What are the advantages and disadvantages of maintaining a listed building?

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Abstract

What are the advantages and disadvantages of maintaining a listed building in Wales?

This dissertation examines the advantages and disadvantages of maintaining listed buildings in Wales, focusing on three separate case studies, that demonstrate the three different grades of listings that Cadw can issue. The case studies are Cardiff Castle a Grade I listed building, Cardiff Market a Grade II* listed building, and Singleton former Farmhouse a Grade II listed building. Through examining and analysing literature, case studies, interviews, questionnaires, the three case studies demonstrate the similar and difference between the issues and benefits of maintaining a listed building. The research explores the importance of Cadw the Welsh Government's historic environment service role of protecting and reserving listed buildings and the responsibilities of The Local Planning authority and Owners have. The research demonstrates the laws and legislation that Cadw have implemented as well as the listing system that protects buildings that are considered by the Welsh government for historical importance or architectural interest.

Using Cardiff Castle as a case study, the study investigates the importance of a Grade I listed building, demonstrating a reason for the building to be listing as Grade I. The case study research includes the important advantages and disadvantages of maintaining that are attached to a Grade I listed building.

Using Cardiff Market as a case study, the study investigates the importance of a Grade II* listed building, demonstration the reason for Cadw to list a building to be Grade II*. The case study research includes the important advantages and disadvantages of maintaining that are attached to a Grade II* listed building.

Using former Singleton Farmhouse as a case study, the study investigates the importance of a Grade II listed building, demonstration the reason for Cadw to list a building to be Grade II. The case study research includes the important advantages and disadvantages of maintaining that are attached to a Grade II listed building.

The finding contributes to an understanding of Cadw's listing system and the importance of a listed building in Wales. The research has identified each individual listed categories of their advantages and disadvantages of maintaining a listed building as well as the disadvantages and advantages all listed buildings face as whole.

Overall, this dissertation emphasises the importance of maintaining a listed building in Wales as well as including the areas that need to be recognised and improved to help the

owners maintain their listed, in hope to prevent buildings from deteriorating to the extent of being added to the vulnerable or at-risk register. Ensuring that the future generations can learn and apricate these buildings in the future.

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Introduction

This dissertation is about exploring the advantages and disadvantages of maintaining a listed building in Wales. Specifically focusing on three case studies, Cardiff Castle, Cardiff Market and Singletons Former Farmhouse. Each case study was carefully selected to ensure that they demonstrate their own unique individual listing.

Cardiff castle was carefully chosen as a case study for a number of reasons. The castle is a public building that attracts thousands of tourists a year for both its unique architecture and rich history. The castle was recognized by the Welsh Government for it historical and architectural interest and the castle received the highest listing a building can receive a Grade I. The building has been kept in good condition and requires no major maintenance.

Cardiff Market was chosen for a case study because it was granted a Grade II* listing by Cadw. The market building is a public building, that sees 100's of people during the six day's it is open during the week. The building holds historical significance and architectural importance. Unfortunately, the building is in poor condition and needs expensive construction work done to the building to take the building of the Risk Register.

Swansea Singletons Former Farmhouse received the lowest grading Cadw can grant a Grade II. The building received the listing because it is categorised as a group value building meaning helps support the listing of the Singletons Estate. The building is in good condition though is not accessible to the public.

Each case study demonstrates their own individual opportunities and disadvantages within the category they are listed under Cadw, why also demonstrating the overall challenges and opportunities every listed building face.

While studying these three case studies, the aim is to find the answer to the question of this dissertation, what are advantages and disadvantages of maintaining a listed building in Wales? Including discovering what currently works to support the listed buildings and what needs to be improved to ensure that listed buildings are preserved in Wales.

Aims and objectives.

Aims

The two main aims of this dissertation are to:

To investigate the complexities involved in preserving, conserving, or refurbishing listed historical built structures.

To identify the opportunities and challenges involved with buildings of this nature in a time of climate change.

Objectives

The dissertation will address the following objectives:

Establish some of the key challenges in managing a listed building; by exploring obstacles that arise with the maintenance and upkeep of listed buildings.

To interview members of Caw and or other conservation bodies, architects etc to gain an understanding of what the various restrictions are enforced with every grading category known as grade I, grade II* and grade II, and the challenges of climate change in terms of energy, running costs, material durability, and skilled labour shortages.

Highlight the implications for listing building and the grades that they are listed under.

Literal Review

In this dissertation, four main documents of Cadw's have been a key in developing the research for this dissertation. These are highlighted below:

Understanding Listing in Wales (2018) gives in depth insight on listed buildings. The Cadw document provides information about the listed buildings system, including this document if gives descriptions on what a Listed building is, the different listing and grades a building can obtain, how listing is made, guidance on how to look after a listed building, and grants. This souse provides important information for the research of this dissertation, though unfortunately the information the document provides does not go into extensive depth.

Managing listed buildings at risk in Wales, (2017) provides guidelines and information about how to effectively manage and maintain a listed buildings that had been identified as at risk. Included in the document it covers maintenance techniques, legal responsibilities, Listed Building Consent, and unauthorised works. The source provided important information that was needed to help with the research of the dissertation. Though it was somewhat a limit resource as additional Cadw documentation is needed to provide future information if the listed building needs any changes.

Manage Change to Listed Buildings in Wales (2017) gives in depth information about the process of marking changes to the listed building including demolition, extensions, alterations, and repairs. Included in the document is how to obtain consent from Local Planning Authority, assessing the impacted of proposed changes and the importance of preserving the listed building. This document was helpful resource for the dissertation research, and it is a document that covers all listing and provides an understanding of the challenges and opportunities building face when the listed building requires changes.

Introducing Cadw (2019) provides information about the Cadw the Welsh Government's historic environment service. Included in this document, it covers what cadw responsibilities include for listed building and monuments. The document is very limited to the information it provides and does not go into depth or elaborate on any of the information it provides.

Key legislation

In researching this dissertation, it required key legislation to be reviewed and analysed:

- The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012
- The listed buildings (urgent works) (interest rate on Expenses) (Wales) order 2017
- Understanding Listing in Wales (2018)

Methodology

In researching materials for this dissertation, I have engaged in four different approaches:

1. Government and legislative date
2. Cardiff Council projects
3. Interviews with key individuals
4. Field research for the individual case studies

Each approach to the methodology of the dissertation is explored further below.

Government and legislative date

A part of the research for the dissertation Government documentation and Cadw the Welsh government's historic environment services produced several reports that was read as a part of the literal review. It has also been helpful to look at Cadw listing reports for the individual case as well as the surrounded listed buildings.

Cardiff Council projects

Apart of this research for Cardiff market, I looked over the Cardiff Restoration project produced by Cardiff Council. The document provided information about the area's the building needs immediate work to help preserve the building as well as providing information of the cost of the planned works and how the work is being funded.

Interviews with key individuals

A part of research for this dissertation a key interview took place, this included a team's interview with Dr Jonathan Berry Senior Inspector of Ancient Monuments and Archaeology for the Historical Environment Branch at Cadw, who was extremely helpful with share his knowledge in the field of Cadw responsibility, Cadw's protocols and Cadw's legalisation as well Insite to what has happened to cadw regarding the budget cost.

Though unable to get an interview with members of Cardiff Council that take look after and maintain either Cardiff Castle or Cardiff market, a phone call with a previous employee of Cardiff council and the standers enquire team took place. They were able to provide information in to the supported the research on both Cardiff case study building.

Field research

Apart of this dissertation research, it involved a site visit to Cardiff Castle, Cardiff Market and Singleton former farmhouse to collect date, analysis and observe the properties architecture and historical importance and interoperating the data that was collected.

Chapter 1: Introduction Chapter

Introduction

Wales pride themself on their connection to their history, a part of that history which includes 30,097 listed buildings, structures, and monuments. These structures comprise just 1% of all the structures across Wales. Each listed building has several factors to be considered and criteria to meet before it becomes listed for either special architectural or historic interest. Every listing has its own unique reasoning for why the Welsh Ministers Vaughan Gething has chosen to protect the structure. Examples of this are buildings which are built as early as the 1700s in their original form are listed within the historical interest category and building's which are built in the recent past, such as just 30 years ago may be listed for exceptional architectural quality. When a building is listed the use of the building does not come into consideration and does not impact the listing. This means that listed buildings across Wales impact people's day to day lives as many of these structures are still operational buildings, such as schools, homes, offices, and hospitals.

History

The legislation for listed buildings across the United Kingdom passed through Parliament at different times. England introduced legislation after the continuous air attacks destroying many buildings across the United Kingdom during the Second World War. This included a salvage list for the buildings destroyed, produced between 1940- 43. In 1947 official legislation was passed through English Parliament called the Town and Country Planning Act. (Cadw, 2018). Wales passed their own separate legislation to protect listed buildings across Wales in 1990, called the Planning (Listed Buildings and Conservation Areas Act) (Goverment,2019) after the first building In Wales was listed in 1949 (Cadw, 2024)

Legislation

Listed buildings are legally the responsibility of the Welsh Minister and this individual is responsible for creating the list, on the recommendation of the Welsh Government historic environment service known as Cadw. Cadw also recommend which buildings should be listed and delisted from the list and ensure all the information is recorded correctly and up to date.

The Planning (Listed Buildings and Conservation Areas) Act 1990. Protects and regulates the preservation of listed buildings for future generations (Planning,1990). This Act covers a wide range of issues including enforcement of preservation, alterations, demolition, and maintenance.

The Town and Country Planning (Listed Buildings and Conservation Areas) (Wales) regulations 2012 (The planning, 2012) works alongside the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes the basic requirements for assessing the importance of a property, highlighting the requirements for approving or denying listed buildings consent. The Act was put in place to help and provide guidance on the protection of a listed building. The Act was amended in 2015 with further amendments made in 2016 (The planning, 2017). (Listed buildings in conservation areas) act 1990 (amendments) (Wales) regulation 2016 amendments included the process for applying for listings, owners of the property are to be informed when their property is being accessed for listing or delisting. The legislation provides the same protection as a listed building for the building during the decision period for when a property is under consideration to be listed, thereby preventing any individual from destroying the structure property to avoid it being listed.

The Historic Environment (Wales) Act 2016 was introduced to help protect the Welsh historical environment (Historic Environment, 2016). The law covers listed buildings, historical monuments, parks, and garden that are considered important to Welsh history. The promotion of sustainable development is also included within this legislation.

The Listed Buildings (Review of Listing Decisions) Wales Regulations 2017 (Listed building, 2017) was put in place to allow for the reconsiderations of any property that was inadvertently included or incorrectly excluded under the Planning (Listed Buildings and Conservation Areas) Act 1990. The decision is made by a separate independent panel with no input from the Welsh Minsters and his team, to ensure that impartial and fair informed decisions are made.

The Listed Buildings (Urgent Works) (Interest Rate on Expenses) (Wales) Order 2017 is legislation that was put in place to help protect listed buildings at risk (The listed building, 2017). The Act allows for the relevant local planning authority to conduct work on listed buildings which are at risk and determines the interest rate charged on the urgent work that was conducted to ensures that costs are monitored and accounted for appropriately.

Listings

Listed buildings are listed for a number of reasons which include architectural interest, historic interest, close historical associations, group value, and age and rarity, and are discussed below:

- Architectural interest is the main reason to consider listing a building or structure and it could be for their design, decoration and craftmanship, the type or genre of building and its usage, or the construction techniques used.

- Historic interest is included within the listing for structures across Wales because some listed buildings demonstrate an important aspect of Welsh history. This listing includes social, economic, cultural, or military history.
- Close historical association is considered a reason for listing a structure in Wales and is relevant for buildings which have been connected to either historical people or historical events, that are considered of great importance to Wales and Welsh history.
- Group value is included in the reasons for listing for buildings which contribute to the importance of the history or architecture importance. This listing also includes the typology of modern villages.
- Age and rarity are an important category for the listing process buildings as some structures date from the early 1700s or are listed for their architectural rarity. These includes early buildings still with a surviving original façade.

Grade of listings

Buildings that are listed by Cadw get separated into three grades (Cadw, 2018). Each listing has their own rules, regulations and restrictions and will be discussed below.

Grade I (one): The number of Grade 1 listed buildings are account for (1.6%) 494 of the listed buildings across Wales. Grade 1 buildings hold the highest importance due to the structure demonstrating extraordinary importance as it demonstrates the architectural interest or historic importance. Gade 1 listed buildings also have the greatest restrictions under law. Some of the restrictions include limitation on interior and/or exterior modifications, and there must be special permissions for any changes or repair to be made to the property. These restrictions are to ensure that the property is protected and preserved thus ensuring historical integrity of the building.

Grade II* (two star) - Within this category of listing, the buildings account for (7.1%) 2136 of the listed buildings across Wales. Grade II* is the second highest listing for a building. The property demonstrates the architectural interest and history importance, but the standard is less exceptional than grade 1 listings. Grade II * buildings have similar restrictions as the grade 1, with a little more flexibility. The owners of the property still require permission to make alternations on the interior and exterior of the property, but there are more exceptions for these changes to be made. The listing allows for a balance between preserving the building whilst allowing for some alterations and adaptability.

Grade II (two) - Buildings that are Grade II account for the majority (91.3%) 27,467 of listed buildings in Wales. They are still recognised for their architectural interest and historical importance, but they are significantly less exceptional than Grade 1 and Grade II* listings. However, these buildings are still considered of importance to be protected by law and legislation. The legislation for Grade II listed building is significantly less strict than Grade 1 and II* listings. Grade II allows for like-to-like changes to be made without Listed building

consent being required. This Listed Building Consent is still required when making changes to the property, but this is significantly less restricting than other listings and will be allowed if it does not affect preservation of the property. Whilst Grade II is the lowest grading that a building can receive from Cadw, the property will still be protected and preserved for the future generations.

Cadw constantly receive requests to protect buildings across Wales, unfortunately if the building does not meet the criteria for a listing Cadw cannot legally list them. However, there is also a category called “local listing” which has been created by the local authority (Cadw, 2018). Buildings listed under local listing have architecture or historic interest which is considered important to the local community. Local listing has its own restrictions and considerations before any alterations are allowed to be made. These restrictions are dependent on the local authority and their location. The listing was created to help preserve a building with significant importance to a local community that is unable to be listed by Cadw.

How to list a building

Buildings can be recommended for listing, through different people making a request. The requests can come from anyone but typically such request come from the owner of the property, or local authority planning. For a request to be processed the person making the request is required to provide evidence of either architecture or historic importance/interest to Cadw.

There are three steps that need to be followed before a property can become listed. The first requirement is that an assessment to be carried out to ensure that the property meets the relevant criteria of either architectural or historical interest. To help determine if the property is to be listed, Local Planning Authority and owners are required to look at the historical importance to Welsh history or the unique architecture of the building. If it is believed that the property meets the requirements for listing, then Local Planning Authority or the owners must contact Cadw, through Cadw’s website. When they contact Cadw the person applying for the listing must attach evidence of the investigation of the property and highlight the areas that are believed to be important for the listing to be considered.

Secondly, Cadw will respond after considering all the information that the client has provided, which includes an application form. The application form consists of several key questions as well as requiring the location of the building and contact details of the property owners. The application requires evidence from the assessment conducted at that start of the process of listing a building, including maps, photographs, and reports showing either the historical or architectural importance.

Finally, Cadw will conduct their own investigation to examine if the property meets any of the criteria for a listing, these include age, rarity, historical importance, and architecture significance. Cadw will write a report and make an informed decision if that property is to be added to the listed building list and receive protection. The decision will be made within 28 days and an official letter confirming the decision will be sent to the owners and the local planning authority.

Making changes to a listed building

Whilst each building is listed for their own unique reasons, all have strict legislation that must be upheld. Any alterations to a listed building require the owners to contact the local planning authorities to obtain listed building consent before any changes and/or alterations are made. The Listed building consent includes the whole building, both internally and externally, and any fixtures attached to the structure. People may mistake the assigning of listed status as just being for a special feature on the individual building that The Welsh Government planning division decide if listed building consent can be granted on the behalf of the Welsh minsters. Cadw will investigate the building and the alterations that are being suggested and are responsible for submitting the report to support the decision and help the local planning authority determine what is best for each individual listed building. Each application is unique and as a building will have been listed on an individual basis, planning permission for the same alterations may be sought for two separate buildings but may result in different outcomes depending on the listing. The local planning authority and Cadw seek to find the best way to protect the specific character which has obtained the listing and find the best solutions to allow for the changes that are required to help the building survive for the future generations.

The local authority planning department will respond to each application for listed building consent in three different responses, namely:

- Yes, changes can be made.
- Yes, changes can be made but with a list of conditions which must be followed.
- No, changes cannot be made, and the local authority will provide a list of why this is so.

Any work that is conducted that ~~e~~ affects the reasoning behind the listing, is a criminal offence and will result in prosecution. Though listed building consent is not always required on Grade II and Grade II* when conducting changes of the exact same material, size, and colour due to like to like replacements that will not affect the character of the building.

De Listing

If the owner of a listed building believes that the listing should be changed due to new evidence which has arisen shedding light and suggesting a lack of special architecture or historic interest, the owner is required to contact their local planning authority and Cadw, providing new evidence, accompanied by photographs, and location plans. Cadw and the local planning authorities will conduct an investigation, including a visit to the listed property. It is the responsibility of Cadw to then make an informed decision on behalf of the Welsh Minster.

If delisting is granted the local planning authority and property owners will be informed by a written response within 28 days.

Local authority powers

Owners have responsibility for maintaining the building, keeping it in good repair, but they do not have any official or legal obligation to do so. If necessary, Cadw and the local authorities can get involved and act to preserve the building if the building is considered to be at risk in order to preserve the building for the future. The local authorities can also issue the owners a repair notice, and if this approach does not generate a response from the owner, the local authority can obtain a legal right ~~s~~ to conduct work that is considered urgent to protect the property from falling into ruin. In these circumstances, the local authority can also invoice the owners for any repairs incurred. If these two solutions are not viable options, the final option which the local authority can undertake is a compulsory purchase of the property to ensure it does not fall to ruin and disrepair, to help ensure the property will last for future generations.

Chapter 2: Case Study Cardiff Castle Grade I listed building.

Figure 1 Cardiff Castle (Photo credits Madeleine, 2022)

Cardiff Castle also known in Welsh as Castell Caerdydd is an outstanding Grade I listed building located at the heart of Cardiff city, the capital of Wales. The castle has a rich history, dating back as far as the Roman period 55 AD. Over the centuries Cardiff Castle has undergone various alterations adding on additional towers and blocks making it the building we see today. The castle has outstanding architecture, including a Norman keep, Victorian gothic revival interior, and the iconic landmark of the clock tower. A moat surrounds the castle adding to the rich history that the castle demonstrates throughout.

Figure 2 Cardiff Castle Location Map (photo credits Google Maps, 2024)

Listing

Cardiff Castle was granted a Grade I listing, by the Ministry of Works in February 1952 with additional amendments made in April 1999. Cadw (the historic environment service of the Welsh Government) took responsibility for the listed buildings in Wales (Cadw, 1952b). The castle is recognized for its rich history significance and exceptional architecture. The castle was built over several historical time periods, allowing the architecture of the castle to demonstrate different time periods including Roman, Norman, and Gothic revival styles. The castle had the secured the highest interest for both its outstanding architecture and is historical significance. The listing highlights the Victorian interior and the original fitting and furnishing.

Cardiff Castle has additional listings, demonstrated below.

- The castle stables adjacent to the castle, located in Bute Park are Grade II* listed. The reason for the listing is because of the renowned architect William Burges (1827-1881) who designed the two stable blocks. (Cadw, 1966)
- The west lodge to Cardiff Castle including attached walls and gateways, is Grade II* listed because it is an essential part of Cardiff Castle and Bute Park development. (Cadw, 1952e)
- The remains of Blackfriars Friary in Bute Park are designated Grade II* listed because it displays the medieval remains. (Cadw, 1952d)
- The Animal Wall, and gates near clock tower, are Grade I listed because they are included in the alterations of Burges and John Crichton-Stuart, 3rd Marquess of Bute (1847-1900) that were made to the castle. (Cadw, 1952a)

Ownership

The castle has passed through noble hands over the many historical time periods it has stood. Until 1766 the Bute family obtained ownership through marriage and the complex was passed down the Bute generations. John Crichton-Stuart, 5th Marquess of Bute (1907-1956) gave the ownership of the castle to the city of Cardiff in 1947 (Cadw, 1952b)

There is currently no one that lives in the castle and hasn’t had any occupants for 76 years. Since Cardiff Council have owned the castle, the site has been turned into a tourist attraction, that holds public events, such as concerts and a Winter Wonderland each year. The castle gets over a quarter of a million visitors per year (Cadw, 1952b).

History

Cardiff Castle has a rich history that spans over 2,000 years, which is shown in a detailed timeline below.

The original structure was a Roman timber fort that stood on the site from 55 AD. The fort was placed on this site due to the fort being accessible to the Bristol Channel. The Romans constructed the fort four times until the last fort was rebuilt with large stone (Cadw, 1952b)). The fort was abandoned after the fall of the Roman Empire.

After the Norman Conquest in 1066, William I (1028-1087), also known as William the Conqueror, built a motte within the Roman enclosure around 1081, during this time defense work was carried out on the west side of the fort. Shortly after the castle was passed down to Robert FitzRoy, 1st Earl of Gloucester (1090-1147), and Henry I's illegitimate son.
FitzRoy, continued to adapt the castle, he replaced the wooden keep, with a stone keep and built a water filled moat (Cadw, 1952b). After his death the castle passed through a few noble families until the de Clare family and continued to be passed down through the family line until the castle was passed to Gilbert de Clare, 7th Earl of Gloucester (1243-1295) through marriage.
Also known as "Red" Gilbert or "The Red Earl", de Clare had plans for the castle and set to construct better defences. To achieve this Gilbert connected the Southgate and the black Tower and built lodgings on the east side of the castle.

The castle was passed down to Richard Beauchamp, 13th Earl of Warwick (1382-1439), who set on improving the castle. He constructed new lodgings, a central octagonal tower along the west wall, a new tower, and renovated the gate house. The passed down through several hands until it was passed to William Herbert, 1st Earl of Pembroke (1501-1570) in 1551. Herbert built the Elizabethan extension.

The castle got passed to the Bute family and they began changing and renovating the castle into a gothic style castle. John Stuart, 1st Marquess of Bute (1744-1814) hired a landscape artist Bapability Brown (1716-1783). The Bute family destroyed medieval structures within the castle including the shire hall, knight hall, and the moat that FitzRoy had built was filled in. Part of the lodgings were demolished, and the rest was renovated, and two new wings attached to the remaining lodgings were constructed. Bute separated the main hall into three parts entrance halls. Library and dining room. The castle got passed down to Bute's grandson, John Crichton-Stuart, 3rd Marquess of Bute, who enlisted architect William Burgess, and the castle was changed into the style of Neo-Gothic, this included the construction of the clock tower, and renovations to the rooms.

During the Second World War, two lodges were destroyed from air raids, and the tunnels were used as air raid shelters for 1800 people (Cardiff castle,2019b).

By 1947, the Bute family fortunes had declined, the Bute family sold off the remaining land and gifted the castle and gardens to the people of Cardiff.

Architecture

Interior

The castle has seventeen rooms, all designed by Burges, rooms were decorated with carvings, gildings and cartoons each room illustrating the seasons, myths, and fables.

Cardiff Castle had two smoking rooms a separate room in that building where people would smoke, one for winter and the second for summer both located in the clock tower. The winter smoking room is located on the same level as the wall – walk and a turret staircase that leads to the bachelor bedroom, clock room and summer smoking room. The winter smoking room contains a rib vaulted ceiling and was decorated in the theme of time. The summer smoking room was located at the top of clock tower, the room is decorated with floor tiles, a painted dome celling, the chimney piece holds a statue featuring a personified love, and the walls are decorated with painted tiles showing the eight winds of Greek mythology. (Cadw,1952b) (Cardiff Castle,2019a)

The nursery located in the guest tower is decorated with painted tiles that run ~~s~~ around the room, the tiles displaying paintings from fairy tales, including Jack and the Beanstalk, and Aladdin. The fireplace shows wooden carvings, and above the fireplace is a wall ornament of a king on his throne.

A two-storey banqueting hall is located on the site of the old medieval hall, the hall's roof is a hammerbeam roof, similar to the roofs you see in churches across Wales an example St Davids cathedral. The door and fireplace are decorated with wood carvings, above the fireplace there is a carving colourful castle scene.

The Arab room contains a high vaulted ceiling described as a honeycomb pattern celling (Cadw,1952b) and has colourful stained-glass windows.

Exterior

From the exterior of the castle, it is possible to see the different architecture styles and time periods.

Inside the castle wall one can immediately see the stone Norman ruined keep on a high motte.

The medieval gothic style clock tower built on the southwest angle of the medieval curtain wall, has small statues that represent the sun, moon and the planets, Mercury, Venus, Mars, Jupiter, and Saturn.

Approaching the castle from the park, the viewer will see 15 stone animal carvings. The wall sculptures include a pair of monkeys, an elephant, and a seal. (cadw, 1952a)

Funding

The castle brings in revenue through a few different methods, these are listed below.

Cardiff Castle has approximately over 300,000 visitors a year, though Cardiff Castle grounds are free to roam (Cardiff Castle, 2024). To see the interior of the castle one must buy a ticket, a percentage of the prices are put towards the upkeep of the castle. Each ticket costs £14.50 (Cardiff Castle,2024).

The council also allow members of the public to hire out the biggest room in the castle, for special events, such as weddings and parties, the council charge between £600- £750 (Cardiff Castle,2024). A percentage of the revenue goes back to the upkeep costs of the castle.

The council allows for Cardiff Castle grounds to be hired for big events, this includes, concert, shows and Winter Wonderland. The price is determined by the individual event.

Additional funding support is available for Cardiff Castle, by applying to the Historic Environment Support Fund, the National Lottery Heritage Fund, and the Welsh Government.

Ongoing work

Due to Cardiff Castle being kept in good condition, and well-kept the castle is not currently in need of and maintenance or restoration work (Standard Enquiries Team, 2024).

Advantages of maintaining Cardiff castle

Cardiff Castle being Grade I listed has several benefits these are listed below.

Cardiff Castle has a rich history, demonstrating through the architecture and design several important historical time periods, for example Victorina and Neo-Gothic, the Grade I listing allows for the castle to be preserved with strict regulation on any alterations made, ensuring the castle's unique architecture and historical features are protected allowing future generations to be able to visit the castle, learning the history of not just the castle, but also the history of Cardiff.

Cardiff Castle being a Grade I listed building is good for the economy of Cardiff as a city, it brings in more visitors to the area and supports the local economy through increased spending on accommodation and dinning.

Disadvantages of maintaining Cardiff castle

Unfortunately, every listed building has their disadvantages, and Cardiff Castle is no exception. The castle is well kept but the building is still old, and with every old building deterioration happens, requiring ongoing maintenance. As the building is Grade, I listed is the highest listing it has strict regulations set by Cadw that the owners and Local Planning authority it must follow to ensure that the unique architecture and historical features are protected.

Chapter 3: Case study Cardiff Market Grade II* listed building

Cardiff Market (Photo credits ITV, 2020)

Cardiff Market is a Grade II* listed building which has stood at the centre of Cardiff since 1891. With its unique architecture and rich history Cardiff Market holds a special place for local residents. The building demonstrates a perfectly balanced blend of architecture styles, from Victorian to Edwardian (Cadw report, 1975a). The market has undergone restoration over the years to keep the building opening and functioning. The building provides 349 market stalls which are spread across the ground floor and the balcony level.

Cardiff Markey Location Map (Photo credits Google Maps, 2024)

Listing

Cardiff Market was granted Grade II* listing status by the Ministry of Works in May 1975 with Cadw taking responsibility for the listing. Additional amendments were made to the listing in

April 1999. The market was listed for its rich history and architecture interest. The purpose of the listing is due to the building being one of the most impressive civic markets in Wales. (Cadw Report, 1975a)

Separate from the listing is market building's entrance from St Mary Street, with the entrance listed as Grade II by Cadw since 1999 It is listed for an ambitious mid-Victorian building façade (Cadw Report, 1999b).

The second entrance to Cardiff Market is from Trinity Street, in which there are several other listed buildings. These include:

- The Old Market Tavern, a 19th century public house is Grade II* listed. The purpose of the listing was for the group value (a building that contributes or supports the surrounding buildings listing for either there important architectural or historical interests) with the adjacent Cardiff Market. (Cadw,1975c)
- The hut in St John's Gardens was Grade II listed in 1999 for and is also for the group value of the surrounding listed buildings. (Cadw,1975b)
- The Old Library was listed as a Grade II * building in 1978, for two reasons. Firstly, for the group value with the surrounding buildings and secondly as one of Cardiff town centre's finest public buildings. (Cadw, 1978)

Ownership

Cardiff Market has been passed through ownership over the 130 years, and the market is currently owned by Cardiff Council (formally the County Council of the City and County of Cardiff). The council rent out the stall for an affordable price to 61 independent small businesses (Cardiff Council, 2023).

History

The first market on the site was built in 1835, by English architect Edward Haycocks (1790-1870). The market and the market buildings were redeveloped in 1884 – 1886, but unfortunately burnt down in the Great Fire of Cardiff in June 1885. Borough Surveyor William Harpur (1853-1917) replaced the original Haycock's market and the market that stands there today opened in May 1891, featuring the Victorian ironwork and the glazed dome roof. The market contained stalls for over 340 traders. The building received more alterations between 1988-1991 to improve the building with the latest technology and ambitions for that current time period. To celebrate its listing the Trinity Street entrance had the stonework repaired (Cadw Report,1975a).

Structure

The market is accessible from two entrance points located either on St Mary Street or Trinity Street. The entrance from Trinity Street has a yellow, brick façade, with three large arches of

uniform height and distance apart. The middle arch is the main entrance and above the door is iron grid displaying a Welsh flag and the date 1891 for the year the market opened. The entrance on St Mary Street is under the archway of the five-storey market building. Above the door there is a restored H. Samuel clock that sits in an archway. (Cadw,1975a).

Inside the market the building is a rectangle hall with an open floorplan that is filled with market stalls. A balcony wraps around the internal wall of the market at first floor level, allowing for more market stalls. To access the balcony level there is a large wooden staircase on either side of both entrances. Throughout the building it is easy to see the Victorian cast iron frame and the glass domed roof.

Financial

Cardiff Market is over 100 years old and is in major need of repair to prevent deterioration placing the building at risk. In 2019, Cardiff Council applied for a grant from the National Lottery Heritage Fund for finance to develop an assessment of the building, reviewing the building and determine which areas of the building needed significant improvement to prevent the building deteriorating in the future to such a point that the property would become unusable (Cardiff Council, 2023).

The strategy provided by the council to ensure the long-term viability of Cardiff Market has been outlined to cost £6.2 million including all professional costs. To fund this project, the Welsh Government and the National Lottery Heritage Fund have approved ~~to~~ funding for the project. The National Lottery Heritage Fund granted Cardiff Council funding of £2.1 million to restore the market and the Welsh Government Transforming Towns Programme invested 3.1 million for Cardiff, Market (Cardiff Council, 2023).

In addition to these grants Cardiff Council will also allocate its own funding from the Annual Property Asset Renewal Budget over three years (Cardiff Council, 2023).

Cardiff Council also receive rent and associated services cost to cover the operating costs of over 60 small business that are currently housed in Cardiff Market (Cardiff Council,2023), this money goes towards the basic needs and upkeep of the property.

Scheduled Works

Cardiff Council have set out a plan called the Cardiff Market Restoration project, released in September 2023, which highlights the funding for the proposed plans (Cardiff Council,2023).

The document covers the urgent work needed required for Cardiff Market to ensure its future (Cardiff Council,2023), such as:

- Currently the roof structure of both the flat roof and dome glass roof require urgent repair, the roof is currently leaking and has limited life left before the structure collapses placing the building at risk.
- The drainage system is over 100 years old, the system has collapsed in serval places and is in immediate need of repair or replacement, to ensure the building is safe and can remain functioning.
- Revitalising the structure needed to prolong the life of the structure ~~s life~~, including the need to fix and clean the Victorian cast-iron frame, and replacing the decaying timber and putting in appropriate measures to prevent the continued water ingress.
- Sustainable improvements including the ventilation and lighting systems, to both be sustainable and cost efficient.

Advantages of maintaining Cardiff Market

Cardiff Market being a Grade II* listed building has several benefits, which are listed below.

- Cardiff Market is an important part of Cardiff's history, being Grade II* listed allows for the building's history to be preserved and protected, for future generations to enjoy (Cadw,1975a).
- Allows for Cardiff Council to apply for funding for the maintenance and repairs of the building from the Welsh government and the national heritage fund.
- Cardiff Market being Grade II* listed allows for work to be done to the market as long as it does not affect the listing, the restrictions, and laws on Grade II* alterations are less restrictive than a Grade I listed building, allowing for the maintenance and upkeep of the market are more likely to be approved.
- The building being a Grade II* listing is good for the economy; it brings in tourist to Cardiff, helping Cardiff increase spending on accommodation and dining (Cardiff Council, 2023).

Disadvantages of maintain Cardiff Market

However, Cardiff Market being Grade II* listed building, does come with some disadvantages, these are highlighted below.

- The building is 130 years old, and with a building being over 100 years old, the building deteriorates are costing the Cardiff Council money to keep up with the maintenance. Due to Cardiff Council not having the funding, no work has been completed on Cardiff market for the past 30 years (Cardiff Council, 2023).
- All alterations and restoration to the building require the local planning authorities are to be contacted to obtain listed building consent, for all alterations.

Chapter 4: Singleton Farmhouse

Singleton Farmhouse (photo credits Jon. k, 2022)

The farmhouse to Singleton Park is a Grade II listed building, officially recognised for its architecture and historical importance. The farm is an important part of the Singleton estate, as it is a vital part of the estate history (Cadw,1993b). The farmhouse played a vital role with supporting the agriculture for the surrounding land and the farmhouse was the perfect location to house farmers and their families, due to the short distance to the animal's shelter, allowing farmers to be on hand quickly if any of the farm animals need maintenance and looking after.

Singleton Farmhouse Map Location (Photo credits Google Maps, 2024)

(City and County of Swansea – is the location of the Singlton Former Farmhouse)

Listing

The Singleton farmhouse was awarded Grade II listed building by Cadw in February 1993 with amendments made in November 1993. The reason Cadw listed the former farmhouse was because the building was a part of the Singletons Estate's farm also the property was well kept and was in great conditions. (Cadw,1993b)

Singleton Abbey was also listed as Grade II in February 1993, with additional listing amendments added in November 1993. Singleton Abbey was listed as a Grade II building due to it being an early 19th century Neo-Tudor country house design. (Cadw,1993d)

The surrounding buildings in Singleton Park some of them are listed under Cadw's group value category. Meaning that the buildings listed below are listed for being apart of the Singletons Estates because they contributed and supported the reasons that the Singleton Abbey was listed.

- Sketty Hall was Grade II listed in June 1986 with amendments made in November 1993. (Cadw,1986)
- The fountain in the Botanical Gardens, Singleton Park Grade II was designated in November 1993
- Swiss Cottage in Singleton Park was Grade II listed in November 1993
- Boating pool lodge in Singleton Park Grade II was listed in November 1993. (Cadw,1993a)

History

Architect P F Robinson (1776-1858) worked on the Singleton estate between 1766-1858, is believed to have designed the farm buildings including former farmhouse (Cadw,1993b). It is believed the former farmhouse to Singleton farm was built around the 1830's (Cadw,1993b).

The former farmhouse to Singleton farm was a part of the Singleton estate. The Singleton Estate was sold to John Henry Vivian 1829 in this included the Singleton farm, farmhouse and the 250 acres of land.

Shortly after the purchase of Singleton John Henry Vivian set about transforming Singleton farm into a model farm. Meaning the singleton farm was renovated to allow for agricultural research, and various agricultural methods to be demonstrated.

During this time Singleton Abbey was under renovation, this included remoulding the abbey into a Tudor style as well enlargement, this was roughly finished in 1837.

The Singleton estate was passed down to John Henry's window, Betsey, in 1855, and the estate moved down the Vivan family line, until Ernest Vivian, 2nd Baron Swansea (1848-1922) sold Singleton Abbey to Swansea Corporation for £115,000 in July 1919.

Architecture

The farmhouse building was designed in a Tudor style from the detail above the windows and doors architrave. The farmhouse is a cable end structure with coursed rubble stone façade laid in a horizontal pattern. The pitched roof had slate tiles and cable end chimney stacks built with same coursed rubble stone façade as the rest of the building. The building has approximately five arched doorways both on the front and back of the building, apart from the main entrance door being a dark colour the remaining arched door are a light green colour. The window at the front of the two-story building are mullioned windows with four-centred headed light and hoodmolds, three light on the ground floor and two light on the second floor. Though the windows at the back of the property are square.

Ownership

The Singleton farm was sold to John Henry Vivan in 1829

In 1919 the Singleton estate including the Singleton farmhouse was sold to Swansea Corporation. Since the council have owned the Singleton estate, the former Singleton farmhouse is shut, and no members of the public are allowed into see it (Standard enquires team, 2024).

The City and County of Swansea Council, now more commonly referred to as Swansea Council have set up a depot around the former farmhouse.

Funding

Swansea Council make revenue by hiring out sections of the Singleton land for events including concerts, festivals, and drive in cinema. (Standard enquires team, 2024)

For additional funding support the council are eligible to apply for a grant from the National Lottery Heritage Fund.

If the building is at risk or in a vulnerable condition the council are eligible to apply for Cadw funded grant called the Historic Building Grant.

Ongoing Work

The building is currently not in use, the council occupy the surrounding ground as they set up their depot (Standard enquires team, 2024). This means the deterioration inside the property is not public knowledge, and on Cadw listed document, provides no description of the interior of the building (Cadw,1993b). So unfortunately, the needed work or upkeep of this building is unknown.

The council are currently in the process on making the decision on the redevelopment of Singleton Park, work that wish to carry out is still to be confirmed and this may or may not involve Singleton farmhouse.

Several articles from WalesOnline and British Broadcasting Corporation also known as BBC have been published since March 2022, discussing the Labour leaders plans to transform Singleton Former Farmhouse into a housing development. The online articles have voiced that the Former Farmhouse should not be wasted and lost to a private hosing scheme and should be opening the building to the public instead.

Advantages of the former farmhouse being listed.

The former Singleton farmhouse being Grade II listed has its benefits, these are listed below.

The farmhouse is a part of the Singleton Estate and has been recognised for its historical and architectural interest, the listing protects the building from any alterations and changes allowing the build to be preserved. This allows for future generation to learn about the farm and its importance to the development to agriculture in Swansea but also about the development and the importance the property had to the singleton estate.

With the former Singleton farmhouse being Grade II listed, the owners are entitled to apply for funding to help with the maintenance and upkeep of the property, preventing the building deteriorating to poor condition.

The Singleton farmhouse being the lowest grade listing allows for the building to have like for like exchanges as long as it doesn’t affect the listing like swapping a roof tile with the exact shape, size, colour, material is allowed (Cadw, 2017a). Any more extensive work still requires the Local Planning Authorities to be contacted Listed Building Consent must be obtained, to ensure that no changes or alterations are made that will compromise the reason for the listing. The restrictions are less strict in grade II, allowing for the approval for changes and alterations to more likely to be approved then if the building was categorised as a Grade, I listed building (Cadw, 2017a).

Disadvantages of the former farmhouse being listed.

The former Singleton farmhouse being Grade II listed has its disadvantages, these are listed below,

With every listed building that is over 100 years old, materials deteriorate and will require routine maintenance to keep the building from falling into poor condition, the work needed to keep up with the maintenance can be expensive.

The Singleton farmhouses are owned by Swansea Council, as the property is not public property Swansea Council have the authority to keep the building closed to the public, this stops people visiting the property and prevents the public learning about the development of the Singletons Estate, and Swansea history.

Conclusion

The importance of listed buildings.

A listed building is a building that has been recognised by the Welsh Government that needs to be protected due to either it's architectural interest, history importance and in some buildings, they have been listed for both architectural and historical importance. Listed buildings are important as they allow everyone to learn and understand the history of Wales as well as allowing people to learn about the architecture that demonstrate the ambitious of these buildings. The buildings are to be protected to not just to benefit the people today but also benefit the future generations. (Cadw, 2018)

The importance of Cadw for listed buildings

Cadw is the important Welsh government organisation which is made up of 250 people that specialise in different sections with Cadw. Cadw are responsible for only 130 listed building and monuments, but they also help protect and preserve the 30,000 listed buildings across Wales. (Cadw, 2018)

Cadw has a range of ways to protect the 30,000 listed building which include:

- The review and consider all applications for listing a building with a decision being made within 28 days. To provide a decision Cadw conduct their own investigation on the property, which may include a site visit to ensure that the information provided in the application supplied is accurate.
- The review and consider all applications for delisting a property, Cadw carry out an investigation looking at the history and architecture of the property, to make an informed decision.
- The identification of buildings that are of historic or architectural importance and provides the buildings with legal protection, through the legal listing system.
- To recognise the importance to have up to date legislation, as well as producing legislation, they will review and improve legislation and policy.
- To provide information about ~~s~~ listed buildings ~~'s~~ that are reviewed as at risk or vulnerable grants depending on if they meet the criteria is met, and unfortunately it is competitive so not all applications are supported.
- To provide guidance to local planning authorities, owners, or occupiers with managing and maintain the listed building. Including advice of what work is required to help take a building off the buildings at Risk register.

Discuss the advantages for maintaining listed buildings.

Maintaining a listed building for the architectural significance is important to maintain the buildings because the buildings allow people to learn about the ambitious architecture

including the design, craftmanship, and building techniques. By maintaining them the buildings are able to benefit future generations.

Maintain a listed building for its history is important because the building are a part of Wales history and heritage and a part of the distinctive character of Wales. The buildings listed for their history demonstrate the ambitious skills used over the different centuries. These buildings being protected and maintained allow for future generations to learn and appreciate them. (Cadw 2017a)

Listed buildings have legislation in place to prevent the demolition, extension, and alteration of all listed buildings. This is to protect the specific elements of the building that had obtained the listing. The legislation requires all owners or contractors to contact the Local Planning Authority and obtain Listed Planning Consent before any work can be completed. If the owner or contractors fail to contact the Local Planning Authority and obtaining Listed building consent before any work is taken place or if they alter the approved plans for the building, then this may lead to prosecution. (Cadw, 2017a)

Keeping a listed building maintained allows tourist to pay to visit the site they get to learn about the listed building, and the important history and architecture they allowed the building to be listed, why helping fund the maintenance and upkeep of the building. (Cadw, 2017a)

Listed building owners are entitled to apply for grants from Cadw, The National Lottery Heritage Fund, and the Welsh Government and they can obtain multiple grants at the same time, for either the same reason such as maintenance needs or separate reasons that may include helping maintain or revenant the property. These grants take the pressure of the owners by helping them afford the repairs for maintaining the property. (Jonathan.B,2024)

Discuss the challenges for maintaining a listed building.

Cadw has over 30,000 listed buildings across, of which 6,363 (21%) are buildings that Cadw have identified as at risk or vulnerable. (Jonathan.B,2024)

Cadw consider listed buildings as at risk for a number of reasons including:

- Deteriorating materials: Cadw have listed buildings ~~'s~~ that are over 100 years old.
- Poor repairs: if the repairs are not done correctly can cause more damage to the property over time.
- Neglect or abandonment.
- Natural disasters, such as flooding
- Environmental factors, such as exposed to heavy rain, heavy ~~live~~ loads from snow, strong winds.
- Lack of maintenance

Listed buildings classified as vulnerable are buildings that are deteriorating for the same reasons as Buildings at Risk, through regular maintenance and repair, the building does not require more extensive work. (Cadw, 2017b)

Wales had 494 Grade I listed buildings, 21 of the Grade I listed buildings are considered to be at risk, a further 48 Grade I listed buildings classed as vulnerable ~~/~~ (Jonathan.B,2024)

There are 2136 Grade II* listed building across Wales. 217 of the Grade II* buildings are considered vulnerable and 162 building are classified as at risk. (Jonathan.B, 2024)

Wales has 27,469 building which are listed Grade II. 2514 of the building's Grade II are vulnerable and 3401 of the buildings are at risk. (Jonathan.B, 2024)

From these statistics, it shows Grade II have 12% of buildings at risk, the highest percentage amongst all listing with Grade I, having 9% and Grade II*, having 7% percentage at risk. Though Grade II* have the most buildings that are classed as vulnerable with 10% and Grade I, only having 5% and Grade II having 9% of vulnerable buildings.

Listed buildings which are at risk or considered vulnerable require repair and maintenance urgently and can allow local planning authorities to have three options when urgent work should be conducted. This includes:

- Carry out the urgent work and obtain the cost from the owners.
- Issue a repair notice to the owners.
- Compulsory purchase

The owners of listed buildings are entitled to apply for grants from Cadw, The National Lottery Heritage Fund, and the Welsh Government. In all applications their own individual criteria for the building must be met for the application to be processed. Though they are entitled to apply, there can be many applications made for the same grant, making it competitive as not every building can be awarded funding.

All listed buildings have strict legislation no matter their grade or reasoning for their listing and must follow when repairs and alterations are to be made. All work to a listed building, requires the involvement and approval of the local planning authority. Both the interior and exterior of the building needs permission not just the elements that obtained the listing. The higher the listing the stricter the legislation ~~is~~ and can result in a limit of work that can be done to the building. Though applying for listing consent does not always get a simple answer the responses for listed building consent can be:

- Yes
- Yes, with conditions.
- No

This can be a significant issue as work that may need to be done to upkeep and maintain the property can be denied if Cadw and the Local Planning Authority preserve it to be a risk to the listing.

Cadw have listed buildings that are from a range of time periods and the older the building, can mean significant issues, these issues are covered below.

- The materials can decay and deteriorate from natural aging process, exposure to the natural elements, pest infestation. Requiring materials to be replaced and treated to help prolong the life of the building.
- It can cause higher maintenance cost, due their age and each building individual listing, the property can require specialised maintenance and specific repairs, requiring the exact for exact changes. For example, a roof tile, to be replaced will need to be identical to the original one, including, colour, size, shape, material. This may be a problem for either the price might be significant more than a generic roof tile or if the identical material is no longer available, due to the slate mine being closed.
- For any repairs or alterations require local planning to be contacted and the owners or planners need to obtain listed buildings consent before any work can be conducted.

In conclusion

Whilst it is important for the owners and occupiers to play an important part in preserving and maintaining their listed buildings, through their commitment of maintaining the property, it allows for future generations to benefit through learning about the history of the building, the building's connection to the Welsh heritage, as well the architectural or historical importance that obtained the listing. Maintaining the building also means that if kept in good condition it allows the public to be able to visit the site allowing for people to appreciate the architecture and historical importance of the building and can provide that funding made from the visits that can be used to help cover some of the maintenance costs.

However, there are often a lot of restrictions that make maintaining listened buildings difficult. These restrictions have contributed to some of the listed buildings falling to ruin or becoming vulnerable. To help improve the challenge that listed building owner face while maintaining the listed buildings needs to include:

- More funding available to listed building owners, the limited competitive funding system means that buildings that are not seen as important are being left without funding to help with maintenance repairs are falling to into the vulnerable or the at-risk category. Even though The Local Planning Authority have the power to carry out urgent repairs, they are still leaving the house owners with the bill.
- Loosen legislation and restrictions for all grades of listing to allow for all work that is considered important for maintaining the property to prevent future deterioration. For

example, legislation should allow the washing of stonework with having to apply for listed works consent.

- Some listings require exact material changes, the future of the materials are unpredictable, companies can stop making materials or materials may stop being mined, meaning exact replacements may not be possible. The legislation needs to be more relaxed to allow alternative replicas to be used to protect the property deteriorating.

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Appendix A: Questionnaire for former Cardiff Council employee

The following questions were asked, during a telephone conversation to a former employee of Cardiff Council, who wished to remain anonymous.

The questions were devised by the author of this dissertation.

1. Who owns Cardiff Castle?

2. How is Cardiff Castle funded?

3. How closely does the council and Cardiff council be funded?

4. Does Cardiff Castle require maintenance?

5. Who owns Cardiff Market?

6. How is Cardiff Market funded?

7. What is needed to be done to Cardiff Market?

8. When was the last time maintenance was done on Cardiff Market?

9. Why has Cardiff Market had no maintenance completed on the building in 30 years?

10. When are these repairs being done?

Responses were received during the telephone conversation which was held on 18 January 2024.

Appendix B: Questionnaire for Jonathan Berry, Cadw

The following questions were asked, during a MS Teams conversation, to Jonathan Berry, Senior Inspector of Ancient Monuments and Archaeology, Cadw.

The questions were devised by the author of this dissertation.

1. What does your job involve?

2. Do you work with listed buildings or monuments?

3. When did Wales get legislation to help support and protect listed buildings in Wales?

4. Why did Wales' legalisation come in later then England's?

5. What is the process with listing a building?

6. How many listed buildings are there across Wales?

7. How many listed buildings are there in Grade I?

8. How many listed buildings are there in Grade II

9. How many listed buildings are there in Grade II*?

10. Does Cadw have a report on every listed building in Wales?

11. Does Cadw still list buildings today?

12. How does Cadw provide help protecting listed buildings?

13. How would you describe the unique challenges associated with managing and maintaining listed buildings?

14. What are some common obstacles you've encountered when working on listed buildings?

15. What strategies do Cadw employ to ensure the long-term sustainability of listed buildings?

16. What legal and regulatory considerations should be taken into account when working on listed buildings?

17. In your experience what are the key opportunities that arise when managing and maintaining listed buildings?

18. How many listed buildings are considered vulnerable or at risk?

19. How does Cadw help vulnerable or at-risk buildings in Wales?

20. How does legalisation protect at risk buildings?

21. What measures can Cadw take to ensure the listed buildings are preserved?

22. Can you provide any information about Cardiff Castle listing?

23. Can you provide any information about Cardiff Market listing?

24. Where can I find Cadw information to support me with this dissertation?

Responses were received during the MS Teams conversation with Jonathan Berry which was held on 26 January 2024.

Appendix C: Questionnaire for Standard Enquiries Team, Cardiff Council

The following questions were asked, during a telephone conversation to the Standard Enquiries Team at Cardiff Council.

The questions were devised by the author of this dissertation.

1. What repairs are needed at Cardiff Market?

2. When was the last time maintenance was done on Cardiff Market?

3. Why has Cardiff Market had no maintenance completed on the building in 30 years?

4. When are these repairs being done?

Responses were received during the telephone conversation which was held on 18 March 2024.