

Bradley Court, Cardiff

Archaeological Desk-based Assessment



Prepared for

AECOM

On behalf of

Vita (Cardiff) 1 Limited

By



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Executive Summary

Comisiynwyd Archaeoleg Mynydd Du Cyf gan AECOM ar ran Vita (Cardiff) I Cyf i gynnal asesiad archaeolegol o effeithiau posibl y gwaith ailddatblygu arfaethedig yn Bradley Court, Caerdydd, ar yr amgylchedd hanesyddol.

Mae'r asesiad wedi nodi effeithiau uniongyrchol ac anuniongyrchol posibl y datblygiad arfaethedig, ynghyd ag asesiad o'r lleoliad ac arwyddocâd asedau treftadaeth gwerth uchel.

Paratowyd yr asesiad desg archaeolegol i safonau proffesiynol y Sefydliad Siartredig ar gyfer Archaeolegwyr, a bwriedir iddo fodloni'r Safon a'r Canllawiau ar gyfer Asesiadau Desg Archaeolegol (2014).

Black Mountains Archaeology Ltd was commissioned by AECOM on behalf of Vita (Cardiff) I Limited to carry out an archaeological assessment on the potential impacts of the proposed redevelopment of Bradley Court, Cardiff on the historic environment.

The assessment has identified the potential direct and indirect effects of the proposed development together with an assessment of the setting and significance of high value heritage assets.

The archaeological desk-based assessment has been prepared to the professional standards of the Chartered Institute for Archaeologists and is intended to meet the Standard and Guidance for Archaeological Desk- based Assessments (2014).

Summary

The potential direct impact of the development on heritage assets is confined to three sites, Bute Dock Feeder Canal 01682.28s; 11 Park Place 01952s, LB14105, NPRN19602; and BC001 Triangular-shaped Building.

The direct effect of the development on the Bute Dock Feeder Canal 01682.28s has been assessed as Beneficial. However, there is a potential to encounter archaeological artefacts and deposits, some of which may be waterlogged, during the construction phase. It is recommended that an archaeological watching brief be conducted on the construction and landscaping activities, including contingency provisions for the discovery of significant archaeological remains. The work should conform to the Chartered Institute for Archaeologists Standard and Guidance for Archaeological Watching Briefs 2014.

A High direct effect has been assessed for 11 Park Place 01952s, LB14105, NPRN19602. A building survey to at least Level 2 Historic England 2016 should be conducted and all sources consulted to provide as coherent a record as possible of the building both historically and as it stands today. The work should also conform to the Chartered Institute for Archaeologists Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures 2014.

Bradley Court has been partially recorded by Donald Insall Associates (2017) and it is recommended that a suite of photographs of the building prior to demolition be taken to complement the above report. The photographic record should be undertaken to the Glamorgan-Gwent Archaeological Trust's specification Advice to Developers wishing to meet Planning Condition for Historic Building Photographic Survey in Southeast Wales 2013.

A Low direct effect has been assessed on the small Triangular-shaped Building located on the north bank of the Dock Feeder Canal. Any remains of this building are likely to have been substantially damaged by the construction of Bradley Court. However, the archaeological resource is unpredictable and remains of this building could be disturbed during demolition and grubbing up of foundations of the existing Bradley Court. It is therefore recommended that an archaeological watching brief be conducted on the demolition phase, including contingency provisions for the discovery of significant archaeological remains. The work should conform to the Chartered Institute for Archaeologists Standard and Guidance for Archaeological Watching Briefs 2014.

A total of 18 heritage assets have been assessed as having an indirect effect by the proposed development ranging from Considerable and Moderate to Very Slight. These effects are largely concerned with visibility and the severance of cultural heritage links. The intervisibility of these cultural heritage links are already effected by a significant urban townscape and treescape, especially in the parks and along the dock feeder canal for the latter. Therefore, provided that consideration is given to maintaining and improving the existing treescape this should offer some reduction in the overall indirect effect from Considerable to Moderate and Moderate to Slight or Very Slight.

The proposed development will also have an impact on the setting of the Victorian villas as the proposed new buildings will be visible. However, the position of the proposed buildings at the end of the row of villas and the retention of the façade of number 11 Park Place, with the existing treescape retained and enhanced, will reduce the severity of impact on the setting to Slight.

The setting of Cathays Park (PGWGm26) is Very Slightly indirectly effected by the proposed development. The 'key views and/or essential lines of sight to and from the Registered Park are noticeable by the proposed development but resulting in little discernible severance of cultural heritage links'. Likewise, the proposed development will be visible from Cardiff Castle and Bute Park (PGWGm22), particularly Cardiff Castle Keep and possibly the eastern and northern defensive walls. However, the impact on the setting of the castle (and park), despite being partially visible from the castle motte and walls, is considered Very Slight with 'key views and/or essential lines of sight to and from the heritage assets noticeable by the proposed development but resulting in little discernible severance of cultural heritage links'. Therefore, provided that consideration is given to maintaining and improving the existing treescape this should offer a reduction in the residual visual impact as the setting of the parks are no more effected or indeed arguably less effected by the proposed development than by the existing buildings in its immediate local.

1 Introduction

1.1 Project Background and Proposals

- 1.1.1 Black Mountains Archaeology Ltd/Archaeoleg Mynydd Du Cyf was commissioned by AECOM on behalf of Vita (Cardiff) 1 Limited to carry out an archaeological assessment on the potential impacts of the proposed redevelopment of Bradley Court, Cardiff on the historic environment. The results of which form the present report.
- 1.1.2 Vita (Cardiff) 1 Limited, part of the Select Property Group, are considering redeveloping Bradley Court and 11 Park Place, Cardiff by the demolition of the existing 1980s office block and 19th century villa, leaving just the façade of 11 Park Place, and replacing this with a landmark complex of student residences. The interconnected buildings are proposed at three heights. A 50m, 16-17 storey, building fronting Stuttgarter Strasse is proposed connected to a mid-level building fronting Park Place and also fronting Park Place a low-level building complementing the height of the existing Victorian façade. The foundation design, while not complete, is likely include piling. A dock feeder canal is canalised under Bradley Court, this will not be disturbed by the present proposals although designs to turn a short length of the adjacent ‘open’ dock feeder canal into waterfront public realm are proposed (Feilden Clegg Bradley Studios 2017).

1.2 Objectives

- 1.2.1 The purpose of a desk-based assessment as set out by the *Chartered Institute for Archaeologists* is to gain an understanding of the historic environment resource in order to formulate as required:
- an assessment of the potential for heritage assets to survive within the area of study
 - an assessment of the significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests.
 - strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined.
 - an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings.
 - strategies to conserve the significance of heritage assets, and their settings.
 - design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping
 - proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.
- (*Chartered Institute for Archaeologists* Standard and guidance for historic environment desk-based assessment. Published 2014 and updated 2017)
- 1.2.2 To this we can further add that the objectives of desk-based assessment are:
- An assessment of available information to determine the extent and character of heritage assets, in local, regional and national contexts.
 - An assessment of the significance of heritage assets considering all of the cultural heritage values that people associate with it, or which prompt them to respond to it.

- An assessment of impact (physical or visual) on heritage assets and their setting.
- The careful consideration and presentation of mitigation recommendations aimed at reducing the impact of the development on heritage assets and their setting.
- Finally, the presentation of this information in a written report and the preparation and deposition of an archive of data generated by the assessment in line with professional standards.

1.3 Legislative Framework

- 1.3.1 *Planning Policy Wales (PPW 9th Edition)* sets out the land use planning policies of the Welsh Government. Chapter 6 sets out the Welsh Government’s policy towards the historic environment. It states “*The historic environment of Wales is made up of individual historic features, archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as historic assets. The most important of these historic assets have statutory protection through scheduling, listing or designation as a conservation area. Other assets are included in formal registers, which identify them as being of special historic interest. Many others make a positive contribution to local character and sense of place. Some, such as buried archaeological remains, have still to be identified. It is important to protect what is significant about these assets and sustain their distinctiveness. Historic assets should be the subject of recording and investigation when they are affected by proposals that alter or destroy them. Historic assets are a non-renewable resource.*” (PPW 2016, 90).
- 1.3.2 Underpinning PPW are a series of legislative powers and TANs. *The Planning (Wales) Act 2015* sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development. The 2015 Act also introduces a mandatory requirement to undertake pre-application consultation for certain types of development. The *Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016* defines in *Schedule 4(l)* the parameters and definitions for the requirement of pre-application consultation by Welsh Ministers, particularly in response to the effect of statutory designated monuments, buildings, and parks and gardens.
- 1.3.3 Advice on archaeology and buildings in the planning process is contained in *Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology* and *Welsh Office Circular 1/98 Planning and the Historic Environment*, which updates *Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas* following the *Shimizu (U.K.) Ltd. v. Westminster City Council* Judgement (February 1997). Detailed advice on Environmental Impact Assessment is contained within *Welsh Office Circular 11/99 Environmental Impact Assessment*.

- 1.3.4 Any works affecting an ancient monument and its setting are protected through implementation of the *Ancient Monument and Archaeological Areas Act 1979*. In Wales the 1979 Act has been strengthened by *The Historic Environment (Wales) Act 2016*. The 2016 Act makes important improvements for the protection and management of the Welsh historic environment. It also stands at the centre of an integrated package of secondary legislation (Annexes 1-6), new and updated planning policy and advice, and best-practice guidance on a wide range of topics (TAN 24 Historic Environment). Taken together, these will support and promote the careful management of change in the historic environment in accordance with current conservation philosophy and practice. Following adoption of the TAN 24 Historic Environment on 31st May 2017, *Welsh Office Circulars 60/96 Planning and the Historic Environment: Archaeology*; *61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas*; and *1/98 Planning and the Historic Environment* have been cancelled.
- 1.3.5 The *Ancient Monument and Archaeological Areas Act 1979* and *The Historic Environment (Wales) Act 2016* sets out a presumption in favour of preservation *in-situ* concerning sites and monuments of national importance (scheduled/listed), and there exists in the current Planning Policy Wales (Chapter 6) a presumption in favour of preservation *in-situ* of all types of heritage assets.
- 1.3.6 Cadw are the Welsh Government body responsible for determining applications for Scheduled Monument Consent (SMC) and is a statutory consultee for certain types of developments affecting Scheduled Ancient Monuments, World Heritage Sites and Registered Historic Parks, Gardens and Landscapes, Strategic Environmental Assessments and scoping opinions for Environmental Impact Assessments (PPW 2016). Cadw published their *Conservation Principles* for the sustainable management of the historic environment in Wales in 2011. These principles provide the basis upon which Cadw discharges its statutory duties, makes decisions or offers advice about changes to historic assets. Cadw further advise that the *Conservation Principles* should also be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision-making where the historic environment is affected by the planning process (PPW 2016).
- 1.3.7 Important or historic hedgerows (and boundaries) are protected under *The Environment Act 1995 (section 95)*. The *Hedgerow Regulations 1997* (under the 1995 Act) provides protection and guidance for those development/agricultural activities outside of planning. The regulations permit the removal of any hedgerow (including any length of hedgerow) for ‘carrying out development for which planning permission has been granted’ provided the loss of the hedgerow has been properly assessed against the benefits of the proposed development.
- 1.3.8 Following review in 1998, a simplified set of assessment criteria was proposed where all substantially complete boundaries (hedgerows) that predate 1845 were to be afforded consideration/protection. The Environment, Transport and Regional Affairs Committee’s Report ‘The Protection of Field Boundaries’ 1999 was acknowledged by Government but no amendments were made to the 1997 regulations. Judicial Review of the application in 2002 of the regulations (*Flintshire County Council v NAW and Mr J T Morris*) has clarified the interpretation of some of the criteria (see *The Hedgerow Regulations 1997, Schedule 1, Part 2 Archaeology and History* and Section 1.5 below).

1.4 Assessment Methodology (heritage assets)

- 1.4.1 The assessment of the historic environment includes the interrogation of a number of sources (but not limited to):
- Statutory designated monuments, buildings and landscapes (including conservation areas, parks, gardens and battlefields).
 - Regional Historic Environment Record (HER).
 - National Monuments Record (NMR).
 - Aerial photographic archives.
 - Local and national archives.
 - Cartographic and documentary sources.
- 1.4.2 Information on statutory designated sites (World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, Registered Landscapes, Battlefields, Parks and Gardens) was obtained from Cadw (received 18/04/17) and accessed through Cof Cymru - National Historic Assets of Wales (a Welsh Government online mapping resource). Information recorded on the Regional Historic Environment Record and National Monuments Record was assessed (Enquiry numbers GGAT5507 and RC17-0277 respectively) as was collections of aerial photographs held by the Central Register of Air Photography for Wales (W-AP-PR-17-093). Cartographic and documentary sources held by Glamorgan Archives were also consulted (see listed sources in Section 2 below).
- 1.4.3 The assessment reviewed the existing information pertaining to the Historic Environment based on a 250m study area centred on NGR ST(3)180,519 (1)760,773. A selection of statutory designated sites were assessed outside the study area (up to 500m) for the impact to their setting (see Figure 1).
- 1.4.4 Important or historic hedgerows were assessed according to current legislation that details the following criteria:
- The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose, “historic” means existing before 1850.
 - The hedgerow incorporates an archaeological feature which is (a) included in the schedule of monuments compiled by the Secretary of State under Section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979(7); or (b) recorded at the relevant date in a Historic Environment Record.
 - The hedgerow (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and (b) is associated with any monument or feature on that site.
 - The hedgerow (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Historic Environment Record or in a document held at that date at a Record Office; or (b) is visibly related to any building or other feature of such an estate or manor.

- The hedgerow (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system (i) is substantially complete; or (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority's area, as a key landscape characteristic.
- There are other criteria relating to rights of way and ecology.

1.4.5 Heritage assets are categorised according to the only values that are nationally agreed in the *Department of Transport/Welsh Office/Scottish Office Design Manual for Roads and Bridges Vol. 11 Section 3 Part 2 (HA 208/07 Cultural Heritage) 2007*, amended 2009 (DMRB 2007). A cultural heritage asset is an individual archaeological site or building, a monument or group of monuments, an historic building or group of buildings, an historic landscape etc., which, together with its setting, can be considered as a unit for assessment. Heritage assets are assessed according to the following criteria:

1.4.6 Understanding value is subjective beyond any statutory or registered designation and is based on the professional experience and knowledge of the assessor. Other factors do contribute to the overall assessment of value (and significance) of heritage assets and the assessment criteria below contributes to an overall robust assessment framework.

Value			Criteria
A*	Very High	International/National	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
A	High	National	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
B	Medium	Regional	Designated or undesignated assets that contribute to regional research objectives.
C	Low	Local	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
D	Negligible	Local	Assets with very little or no surviving archaeological interest.
U	Unknown	Unknown	The importance of the resource has not been ascertained.

Table 1. Factors for assessing the value of heritage assets (after Table 5.1 DMRB 2009).

Effect	Category					
	A*	A	B	C	D	U
Very High	Very Significant	Very Significant	Very Significant	Significant	Significant	Unknown
High	Very Significant	Very Significant	Very Significant	Significant	Significant	Unknown
Moderate	Very Significant	Very Significant	Significant	Significant	Slight Significance	Unknown
Low	Very Significant	Significant	Significant	Slight Significance	Slight Significance	Unknown
None	None	None	None	None	None	None

Table 2. Significance of effect to heritage assets (matrix).

- 1.4.7 The criteria below is adapted from notes made in *Annex 2 of the DMRB Vol. 11 Section 3 Part 2 (HA 208/07 Cultural Heritage) 2007* that refer to the Scheduling Criteria as set out by the *Ancient Monument and Archaeological Areas Act 1979* and *The Historic Environment (Wales) Act 2016* and finally Stage 4 Evaluating Relative Importance as set out in *ASIDOHL2, Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process (2nd Edition 2007)*. While comprehensive, the criteria should not be regarded as definitive, rather they are indicators which contribute to a wider judgement based on the professional experience of the assessor and the circumstance and context of the assessment and heritage asset.
- 1.4.8 **Rarity:** there are some monument categories, which in certain periods are so scarce that all surviving examples which still retain some archaeological potential should be preserved. This should be assessed in relation to what survives today, since elements of a once common type may now be rare.
- Very high: sole survivor of its type.
 - High: very few sites of this type are known.
 - Medium: the site is not unusual, but cannot be considered common.
 - Low: the site is quite common.
- 1.4.9 **Documentation and association:** the significance of a heritage asset may be enhanced by the existence of records of previous investigations or, in the case of more recent monuments, by the supporting evidence of contemporary written records. Furthermore, any important historical associations relating to the heritage asset, such as institutions, cultural figures, movements or events, will enhance value. The survival of documentation and/or historic association that increases our understanding of a heritage asset will raise its importance, though this is difficult to quantify owing to the extremely varied nature of documentary and historical material. Therefore, a professional judgment is given based on the actual amount or importance of evidence and its academic value.
- Very High: a highly significant, authentic and nationally well-known association(s) and/or complete documentary record, or exceptionally important sources available.
 - High: a significant, authentic and regionally well-known association(s) and/or considerable quantity of relevant material, or highly important sources available.
 - Moderate: an authentic, but less significant, perhaps locally well-known association(s) and/or some relevant material, or moderately important sources available.
 - Low: unauthenticated or a little known association(s) and/or little relevant material, or only modestly important sources available.
 - None: no known associations and/or relevant material available.
- 1.4.10 **Group Value:** relates to the diversity (or similarity) of elements including their structural and functional coherence. The value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods.
- Very high: largely complete interconnected complex of heritage assets or landscapes (e.g UNESCO World Heritage Site).

- High: significant survival of an interconnected complex of heritage assets.
- Moderate: some surviving elements of an interconnected complex of heritage assets; some disintegration has occurred.
- Low: single or unconnected/unrelated groups of heritage assets.

1.4.11 **Survival/Condition:** the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features. The Historic Environment Records (HERs) of the four Welsh Archaeological Trusts note the condition of sites according to the following criteria:

- Intact: the site is intact.
- Near intact: the site is nearly intact.
- Damaged: the site has been moderately damaged.
- Near destroyed: the site has nearly been destroyed.
- Destroyed: the site has been destroyed.
- Restored: the site has been restored.
- Moved: the site has been moved (usually finds).
- Not known: the condition of the site is not known.

1.4.12 To these criteria, we can add the following assessment:

- Very Good: elements surviving in very good condition for their class.
- Good: elements surviving in good or above average condition for their class.
- Moderate: elements surviving in moderate or average condition for their class.
- Fair elements surviving in fair or below average condition for their class.
- Poor elements surviving in poor condition for their class.

1.4.13 **Direct effects:** are outcomes resulting from an assessment of the impact of the proposed development on the heritage asset or landscape. The direct effect of a course of action (e.g. development) can only be assessed once the assessment criteria above has been completed and potential outcomes fully understood (as far as any development proposal or construction design is reasonably understood). The direct effect of the proposed development on heritage assets has been assessed using the following criteria:

- Very high: total loss of the integrity of the heritage asset(s).
- High: significant loss of integrity to the heritage asset(s), significant reduction of group and rarity values.
- Moderate: some loss of integrity to heritage asset(s) and reduction in value.
- Low: slight loss of integrity to heritage asset(s) and value.
- None: no perceived or identified effect, or loss in value.
- Beneficial: development will protect, preserve or enhance the heritage asset resulting in an increase in value.

1.4.14 Assessing **Indirect Effects (visual)** to heritage assets is intrinsically linked to setting and significance (see section 1.6). The criteria below are adapted from standard EIA evaluation criteria and Stage 3 Assessment of Indirect Impacts of Development as set out in *ASIDOHL2, Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process (2nd Edition 2007)*. Assessment is confined to sites of International, National and in some cases Regional value.

- Very severe: the key views and/or essential lines of sight to and from the heritage asset are dominated or obscured by the development resulting in severance of cultural heritage links.
- Severe: the key views and/or essential lines of sight to and from the heritage asset are interrupted by the development resulting in partial severance of cultural heritage links.
- Considerable: the key views and/or essential lines of sight to and from the heritage asset are significantly visible resulting in limited severance of cultural heritage links.
- Moderate: the key views and/or essential lines of sight to and from the heritage asset are visible resulting in some severance of cultural heritage links.
- Slight: the key views and/or essential lines of sight to and from the heritage asset are noticeable resulting in diminished cultural heritage links.
- Very slight: the key views and/or essential lines of sight to and from the heritage asset are noticeable resulting in little discernible severance of cultural heritage links.
- None: the key views and/or essential lines of sight to and from the heritage asset are not noticeable resulting in no severance of cultural heritage links.

1.5 Assessment Methodology (setting and significance)

1.5.1 The *Setting of Historic Assets in Wales 2017 (The Historic Environment (Wales) Act 2016, Annex 6)* explains what **setting** is, how it contributes to the **significance** of a historic asset and why it is important. It also outlines the principles used to assess the potential impact of development or land management proposals on the settings of World Heritage Sites, ancient monuments (scheduled and unscheduled), listed buildings, registered historic landscapes, parks and gardens, and conservation areas. These principles, however, are equally applicable to all individual historic assets, irrespective of their designation.

1.5.2 Certain major developments require pre-application consultation with the local planning authority and, where specialist advice is required, the Welsh Ministers through Cadw. Any development likely to directly or indirectly (visual) effect a statutory designated heritage asset or high value undesignated heritage asset and its setting will likely require ‘consultation before grant of permission’ under the *Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, schedule 4 (l)(i) and (ii)* if the proposed development meets any of the following criteria:

- development likely to affect the site of a registered historic park or garden or its setting.
- development is within a registered historic landscape that requires an Environmental Impact Assessment and ASIDOHL2.
- development likely to have an impact on the outstanding universal value of a World Heritage Site.
- development is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument.

- development is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more.
 - development is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more.
 - development is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more.
 - development is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more.
- 1.5.3 An assessment of the impact of the proposed development on the setting of the statutory designated heritage asset or high value undesignated heritage asset will be required if any of the criteria in 1.6.2 above are met. The assessment of the setting of heritage assets follows the four-stage approach detailed in the *Setting of Historic Assets in Wales 2017 (The Historic Environment (Wales) Act 2016, Annex 6)*:
- Stage 1: Identify the historic assets that might be affected by a proposed change or development and their significance.
 - Stage 2: Define and analyse the settings to understand how they contribute to the ways in which the historic assets are understood, appreciated and experienced.
 - Stage 3: Evaluate the potential impact of a proposed change or development on those settings.
 - Stage 4: Consider options to mitigate the potential impact of a proposed change or development on those settings.
- 1.5.4 The assessment of **significance** is intrinsically linked to the setting (see paragraphs 1.6.1 to 1.6.3 above) and value (see criteria in section 1.5 above) of a heritage asset/registered landscape, park and garden.
- 1.5.5 The significance of an historic asset embraces all of the cultural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions evolve (*Conservation Principles for the sustainable management of the historic environment in Wales 2011, p10*).
- 1.5.6 There are four values that need to be considered when assessing significance and these are set out in Cadw's *Conservation Principles for the sustainable management of the historic environment in Wales*:

Evidential value: relates to those elements of a heritage asset that can provide evidence about past human activity, including its physical remains or historic fabric. These may be visible and relatively easy to assess, or they may be buried below ground, under water or be hidden by later fabric. These remains provide the primary evidence for when and how a heritage asset was made or built, what it was used for and how it has changed over time. The unrecorded loss of historic fabric represents the destruction of the primary evidence. Additional evidential values can be gained from documentary sources, pictorial records and archaeological archives or museum collections. To assess the significance of this aspect of an asset, all this evidence needs to be gathered in a systematic way and any gaps in the evidence identified.

- 1.5.7 **Historical value:** a heritage asset might illustrate a particular aspect of past life or it might be associated with a notable family, person, event or movement. These illustrative or associative values of a heritage asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present. Of course, the functions of a heritage asset are likely to change over time and so the full range of changing historical values might not become clear until all the evidential values have been gathered together. Historical values are not so easily diminished by change as evidential values and are harmed only to the extent that adaptation has obliterated them or concealed them.
- 1.5.8 **Aesthetic value:** relates to the way in which people draw sensory and intellectual stimulation from a heritage asset. This might include the form of a heritage asset, its external appearance and how it lies within its setting. It can be the result of conscious design or it might be a seemingly fortuitous outcome of the way in which a heritage asset has evolved and been used over time, or it may be a combination of both. The form of an asset normally changes over time. Sometimes earlier pictorial records and written descriptions will be more powerful in many people's minds than what survives today. Some important viewpoints may be lost or screened, or access to them may be temporarily denied. To assess this aspect of an asset, again the evidence of the present and past form must be gathered systematically. This needs to be complemented by a thorough appreciation on site of the external appearance of an asset in its setting. Inevitably understanding the aesthetic value of a heritage asset will be more subjective than the study of its evidential and historical values. Much of it will involve trying to express the aesthetic qualities or the relative value of different parts of its form or design. It is important to seek the views of others with a knowledge and appreciation of the heritage asset on what they consider to be the significant aesthetic values.
- 1.5.9 **Communal value:** relates to the meanings that a heritage asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It is closely linked to historical and aesthetic values but tends to have additional or specific aspects. Communal value might be commemorative or symbolic. For example, people might draw part of their identity or collective memory from a heritage asset, or have emotional links to it. Such values often change over time and they may be important for remembering both positive and uncomfortable events, attitudes or periods in Wales's history. Heritage assets can also have social value, acting as a source of social interaction, distinctiveness or coherence; economic value, providing a valuable source of income or employment; or they may have spiritual value, emanating from religious beliefs or modern perceptions of the spirit of a place.
- 1.5.10 The first stage of assessing significance is by understanding the value of the heritage asset by carefully considering its history, fabric and character and then comparing these values with other similarly designated or types of heritage asset locally, regionally or if necessary nationally. The outcome of this process is a Statement of Significance, which is partly a subjective exercise based on the assessor's experience and knowledge.

2 Baseline

2.1 Location, Topography and Geology

- 2.1.1 The proposed development is centred on NGR ST (3)180,519 (1)760,773 located in the corner of Park Place and Stuttgarter Strasse, Cardiff. Opposite to the west is the New Theatre and Dock Feeder Canal (BC001); to the north Park Place extends towards Cardiff University with the Gorsedd Gardens on the western side of the road and to the south terminates with Queen Street and the Parc Hotel (Jurys Inn) (Figure 1).
- 2.1.2 The geology of the proposed development area is the Mercia Mudstone Group, these are sedimentary rocks formed approximately 200 to 251 million years ago in the Triassic Period. Overlying these are Devensian glaciofluvial sand and gravel deposits forming up to two million years ago in the Quaternary Period. During periods of glaciation the bedded deposits were formed after glaciers scoured the landscape and deposited moraines of till with outwash sand and gravel deposits from seasonal and post-glacial meltwaters (BGS 2017).

2.2 Conservation Areas

- 2.2.1 Principally urban in character, Park Place sits within the Windsor Place conservation area noted for "...buildings with strongly defined perimeter blocks, with regular, narrow plot widths and a strong relationship with the public realm. There are three distinct groups of buildings within the conservation area that stand out because of their layout, form and architectural features. Park Place itself is characterised by a collection of Victorian middle class houses, all slightly different, and sometimes quite eclectic in style, but unified by their scale, complementary materials and relationship with the street..." (Cardiff City Centre 2009).
- 2.2.2 The Cathays Park, Queen Street and Churchill Way conservation areas are located within the 250m (radius) Study Area. Cathays Park is characterised and indeed dominated by the monumental Edwardian Baroque style civic centre buildings by Lanchester, Stewart & Rickards, described by Newman (1995) as the "finest civic centre in the British Isles", and associated parkland and gardens (the latter registered Park and Gardens see below). The civic centre buildings and associated formal gardens set a "...new standard for the emergence of the Edwardian grand style for public buildings in Britain" (Newman, 1995, 222). Cardiff Castle (and Bute Park) is mentioned in more detail below but forms an integral part of this conservation area, its monumental architecture compliments the civic buildings and provides the architectural bridge between the historic (Roman and medieval) city centre core and the grand Victorian villas and Edwardian public buildings to the northeast.
- 2.2.3 Queen Street conservation area is defined by the scale of the buildings and the width and length of the street, which forms a substantial area of public realm. The pre-war (1945) buildings are largely in the Gothic Renaissance style following redevelopment in the 19th century. The Churchill Way conservation area is dominated by three storey Victorian villas anchored to the Welsh Presbyterian Chapel to the south creating a distinctive street frontage. The street layout of two carriageways and parking is at odds with its historic layout, consisting of the East Bute Dock Feeder canal aligned north/south down the centre of the street complimented with iron railings deciduous trees forming a well-defined and canal boundary.

- 2.2.4 The Charles Street and St Mary's Street conservation areas are located in the wider 500m (radius) Study Area. The Charles Street conservation area is characterised by the historic and architectural quality of the southern section of the street, which dates from the 1850's and retains houses built in a simple Italianate style. The street's stuccoed building frontages are an important part of the area's special character and are an attractive reminder of the city's early history (Cardiff City Centre 2009).
- 2.2.5 St Mary's Street, although mainly Victorian reflects the old medieval street pattern focused around St John the Baptist Church and Cardiff Castle. The narrow and irregular passages such as Womanby Street and the traces of historic burgage plots and street names such as Quay Street all reflect the early activities of the area. The area's special interest can be demonstrated in the way in which its historic interest and development translates into the physical character of the area today. Similarly to Queen Street, St Mary's is dominated by buildings from 19th century redevelopment in classical and gothic revival styles (Cardiff City Centre 2009).

2.3 Registered Landscapes, Parks and Gardens

- 2.3.1 The proposed development area (Figure 1) is located close to the Cathays Park Registered Park and Garden (PGWGm26), particularly the Gorsedd Gardens, which is only 50m from the proposed development area. Cardiff Castle and Bute Park Registered Park and Garden (PGWGm22) is located a little further distant (330m) west of the development area and further west again Sophia Gardens Registered Park and Garden (PGWGm21). Pontcanna and Llandaff Fields (PGWGm59) Registered Park and Garden is located further to the northwest (1.3km) but has been discarded from the present assessment as too distant, and has no immediate setting or direct line of sight to the proposed development area.
- 2.3.2 Cathays Park (PGWGm26) is comprised of three distinct gardens (Alexandra, Gorsedd and Friary Gardens) within the Edwardian Civic Centre area of Cardiff. Each garden retains its original layout and are of exceptional quality and condition. The formation of the gardens is Edwardian but as early as 1850 the idea to turn part of the Marquis of Bute's Cardiff estate into a public park was mooted. But it was not until the late 1890s when the proposed sites for the gardens, some 59 acres, was purchased from Lord Bute. The council's engineer William Harpur drew up plans for the three gardens in 1899. Alexandra (then University) Gardens was laid out in 1903 and opened by the Queen in 1910. Similarly, Friary Gardens and Gorsedd Gardens were built in 1904-5 with them finally open to the public in 1910. Lord Bute stipulated that the Gardens must not be built over and the dock feeder canal tree lined (Plates 8-14).
- 2.3.3 Alexandra Gardens is a large rectangular shaped formal garden to the north of City Hall and west of Cardiff University centred on the Welsh National Memorial (WWI). Significant buildings include the War Memorial (1925), a circular colonnade of Portland stone built Corinthian columns and sunken court complete with stone benches by Sir J.Ninian Comper (LB13742). A large bronze statue of Lord Aberdare (LB13743) on an ashlar plinth by H. Hampton (1898) and a standing stone dedicated to the memory of the Cardiff men killed in the Falklands War (1982). Further memorials to the south of the gardens include one to the men who fell in the Spanish Civil War (1936-38).

- 2.3.4 The Gorsedd Gardens (Plates 10-14) are named for the Gorsedd Circle of standing stones re-erected here in 1905 following the 1899 Eisteddfod. Principle structures are statues and include a bronze of David Lloyd George (LB13691); a bronze of Lord Ninian Edward Crichton Stuart, killed in WWI (LB13693), southwest of the Gorsedd Stones; to the south of the gardens a statue of Godfrey, First Viscount Tredegar celebrating his leading of a troop of 17th Lancers in the charge of the Light Brigade (LB13665) and a bronze of John Cory industrialist and philanthropist near the southeast corner of the gardens (LB13692). Finally, the only structure not a statue is the Gorsedd Gardens timber care-takers hut (1909). Timber framed with boarded panels and lead-covered hipped gablet roof (louvred in gablets) with a doorway to the south and window to the west now boarded over (LB21641).
- 2.3.5 Friary Gardens, or the Dutch Gardens (Plates 8-9) as it was originally known, is a triangular-shaped garden on the corner of North Road and Boulevard de Nantes. The dock feeder canal divides the upper third of the garden with deciduous trees and flowers beds north of the feeder canal and to the south a formal triangular-shaped parterre garden of box-edged beds and gravel paths. The gardens were completed in 1904-5 and opened to the public in 1910. The name was changed to Priory Gardens in 1923 but following some criticism as this did not refer to the Franciscan Friary associated with the site the name was changed to Friary Gardens in 1928. Principle structures (excluding the box hedges noted above) include a bronze statue of the Third Marquess of Bute (1847-1900) and a Baroque style bridge (ashlar with rusticated piers) in Portland Stone built 1901-04 complete with cast iron drinking fountain (1860). The statue is of the Third Marquess in peer's robes with heraldic shields noting John III Marquess of Bute, Baron Cardiff 1847-1900, Earl of Windsor and Dumfries. The Third Marquess with his income of more than £300,000 per year transformed Cardiff Castle and Castell Coch into gothic medieval fantasy castles.
- 2.3.6 Cardiff Castle and Bute Park Registered Park and Garden (PGWGm22) is one of the largest urban parks in the county. Consisting of both the castle grounds and outside this the former pleasure grounds of the Marquises of Bute. Two scheduled ancient monuments form part of the park. Cardiff Castle is both a Roman fortress and medieval castle (SAMGm171) and encloses a large area of around eight acres and the Blackfriars Dominican Friary (SAMGm173), which was exposed by the 3rd Marquis of Bute at the end of the 19th century (Plate 16). What remains are the foundations and footings of the church and some claustral buildings. The friary was founded in 1256 by Richard de Clare, lord of Glamorgan. Bute Park was laid out by Andrew Pettigrew, an important landscape designer of the late-19th century. Much of the Victorian planting, particularly of ornamental trees, survives. The grounds of Cardiff Castle owe their present day appearance to late 18th century landscaping by Capability Brown and late 19th century alterations by the 3rd Marquis of Bute. The park became a public park after 1947.

- 2.3.7 The castle walls are composed of a Roman foundations belonging to the fourth fortress with medieval the walls built over them. The motte was built in 1081 on the orders of William the Conqueror and the polygonal shell keep built by Robert, earl of Gloucester in the 12th century. In the 13th century Gilbert de Clare added the Black Tower (by the south entrance) and the conjoining cross wall. In the 15th century the castle was turned into a stately home by the Beauchamp family, who built the western apartments. The castle then passed from Beauchamp to the Herbert family (Earl of Pembroke), who added more apartments and the Herbert tower, up until the 18th century when the castle passed into the hands (by marriage) of John Stuart Baron Cardiff, future Earl of Bute (1776). In 1778 the 4th Earl of Bute commissioned Capability Brown and Henry Holland to modernise the castle and grounds. They cleared the interior of the castle by removing the buildings from the former outer bailey, in the eastern half of the enclosure, and by demolishing the cross wall. They stripped the ivy off the keep, cut down the trees growing on the motte, made the spiral walk and filled in the moat.
- 2.3.8 However, the real transformation occurred when the 3rd Marquis of Bute teamed up with William Burges in the late-19th century. They enlarged the Western Apartments with new or heightened towers and dazzling interiors, excavated and exposed the Roman foundations and built a Neo-Roman north gate. Built the magnificent Clock Tower and the now famous Summer Smoking Room (1869-73) and built the Castle Stables/Castle Mews in Bute Park, one of only two stable blocks the architect designed. The north and east wings were built 1874, the south and west remained incomplete until 1927, when the scheme was finally finished by the estate architect, J.P. Grant. At the very end of the 20th century the Castle Mews was renovated for use by the Welsh College of Music and Drama.
- 2.3.9 Bute Park is laid out with wide open spaces, woodland, and winding walks and drives leading through areas of specimen trees to the north and west of Cardiff Castle. The park was laid out ornamentally on the land of five farms and retains a fine collection of now mature specimen trees. The 3rd Marquis together with William Burges and garden designer Andrew Pettigrew began more formally laying out the gardens and grounds in 1871. Pettigrew laid out lawns (like a billiard table), winding walks and the famous animal wall, built by William Frame after Burges death. In 1925-30 the 4th Marquis's architect, J.P. Grant, moved the animal wall to its present position. At this time the dock feeder canal on the east side of the castle grounds was culverted to allow road building, the moat on the western side of the castle was dry by this point. The Blackfriars Dominican Friary was excavated on the orders of the 3rd Marquis of Bute and the walls consolidated for public display. Constructed largely of river cobbles, the monument consists of a church with cloisters, refectory and infirmary extending northwards. Fragments of mouldings and window tracery found on the site suggest the church was built in the first half of 14th century (Newman 1995). The Bute dock canal feeder runs along the eastern boundary of the park (Plate 4) and to the north survive a terrace of four mid nineteenth-century stone cottages (Blackweir Farm cottages), which used to house Bute family employees, and to the south of these is a small Victorian cottage, Blackweir Cottage, next to the canal.

2.4 General – Archaeological and Historical

- 2.4.1 Evidence of prehistoric activity within Cardiff is scant. However, two finds belonging to the Palaeolithic period hint at activity during periods of glaciation. The Penylan Handaxe (00625s), a Middle Acheulian handaxe, was found in an Penylan allotment. The axe was 14.5cm long, 8.3cm wide, 5cm thick, and boldly flaked over most of its surface (Green 1981). The second handaxe (02751s) was found by Ms Janine Boucher in 1979 in soil distributed by digging for a gas pipe trench between the road embankment of Caerphilly Road and No 1 Waun-y-Groes (GGAT HER).
- 2.4.2 A macehead (00126s) of prehistoric date is recorded as being found in Pontcanna Fields (Grimes 1951) but the earliest evidence of human settlement in Cardiff is a series of stake and post holes along with linear features cut into the natural clay found during excavations in Cardiff Castle for a new interpretation building (Dunning 2011). The earliest phase of this activity was represented by a line of 66 stake holes and post holes, one of which contained prehistoric pottery, on the eastern side of the Roman road. Another 48 stakeholes recorded were believed to belong to a second phase and a series of 28 post holes and pits belonging to a third phase suggest that this area was a focus of prehistoric activity.
- 2.4.3 There is little evidence for settlement activity of the centre of Cardiff from the Mesolithic and Neolithic periods. Later evidence of Bronze Age activity (excepting any association with Cardiff Castle prehistoric activity above, which may be related) is identified by the discovery of a 10cm long bronze socketed axe (01516s) decorated with three ribs on each face during sewer excavations under St Mary's Street (Peate 1931) and a decorated axe head (01723s) dating to the early Bronze Age was discovered within an earth bank at Cardiff Castle (GGAT HER). A late Bronze Age hoard (01516s) was unearthed at Ninian Park football ground. No Iron Age material has been found in the vicinity, with the nearest activity being at a hill fort in Caerau, Ely.
- 2.4.4 Cardiff Castle is the site of significant Roman activity in the form of four successive forts. Excavations between 1974 and 1981 by Dr Peter Webster established the basic chronological sequence. A large Neronian fort was first established in the mid 1st century AD, extending beyond the limits of the current castle covering an area of 12ha. The second fort (occupied in the late 1st century AD) was much reduced in size (around 20% of its original size), but retaining elements of its north-south axial road and northern defensive line. The third fort was aligned on very similar lines, although located slightly to the south. The final stone phase (cAD270) is fossilised in the layout of the present castle defences, which are largely medieval overlying the earlier Roman fortifications (RCAHMW 1991, 163). The civilian settlement would have developed around the fort and this is suggested by evidence of ironworking and pottery sherds found on High Street (00107s), south of the castle, in 1892 during the building of Lloyds Bank (Ward, 1908). However, the settlement is little understood and its exact nature and extent remains largely unknown (Webster and Marvell 2010).
- 2.4.5 A significant excavation was carried out at Cardiff Castle in 2006 for a new interpretation centre (Dunning 2010). As noted in 2.3 above, numerous prehistoric stakeholes and post holes were recorded. Two buildings associated with the 1st century fort were recorded, one could be the remains of a barracks. The first fort's *via principalis* survived and was fossilised in the later second and third forts. Interesting structures associated with the *Vicus* in the form of industrial activity, including a kiln dating to the second and third forts. An east-west bank was also uncovered, which could have been uncompleted defences for the *Vicus* of the later forts.

- 2.4.6 With the departure of the Roman centralised government in around AD410 very little written record survives of the Cardiff area in the period between the 5th and 11th centuries A.D. However, evidence from Dinas Powys (SAMGm023) suggests a reorientation of trade west to the Irish Sea, the Atlantic sea routes down the west coast of France and Spain and into the Mediterranean with the presence of significant quantities of imported fine ceramic wares and amphora (Alcock 1960). Llandaff is unquestionably one of the most important Early-medieval sites in Cardiff. It was a monastic site founded in AD680. The place name and the curvilinear churchyard of the church at Llanderyn also suggest a pre-Norman foundation, at a similar date to Llandaff (GGAT HER). There is little evidence for Early-medieval settlement in the centre of Cardiff, however, a shallow ditch (04472s) located near North Lodge contained Roman tile fragments at its base and interpreted as a probable drainage or water management ditch from the post-Roman period (Stewart-Turner 2012). The name of “Womanby Street” is thought to be derived from the Viking word “*hundemanby*”, meaning strangers area and suggests that there may have been a trading settlement to the south of the Roman fort. Further Viking activity is suggested in the *Anglo-Saxon Chronicle* for Flat Holm, an island located in the Severn Estuary south of Cardiff. The island was a temporary base for the Danish fleet c918 AD after their defeat by the Saxons at Wachuset in Somerset. It is thought that the name Flat Holm derives from the Scandinavian *floti* ‘fleet’ and *holmr* ‘island’ (Owen and Morgan 2007, 153).
- 2.4.7 Cardiff Castle was founded in the late 11th century by Robert Fitzhamon and utilised the Roman fort as a base for construction. The motte was built in 1081 on the orders of William the Conqueror and the polygonal shell keep was built by Robert, Earl of Gloucester in the 12th century together with a town wall. The first town wall was a wooden palisade and additional defences were provided by a ditch and embankment (Rees 1960). In the 13th century Gilbert de Clare added the Black Tower (by the south entrance) and the conjoining cross wall. By the end of the 12th century Cardiff had outgrown the town’s defences and by 1262 there were 400 burgages in the town, with a conservative estimate of the population of about 2,000 (Rees 1969, 28). It was during this period of civic growth that both the Dominicans and Franciscans established friaries in Cardiff. The Dominicans’ was founded in 1242 on the west bank of the River Taff, whereas the Franciscans’ was built in around 1280 and located beyond the East Gate of the town (Dunning 2015).
- 2.4.8 Cardiff was a successful port and trading town, the maritime trade was of growing economic importance in the 13th century, and its prosperity continued into the early 14th century; it was described as a “*villa mercatoria*”, or town of merchants in 1315. Records dated to the late part of the century reveal that imported goods were subject to a fixed tax and prisage of wine was also levied. A sum of 7s. 2d. was collected by the king’s custodian in 1316 from the ‘tolls of the sea landing-place’ and 2s. 5d. was levied as tax on the sale of timber ‘in the Port of Kaerdiff’ (Chapell 1939, 15). The increases in population were curbed in the 14th century, however, probably due to the devastating effect of the Black Death. Despite this, however the town was evidently successful enough to be given a charter in 1340. Owain Glyndwr attacked Cardiff in 1404 and laid waste to the town except for Crockherbtown. It is stated in the *Eulogium Historiarum* that the area was spared because of Owain’s fondness for the Franciscan order (for the love of whom they were living and allowed to stand), whose monastery bordered Crockherbtown Lane (Haydon 1858, 401).

- 2.4.9 In the 15th century 20 burgages are described as being derelict and ‘yielded no rent’, although at the same time there was development in the town, ‘for houses were being built along the line of the castle ditch’ (Griffiths 1978, 118). During the 16th century the population of Cardiff declined to around 1345 people and the number of burgages had been reduced to 269 (from 400). However, Cardiff as a port continues in importance as a customs port, complete with Customs House for all ports and creeks between Chepstow and Wormshead (Howell and Dunning 2004).
- 2.4.10 The Industrial Revolution was to forever change the landscape and fortunes of Cardiff. The construction of Glamorganshire Canal (01682.0s) was completed on 10th February 1794 (GGAT HER) to provide an outlet to the sea for the iron, and later coal, of Merthyr Tydfil. The construction of the Taff Vale Railway in 1841 greatly increased capacity. Both the canal and the railway were driven by the iron and coal masters of Merthyr Tydfil. It was not until the 2nd Marquis of Bute decided to capitalise on his land and mineral holdings to create docks capable of exporting coal and iron to the world. The Bute West Dock was opened in 1839 and by 1849 trade had increased 100 times over since it opened. The Bute East Dock was completed in 1855 (and later extended), further docks were added (Roath, Queen Alexandra etc) totalling some 70ha of dock capability. By 1913 Cardiff was the largest coal port in the world, thirteen million tons of coal were shipped in that single year (Newman 1995, 184).
- 2.4.11 Population exploded as a result of this industrial activity. Between 1801 and 1841 population grew from 1,870 people to a small town with 11,400 (Thomas 1960, 111). By the 1911 census return Cardiff’s population had expanded to 182,259, a phenomenal rate. Following WWI the exports from Cardiff declined but the population continued to grow, albeit slower, so that by 1957 the population stood at 251,300. Urban development paralleled the population rise. Bute Street connected the newly built West and later East Bute Docks to the city centre. Housing for the wealthier expanded east from the town centre with stuccoed villas and terraces, including those of Park Place that survive today (Newman 1995, 185). The late 19th century is characterised by significant suburban development that only slowed down after WWI. Landed estates such as Tredegar, Bute and Windsor employed architects to ensure the design of housing retained a high and homogeneous standard for the middle classes. Alexander Roos, and later in the 19th century EWM Corbett, were employed by the Bute estate and are responsible for much of the gothic style of the estate. WG Habershon and H Snell acted for the Tredegar and Windsor estate respectively. All three estates adopted a policy of long (c99 years) leases to developers such as William Bradley and his son William Alexander Bradley, who owned the former Adamsdown and Island Farms, now the area around Broadway and Pearl Street (Childs 2012, 48 and 98-101) as well as having properties on Park Place.
- 2.4.12 Cardiff was granted city status by Edward VII in 1905, and went on to become the capital in 1955. The city centre is dominated by the monumental Edwardian Baroque style civic centre buildings by Lanchester, Stewart & Rickards, described by Newman (1995) as the “finest civic centre in the British Isles”, and associated parkland and gardens. The civic centre buildings and associated formal gardens set a “...new standard for the emergence of the Edwardian grand style for public buildings in Britain” (Newman 1995, 222).

2.5 Development Area – Archaeological, Historical and Documentary Evidence

- 2.5.1 The development area (Figure 1; Plate 1) is located on the corner of Stuttgarter Strasse and Park Place, the latter originally known as Bradley's Lane (see below). Currently Bradley Court, boarded up and not in use, the car park to the rear and number 11 Park Place occupies the totality of the development area (Plate 2). Two known archaeological sites are located within the development area, the Bute Dock Feeder Canal (01682.28s; Plate 3 and 4), part of the Glamorganshire Canal (01682.0s), and 11 Park Place, a listed building (LB14105, NPRN19602).
- 2.5.2 Bradley Court (Plates 1 and 2) is a four-storey office block of limited architectural value. Built in 1988 by the Wigley Fox Partnership it permanently canalised the Bute Feeder Dock underground where it bends south on its route towards the docks. Originally detached, 11 Park Place was connected to Bradley Court at this time and was substantially altered internally (Newman 1995, 218). Number 11 Park Place was built sometime after 1880 and certainly built by the production of the 1901 OS 2nd Edition plan. A classic three-storey (and basement) gothic Victorian town (house) villa designed by Walter Douglas Blessley and extended in 1896 by EWM Corbett for the Bute Estate (GRO BC/S/1/11696). Naturalist Charles Tanfield Vachell, creator of the botanic gardens at Roath, is reputed to have lived here at this time. Donald Insall Associates provide a useful description of 11 Park Place (2017, 19-25) with some original building plans from the Glamorgan Archives (Plates 9-12).
- 2.5.3 Bradley Court likely gets its name from the Bradley family, prominent land developers in the 19th century (William Bradley Estate GRO D932). Park Place was originally called Bradley's Lane with William Alexander Bradley (Solicitor) living at Spring Gardens on the southern (eastern) end of Park Place at the junction with Crockherbtown Lane, now Queen Street. Together with a row of houses called Bradley Cottages and the Theatre Royal these buildings occupied the area of what is now the Park Hotel (Jurys) (see Figure 9). The Bradley family were originally (1796) successful in the mail and coaching business operating from the original Angel Hotel and later ran The Cardiff Arms (Rees 1969, 228). The family were later large tenants of the Bute estate and were responsible for the development of the terraces off Broadway, with street names such as Pearl Street, Bradley Street etc named after family members. Spring Gardens Place was named after William Alexander Bradley's house at Crockherbtown (Childs 2012 99-100). The Bradleys also had a hand in Cardiff's first theatre, the Theatre Royal next door (east) of the Bradleys residence (Spring Gardens) on Crockherbtown Lane. The theatre would appear to have started as a theatrical movement operating from the loft of Bradley's stables but after a formal theatre group was formed in 1825 a new theatre was built by Mr Maddox of Gloucester on adjacent land. The theatre was regularly flooded from local springs and this was later improved by the construction of the Bute Dock Feeder Canal (01682.28s). The theatre was destroyed by fire on the morning of Tuesday the 11th of December 1877. The fire was thought to have started in the painting shed behind the Theatre which was housing bundles of straw used in the production of 'The Scamps of London' at the time. The fire quickly engulfed the building, destroying the roof, the interior woodwork, and the stage timbers. The manager of the theatre at the time, Mrs. Esmonde, lost everything as the theatre was not insured (Rees 1969, 323-4). A blue plaque, now removed, on Park Hotel (Queen Street) illustrated the theatre along with what must have been Bradley's house Spring Gardens just visible to the west (left) (<http://cardiffhistory.tumblr.com/post/16118552008>).

2.5.4 The Bute Dock Feeder Canal (01682.28s) occupies a large proportion of the development area with current proposals to leave the canal preserved *in-situ*. The feeder canal was built to provide water to the Bute West Dock, which was opened in 1839 creating a twenty-four hour operational dock, irrespective of tides. So successful was the West Dock that the Marquis of Bute opened a second dock in 1855, which the canal still feeds today. The feeder takes water from the River Taff at Blackweir along roughly the same alignment as the medieval (12th century) mill leat to Cardiff Castle (Plate 4). From here it follows the moat around the north of the castle, under North Road and then open through Friary Gardens and along Boulevard De Nantes (Plate 3) to the development area where it disappears underground. It reappears at the southern end of Churchill Way and runs south to the Bute East Dock. The 3rd Marquis of Bute when agreeing for Cathays Park to be sold to the Corporation of Cardiff stipulated that the northern bank of the feeder canal (as it runs east from the castle) must be enclosed and planted with trees (Cadw/ICOMOS 2000, 53). It remains thus to this day.

2.6 Previous Studies

2.6.1 There is only one record of any investigations carried out in the development area. In the late 1970s the RCAHMS carried out a survey of 11 Park Place (GGAT01952s; LB14101-14105; NPRNs19598-19602). The survey (NPRN19602) included measured drawings of both internal features and floors and external elevations. No basement recordings are noted. This survey provided some detail to inform on Cadw's spot listing of the building in 1984 when No. 3-11 were in danger of demolition by the then owners the British Petroleum Pension Trust for the construction of new offices. The internal layout of 11 Park Place was substantially altered when Bradley Court was built in 1988 by the Bailey Group.

2.7 Cartographic and Pictorial Evidence

2.7.1 The earliest plan (Figure 2) of Cardiff is John Speed's town plan (1610). The development area is located at the end, and the north, of "Cockerton freet" with a handful of houses and the Spital leper house lining what appears to be a wide road at this time.

2.7.2 A painting (Figure 3) by Paul Sandby (1776) shows a view west along a wide "Crockerton freet", the Spital leper house is shown on the left and some thatched cottages on the right; St John's Church is in the middle distance (Rees, 1969, 149).

2.7.3 The Bute (Figure 4) Cardiff Castle Estate plan (1824, GRO DB/E/1-2) shows the approximate area of the end of Park Lane on the very eastern edge of the plan at the end of "Crockherb Town" turnpike. This is the first plan to show the Glamorganshire Canal in great detail. The canal is shown running south around and incorporating Cardiff Castle moat (Plate 4) and town wall ditch to the canal basin and wharf. The "Crockherb Town" canal lock and tunnel are also clearly shown. Rees (1969, 260, Plate XXX) shows an 1828 plan of Cardiff little different and likely copied from the Bute estate plan.

2.7.4 The 1832 Boundary Commission Report (Figure 5) shows the parishes of St John's and St Mary's. The street layout and Glamorganshire Canal shown along with the Bute Street to the south of the town. The development area is shown as a nursery and the Theatre (Royal) is depicted for the first time at the southern end of what will later become Park Place. The Ordnance Survey First Series 1833 shows a similar layout of Cardiff and the development area a nursery.

- 2.7.5 John Wood's late 1830s plan of Cardiff (GRO) for the Marquis of Bute (Figure 6) shows the Bute Dock Feeder (01682.28s) in place along with the Bute West Dock (1839). The development area is shown as a field adjacent to what will later become Park Lane. William Alexander Bradley's house is shown next to the Theatre Royal and immediately north the Bradley Cottages.
- 2.7.6 The 1844 Tithe Map (Figure 7) shows the development area as open fields (land ref 162, 164, 165 and 178) all belong to the Marquis of Bute. The bend on the Bute Dock Feeder (01682.28s) is separately numbered land ref. 163 rented by Richard Moody (Bute Canal Feeder Banks). George Insole rented land shown as gardens (162 and 165) as did William Alexander Bradley (164). Bradley Cottages are shown as is the Theatre Royal. Interestingly William Alexander Bradley's house is not shown despite being listed in the apportionment as cottage and gardens (168) and shown on John Wood's earlier plan (Plate 6). William Williams is shown renting the Old Nursery (178). The Taff Vale Railway line (1836) is shown sweeping around the eastern side of the development area.
- 2.7.7 The Town and Port of Cardiff plans (Rees 1969, 276-77) are useful in documenting the expansion of the town's docklands and infrastructure (Plate XXXII: 1849, Plate XXXIII: 1855 and Plate XXXIV: 1860). Plate XXXII shows the development area little changed although Crockherbtown Lane to the south is slightly more urbanised. Plates XXXIII and XXXIV shows the start of Victorian expansion north along Park Place with several villas occupying land to the north of the development area (the bend in the Bute Dock Feeder 01682.28s). Plates XXXIII and XXXIV also show the new Bute East Dock and communication infrastructure including a new tidal dock to the south.
- 2.7.8 The Board of Health plan (Figure 8) of Cardiff (1851) held by the Glamorgan Record Office is useful in showing all of the natural and built waterways. The Victorian semi-detached villas to the north of the bend in the Bute Dock Feeder (01682.28s) are depicted clearly at this time. However, numbers 3-11 Park Place have yet to be built. Bradley's house and cottages are shown as is the Theatre Royal next door (east).
- 2.7.9 The 1880 Ordnance Survey Cardiff Town Plan (Figure 9) and First Edition Plan (Figure 10) are the first to show the development area in real annotated detail. Victorian villas 3-10 Park Place are shown built to the north of Bradley Cottages. The development area is primarily the bend in the Bute Dock Feeder (01682.28s) and also an area of undeveloped land south between it and 10 Park Place. The feeder canal is lined with a double row of trees on its northern bank and scattered trees along its south bank. A triangular-shaped building is located on the bend of the feeder on the north bank.
- 2.7.10 The Ordnance Survey 2nd Edition (1901) plan (Figure 11) shows 11 Park Place now built occupying the small area of land between 10 Park Place and the bend in the feeder canal. The most dramatic change though is the presence of the Park Hotel on the site of Bradley Cottages, William Alexander Bradley's house (Spring Gardens), the Theatre Royal and all the gardens in between. The feeder canal is canalised under Park Hotel. Crockherbtown Lane is now Queen Street. The South Wales Institute of Engineers is shown built opposite villas 3-6 Park Place. The castle gardens and friary are shown in between the development area and Cardiff Castle (Plate 5).
- 2.7.11 A plan (Figure 812 by Wagner and Debes (c1910), German cartographers from Leipzig, usefully shows all of the canals, railways and docklands in Cardiff. Edward Terrace and Pembroke Terrace to the south of the development area still show the Bute Dock Feeder open (Plate 6 and 7). It was later canalised underground beneath the modern Churchill Way. The Glamorganshire Canal is still operational at this time.

- 2.7.12 There is significant change near the development area by the publication (Figure 13) of the Ordnance Survey 3rd Edition Plan (1920). The New Theatre is shown built opposite 9-11 Park Place. The grand Civic Buildings and new road layout in between Cardiff Castle and the development area are now shown. Grey Friars Priory is still shown but the castle gardens are mostly gone. The Ordnance Survey 4th Edition Plan (1942) shows Priory Street now gone and the layout of the Friary and Gorsedd Gardens fossilised (Figure 14).
- 2.7.13 The triangular-shaped building located on the bend of the feeder on the north bank is now missing from the Ordnance Survey 1963-69 Plan. Edward Terrace and Pembroke Terrace are now gone with Churchill Way now canalising the dock feeder canal underground. It reappears at the intersection with Adam Street/Bute Terrace to the south. The former castle gardens are now gone with the Cardiff County and City offices occupying area between the dock feeder canal and Greyfriars Road. A multi-storey car park is located on the site of the castle gardens. The remains of Grey Friars Priory are still depicted.
- 2.7.14 The Ordnance Survey 1971-77 Plan shows 12 Park Place demolished to allow Dumfries Lane to be connected to Cathays Park Road. The road names are later changed in the 1990s to Stuttgarter Strasse and Boulevard De Nantes respectively in homage to Cardiff's twin cities.

2.8 Aerial Photographic Evidence

- 2.8.1 Aerial photographic coverage largely follows the chronology set out above (Section 2.7). All Aps show the development area in varying magnification and thus usefulness. The route remains tree lined in all APs. Interestingly AP 4805 (14/08/1948) shows the Bute Dock Feeder (01682.28s) being built over with what appears to be large concrete slabs in 1948 along the new Churchill Way. AP 4817 (19/03/1948) shows the development area in detail. The curve of the dock feeder is clearly visible but no trace of the triangular-shaped building on the north bank shown on the Ordnance Survey 4th Edition Plan (Figure 14). AP 6310 (31/05/1963) shows the new Cardiff County and City offices occupying area between the dock feeder canal and Greyfriars Road. AP 7940 (22/09/1979) shows the road layout of Stuttgarter Strause and Boulevard De Nantes now in place. AP 8101 (29/06/1981) shows the north bank of the dock feeder in the development area used as a car park. AP 9138 (01/07/1991) shows significant change in the development area and along Park Place. Bradley Court is built and together with the car parks to the rear have totally covered the dock feeder. Also the rooftops of all of the Victorian villas of 3-11 Park Place have been replaced with flat roofs. Presumably part of the Bailey Group refurbishment.

2.9 Site Visit

- 2.9.1 A walkover survey was conducted on 21st May 2017. The development area was photographed from key views although access into the site was not possible due it being closed to the public. Heritage assets listed in the development area were photographed and a note on condition made. A selection of statutory designated sites were assessed outside the study area (up to 500m) for the potential impact to their setting (see Plates 1-4, 9-16; Figure 1; Table 5).
- 2.9.2 The survey was undertaken in good clear weather, and strong sunlight.
- 2.9.3 No new heritage assets were identified.

3 Identified Heritage Assets

3.1 Sites of Archaeological and Historical Interest

- 3.1.1 A total of 40 heritage assets have been identified to date (see Figure 1). Three heritage assets have been identified within the development area (Bute Dock Feeder Canal 01682.28s; 11 Park Place 01952s, LB14105, NPRN19602; BC001 Triangular-shaped Building), thirty-four heritage assets within a 250m (radius) study area; and for the purposes of the assessment of setting and significance of heritage assets with a value of A or higher, a total of three have been identified within a 500m (radius) study area (SAMGm171 Cardiff Castle and Shire Hall; and PGW Gm22 Cardiff Castle and Bute Park). A single site (SAMGm173 Black Friars Priory) located 750m from the development area has also been included due to its value and proximity to the proposed development. A further six Value A sites were considered for assessment but were discarded as too distant, had no setting or direct line of sight to the proposed development area (SAMGm13; SAMGm14; SAMGm205; SAMGm553; SAMGm474 and SAMGm296).
- 3.1.2 The development area is located within Windsor Place Conservation Area; in addition the 250m (radius) Study Area is located within Cathays Park, Queen Street and Churchill Way Conservation Areas; and finally the 500m (radius) Study Area is located within Charles Street and St Mary's Street Conservation Areas.
- 3.1.3 The proposed development area is located close to the Cathays Park Registered Park and Garden (PGWGm26), particularly the Gorsedd Gardens, which is only 50m from the proposed development area. Cardiff Castle and Bute Park Registered Park and Garden (PGWGm22) is located a little further distant (330m) west of the development area and further west again Sophia Gardens Registered Park and Garden (PGWGm21). Pontcanna and Llandaff Fields (PGWGm59) Registered Park and Garden is located further to the northwest (1.3km). Both Sophia Gardens Registered Park and Garden (PGWGm21) and Pontcanna and Llandaff Fields (PGWGm59) Registered Park and Garden have been discarded from the present assessment as too distant, and having no setting or direct line of sight to the proposed development area.

Table 3. Identified heritage assets

ID	Name	NGR	Period	Type	Designation	Designation ID	Value
GGAT00101s; GGAT00102s; SAMGm171, NPRN33, PGW (Gm) 22	CARDIFF ROMAN FORT AND MEDIÉVAL CASTLE	ST1806076590	Roman	Fort	SAM, Grade I PGW	GM171, PGW Gm 22	A
GGAT00104s; SAMGm173, PGW (Gm) 22	BLACK FRIARS PRIORY; DOMINICAN FRIARY	ST17787669	Medieval	PRIORY	SAM, Grade I PGW	GM173, PGW Gm 22	A
GGAT00105s; NPRN310262	GREYFRIARS PRIORY IN CARDIFF	ST18307667	Medieval	Priory,FRIARY	-		C
GGAT00958s; LB13772; NPRN19603	PARK HOUSE, PARK PLACE, CARDIFF	ST18477687	Post- Medieval	council office	LB Grade I	LB13772	A
GGAT01129s; LB13665; NPRN32757; PGW Gm 026	STATUE OF LORD TREGGAR, CATHAYS	ST1838176821	Modern	Commemorative monument	LB Grade II, PGW Grade II	LB13665, PGW Gm 026	B

ID	Name	NGR	Period	Type	Designation	Designation ID	Value
GGAT01201s; LB13771; NPRN19595	PARK HOTEL, CARDIFF	ST18577663	Post- Medieval	Hotel	LB Grade II	LB13771	B
GGAT01202s; LB13773; NPRN31893	SOUTH WALES INSTITUTE OF ENGINEERS	ST18497667	Post- Medieval	Museum	LB Grade II	LB13773	B
GGAT01203s; LB13774; NPRN31827	NEW THEATRE, CARDIFF	ST18477673	Post- Medieval	Theatre	LB Grade II	LB13774	B
GGAT01205s; LB13777; NPRN19818	89-107 QUEEN STREET, CARDIFF	ST18587662	Post- Medieval	Shop	LB Grade II	LB13777	B
GGAT01207s; LB13779; NPRN19817	MIDLAND BANK, CARDIFF	ST18467653	Modern	Bank (Financial)	LB Grade II	LB13779	B
GGAT01249s; LB13829; NPRN28080	11-24 WINDSOR PLACE, CARDIFF	ST18607675	Post- Medieval	Building	LB Grade II	LB13829	B
GGAT01250s; LB13830; NPRN28086 and NPRN400190	25-33 WINDSOR PLACE, CARDIFF	ST18647680	Post- Medieval	Building	LB Grade II	LB13830	B
GGAT01251s; LB13831; NPRN9319	CITY UNITED REFORMED CHURCH, CARDIFF	ST18667675	Post- Medieval	Church	LB Grade II*	LB13831	B
GGAT01623s; GGAT01854s; NPRN18965	HERBERT HOUSE	ST18337665	Post- Medieval	House	-		C
GGAT01682.28s, PGW Gm 026	CANAL DOCK FEEDER	ST185250767700	Post Medieval	Canal	PGW Grade I and Grade II	PGW Gm 22 and 26	B
GGAT01952s; LB14101-14105; NPRNs19598- 19602	3-11 PARK PLACE, CARDIFF	ST1852876707	Post- Medieval	House	LB Grade II	LB14101- 14105	B
GGAT02007s; SAMGm171; PGW Gm 022	CARDIFF SHIRE HALL	ST1808676563	Medieval	Court House	SAM, Grade I PGW	GM171, PGW Gm 22	A
GGAT02328s; PGW(Gm) 22; LB13662	CARDIFF CASTLE AND BUTE PARK	ST1807376595	Post- Medieval	Park	PGW Grade I	PGW Gm 22, LB13662	A
GGAT02831s; LB13787; NPRN14283	EGLWYS DEWI SANT (FORMERLY CHURCH OF ST ANDREW)	ST18577688	Post- Medieval	Church	LB Grade II	LB13787	B
GGAT03509s	INDUSTRIAL AREA OUTSIDE THE S GATE OF CARDIFF ROMAN FORT	ST1808676563	Roman	Vicus			C
GGAT05010s	53-77 QUEEN STREET	ST18457660	Post- Medieval	Building			C
GGAT05044s	DRILL HALL, DUMFRIES PLACE, CARDIFF	ST1865276887	Modern	Drill Hall			C
GGAT05064s	TERRITORIAL FORCE ASSOCIATION, 6 ST ANDREW'S CRESCENT, CARDIFF	ST1861976838	Modern	Headquarters			C
GGAT05186s	FEATURE, ANDREWS BUILDINGS, CARDIFF	ST1848676630	-	-			C

ID	Name	NGR	Period	Type	Designation	Designation ID	Value
GGAT05187s	WELL, ANDREWS BUILDINGS, CARDIFF	ST1844476571	-	-			C
GGAT05246s	83/85 QUEEN STREET, CARDIFF	ST1852476613	POST MEDIEVAL	Dwelling			C
GGAT05315s	87, QUEENS STREET, CASTLE	ST1853876607	POST MEDIEVAL	Building			C
GGAT05316s	QUEEN STREET, CASTLE	ST1872876676	MODERN	Building			C
LB13691; NPRN32780; PGW Gm 026	STATUE OF DAVID LLOYD GEORGE, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF	ST1838676918	Modern	Statue	LB Grade II, PGW Grade II	LB13691, PGW Gm 026	B
LB13692; NPRN32779; PGW Gm 026	STATUE OF JOHN CORY, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF	ST1841776824	Modern	Statue	LB Grade II, PGW Grade II	LB13692, PGW Gm 026	B
LB13693; NPRN32778; PGW Gm 026	STATUE OF COLONEL LORD NINIAN CRICHTON STUART, GORSEDD GARDENS, CATHAYS PARK, CARDIFF	ST1837076871	Modern	Statue	LB Grade II, PGW Grade II	LB13693, PGW Gm 026	B
LB21669	PAIR OF OBELISK LAMP STANDS TO SE OF CITY HALL		Post Medieval	Building	LB Grade II	LB21669	B
LB21709	ANDREWS BUILDINGS		Post Medieval	Building	LB Grade II	LB21709	B
NPRN14284	WINDSOR PLACE CONGREGATIONAL CHAPEL, WINDSOR PLACE, TREDEGARVILLE	ST1865876696	Post Medieval	Chapel			C
NPRN308508	ST ANDREW'S CRESCENT, 12, CARDIFF	ST1861676893	Post Medieval	Town House			C
NPRN31780	EMPIRE THEATRE, QUEEN STREET, CARDIFF	ST1840976587	Post Medieval	Cinema, Theatre			C
NPRN31875	QUEEN STREET	ST18527658	Post Medieval	Public Building			C
NPRN411973; LB21641; PGW Gm 026	GORSEDD GARDENS HUT	ST1839176868	Post Medieval	Public Park	PGW Grade II	PGW(Gm) 26 ; LB21641	B
NPRN54063	BLOGG'S COLLEGE, GREYFRIARS ROAD, CARDIFF	ST1846976664	Post Medieval	Building			C
BC001	TRIANGULAR-SHAPED BUILDING, N BANK DOCK FEEDER CANAL	ST185380767820	Post Medieval	Building			D

4 Assessment of Heritage Assets

4.1 Potential Direct Impacts of the Development on Heritage Assets

4.1.1 The potential impact of the proposed development on heritage assets has been assessed using the design information set out in *Vita Student Residences, Bradley Court, Cardiff: Consultation with Design Commission for Wales* (Feilden, Clegg, Bradley Studios 2017). The potential direct impact of the development on heritage assets is confined to three sites, Bute Dock Feeder Canal 01682.28s; 11 Park Place 01952s, LB14105, NPRN19602; and BC001 Triangular-shaped Building. The direct effect of the development on the Bute Dock Feeder Canal has been assessed as Beneficial. The design (Feilden, Clegg, Bradley Studios 2017, 67-76) suggests bringing a portion of the 'open' feeder canal into the public realm thus improving the banks of the feeder canal, public interconnectivity with the asset and providing a public 'waterside' space. There is no construction design information, although AECOM have confirmed that at this stage the new building will likely be piled but the dock feeder canal will be left preserved *in-situ*. A number of options for the redevelopment of the Victorian villa 11 Park Place are proposed from full retention of the existing building to completely demolishing except the front façade. The present assessment makes the conservative assumption that the majority of the building will be removed, excepting the front façade, therefore, a High direct effect has been assessed. However, it is worth noting that the interior was substantially altered by the Bailey Group during the construction of Bradley Court which will have reduced the value of the asset. A survey was undertaken by the RCAHMW in 1979 of the original (as it was then) building prior to the 1980s refurbishments. A Low direct effect has been assessed on the small Triangular-shaped Building located on the north bank of the Dock Feeder Canal which is depicted on historic plans until publication of the 1942 (OS 4th Edition) map. Any remains of this building are likely to have been substantially damaged by the construction of Bradley Court. The remaining 37 heritage assets have been assessed as having no direct effect from the proposed development.

4.2 Potential Indirect Impacts of the Development on Heritage Assets

4.2.1 For the purposes of the assessment of indirect impacts from the proposed development on heritage assets only sites of International and National importance have been assessed. A total of 18 heritage assets have been assessed as having an indirect effect by the proposed development. The Dock Feeder Canal (01682.28s) and Victorian villas 3-11 Park Place (GGAT01952s; LB14101-14105; NPRNs19598-19602) have been assessed as having a Considerable indirect effect as the proposed development will have key views and/or essential lines of sight significantly visible resulting in limited severance of cultural heritage links. Four heritage assets have been assessed as having a Moderate indirect effect. Listed buildings Eglwys Dewi Sant (GGAT02831s; LB13787; NPRN14283), David Lloyd George stature (LB13691; NPRN32780; PGW Gm 026), John Cory statue (LB13692; NPRN32779; PGW Gm 026) and Lord Ninian Crichton Stuart statue (LB13693; NPRN32778; PGW Gm 026) will have key views and/or essential lines of sight to and from the heritage asset visible resulting in some severance of cultural heritage links. However, visibility is already obscured from these heritage assets towards the proposed development area due to the presence of mature tree cover both inside the registered Park and Garden and along Boulevard De Nantes.

4.2.2 Two heritage assets (City United Reformed Church, Cardiff GGAT01251s; LB13831; NPRN9319 and Gorsedd Gardens Hut NPRN411973; LB21641; PGW Gm 026) have been assessed having a Slight indirect effect with the key views and/or essential lines of sight to and from the heritage asset being noticeable resulting in diminished cultural heritage links. The visibility towards the proposed development area from these sites is significantly obscured by mature tree cover. A total of ten heritage assets (Table 3) have been assessed as having a Very Slight indirect effect. The key views and/or essential lines of sight to and from the heritage assets will be noticeable by the proposed development but resulting in little discernible severance of cultural heritage links. Again, mature tree cover as well as existing buildings limiting visibility from the heritage asset to the proposed development area.

Table 4. Assessment of direct and indirect effects on heritage assets

ID	Name	NGR	Period	Type	Designation	Designation ID	Value	Rarity	Documentation/Association	Group Value	Survival/Condition	Direct Effect	Indirect Effect	Setting Effects Yes/No
GGAT01682.28s, PGW Gm 026	CANAL DOCK FEEDER	ST185250767700	Post Medieval	CANAL	PGW Grade I and Grade II	PGW Gm 22 and 26	B	High	Moderate	High	Intact / Fair	Beneficial	Considerable	N/A
GGAT01952s; LB14101-14105; NPRNs19598-19602	3-11 PARK PLACE, CARDIFF	ST1852876707	Post-Medieval	HOUSE	LB Grade II	LB14101-14105	B	Medium	Moderate	High	Intact / Good	High	Considerable	Yes
BC001	TRIANGULAR-SHAPED BUILDING, N BANK DOCK FEEDER CANAL	ST185380767820	Post Medieval	Building			D	Low	Low	Low	Damaged / Poor	Low	None	N/A
GGAT02831s; LB13787; NPRN14283	EGLWYS DEWI SANT (FORMERLY CHURCH OF ST ANDREW)	ST18577688	Post-Medieval	CHURCH	LB Grade II	LB13787	B	Medium	Moderate	Moderate	Intact / Good	None	Moderate	N/A
LB13691; NPRN32780; PGW Gm 026	STATUE OF DAVID LLOYD GEORGE, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF	ST1838676918	Modern	STATUE	LB Grade II, PGW Grade II	LB13691, PGW Gm 026	B	Medium	High	High	Intact / Good	None	Moderate	Yes
LB13692; NPRN32779; PGW Gm 026	STATUE OF JOHN CORY, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF	ST1841776824	Modern	STATUE	LB Grade II, PGW Grade II	LB13692, PGW Gm 026	B	Medium	High	High	Intact / Good	None	Moderate	Yes
LB13693; NPRN32778; PGW Gm 026	STATUE OF COLONEL LORD NINIAN CRICHTON STUART, GORSEDD GARDENS, CATHAYS PARK, CARDIFF	ST1837076871	Modern	STATUE	LB Grade II, PGW Grade II	LB13693, PGW Gm 026	B	Medium	High	High	Intact / Good	None	Moderate	Yes
GGAT01251s; LB13831; NPRN9319	CITY UNITED REFORMED CHURCH, CARDIFF	ST18667675	Post-Medieval	CHURCH	LB Grade II*	LB13831	B	Medium	Moderate	Moderate	Near Intact / Good	None	Slight	N/A
NPRN411973; LB21641; PGW Gm 026	GORSEDD GARDENS HUT	ST1839176868	Post Medieval	PUBLIC PARK	PGW Grade II	PGW(Gm) 26; LB21641	B	High	Moderate	High	Intact / Fair	None	Slight	Yes
GGAT00101s; GGAT00102s; SAMGm171, NPRN33, PGW (Gm) 22	CARDIFF ROMAN FORT AND MEDIEVAL CASTLE	ST1806076590	Roman	FORT	SAM, Grade I PGW	GM171, PGW Gm 22	A	Very High	Very High	High	Near Intact / Very Good	None	Very Slight	Yes
GGAT01129s; LB13665; NPRN32757; PGW Gm 026	STATUE OF LORD TREDEGAR, CATHAYS	ST1838176821	Modern	COMMEMORATIVE MONUMENT	LB Grade II, PGW Grade II	LB13665, PGW Gm 026	B	Medium	High	High	Intact / Very Good	None	Very Slight	Yes
GGAT01201s; LB13771; NPRN19595	PARK HOTEL, CARDIFF	ST18577663	Post-Medieval	HOTEL	LB Grade II	LB13771	B	Medium	High	Moderate	Intact / Very Good	None	Very Slight	N/A
GGAT01202s; LB13773; NPRN31893	SOUTH WALES INSTITUTE OF ENGINEERS	ST18497667	Post-Medieval	MUSEUM	LB Grade II	LB13773	B	Medium	High	Moderate	Intact / Good	None	Very Slight	N/A
GGAT01203s; LB13774; NPRN31827	NEW THEATRE, CARDIFF	ST18477673	Post-Medieval	THEATRE	LB Grade II	LB13774	B	Medium	High	Moderate	Intact / Good	None	Very Slight	N/A
GGAT01249s; LB13829; NPRN28080	11-24 WINDSOR PLACE, CARDIFF	ST18607675	Post-Medieval	BUILDING	LB Grade II	LB13829	B	Medium	High	High	Damaged / Good	None	Very Slight	N/A
GGAT01250s; LB13830; NPRN28086 and NPRN400190	25-33 WINDSOR PLACE, CARDIFF	ST18647680	Post-Medieval	BUILDING	LB Grade II	LB13830	B	Medium	High	High	Damaged / Good	None	Very Slight	N/A
GGAT02007s; SAMGm171; PGW Gm 022	CARDIFF SHIRE HALL	ST1808676563	Medieval	COURT HOUSE	SAM, Grade I PGW	GM171, PGW Gm 22	A	Very High	Very High	High	Damaged / Fair	None	Very Slight	Yes
GGAT02328s; PGW(Gm) 22; LB13662	CARDIFF CASTLE AND BUTE PARK	ST1807376595	Post-Medieval	PARK	PGW Grade I	PGW Gm 22, LB13662	A	Very High	High	High	Near Intact / Good	None	Very Slight	Yes
LB21669	PAIR OF OBELISK LAMP STANDS TO SE OF CITY HALL		Post Medieval	BUILDING	LB Grade II	LB21669	B	High	Moderate	High	Intact / Fair	None	Very Slight	N/A

4.2.3 The last column “Setting Effects Y/N” identifies those heritage assets that may have indirect visual impacts to the setting of the monument (Stage 1 as set out in *Setting of Historic Assets in Wales 2017 (The Historic Environment (Wales) Act 2016, Annex 6)*).

4.3 Setting and Significance – Stage 1

- 4.3.1 Potential indirect impacts of the development on heritage assets are confined to the impacts upon the setting of International and National value heritage assets (A* and A class), these include Scheduled Ancient Monuments, Registered Landscapes, Parks and Gardens and sometimes Grade I and I* Listed Buildings. Grade II and II* buildings are considered if their setting includes or is included with a Registered Landscape or Park and Garden.
- 4.3.2 For the purposes of the assessment of setting and significance of heritage assets with a value of A or higher, a total of three have been identified within a 500m (radius) study area (SAMGm171 Cardiff Castle and Shire Hall; and PGW Gm22 Cardiff Castle and Bute Park). A single site (SAMGm173 Black Friars Priory) located 750m from the development area has also been included due to its value and proximity to the proposed development. A further six Value A sites were considered for assessment but were discarded as too distant, had no setting or direct line of sight to the proposed development area (SAMGm13; SAMGm14; SAMGm205; SAMGm553; SAMGm474 and SAMGm296). A total of five Value B sites have been included because their setting includes or is included within a Registered Park and Garden (see Table 5 below). Finally, a single category B site (GGAT01952s; LB14101-14105; NPRNs19598-19602 3-11 Park Place, Cardiff) has been included because the scale of the proposed development in relation to the heritage asset.
- 4.3.3 For the purposes of the assessment of setting and significance of Registered Landscapes, Parks and Gardens only two are considered to have an effect, Cathays Park Registered Park and Garden (PGWGm26), particularly the Gorsedd Gardens and Cardiff Castle and Bute Park Registered Park and Garden (PGWGm22).

4.3.4 Defining and Evaluating the Setting and Significance of Heritage Assets – Stage 2 and 3

4.3.5 Section 2.3, 2.4 and 2.5 above set out the context and extent of the identified heritage assets, which contribute to the Stage 1 and 2 assessment of setting and significance. Section 3 sets out the value and Section 4.1 and 4.2 the direct and indirect effects, which also contribute to the overall understanding of heritage assets and their setting (Stage 2 assessment of setting and significance).

Table 5. Stage 3 Assessing value and significance of indirect visual effects on the setting of heritage assets

ID	Name	Value	Evidential Value	Historical Value	Aesthetic Value	Communal Value	Type of visual effect/change	Magnitude of Effect	Significance of Effect	Cumulative Visual Effect
GGAT00101s; GGAT00102s; SAMGm171, NPRN33, PGW (Gm) 22	CARDIFF ROMAN FORT AND MIEVEAL CASTLE	A	Very High	Very High	Very High	Very High	Very Slight interruption	Low	Significant	Very Slight
GGAT02007s; SAMGm171; PGW Gm 022	CARDIFF SHIRE HALL	A	High	High	Low	Moderate	None	None	None	None
GGAT02328s; PGW(Gm) 22; LB13662	CARDIFF CASTLE AND BUTE PARK	A	Very High	Very High	Very High	Very High	Very Slight interruption	Low	Significant	Very Slight
PGW (Gm) 22	Cardiff Castle and Bute Park, Registered Park and Garden	A	Very High	Very High	Very High	Very High	Considerable interruption	Moderate	Significant	Very Slight
PGW (Gm) 26	Cathays Park, Registered Park and Garden	B	High	High	Very High	Very High	Considerable interruption	Moderate	Significant	Very Slight
GGAT01952s; LB14101- 14105; NPRNs19598-19602	3-11 PARK PLACE, CARDIFF	B	Moderate	High	Moderate	Moderate	Considerable interruption	Moderate	Significant	Moderate
LB13691; NPRN32780; PGW Gm 026	STATUE OF DAVID LLOYD GEORGE, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF	B	High	High	High	High	Moderate interruption	Moderate	Significant	Very Slight
LB13692; NPRN32779; PGW Gm 026	STATUE OF JOHN CORY, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF	B	High	High	High	High	Moderate interruption	Moderate	Significant	Very Slight
LB13693; NPRN32778; PGW Gm 026	STATUE OF COLONEL LORD NINIAN CRICHTON STUART, GORSEDD GARDENS, CATHAYS PARK, CARDIFF	B	High	High	High	High	Moderate interruption	Moderate	Significant	Very Slight
NPRN411973; LB21641; PGW Gm 026	GORSEDD GARDENS HUT	B	Moderate	High	High	Very High	Moderate interruption	Moderate	Significant	Very Slight
GGAT01129s; LB13665; NPRN32757; PGW Gm 026	STATUE OF LORD TREDEGAR, CATHAYS	B	High	High	High	High	Moderate interruption	Moderate	Significant	Very Slight

4.3.6 The assessment of the Cumulative Visual Effect is the culmination of the assessment of value, degree of change and corresponding effects. This is partly a subjective exercise based on the assessor's experience and knowledge.

4.4 Summary of Significance and Setting

- 4.4.1 The proposed development area (Plate 17) is located close to the Cathays Park Registered Park and Garden (PGWGm26), particularly the Gorsedd Gardens, which is only 50m from the proposed development area (Plates 9-14). The three constituent areas that make up this park were originally conceived as urban parks and development has continued around them with the construction of some major buildings, including the Civic Buildings (discussed in detail above), Cardiff University, the later county and council municipal buildings and tall buildings such as the Capital Tower (80m high). While imposing to the immediate locale, the proposed height of the development at 50m is 9m below the City Hall Clock Tower, 40m below the Principality Stadium spires and 30m below the Capital Tower. The setting then of Cathays Park is Very Slightly indirectly effected by the proposed development but no more so or indeed arguably less so than existing buildings in its immediate local. The 'key views and/or essential lines of sight to and from the Registered Park are noticeable by the proposed development but resulting in little discernible severance of cultural heritage links'. The listed buildings (statues and a hut) by association are all obscured by extensive tree cover and while the Gorsedd Gardens, and to a lesser degree the Friary Gardens, will be overlooked by the proposed building (at 50m high) the indivisibility between the existing park elements are not impacted, hence the Very Slight indirect visual impact assessment on the setting of these monuments (Plates 18 and 19). The visualisation in Plate 19 of the proposed building does not allow for the dense tree cover obscuring the development area. A winter scene maybe more representative of the view when the trees have no foliage but the monument would be largely obscured during the months the trees are in leaf.
- 4.4.2 Cardiff Castle and Bute Park Registered Park and Garden (PGWGm22), located 330m west of the proposed development, has its origins as a pleasure park for the Marquises of Bute but is nonetheless also indirectly visually effected by the presence of some of the buildings noted above. The proposed development will be visible from Cardiff Castle Keep and possibly the eastern and northern defensive walls (Plate 20); although views towards the proposed development area from the latter are surprisingly less imposing than first expected. The setting of the monument is considered to be the wider park, canal and moat. Amenity links are to the north, south and west of the castle and the modern North Road has severed any direct links from the castle eastwards excepting the pedestrian gate to Bute Park by the dock feeder canal. Therefore, the effect on the setting of the castle, despite being partially visible from the keep and walls, is considered Very Slight with 'key views and/or essential lines of sight to and from the heritage assets noticeable by the proposed development but resulting in little discernible severance of cultural heritage links'. The Black Friars Priory (Plate 16) has no clear view towards the proposed development (at 50m high) and views from much of the Bute Park itself are obscured by mature tree cover and indeed the castle itself to the south. The essential setting of the park is west towards Sophia Gardens (PGWGm21), therefore the overall assessment of indirect effects on the park is Very Slight with 'key views and/or essential lines of sight to and from the heritage assets noticeable by the proposed development but resulting in little discernible severance of cultural heritage links'. Both Sophia Gardens Registered Park and Garden (PGWGm21) and Pontcanna and Llandaff Fields (PGWGm59) Registered Park and Garden have been discarded from the present assessment as too distant, and having no setting or direct line of sight to the proposed development area.

4.4.3 The row of Victorian villas (Plate 17 and 21) on Park Place (Nos. 3-11, GGAT01952s; LB14101-14105; NPRNs19598-19602) have been included in the assessment of setting as they form the southern boundary of the development area and are an important survivor of Cardiff's middle-class expansion in the late 19th century (see Section 2.3-5 above). The setting of these buildings is street scene of Park Place itself and also Cathays Park, in particular the Gorsedd Gardens on the periphery of the setting. The proposed development will have an impact on the setting of the Victorian villas as the proposed new buildings will be visible. However, the position of the proposed buildings at the end of the row of villas and the retention of the façade of number 11 Park Place will reduce the severity of impact on the setting to Moderate with the 'key views and/or essential lines of sight to and from the heritage asset visible resulting in some severance of cultural heritage links'.

5 Mitigation Recommendations

- 5.1.1 The assessment has identified the potential direct and indirect effects of the proposed development together with an assessment of the setting and significance of high value heritage assets. The potential direct impact of the development on heritage assets is confined to three sites, Bute Dock Feeder Canal 01682.28s; 11 Park Place 01952s, LB14105, NPRN19602; and BC001 Triangular-shaped Building.
- 5.1.2 The direct effect of the development on the Bute Dock Feeder Canal 01682.28s on the western side of Park Place (outside of the development area but included in the design proposals) has been assessed as Beneficial as the proposed scope of work will bring this part of the dock feeder canal into the public realm and connect it to Park Place. Initial plans indicate landscaping and some construction work (paving and terracing) to the banks to make the canal accessible (Feilden Clegg Bradley Studios 2017). While the result of the works will be Beneficial to this part of the Dock Feeder Canal, there is a potential to encounter archaeological artefacts and deposits, some of which may be waterlogged, during the construction phase. Structural archaeological remains within the canal are unlikely due to the nature of the heritage asset, however, archaeological deposits and organic remains, such as leather, textiles, timber etc, may be preserved/identified and any such remains found in an anaerobic environment (alluvial deposits) will have a high degree of survival. Therefore, it is recommended that an archaeological watching brief be conducted on the construction and landscaping activities, including contingency provisions for the discovery of significant archaeological remains. It is further suggested that any final design plans for the dock feeder canal banks in this area respect the profile of the canal (as originally intended) and also observe the wishes of the 3rd Marquis of Bute when he stipulated that the northern bank of the dock feeder canal must be enclosed and planted with trees.
- 5.1.3 A High direct effect has been assessed for the number 11 Park Place 01952s, LB14105, NPRN19602 based on total loss of the building as suggested in the design proposals (with the exception of the front façade). The building both internally and externally was substantially altered during the construction of Bradley Court so it is unclear to what extent the original architectural features survive, excepting the west and north facing external elevations which appear largely intact. The building has already been surveyed in 1979 (see Section 2.6 above) when many of the original architectural features were still intact. Therefore, a full Level 4 Building Survey (Historic England 2016) is not thought necessary in this instance (as would usually be the case) but a building survey to at least Level 2 should be conducted and all sources, including the RCAHMS 1979 survey, consulted to provide as coherent a record as possible of the building both historically and as it stands today. The recording of Bradley Court itself has been covered to a large extent by Donald Insall Associates (2017) and it is recommended that a suite of photographs of the building prior to demolition be taken to complement the above report. The photographic record should be undertaken to the Glamorgan-Gwent Archaeological Trust's specification *Advice to Developers wishing to meet Planning Condition for Historic Building Photographic Survey in Southeast Wales 2013*.

- 5.1.4 A Low direct effect has been assessed on the small Triangular-shaped Building located on the north bank of the Dock Feeder Canal which is depicted on historic plans until publication of the 1942 (OS 4th Edition) map. Any remains of this building are likely to have been substantially damaged by the construction of Bradley Court. However, the archaeological resource is unpredictable and remains of this building could be disturbed during demolition and grubbing up of foundations of the existing Bradley Court. It is therefore recommended that an archaeological watching brief be conducted on the demolition phase, including contingency provisions for the discovery of significant archaeological remains.
- 5.1.5 A total of 18 heritage assets have been assessed as having an indirect effect by the proposed development ranging from Considerable and Moderate to Very Slight. These effects are largely concerned with visibility and the severance of cultural heritage links. The intervisibility of these cultural heritage links are already effected by a significant urban townscape and treescape, especially in the parks and along the dock feeder canal for the latter. Therefore, provided that consideration is given to maintaining and improving the existing treescape this should offer some reduction in the overall indirect effect from Considerable to Moderate and Moderate to Slight or Very Slight. However, the size and scope of the proposed development will still result in a permanent change of indirect effect to heritage assets, albeit much reduced. The proposed development will also have an impact on the setting of the Victorian villas (Stage 4 assessing setting) as the proposed new buildings will be visible. However, the position of the proposed buildings at the end of the row of villas and the retention of the façade of number 11 Park Place, with the existing treescape retained and enhanced, will reduce the severity of impact on the setting to Slight.
- 5.1.6 The setting (Stage 4 assessing setting) of Cathays Park (PGWGm26) is Very Slightly indirectly effected by the proposed development. The ‘key views and/or essential lines of sight to and from the Registered Park are noticeable by the proposed development but resulting in little discernible severance of cultural heritage links’. The listed buildings (statues and a hut) by association are all obscured by extensive tree cover and while the Gorsedd Gardens, and to a lesser degree the Friary Gardens, will be overlooked by the proposed building (at 50m high) the indivisibility between the existing park elements are not impacted. Likewise, the proposed development will be visible from Cardiff Castle and Bute Park (PGWGm26), particularly Cardiff Castle Keep and possibly the eastern and northern defensive walls. However, the impact on the setting of the castle (and park), despite being partially visible from the castle motte and walls, is considered Very Slight with ‘key views and/or essential lines of sight to and from the heritage assets noticeable by the proposed development but resulting in little discernible severance of cultural heritage links’. Therefore, provided that consideration is given to maintaining and improving the existing treescape this should offer some reduction in the overall visual impact. However, the size and scope of the proposed development will still result in a permanent change of indirect effect to heritage assets, albeit minor (Very Slight).

6 Assessment of Residual Impacts

- 6.1.1 Provided the mitigation strategy established in Section 5 is followed the proposed development will have no further residual direct impacts on the archaeological resource of the development area.
- 6.1.2 The proposed development will have a permanent impact on the setting of both Cathays Park and Cardiff Castle and Bute Park Registered Park and Garden. However, the overall residual impact has been assessed as Very Slight as the setting of the parks are no more effected or indeed arguably less effected by the proposed development than the existing buildings in its immediate local.

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Other Sources

BGS <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed 21/04/2017

8 Appendices

8.1 Appendix I Figures

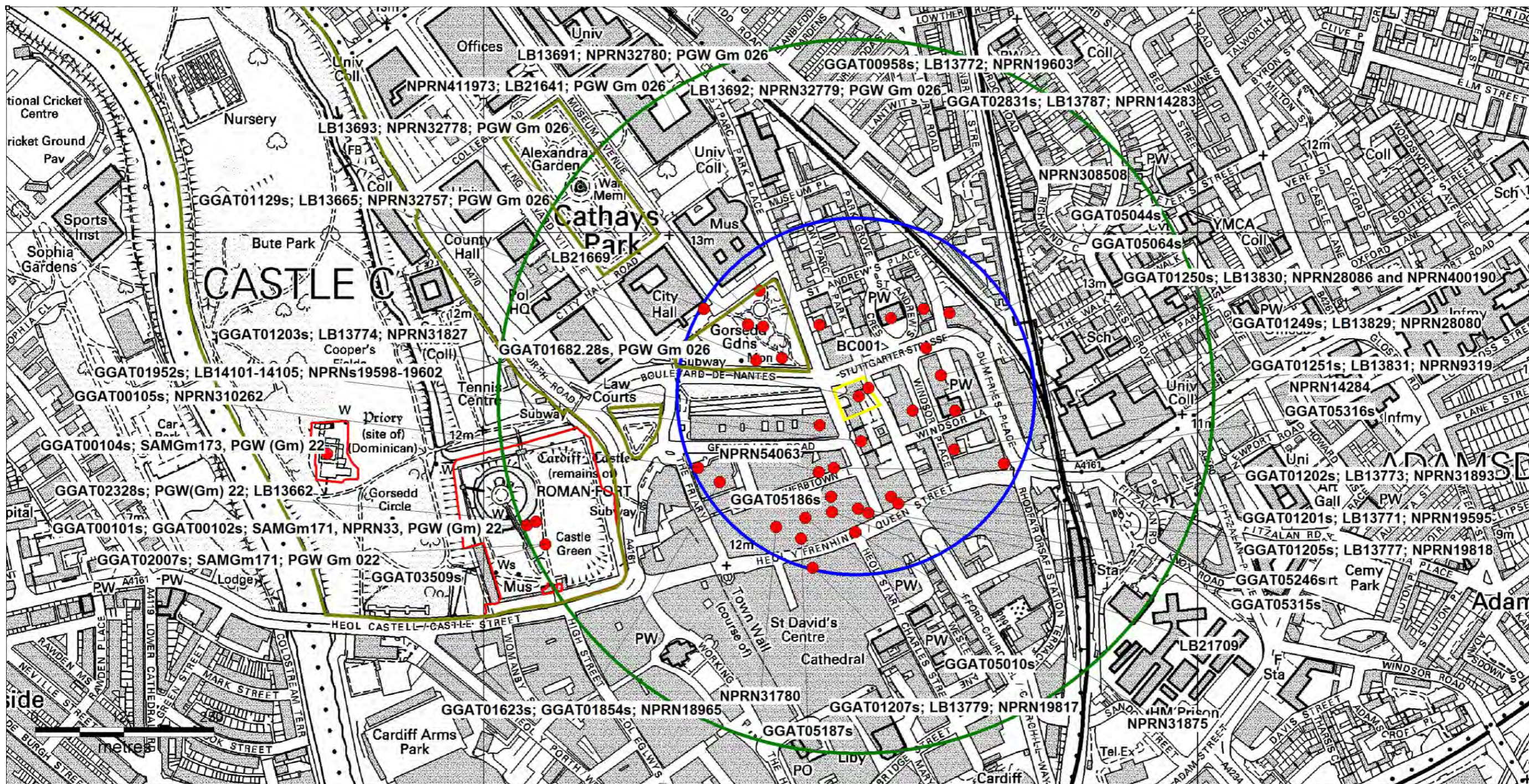


Figure 1. Heritage assets (red spot) and Schedule Ancient Monuments (red polygon) in relation to the development area (yellow), 250m (radius) study area (blue) and 500m (radius) study area (green). Registered Parks and Gardens areas (green). Ordnance Survey base map produced under licence 100058761.



Figure 2. John Speed's Cardiff Town Plan 1610.



Figure 3. A view west along "Crockerton ftree" 1776 by Paul Sandby.



Figure 4. The Bute Cardiff Castle Estate Plan 1824 (GRO DB/E/1-2)

Figure 5. The 1832 Boundary Commission Report and development area (red)

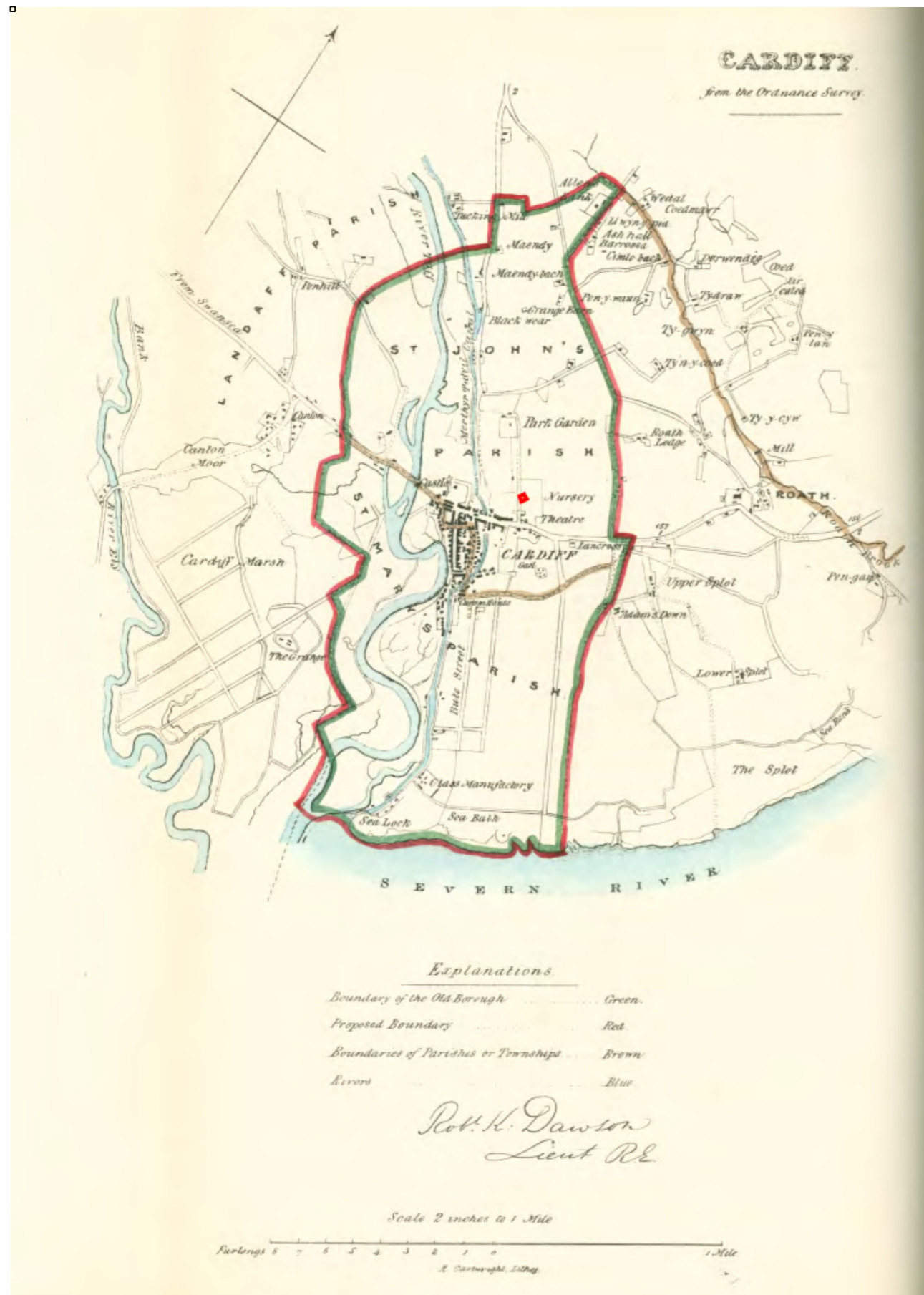


Figure 6. John Wood's late 1830s plan of Cardiff (GRO) for the Marquis of Bute (development area in red)



Figure 7. The 1844 Tithe Map of St John's, Cardiff. Development area in red.



Figure 8. Cardiff Board of Health plan 1851. Development shown as red polygon.



Figure 9. The 1880 Ordnance Survey Cardiff Town Plan. Development area shown in red.



Figure 10. The 1880 Ordnance Survey 1st Edition Plan. Development area red polygon.



Figure 11. The 1901 Ordnance Survey 2nd Edition Plan. Development area red polygon.

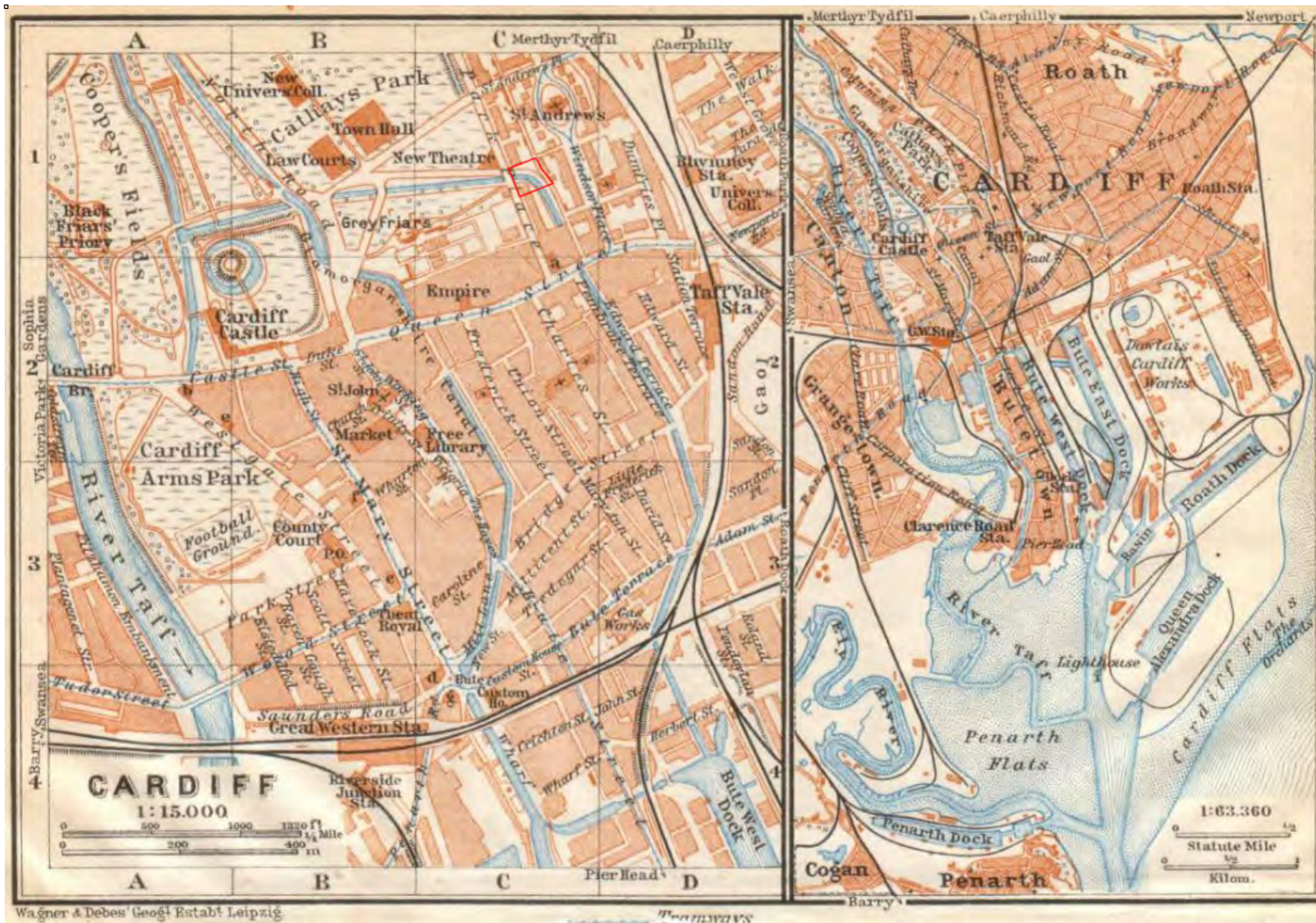


Figure 12. Cardiff Town Plan 1910, Wagner and Debes, Leipzig. Development area red polygon.

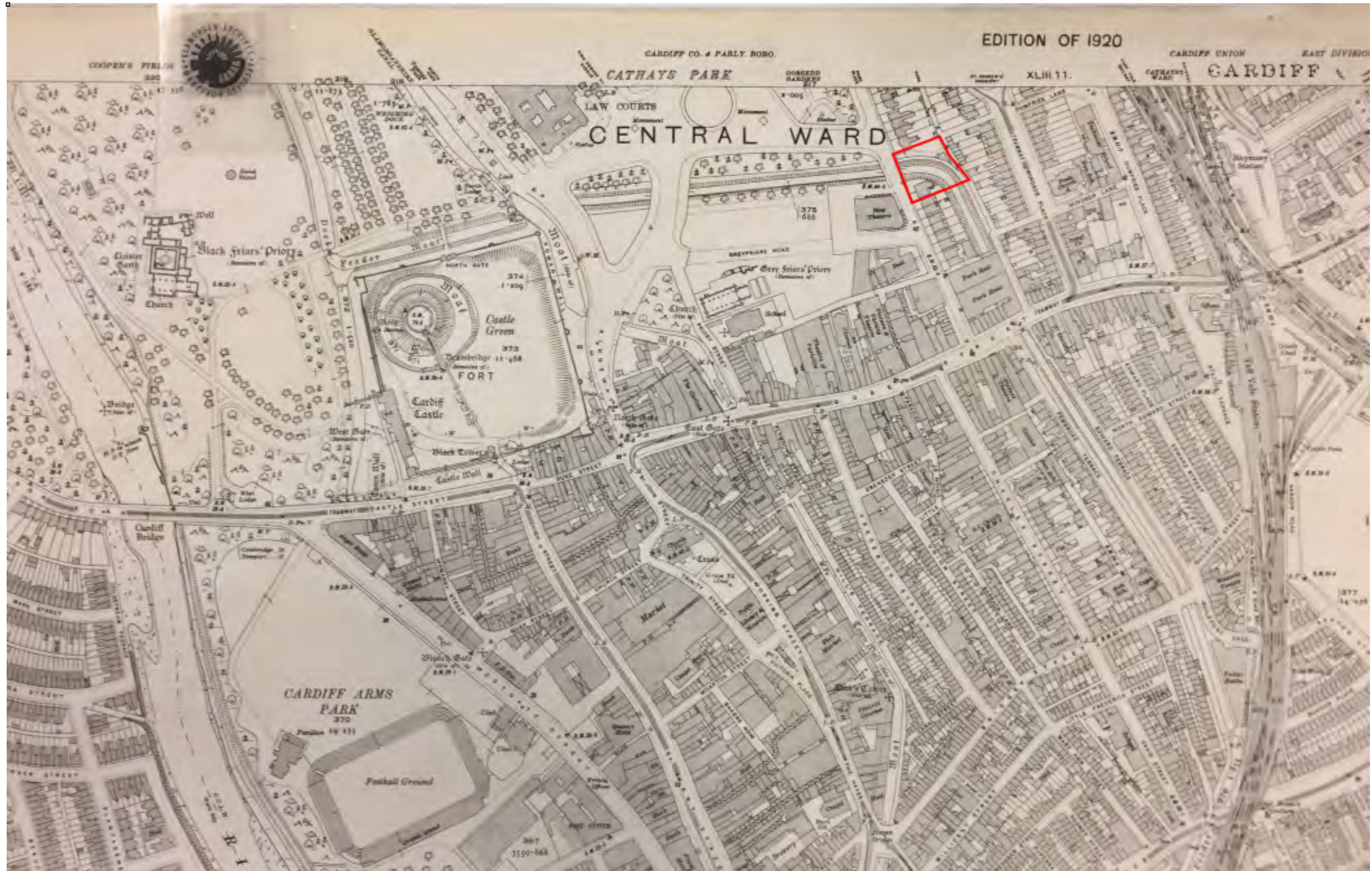


Figure 13. The 1920 Ordnance Survey 3rd Edition Plan. Development area red polygon.



Figure 14. The 1942 Ordnance Survey 4th Edition Plan. Development area red polygon.

8.2 Appendix II Aerial Photographs

8.2.1 The following is a list of the aerial photographs with coverage of the study area held by the Central Registry of Air Photography for Wales (CRAPW). The images largely followed the chronology of historic maps. No new heritage assets were identified.

Table 6. Aerial photographic search results ref. W-AP-PR 17-093

WO No	Old No	Sortie No	Date	Scale	Air Surv Org	Ph Type	Film Loc	Prints Available to View
4220	M 3112	FNO /17	25/06/1942		Medmenham	B & W		6.39
4654	541	CPE UK 1871	04/12/1946	1:10000	RAF	B & W	6/5 x4	4007
4702	1037	CPE UK 2258	25/08/1947	1:29100	RAF	B & W	3/5	5045
4805		58 RAF 94	14/08/1948	1:2500	RAF	B & W	19/2	5013
4817	788	CPE UK 2472	09/03/1948	1:10000	RAF	B & W	6/5 x2	3260
4822	809	CPE UK 2520	23/03/1948	1:5000	RAF	B & W	7/6	5193
5022	1069	541 RAF 527	14/05/1950	1:10000	RAF	B & W	1/6 x2	3173
5211	1246	58 RAF 863	25/04/1952	1:5000	RAF	B & W	9/7	5042
5605	5601	82 RAF 1436	01/06/1956	Oblique	RAF	B & W	9/3	121
6310		OS 63 074	31/05/1962	1:24000	Ordnance Survey	B & W	1/2	53
6852	2295	58 RAF 8659	18/03/1968	1:15600	RAF	B & W	7/5	F43: 67 - 68
7156	2312	39 RAF 3764	07/09/1971	Various	RAF	B & W	10/4	F43: 43
7645		OS 76 102	28/06/1976	1:15300	Ordnance Survey	B & W IR	18/2	28 - 29
7940		OS 79 129	22/09/1979	1:24400	Ordnance Survey	B & W	18/4	100 - 101
8101		J.A Story 8669	29/06/1981	1:5000	J.A Story(NRSC)	B & W	NRSC	3181: 26
8213		OS 82 142	17/06/1982	1:5200	Ordnance Survey	B & W	RCAHMW	90
8324		OS 83 022	09/04/1983	1:5200	Ordnance Survey	B & W	RCAHMW	103
8545		BKS	01/03/1985	1:7000?	BKS	Infra Red	BKS	13-4 + 13-3
9138			01/07/1991	1:5000	Geonex(NRSC)	Colour	NRSC	159 91: 64
9367		OS 93 110	03/05/1993	1:5300	Ordnance Survey	B & W	RCAHMW	108
9599		OS 95 155	15/06/1995	1:5200	Ordnance Survey	B & W	RCAHMW	15
200029		Getmapping	01/01/2000	1:10000	Getmapping	Colour		Available from Bluesky International / Getmapping
200401			01/01/2004		Geoinformation Gr	Colour	citiesrevealed.com	Available from citiesrevealed.com
200601		COWI	06/06/2006	1:10000	COWI	Colour		Available from Bluesky International
200901		Nextperspectives	01/01/2009		Getmapping	Colour		Nextperspectives
201301		Nextperspectives	01/01/2013	Digital	Nextperspectives	Colour		Airbus: Nextperspectives/ Getmapping
201601		Bluesky Getmapping	01/01/2016	Digital	Bluesky Getmapp	colour		

8.3 Appendix III Tithe Apportionment

Table 7. Apportionments relating to the Tithe Map for the Parish of St John (1845)

Parcel Number	Landowners	Occupiers	Name and Description of Lands and Premises	State of Cultivation	Quantities in Statute Measure			Amount of Rent- charge apportioned upon the several Lands, and to whom payable					
					A.	P.	R.	Payable to Vicar			Payable to Appropriator		
					£	S	P	£	S	P	£	S	P
140	Marquis of Bute	Richard Moody	Bute Ship Canal Feeder and Banks	-	1	1	30	-	-	-	-	-	-
161	Marquis of Bute	Richard Moody	Accommodation and roads	-	2	-	12	-	-	-	-	-	-
162	Marquis of Bute	George Insole	Garden	-	1	-	9		3	2			
163	Marquis of Bute	Richard Moody	Bute Canal Feeder Banks	-	1		8						
164	Marquis of Bute	William Alexander Bradley	Garden	-		3	3					2	
165	Marquis of Bute	George Insole	Garden			2	18		3	1			
168	Marquis of Bute	William Alexander Bradley	Leasehold Cottage Garden	Meadow		2	3						
169	Marquis of Bute	George Insole	Leasehold Theatre				23						
170	Marquis of Bute	George Clinton	Cottage and Gardens			1	6		1	6			
170a	Marquis of Bute	Richard Moody		Garden		1	32	1	8	6			
178	Marquis of Bute	William Williams	Old Nursery	Pasture	8		18						

Note. Quantities and Measures are listed in Acres, Roods and Perches (A.R.P.). An acre is 4,840 square yards. A rood is a rectangular area one furlong (10 chains or 40 rods/perches) long by one rod wide. There are 40 perches to a rood, and 160 perches to an acre. The amount (£) due is listed in Pounds, Shillings and Pence (£sd).

8.4 Appendix IV Plates



Plate 1. View to SE towards development area.



Plate 2. View to E towards 11 Park Place (development area).



Plate 3. View to S of Bute Dock Feeder Canal (01682.28s) (W of development area).



Plate 4. View to SE of Bute Dock Feeder Canal (01682.28s) as it turns east from Bute Park to the development area utilising Cardiff Castle's moat.



Plate 5. View of castle gardens and friary early 20th century



Plate 6. View to N of Bute Dock Feeder Canal (01682.28s) canalised under Park Hotel, with Edward and Pembroke Terraces either side.



Plate 7. View to S of Bute Dock Feeder Canal (01682.28s) along Edward and Pembroke Terraces.



Plate 8. View to N of Friary Gardens early 20th century.



Plate 9. View to N of John 3rd Marquis of Bute (LB13690).



Plate 10. View to S towards development area from Statue of David Lloyd George (LB13691).



Plate 11. View to SE towards development area from Statue of John Cory (LB13692).



Plate 12. View to SE towards development area from Statue Lord Ninian Edward Crichton Stuart (centre-right) (LB13693).



Plate 13. View to SE towards development area from Statue of Godfrey, First Viscount Tredegar (LB13665).



Plate 14. View to SSE towards development area from Care Takers Hut (LB21641).



Plate 15. View to SSE towards development area from Alexandra (memorial) Gardens (PGW Gm 26).



Plate 16. View to E towards development area from Black Friars Priory (SAMGm173/PGW Gm 22).

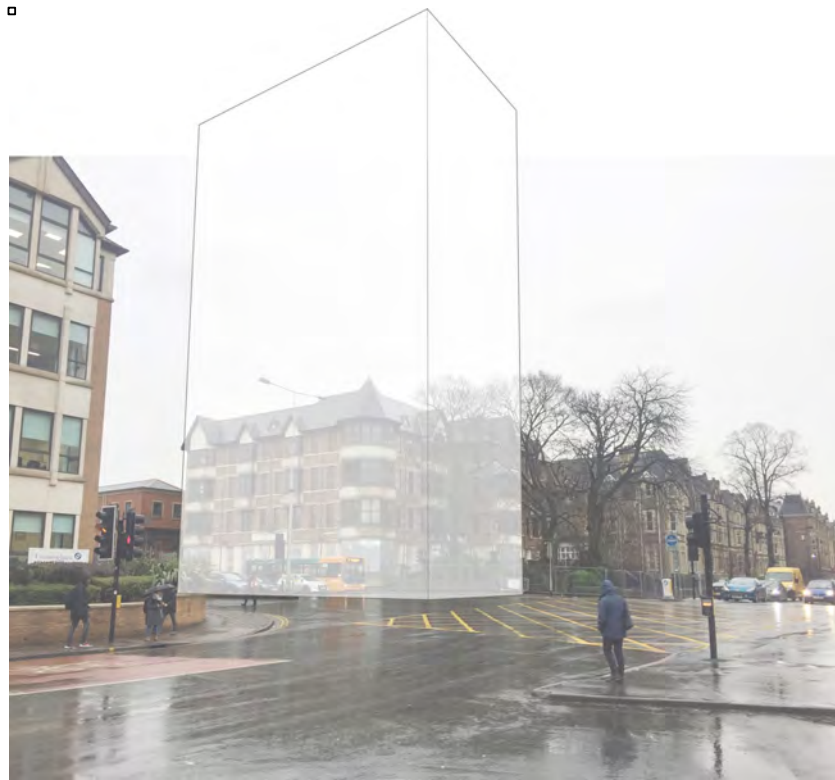


Plate 17. View to SE towards development area from Gorsedd Gardens (PGW Gm 26) showing scale of proposed building (Street View 3, Feilden, Clegg, Bradley Studios 2017, 28).



Plate 18. View to E towards development area along Boulevard De Nantes showing scale of proposed building (Street View 5, Feilden, Clegg, Bradley Studios 2017, 30). Friary Gardens are to the right (trees) as is the course of the Bute Dock Feeder Canal (01682.28s).



Plate 19. View to SE towards development area from NW corner of the Gorsedd Gardens (PGW Gm 26) showing scale of proposed building (Street View 6, Feilden, Clegg, Bradley Studios 2017, 31).



Plate 20. Panoramic view to E towards development area from Cardiff Castle Motte and Keep showing scale of proposed building (Street View 4, Feilden, Clegg, Bradley Studios 2017, 29).



Plate 21. View to NE towards development area from corner of Park Place and Greyfriars Road showing scale of proposed building (Street View 2, Feilden, Clegg, Bradley Studios 2017, 28).

8.5 Appendix V Gazetteer of New Heritage Assets

ID: BC001	Enw: ADEILAD SIÂP TRIONGL, Y GAMLAS SY'N BWYDO'R DOC AR Y DORLAN OGLEDDOL
NGR: ST 185380 76782	Math: Adeilad Statws: Dim

Disgrifiad:

Mae Cynllun Tref Caerdydd Arolwg Ordans 1880 (Plât 12), ynghyd â'r Argraffiad Cyntaf o'r Cynllun (Plât 13) yn dangos adeilad trionglog wedi ei leoli ar droad Camlas 01682.28s sy'n Bwydo Dociau Bute, ar y dorlan ogleddol. Nid yw'r adeilad wedi'i ddarlunio mwyach erbyn i Gynllun 1963-69 yr Arolwg Ordans gael ei gyhoeddi. Mae unrhyw olion o'r adeilad hwn yn debygol o fod wedi cael eu difrodi, neu hyd yn oed eu symud wrth i Lys Bradley, 11 Plas-y-Parc gael ei adeiladu.

ID: BC001	Name: TRIANGULAR-SHAPED BUILDING, NORTH BANK DOCK FEEDER CANAL
NGR: ST 185380 76782	Type: Building Status: None

Description:

The 1880 Ordnance Survey Cardiff Town Plan (Plate 12) and First Edition Plan (Plate 13) show a triangular-shaped building located on the bend of the Bute Dock Feeder Canal 01682.28s on the north bank. This building is no longer depicted by the publication of the Ordnance Survey 1963-69 Plan. Any remains of this building are likely damaged if not removed by the construction of Bradley Court, 11 Park Place.

8.6 Appendix VI

Acknowledgements and Copyright

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Abbreviations

- AP: Aerial Photograph
- BCXXX: A new site of archaeological interest discovered during the desk-based assessment
- CRAPW: Central Register of Air Photography for Wales
- GRO: Glamorgan Record Office, Cardiff
- HER: Historic Environment Record (curated by Glamorgan-Gwent Archaeological Trust)
- LB: Listed Building
- LPA: Local Planning Authority
- NGR: National Grid Reference
- NMR: National Monuments Record (curated by RCAHMW)
- NPRN: National Primary Record Number (in NMR)
- PGW RP&G: Registered Park and Garden (Wales)
- PRN: Primary Record Number (in HER - curated by Glamorgan-Gwent Archaeological Trust)
- RCAHMW: Royal Commission on the Ancient and Historical Monuments of Wales
- SAM: Scheduled Ancient Monument



Plate 22. Old postcard with view N along Park Place 1911.

Yn rhan o'n hawydd i wella ansawdd ein gwasanaeth, rydym yn croesawu unrhyw adborth y gallwch ei ddarparu.

As part of our desire to improve our quality of service we welcome any feedback you are able to provide.

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