnership. Listed Grade II (14105), opposite the New Theatre.
- To the south of these are four pairs of large High Victorian Gothic houses of c. 1876, also by W D Blessley and restored 1987-89 by Wigley Fox Partnership. These are Nos. 9 and 10 (14104), Nos. 7 and 8 (14103) opposite Greyfriars Road, Nos. 5 and 6 (14102) and Nos. 3 and 4, to the north of the Park Hotel (14101). All are Listed Grade II and have group value.

On a large plot on the corner of Park Place and Queen Street is the Grade II Listed (13771) Park Hotel. Built in 1884, it was designed by W G Habershon and J Follett Fawckner of Newport, London and Cardiff. It originally contained an hotel, two public halls, a coffee house and 10 shops. A four storey building based on French Renaissance style, of Bath stone ashlar with pennant stone pilasters and a ground floor in grey Forest of Dean ashlar, it has slate roofs with a lead central pavilion.

150m south of the site, are Nos. 89,91,93,95,97,99,101,103,105 & 107 Queen Street. These are Grade II Listed shop fronts (13777); these premises are modern but are enclosed within grey stone piers of the ground floor of the Queen Street front of the Park Hotel.

On the west side of the road is the Grade II Listed New Theatre (13774). Designed by Ernest Runtz and Ford of London, it opened December 10 1906. The theatre was refurbished in 1987-89. Of red brick with Bath stone dressings, this is a well-preserved Edwardian theatre by a leading firm of specialist theatre architects.

On the opposite corner with Greyfriars Road is Brannigan's; Grade II Listed (13773) it includes the forecourt walls and railings. It was built in 1893 by EWM Corbett as the South Wales Institute of Engineers of pressed red brick and terracotta with slate roofs and tall, moulded red brick stacks, in late 19th century **"Queen Anne" style. There is a large library extension of 1907. It was converted to a pub-restaurant and restored after severe fire damage in 1994.**

Some 190m to the southwest of the proposed development, consisting of a large block on the north side of Queen Street, are the Grade II Listed (21709) Andrews Buildings. Dated 1896, the architect was Edward Webb and it was built by Solomon Andrews, a **prominent Cardiff entrepreneur. It was part of Andrews' ambitions to improve Cardiff** by providing modern business facilities.

4.4 *Known Archaeological Remains and General Historical Development*

There are 22 sites in the HER within 200m of the (Figure 6, Enquiry Ref No. 5901) including the designated assets listed above. The Royal Commission on Ancient and Historic Monuments in Wales (RCAHMW) was also consulted and non duplicating records are recorded below.

4.6 *Prehistoric: Palaeolithic (c.450,000 – 10,000 BC), Mesolithic (c.10,000 – 4400 BC), Neolithic (4400 BC – 2300 BC), Bronze Age (2300 BC – 700 BC) & Iron Age (700 BC – AD 43)*

There is no known evidence for prehistoric activity within the study area.

4.7 *Roman & Post-Roman/ Early Medieval (Roman: AD 43 – c. AD 410; Early Medieval: AD 410 – AD 1086)*

The origins of Cardiff are as a Roman fort which was built c.55 AD after the Romans invaded Wales in c.50 AD. In the late 1st century the fort was reduced in a period of relative stability but was rebuilt and strengthened in the 3rd century to defend against Irish raiders. It was abandoned in the 4th century.

Evidence from this period within the study area is from a Roman Road (RR60b) from Caerleon to the west which runs 150m past the site at its closest point (Figure 6).

4.8 *Medieval (1086 – 1536)*

The modern town of Cardiff has Medieval foundations, the Norman conqueror of Glamorgan, Robert Fitzhamon conquered the area and may have been responsible for building a wooden castle within the walls of the old Roman fort. The town grew up around the castle which was rebuilt in stone in the early 12th century and a wooden palisade erected around the town later replaced by a stone wall.

Weekly markets were held here and after 1340 there were also two annual fairs and it was a busy port. A number of charters were awarded in the 14th century.

A Priory was founded by Robert Fitzhamon in the 12th century, later Franciscan, Dominican and Carmelite Friaries were established.

Cardiff was attacked and burned by Owain Glendower 1404 although the town was soon rebuilt.

There is no evidence of Medieval activity within the study area although the Greyfriars Priory was located off to the west.

4.5 Post Medieval (AD 1536 – AD 1899) & Modern

The majority of evidence in the HER is Post Medieval or Modern in date. These include the Listed Buildings described in section 4.3 and are focused on the 19th century when the town expanded greatly, assisted by new developments in transport. These are all buildings, mostly domestic (Figure 6).

The Cardiff-Bute dock feeder from the Glamorgan canal, (PRN 01682.28s), ran within 50m west of the site, as shown on the 1st edition OS map as was a triangular building was located on the north bank of the Dock Feeder Canal, 45m from the site (PRN 05546s).

Some 155m to the north and west is the line of a tramway, (PRN 06422.0m), later replaced by the Taff Vale Railway.

75m northeast lies the **Territorial Force Association, 6 St Andrew's Crescent** (PRN 05064s), used by the TFA certainly by September 1915. The building itself is a typical late Victorian townhouse constructed of stone. The extent of any alterations cannot be ascertained but no modern extensions can be seen externally.

130m distant in the same direction is the Drill Hall, Dumfries Place (PRN 05044s). One of a number of Drill Halls in Cardiff, it is first noted on the First Edition O.S. map as a Volunteer Drill Hall. It remained thus throughout the first four editions of OS mapping. It was the HQ of the 2nd Glamorganshire Artillery Volunteers as well as 11 batteries of the same, but nothing now remains.

175m south east is 133-139, Queen Street (PRN 05316s). The corner section of a large building, part of 133 to 139 Queens Street.

170m southwest are the neighbouring properties of 87 and 83/85 Queen Street (PRNs 05315s and 05246s). Post Medieval buildings are shown on these sites from the publication of the First Edition Ordnance Survey mapping, and extended by the publication of the Second Edition.

At the same distance but further clockwise is the Andrews Buildings, PRN 05186s. This is described under Listed Buildings and Archaeological Interventions.

The RCAHMW has five records that are not duplicates of those found elsewhere in this report (Figure 7). Clockwise from north, these are:

12 St Andrews Crescent, (NPRN 308508), lay 125m to the north; a Victorian town house of c. 1870-1880 and one of an identical pair with no 10, believed to have been demolished c.1980.

One hundred metres to the southeast is the site of Windsor Place Congregational Chapel (NPRN 14284). It was built during the late nineteenth century by architect

William Beddoe Rees of Cardiff in the Lombardic style with a gable entry plan. The chapel was demolished and the site redeveloped during the early 1970s.

The record includes two cinemas from the 20th century: The Park Hall Cinema (NPRN 416778) lies 105m just west of south and the Olympia Cinema, 190m west (NPRN 416777).

Finally, 160m southwest of the site, is Blogg's College, Greyfriars Road (NPRN 54063). A brick building of 1907 built against the southwest end of the former premises of the South Wales Institute of Engineers and Coalowners Association.

5 Map Regression

(Figures 8 to 11)

5.1 Tithe Map and other sources

Tithe Map of St John the Baptist Parish, Cardiff, 1845

Windsor Place does not exist at the date of this plan. Queen Street is present and a stub of road lies at what will become the southern end of Windsor Place. North of this **the proposed development site is pasture called 'Old Nursery'** (Parcel 178). It is in the ownership of the Marquis of Bute and occupied by William Williams. Bute Canal and feeders cut across the southwest corner of the field. This is also in the ownership of the Marquis. (Figure 8.)

At the southern end of the field, close to Queen Street, are a number of cottages and gardens leased from the Marquis (168, 170, 171, 172 and 173); Parcel 169 is described as a leasehold theatre. To the east, along Queen Street, is an Infirmary (176), Cardiff Castle (137) is a short distance to the west and, also in the ownership of the Marquis of Bute, is described as plantation.

A toll gate is located on the road north of the canal (144), others are on the east end of Queen Street and on the western bank of the river Taff. South of Queen Street is a square enclosure; the land use is pasture and it is in the ownership of the Union Workhouse. The Workhouse itself is on the other side of the river.

Parcel 166 west of the site is described as the Whitefriars Garden (arable).

Aside from the buildings along Queen Street and in the area to the south, contained by the route of the canal, the majority of the Parish is made up of fields with dispersed farmsteads.

Plan of the town of Cardiff from Trounce, W.J. 1918. "Cardiff in the fifties" The Reminiscences and Historical Notes of Alderman W.J. Trounce, J.P. 1850-1860. Cardiff: Western Mail Ltd. (Figure 9)

Windsor Place is marked top left, with a few buildings present, but No. 19 has not yet been built. It is similar to the tithe in that only the southern part of the street appears to be in existence, with buildings fronting Queen Street and Windsor Place.

Plan of Cardiff 1867 showing sewers. [GRO BC/CD/59] (Figure 10)

Windsor Place is not labelled, though it lies west of the nursery and a station which is recently built. The road and development upon it is similar to the earlier maps and plans; a pond appears to be present north of the houses. The later road of Queens Street has the name Crockherbtown.

5.2 *Ordnance Survey Maps*

1st Edition Ordnance Survey Map, 1:2500, 1880

Windsor Place and associated developments have been built by this date, including **St Andrew's Church, the Presbyterian Chapel and Sunday School**. The theatre is identified as the Theatre Royal and the Infirmary as the Glamorganshire and Monmouthshire Infirmary (Figure 11).

A tramway now runs along Queen Street (the near section is called Crockherbtown) and a station, Rhymney, is just to the east of Windsor Place. Several railway lines converge to the east and south, including the Taff Valley and Great Western. Cardiff Gaol is located to the south, near the railway lines.

Whitefriars garden is now called **Castle Gardens, Cathays Park, Cooper's Field**, Castle Green and Castle Garden all lie to the west, The canal and feeder banks are still present.

A brewery is located to the northeast of Windsor Place. Development further north, beyond the Park and high-status residences is restricted and open fields prevail. Development to the east of the town is constrained by the railway lines.

2nd Edition Ordnance Survey Map, 1:6 inch, 1901

Much development has infilled the areas to the north and east; an extension to the Taff Vale Railway has been built along the eastern edge of the town. The Infirmary has moved to the east and a college occupies the old building. The Brewery has gone.

3rd Edition Ordnance Survey Map, 1:6 inch, 1922 and 4th Edition Ordnance Survey Map, 1:6 inch, 1951

Cathays Park, to the west, has been divided up and is now the site of the University, National Museum, Law Courts, County Hall and a Technical College. The southern end of Windsor Place has seen a slight increase in the built-up area on the 1922 map.

By 1951 expansion of the town has continued in all directions.

6 Site Visit (Photos 1 -12)

A site visit was undertaken on the 6th November 2018. No 19 Windsor Place fronts the street to the east, which runs north – south between the main commercial area of Queens Street to the south, and a main thoroughfare of Stuttgarter Strasse to the north. Windsor Place itself is in two distinct halves, the southern half containing commercial properties, the northern half, where No.19 stands, comprises a brick-built terrace of Victorian houses. The street frontage is relatively uniform and continuous. No. 19 lies within this continuous frontage, three-storey high, white white-painted

stucco dressings around the windows and doorway, and remains as it is described in the Listed Building description. The building is fronted by a tree-lined street with car-parking along its edge. Similar terracing lines the east side of the road. The rear of the property is not visible from Windsor Place, nor is it visible from any notable viewpoints from surrounding listed buildings or other within the surrounding Conservation Area.

The rear is only visible from Park Lane, which forms a rear street between Windsor Place and Park Place to the west. Original extensions to the rear of the Windsor Place properties are visible, many also have additional single and two-storey extensions attached, and area fronted by hard-standing and car-parking area. No.19 Windsor Place has an original two-storey extension, covered in painted render with a mix of modern and original window fixings. A modern single-storey brick extension protrudes from the rear. The proposed development would sit on top of this modern extension. The neighbouring property to the south also includes a modern two-storey extension.

The interior of the rear extension comprises a plain modern office. Sky lights give views of the rear of the original building, these will be retained.

7 Assessment of Significance

Reference No.	Name	Type	Importance
n/a	Windsor Place Conservation Area	Conservation Area	Medium/High
13829	11-24 Windsor Place	Listed Building	High

Table 1: heritage assets directly affected by the proposed development

19 Windsor Place is part of a Grade II Listed terrace (13829), developed in the mid 19th century and is part of a group considered amongst the best preserved buildings of this date. It is located in the Conservation Area Windsor Place which is characterised by classical style Victorian terraces, a formal tree-lined wide street which was carefully planned as an important route to the commercial centre and to create a pleasant environment for wealthy residents. The Listed Buildings in the street play a major role in the creation of this character and add significance to the Conservation Area. The other Listed Buildings opposite and in the immediate vicinity have group value, they are probably designed by Andrew Roos and as designated assets they are of national importance. The setting of these assets in the upper part of Windsor Place is still to a large degree the original planned arrangement of the street.

The Listing description provides the following information on the detailing of the buildings in the terrace and on those in the opposite terrace:

"Modillion cornice and parapet. Second floor windows segmental headed and stuccoed with keystones. Generally 4-pane sash glazing. On first floor stuccoed shouldered window architraves with keystones; generally 4-pane sash glazing. Originally with iron railed balconies to first floor which now remain only in Nos 30, 31 and 32. Stucco band

over ground floor. Ground floor openings off-set from openings above. Wide ground floor windows with quoins and keystones. Round-headed stuccoed doorways with stuccoed keystones, pilasters, spandrels and cornices."

Evidential Value

The physical fabric of the building is fundamental to the character and significance of the building. There have been changes to the buildings in the Listing, loss of architectural details from the terrace over the years and the change in use from residential houses to commercial offices has also affected the appearance. 19 Windsor Place has undergone alterations to the rear of the property including a flat roofed brick extension at the ground floor. The proposed development will directly affect the evidential value of the property as it will make a further alteration to the fabric, although fabric and architectural detailing will not be removed.

Historical value

The building is part of the growth of the town in the mid 19th century, the development of an area of high status residences. They were probably designed by the Andrew Roos, architect to the Bute estate. With additions such as a stables and coach house that were made in the late 19th century to 19 Windsor Place. (Figures 12 & 13; GRO BC/S/1/10717 & BC/S/1/11444)

Aesthetic Value

The building has fine architectural detailing and is part of an overall scheme design of a classical style formal street, with planned views into Windsor Place from Queen Street and from Windsor Place to the church in St Andrews Crescent. The main detailing is concentrated in the building frontage, which will remain unaffected. The views mentioned will not be affected by the proposed development but it has the potential to affect the overall aesthetic value of the building.

Communal Value

The building has communal value, being part of the social history of the development of Cardiff and is in an important character area. It also plays a commercial role and has an economic value along with other buildings in the terrace which have converted their use to offices.

7.1 Assessment of Archaeological Potential

The potential for archaeological remains from the Post Medieval periods to survive within the proposed development areas is low to medium, although survival from other periods associated with the early history of Cardiff is possible the potential is considered to be low. However, no ground works are anticipated with the proposed development.

7.2 Previous Impacts

The construction of current buildings and landscaping for the gardens in the 19th century are likely to have impacted upon the archaeological remains from earlier periods.

The building has undergone changes in its history, most recently a ground floor extension with flat roof was added to the rear of 19 Windsor Place, altering the

appearance of the property at the rear and obscuring some of the original architectural features, including a first floor bay window from view, at least at ground level. A neighbouring 2-storey modern extension also limits views of the original fabric at the rear.

7.3 *Potential Impacts of the Proposed Development*

19 Windsor Place

The proposed development for a 1st floor extension will have a direct impact on the Listed Building, it has the potential to affect its evidential, aesthetic and communal value.

The existing fabric of the Listed Building will be affected but this will be limited to those areas immediately adjoining the extension. The aesthetic value of the building is not affected by this proposal partly because its effects are limited to the rear of the building, and partly because the new extension will lie on top of an existing modern one which has already altered the appearance. The proposed development has the potential to improve the aesthetic value of the rear of the property.

The building has communal value, it is an important part of a distinctive area of Cardiff and this will be unaffected by the proposals. In addition the asset has an economic role as a commercial building. The proposed development will support this commercial and therefore communal value and ensure continuity of use.

Other Listed Buildings

The proposed development has the potential to generate indirect (visual) effects on heritage assets, such as altering their setting. However, the focus of the proposals are to the rear of the Listed Building, and whilst still part of the setting for no. 19 and neighbouring houses it is not the main or most significant part of the asset. The rear of Windsor Place on Park Lane has undergone many changes and is a mix of old and modern development. The proposals will result in a small change to the rear and to the setting though it is unlikely to affect the significance of any of the heritage assets in the area, such as those neighbouring properties on Windsor Place and those opposing on Park Place. Other Listed Buildings are not intervisible with the proposed development and no undesignated heritage assets are likely to be affected, the New Theatre has very limited visibility and is considered unaffected.

Conservation Area

As with the Listed Buildings above, whilst the proposals will mean a minor change to the setting of the Conservation Area, it will not alter its significance due to the nature of existing modern developments on Park Lane.

However, one of the main issues for this Conservation Area is physical changes such as the building of substantial extensions to the rear. This has already occurred for no. 19. Whilst the cumulative effect of modern development cannot be ignored, the proposals have the potential to have a small positive impact by improving the aesthetic appearance of the rear.

8 Conclusions

The proposed developments to the rear of 19 Windsor Place are for the construction of a second storey above an existing modern extension at ground level. This will have a small and limited impact on the fabric and therefore the evidential value of the property.

The proposal will result in a small change to the setting of the Listed Buildings on Windsor Place and Park Place, and to the Conservation Area, the proposals will only affect the rear of the property which is surrounded by other recent development. They are not expected to impact on the significance on these assets and may have a small positive impact as the proposal have the potential to improve the aesthetic value of the Listed Building and Conservation Area on the Park Lane side. The proposals also have the potential for a positive impact on the communal and social value of the building as they will support the commercial use of the building.

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Maps

Tithe Map of St John the Baptist Parish, Cardiff, 1845

Plan of the town of Cardiff from Trounce, W.J. 1918. "Cardiff in the fifties" The Reminiscences and Historical Notes of Alderman W.J. Torunce, J.P. 1850-1860. Cardiff: Western Mail Ltd.

Plan of Cardiff 1867 showing sewers. [GRO BC/CD/59]

Ordnance Survey Mapping

1st Edition Ordnance Survey Map, 1:2500, 1880

2nd Edition Ordnance Survey Map, 1:6 inch, 1901

3rd Edition Ordnance Survey Map, 1:6 inch, 1922

4th Edition Ordnance Survey Map, 1:6 inch, 1951

Ordnance Survey map sheets sourced from The National Library of Scotland on line: <http://maps.nls.uk/os/> [accessed November 2018]

Glamorgan Record Office sources

GRO BC/S/1/10717

BC/S/1/11444

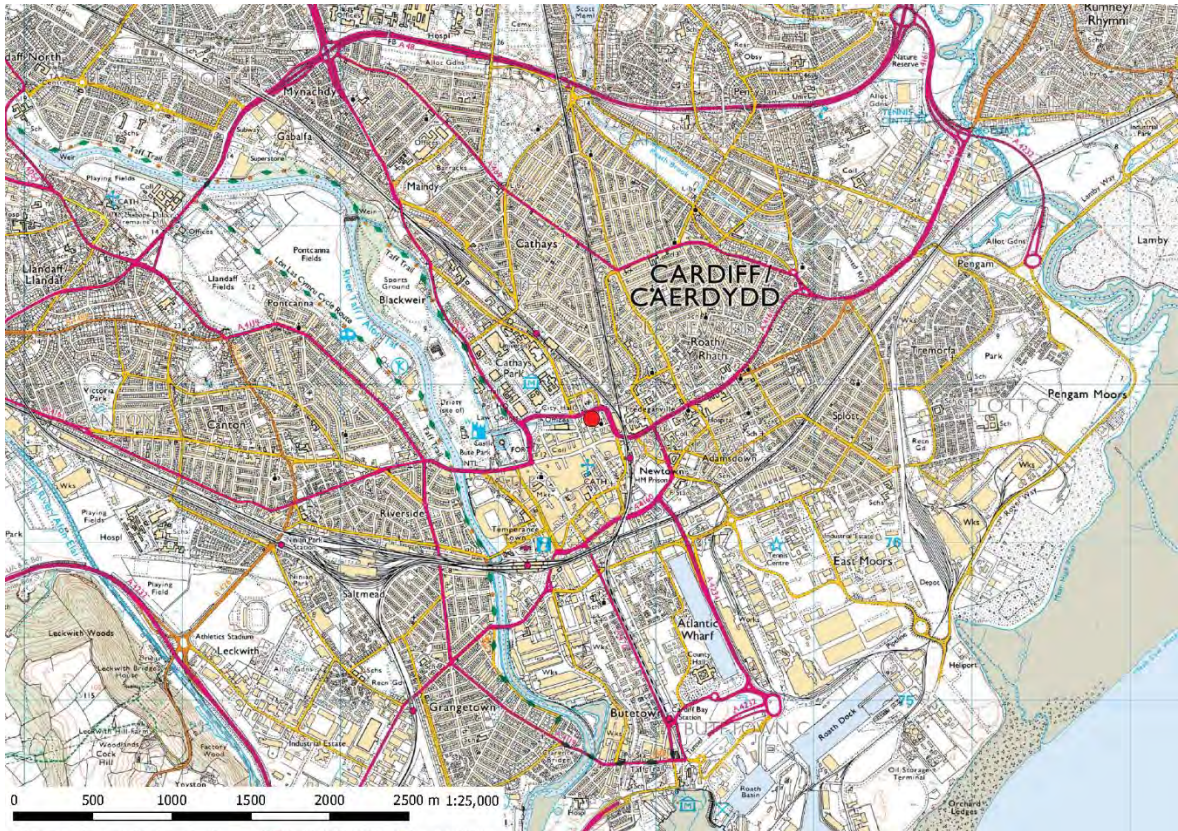


Figure 1: Site Location. The Ordnance Survey has granted Archaeology Wales Ltd a Copyright Licence (No. 100055111) to reproduce map information; Copyright remains otherwise with the Ordnance Survey

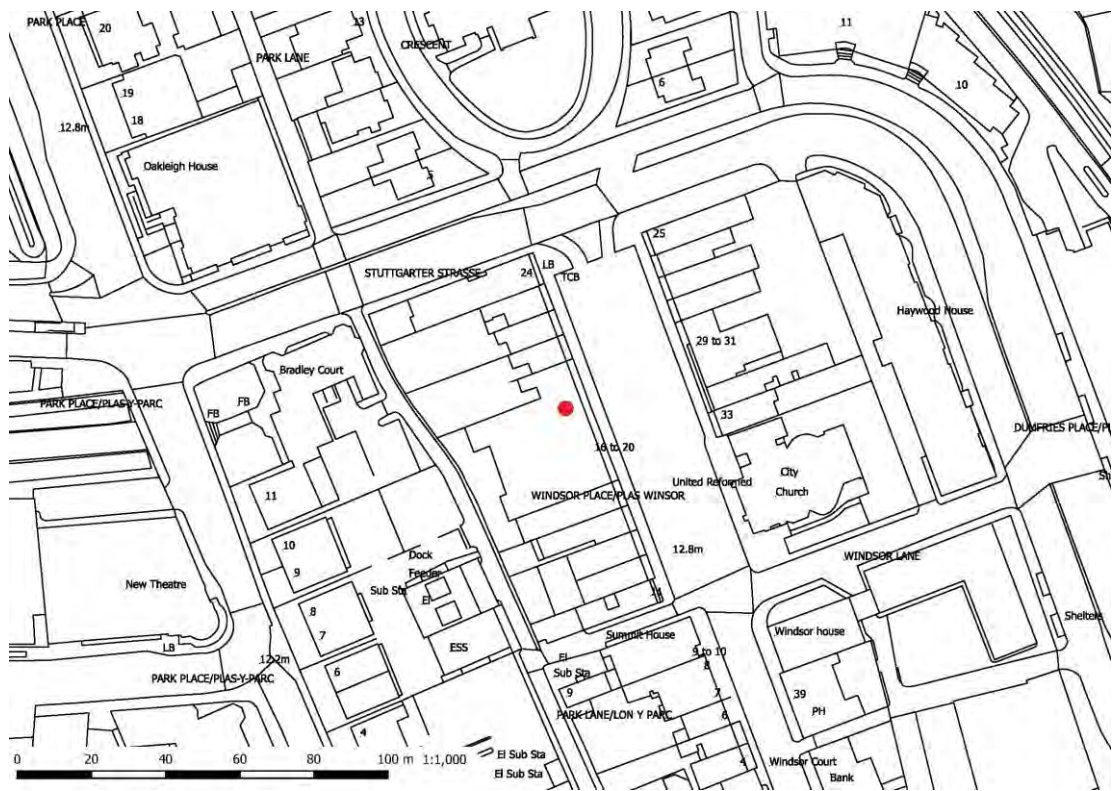


Figure 2: Site Location.

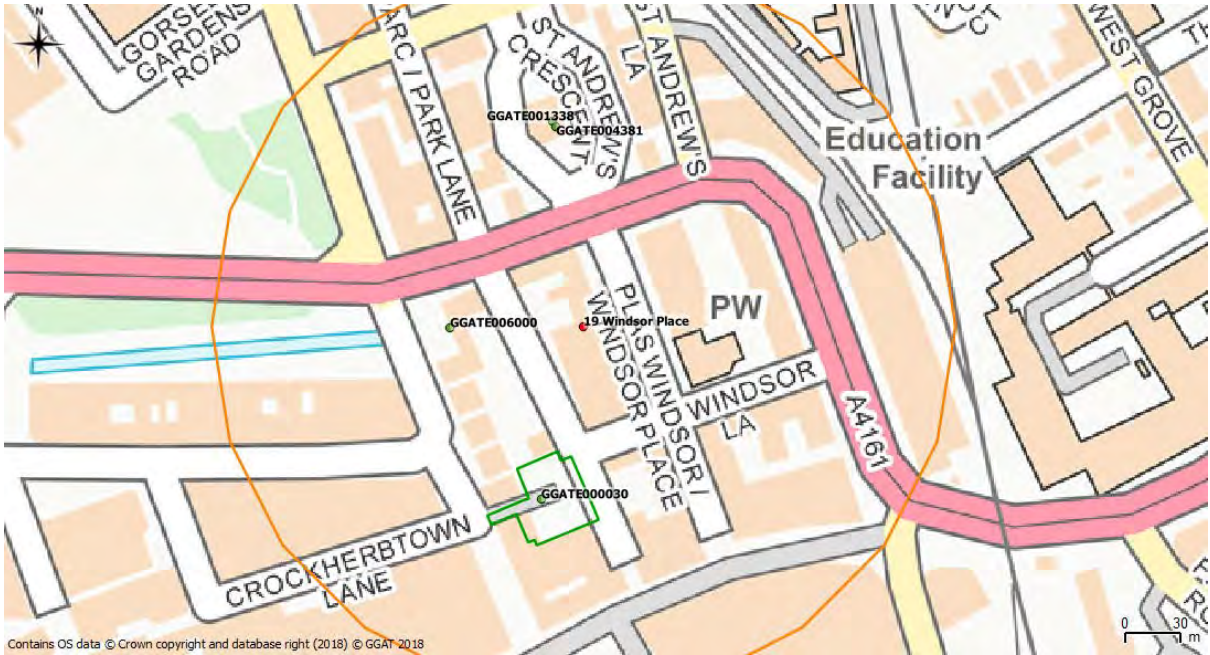


Figure 3: Location of previous archaeological investigations within 200m

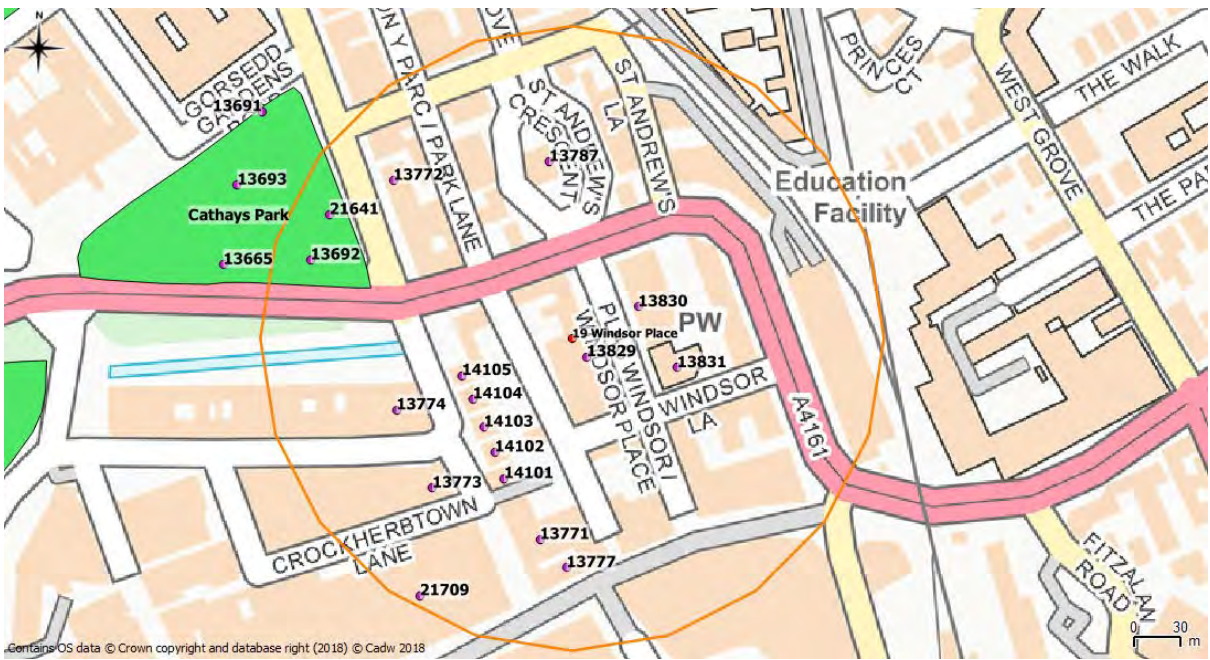


Figure 4: Registered Historic Park and Gardens and Listed Buildings in the 200m study area

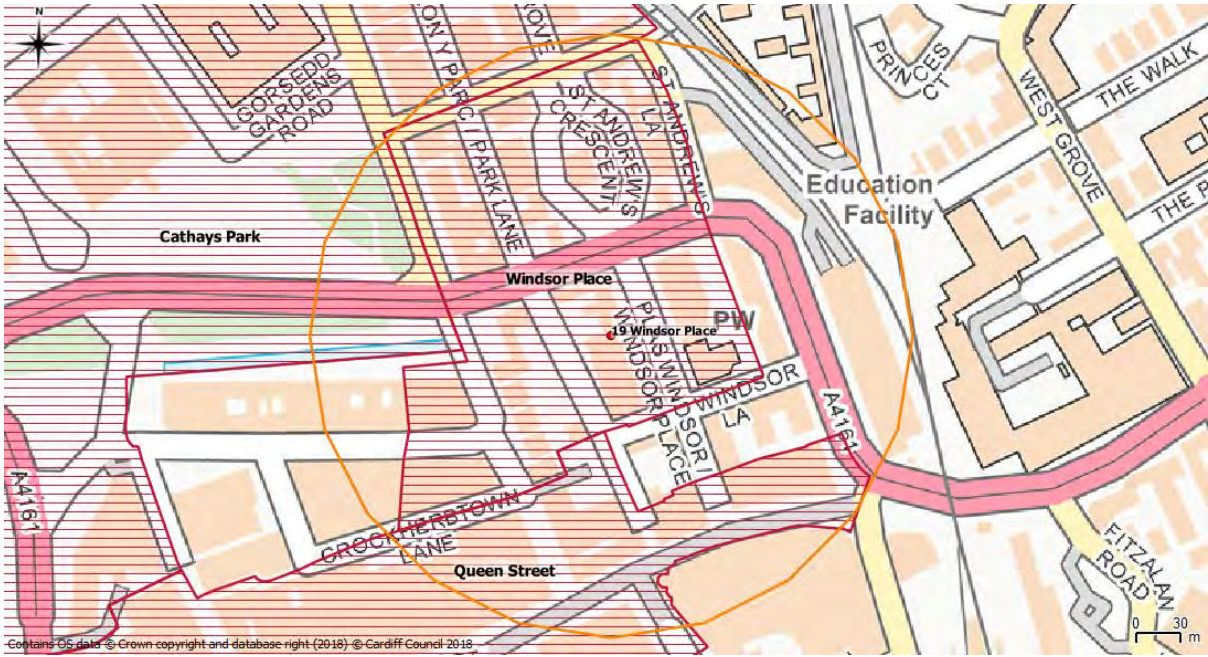


Figure 5: Conservation areas

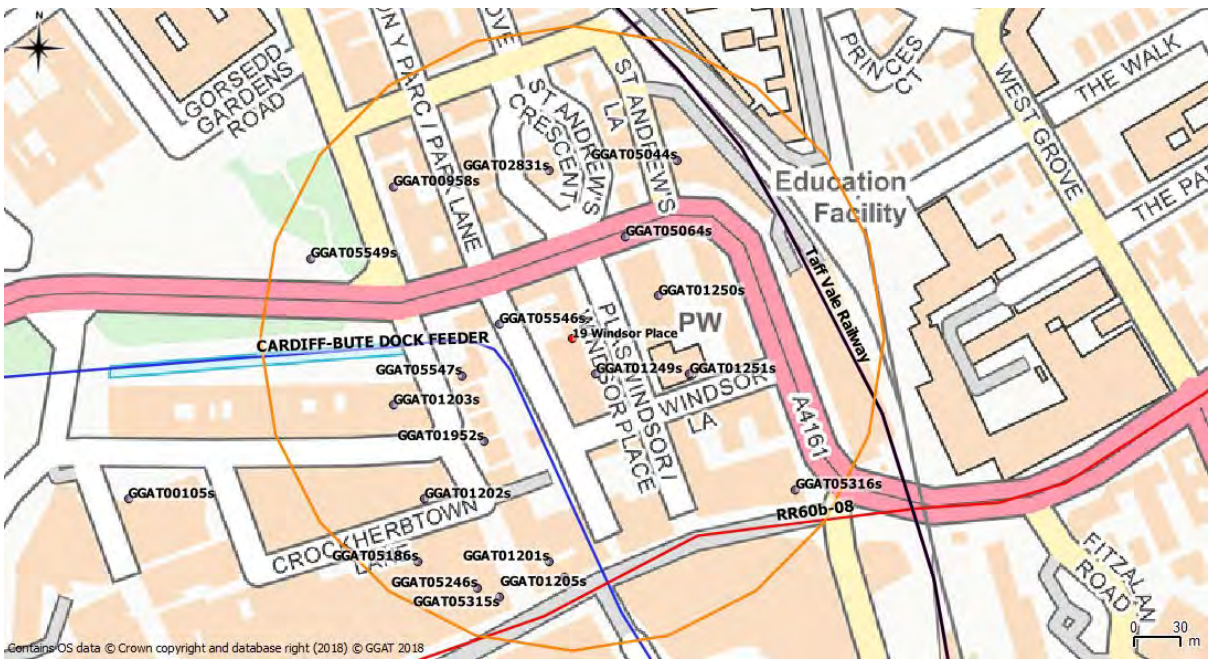


Figure 6: HER monuments in 200m study area

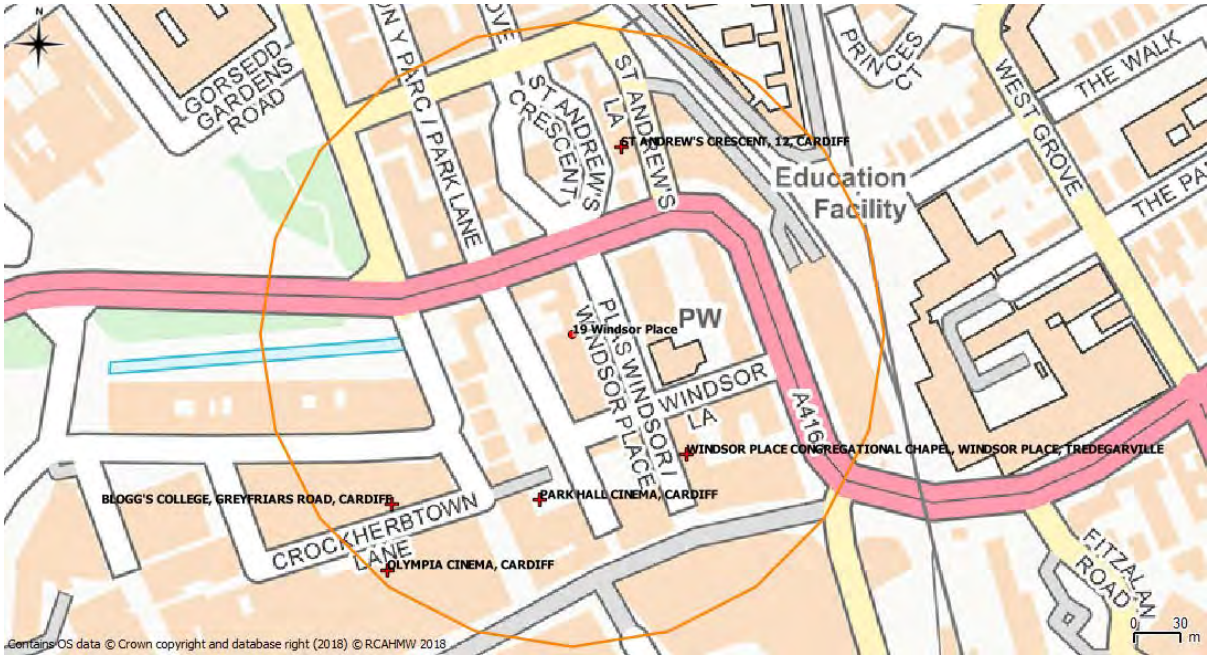


Figure 7: Records from RCAHMW



Figure 8: Tithe Map of St John the Baptist Parish, Cardiff, 1845 [National Library of Wales]

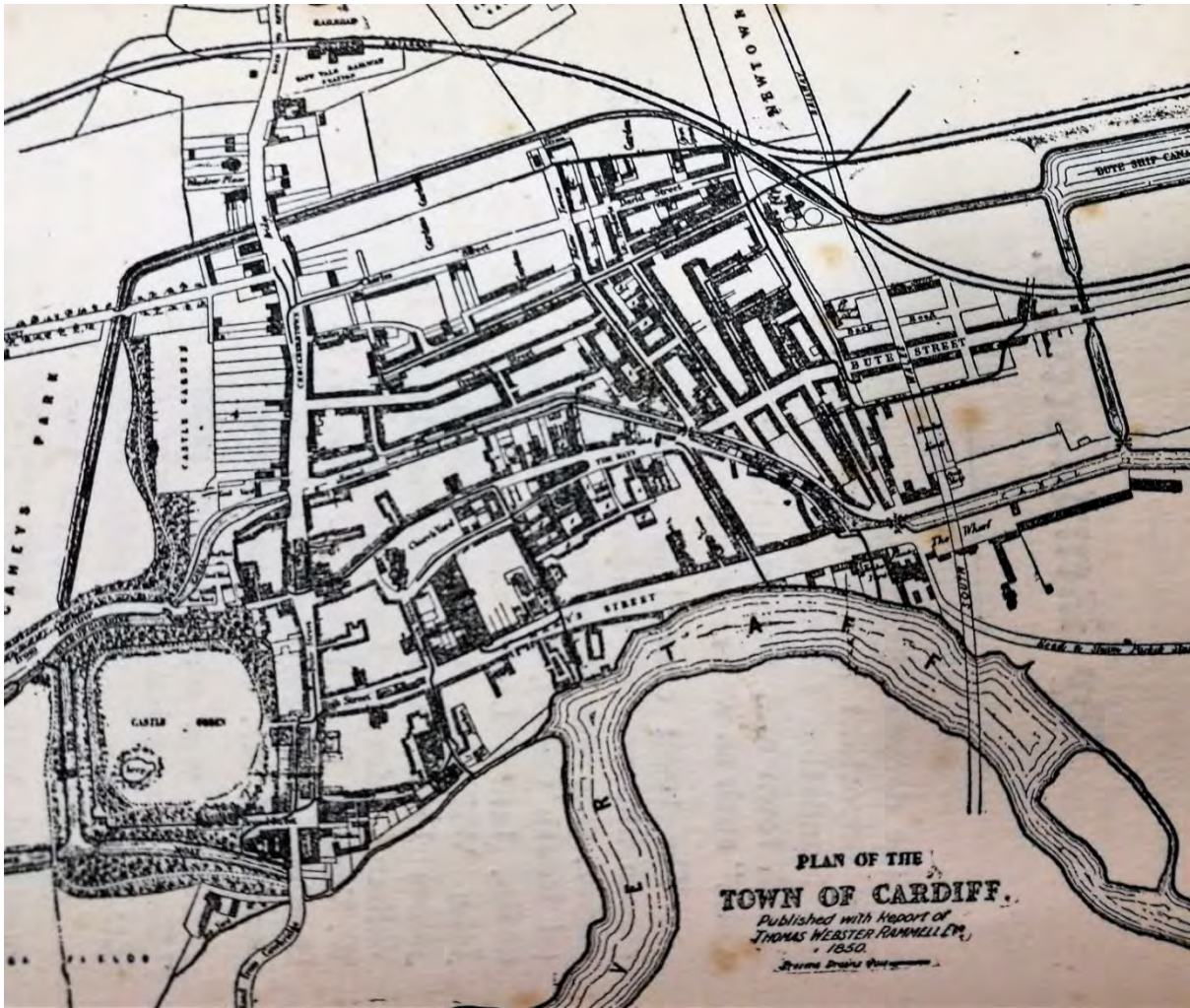


Figure 9: Plan of the town of Cardiff 1850. Windsor Place is top left of image. [Trounce, 1918]



Figure 10: Plan of Cardiff 1867 showing sewers.

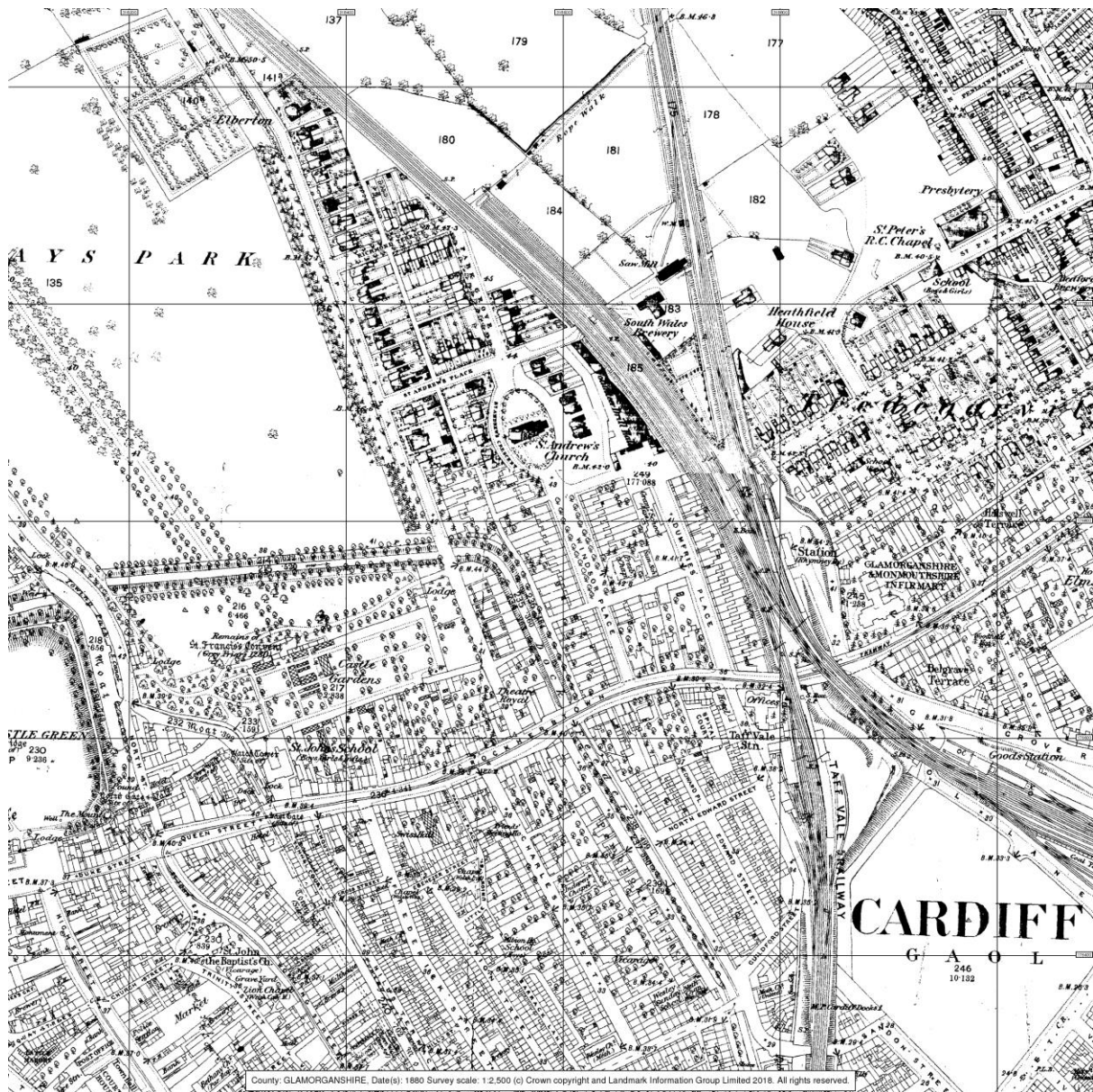


Figure 11: 1st Edition Ordnance Survey Map, 1:2500, 1880

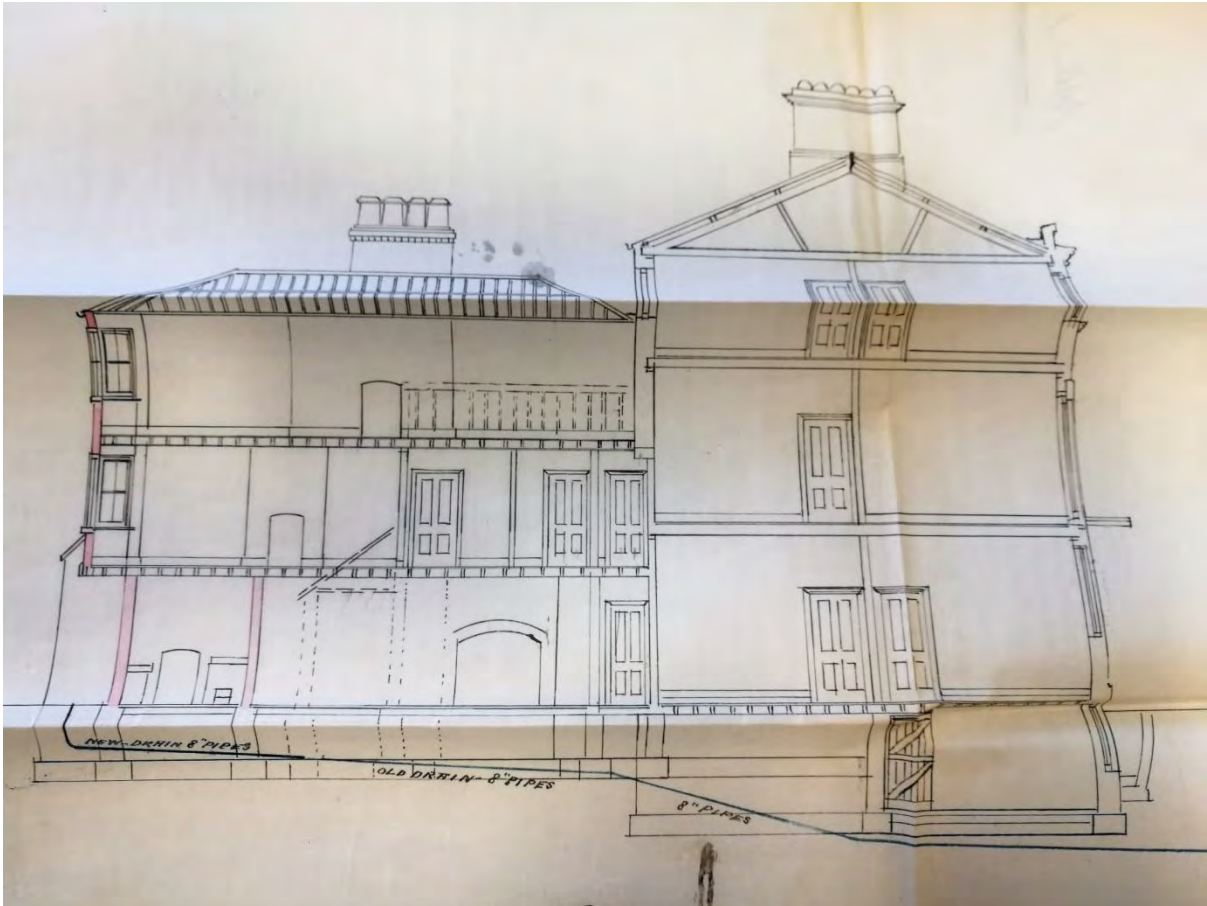


Figure 12: Original architect's designs, marked as No. 19 on the small plan showing house and garden. By W.D. Bleasley, architect, 22 Trinity St. Cardiff, for Mr. Lusty.

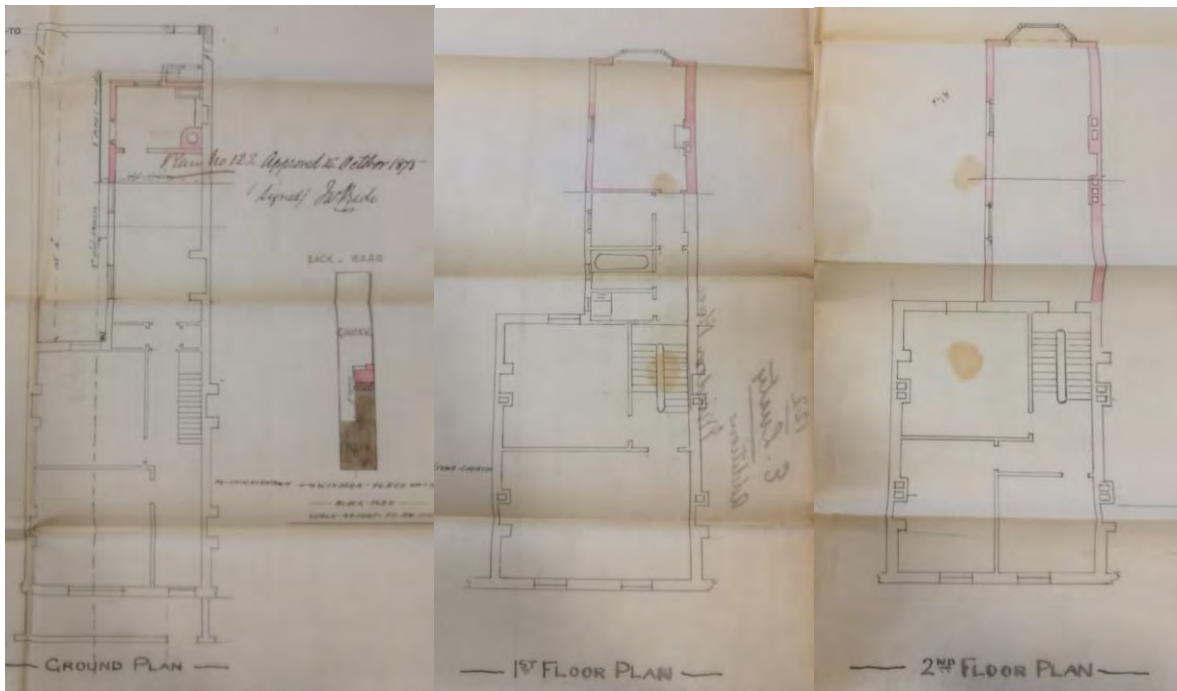


Figure 13: As above, in plan

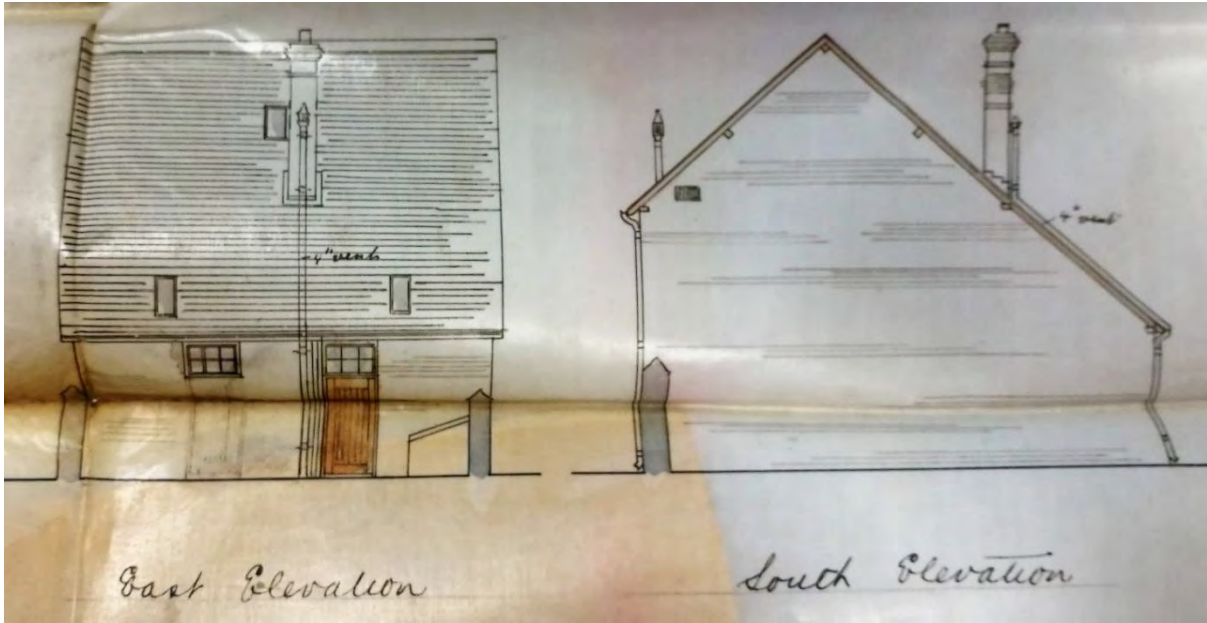


Figure 14: Plans for stables and coachhouse at 19 Windsor Place. For William Taylor Esq.



Photo 1: The frontage of No.19 Windsor Place, as viewed from Windsor Place.



Photo 2: Windsor Place viewed from St Andrews Crescent to the north, showing the lack of visibility of rear development.



Photo 3: View facing southeast from Stuttgartar Strasse, showing the limited view down Park Lane of the rear developments to Windsor Place.



Photo 4: View south down Park Lane. The rear of No.19 comprises the two-storey, cream-painted building on the left.



Photo 5: More detailed view of the rear extensions to No.19 Windsor Place.



Photo 6: As above.



Photo 7: View north up Park Lane from the rear of No.19 Windsor Place.



Photo 8: View south down Park Lane from the rear of No.19 Park Lane.

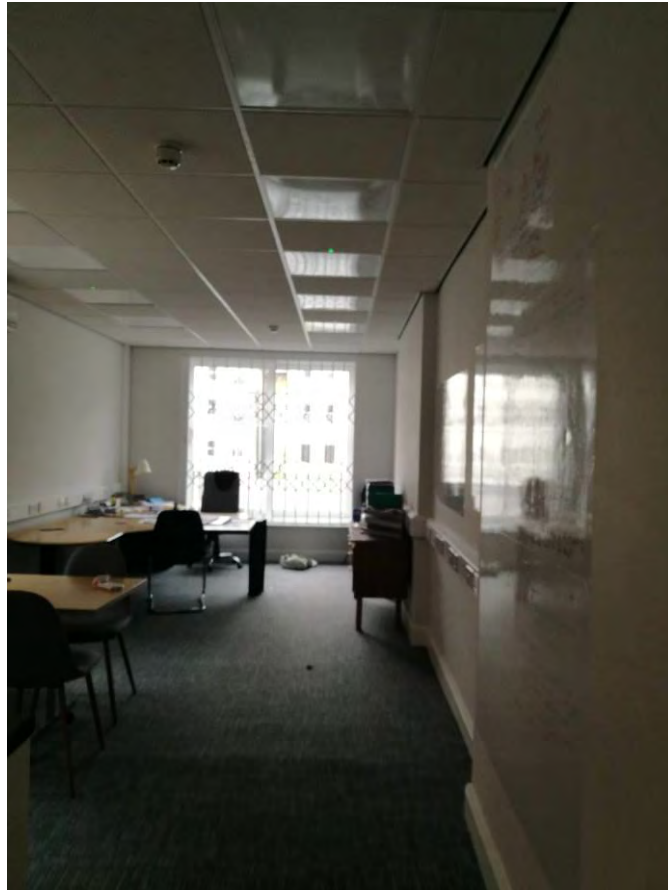


Photo 9: Interior of the current first floor rear extension within No.19. Proposed development will extend this.



Photo 10: Interior of the 2nd-floor, which will overlook the proposed extension.



Photo 11: View from the original rear wall to No.19, 2nd-floor, looking over current single-storey extension.



Photo 12: View from within current single-storey extension, looking up through the roof light at the original rear wall of No.19. This will be retained.

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