

SPRING 2015 | EDITION 8

cwttc

AT HOME IN CARDIFF

Official publication of



**“GREAT
SCOTT!”
WE TRAVEL
TO FUTURE
CARDIFF**

PAGES 6, 7 & 8

**GRANGETOWN:
REDEVELOPMENT
BOOSTS INNER
CITY**

PAGES 10, 11 & 12

**ADAM
JONES**

On coaching plans, haircare
and a passion for musicals!

PAGES 4 & 5

Editor's letter

Welcome to our Spring issue. This time of year is all about new beginnings, and exciting plans being hatched (not to mention a few chocolate eggs).

Speaking of fresh starts, in this issue you'll find three-times Grand Slam winner Adam Jones as you've never seen him before, courtesy of local artist and Britain's Got Talent semi-finalist Nathan Wyburn. Nathan created this incredible portrait of Adam especially for Cwtch made from mud (though possibly not the hallowed brown stuff at the Millennium Stadium).

Also on page 4 is our interview with Adam. We spoke to the big man just before his announced move to Harlequins, and here he reveals his proudest moments, an unusual hobby, and future plans. We also chat (on page 3) with artist Nathan, and hear how the 24-year-old artist has signed a book deal, and learn more about what inspires his art.

Thirty years since Marty McFly and Doc Brown sent us 'Back to The Future' we take a look on page 6 at what lies ahead for our capital city. Far from being left behind amid these future plans, Cardiff University's Cathays expansion includes already underway, world-class research facilities. Read more of how Cardiff looks set to attract the brightest and best on page 14.

Grangetown is the new go-to district for young professionals and families alike, which we explore on page 10. We sent our favourite reporter Chris Amodio to investigate how this previously overlooked gem is coming back into bloom, thanks in part to re-investment in the area.

Finally, it's that time of year again for cakes and fêtes. Now that the good weather is back we reveal details of the Great Roath Bake Off, as well as the judging line-up, and most importantly how you can enter. Plus, we roll up our sleeves and get stuck into helping Waterloo Gardens Fête 2015. Find out more about CPS Homes' involvement in the local community and events on near where you live on pages 14-15. Alternatively you can catch up with news online at [facebook.com/CPSHomesCwtch](https://www.facebook.com/CPSHomesCwtch).

I hope you enjoy our magazine.

Emma



It's what we do

As a local company born and bred in Cardiff, we like to think we know our city and its people pretty well. And having been doing business for over a decade, we're confident we know its property market like the backs of our hands too.

Here at CPS Homes, we bring a refreshingly honest approach to everything we do. Whether you're a vendor or buyer, landlord or tenant, our friendly and knowledgeable staff are on-hand to lend their expert advice whenever you need them.

If you're working nine-to-five and/or juggling a hectic family life, our Residential Sales Team has a service to suit. Flexible viewing times, legal advice, unrivalled area knowledge and aftercare - you name it, we've got it. Our Investment Sales Team help prospective landlords enter the world of buy-to-let. We market properties with potential and arrange plans to help you picture what you could make of your investment, then organise architects and contractors to put those plans into place, if that's what you'd like us to do.

Having developed close relationships with plenty of investor clients over the years, we've got a large database of buyers who are just waiting for the right house to arrive on the market. Our Lettings Team offer landlords a variety of different services, all dependent on how much involvement they'd like or can afford to have. If you require full management - meaning we're the tenant's first point of contact - or if it's just a tenant-find you need, we're confident we'll fill your property quickly. Our average void period is just six days, compared to the national average of three weeks.

So, next time you're thinking of buying, selling or renting, give us a call.

On the cover:



Adam Jones 'mud' portrait created by local artist Nathan Wyburn



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Sales and Lettings

02920 480490
18 James St, Cardiff Bay, CF10 5EX

enquiries@cps homes.co.uk



“With Simon Cowell, I read a newspaper headline saying “you either love him or hate him”, so I instantly thought of Marmite! The toast canvas was the obvious match.”

Not that kind of Art:

THE POP CULTURE PORTRAITS OF NATHAN WYBURN

It's an exciting time for young Welsh artist Nathan Wyburn, 25, who shot into the public domain after reaching the semi-finals of Britain's Got Talent with his 'Marmite on toast' portraits. Since then, his work has featured on the front page of The Guardian newspaper, received plaudits from journalists and celebrities alike, and now – a mere four years on from his UK debut – he's achieved what for many takes a lifetime: his own book deal.

The achievement is testimony to Nathan's work ethic and, while he's still relatively new to 'pop culture art', he's already managed to woo critics and been commissioned by several big UK brands. Nathan has created portraits of Cara Delevingne, Kate Moss and Twiggy – made out of cracker crumbs – for UK firm Jacobs. They're not alone in their adulation for his work however, as Nathan's 'real-time art' videos have received over 10 million views on YouTube!

Not That Kind of Art: the Pop Culture portraits of Nathan Wyburn is a 20-page autobiography accompanied by 80+ images of Nathan's best and most well-known artworks – the 'greatest hits' of his work to date, if you like. If you're a fan of Andy Warhol's celebrity pop art, then this book is certainly worth a gander if only for the tongue-in-cheek portrayal of our generation of celebrity. We particularly enjoyed the late Margaret Thatcher in the medium of coal.



“I try to think of unique materials – either from their personalities, something they're well known for, or a stereotype – and then have fun with it.”

What the celebs say...

“Absolutely amazing”
Stephen Fry

“Awesome!”
Tom Daley

“A phenomenal artist!”
Perez Hilton

“Wow! What an honour!”
Cara Delevingne



Creative baking!

Nathan is making a return to the judging panel for the Great Roath Bake Off 2015, which you can read more about on pages 14-15 “I try and judge the more creative side of the contest, and I'm looking forward to seeing some really 'outside-the-box' designs from this year's bakers”, Nathan said.

Come and see Nathan at the GRBO on Saturday 9th May 2015 at St Andrews Church, Wellfield Road, Roath. He might just sign his autograph... using just about anything!

Not That Kind of Art: the Pop Culture portraits of Nathan Wyburn, RRP £14.99, by publishers Candy Jar, will be available from amazon.co.uk in May of this year, and will be available to pre-order from candyjarbooks.co.uk.



Cardiff over COFFEE

Wales' rugby legend Adam Jones needs no introduction. However, as a very excited Christian Amodeo discovers, there's more to the 34-year-old former British and Irish Lions Test tighthead prop and three-time Wales Grand Slam winner than world-class heft and a trademark hair-do.



Going once, going twice...

We've donated the fantastic 'mud' portrait of Adam – featured on our cover – to the man himself, and he's very keen to see it go to auction in order to raise money for charity.

Stay tuned to [facebook.com/CPSHomesCwtch](https://www.facebook.com/CPSHomesCwtch) and [@cardiff_blues](https://twitter.com/cardiff_blues) for more details as and when they're revealed. You never know – this piece of rugby history could soon be hanging on your own wall!

HI ADAM, HOW WAS TRAINING TODAY? Hard. Tuesday's session involves more contact: hitting each other.

"ADAM JONES HAS BEEN A GOD," SAID A RUGBY FAN FROM BRACKLA WHEN WE MENTIONED WE WERE INTERVIEWING YOU. YOU MUST LOOK BACK WITH IMMENSE SATISFACTION ON YOUR INTERNATIONAL CAREER. DO YOU EVER PINCH YOURSELF? Perhaps not pinch myself, but I'm incredibly proud and happy with what I've achieved – something I'll one day be able to tell my kids and grandkids about. If I go back ten years or so to when I was just starting my international career, I'd not believe it, really.

WHAT'S ADAM JONES' PROUDEST MOMENT ON THE RUGBY FIELD? YOU DID AMAZINGLY WELL WITH THE LIONS... I did alright! I'd have to say it was what we achieved with the Lions. That was pretty special. Obviously, what I did with Wales was pretty good too, but with the Lions it's not just your national side. With the Welsh boys, we all knew each other so well, but there's more pressure with the Lions – it's a new environment to get used to. If I'm honest with you, it's what I enjoyed about it: the added challenge. There's a competitive spirit and you're fighting for a place; you can't take anything for granted.

SO MANY OF US WERE DISAPPOINTED TO HEAR OF YOUR RETIREMENT FROM INTERNATIONAL RUGBY. IF YOU GOT THE CALL AGAIN, WOULD YOU...? No. I've said all along if there are so many injuries that I was required, then sure, but that's not likely. It was really annoying last week [after the England defeat] as Samson [Lee] got injured and there was a lot in the papers about calling me up. To be honest with you, I think it's disrespectful to Aaron [Jarvis] and Scott [Andrews] to suggest it. I had kind of made up my mind about retiring even before the current squad was selected.

THE SCRUM RULE CHANGE SEEMED TO IMPACT YOUR GAME – HOW MUCH OF A FACTOR HAS IT BEEN? It's affected everyone, really. The boys who've been playing over the past ten years or so, it's obviously affected them more. It's changed the scrum a lot – it's more about brute strength than technique. But it is what it is – it's not worth crying over.



Shhh....

TELL US SOMETHING FEW PEOPLE KNOW ABOUT YOU. I like musicals. Les Mis has to be my favourite as it's a classic, and is probably the best production I've seen. We've been down to the West End quite a few times to see different shows.

YOU LIVE IN MERTHYR. DO YOU TAKE ADVANTAGE OF THE NEARBY BRECON BEACONS? Probably not as much as I should, really. We [Adam, his wife Nicole and their three-year-old daughter, Isla] go out regularly as it is quite literally on our doorstep, of course, but I go out on the bike more than I go walking. Merthyr has a bit of a bad reputation but it's a nice place – and pretty central for stuff, easy to get to, with lots to do nearby.

YOU RECENTLY MOVED TO CARDIFF BLUES AFTER SUCH A LONG TIME AND SO MANY SUCCESSES AT THE OSPREYS. HOW HAVE YOU FOUND THE TRANSITION? It's been really good, actually. Things are done a little differently here, but everything's relatively the same in rugby, so it's nothing I've been unable to adapt to easily enough. They manage you very well.

HOW WELL DO YOU KNOW THE CITY? Not that well, really. On time off we might pop down to Cardiff to go shopping,

especially now with St David's and The Hayes redevelopment. I really like Burger & Lobster and we often go to Wagamama as it's so easy, especially with the little one in tow.

YOU HAVE TONS OF EXPERIENCE – DO YOU HAVE PLANS TO GO INTO COACHING? It's definitely what I want to move into. I'll get all my badges done over the next couple of years. Maybe I'll do individual scrum coaching first, and then gradually move into forwards coaching. I quite enjoy helping younger players out.

THE PROFILE OF WOMEN'S RUGBY IS ON THE RISE – WOULD YOU WANT YOUR DAUGHTER, ISLA, TO FOLLOW IN YOUR FOOTSTEPS? I don't see why not. She can do what she wants and we'll support her, to be honest with you. I'm not sure she wants to play rugby though – she's on golf at the moment.

WHO WAS YOUR BIGGEST INFLUENCE GROWING UP?

My parents definitely were – my father and my grandfather both played rugby. My early coaches too, and especially the coaches at Neath, were very influential.

FINALLY, GIVEN YOUR HAIRSTYLE IS ONE OF THE MOST FAMOUS IN WORLD RUGBY, HAVE YOU ANY TIPS FOR HAIR CARE, AND WOULD YOU EVER CHOP YOUR LOCKS FOR CHARITY? It depends which charity it is. If it's something close to my heart, then yeah, I would. As for tips for hair care: none. I hardly wash it. In fact, I hardly brush it!

Since our interview, Adam has signed a deal to join English Premiership side Harlequins from the start of the 2015/2016 season.

Flip, flip, hurray to Adam and the boys!

A big thank you to Adam, Matthew Rees and Josh Navidi, all Cardiff Blues players, for being fantastic sports and taking part in a local school's pancake fundraiser. As sponsors of the Blues, we were thrilled when the boys agreed to take part, and there was a real buzz around the school. It was lovely to see the pupils coming face-to-face with their rugby idols.

When the whistle blew to signal the start of the 'Pancake Flipping Contest', it was all-out war between the players as they jostled for first place, with Bruiser the Bear, the Blues mascot, watching on from the sidelines.

Three cheers for Josh, the victor on the day, but a resounding three cheers for all the boys in blue who helped raise over £675 for the school and supporting charities, including Llamau and The Brain Tumour Trust.





Photo supplied by Ilovethediff, a representation of cable cars in Cardiff



Back to the future, Cardiff style

As we reach the 30th anniversary of the blockbuster Back To The Future, we sent Christian Amodeo off in a DeLorean to find out what future Cardiff has in store.



Cardiff Central library



Cardiff Bay



Alliance sculpture

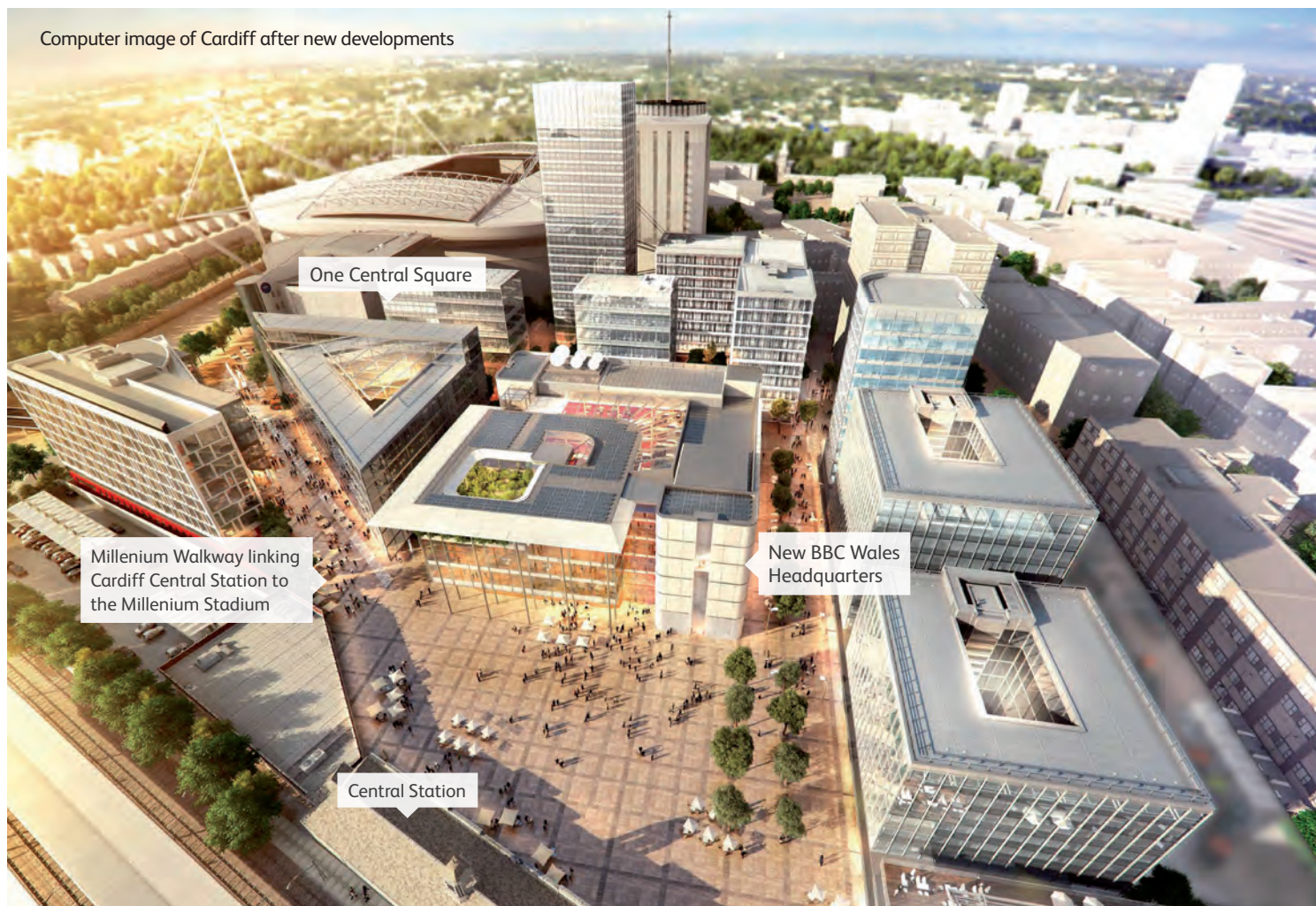
So much of Cardiff would today be unrecognisable to a resident from 1985 – more so perhaps than the city in 1985 would be unrecognisable to a citizen from 1955.

It's hard to imagine just how much things have changed since 1985 – back then there was no Cardiff Bay, no Millennium Stadium, no Millennium Centre, no ice rink, no hover boards...

Actually, we still don't have a permanent ice rink (more on that later), and as for the lack of hover boards, this must be something of a disappointment to anyone whose eyes lit up when they saw Marty McFly jump aboard one when visiting the then distant year of 2015.

But here in Cardiff there's plenty to be grateful for. There's an air of excitement, a sense of momentum and trajectory about the place these days. A dynamic, young capital, Cardiff is set to undergo massive changes as it expands and key areas of the city centre experience major redevelopment.

Computer image of Cardiff after new developments



Exciting times lie ahead for the Welsh capital, and its rising fortunes can only positively impact upon the rest of Wales, in particular what has become known as the Cardiff Capital Region. After all, the city is dependent on the 80,000 people who commute into Cardiff everyday, making up a full third of its workforce.

Cardiff is one of just two cities outside the south of England to feature in the 2015 top ten of 64 cities for population growth, and its population is expected to swell by a quarter to more than 400,000 over the next decade.

“CBC announced it had commissioned a feasibility study on cable cars for the city, which could be more effective – symbolic of the city’s ambition and some ‘outside the box’ thinking.”

To accommodate the new Cardiffians, the largest expansion of the city since the 1960s is planned: 41,000 new homes before 2026. This will include 8,000 new homes built in Pontprennau, 7,500 in Pentrebanne and 750 in Creigiau, with 40% of all the residential construction happening on green-field sites.

Growth will, of course, provide its own challenges, not least in terms of transport. Recent proposals for a £2 billion South Wales Metro network, which could be in place by 2030, recognise the importance of the city region.

A rather revolutionary recent development was the launch of Great Western Cities scheme, a

city region plan consisting of Cardiff, Newport – and Bristol. Suddenly, us ‘locals’ must work together to compete. Cardiff and Bristol working together? Get away!

Yet another intelligent move was Cardiff joining the Core Cities Group, comprising ten cities that lobby for greater autonomy for UK regional hubs. And the creation of Cardiff Business Council (CBC), a private sector-led body working with the council and government alike (with offices in New York and Beijing on their way, apparently), to drive investment, is also welcome.

Most recently, CBC announced it had commissioned a feasibility study on cable cars for the city, which could be more effective than trams – symbolic of the city’s ambition and some ‘outside the box’ thinking. A poor second to hover boards, perhaps, but a far better tourist attraction.

True, times remain hard as services face cuts due to a council budget cut, but, despite this, everywhere you look in Cardiff something new is popping up. Even the past is being updated – Wales’ most popular heritage attraction, St Fagan’s, is currently subject to a £25 million makeover of its visitor facilities.

Some may fear that, in this drive for modernity, Cardiff won’t retain its sense of self. After all, it’s vital to remember the past, and, if possible, preserve the good stuff (if only Cardiff’s

planners of the late 1960s and 1970s had done this). Here, we take a look at the major developments planned or underway.

All change at Cardiff Central station
The long overdue redevelopment of the bus station and adjacent land in front of Cardiff Central station will surely be welcomed by anyone who has been anywhere near Wood Street in the past 20 years.

As part of the “essential” one million square foot Central Square project between the station and Park Street, an £11 million transport hub will be built by 2017 where grim Marland House and the NCP car park currently are, creating “a world-class gateway into the city”, in the words of Cardiff Council leader Phil Bale.

Initially referred to as The Interchange (catchy and friendly, eh?), the hub will include 30,000 square feet of retail, 200,000 of office space and a 100-room hotel. Next door will be the BBC’s new 150,000 square foot, five-storey headquarters with room enough for 1,200 staff.

Excitingly, its atrium-like design – by Lord Norman Foster’s architect firm – will allow the public to walk through it. It’ll also contain 300 car spaces and 200 bike spaces. Work on the £50m structure should start this summer, with the BBC spending £100m on kitting it out before moving from its much larger Llandaff base in 2018.

Two further office blocks will sit between the BBC and the Taff. Well underway is the nine-storey 1 Central Square, 135,000 square feet

of office space that will be finished next January. Law firm Blake Morgan has already agreed a lease for the top two floors.

All these new buildings will mean that the Millennium Stadium is almost completely hidden from view from the station, which is a bit of a shame. One building from which residents could almost watch matches (if the stadium roof is open) is a proposed £85m residential tower on Park Street, which would be Cardiff's tallest building.

A 'Millennium Walkway' (original name, this) will be a grand avenue towards the Taff, inviting pedestrians en masse toward the stadium from the piazza in front of the station.

"Currently, this part of Cardiff city centre doesn't give the best impression, and our aim is create a place that the people of Cardiff are proud of and one that leaves a lasting impression for visitors," said Phil Bale. But does Cardiff need a million square feet more office and retail space? The Financial Times has referred to Cardiff as being an essential near-shoring hub for the City of London, and will become even more attractive when mainline electrification cuts travel time to 100 minutes, so maybe the former will come in handy.

The station itself, which currently receives 13 million passengers annually, is due for an overhaul to cope with a predicted rise in demand to 32 million by 2043. Enclosing the original frontage under a wavy roof, a retail mezzanine floor and a new car park are included in plans that Network Rail Wales is considering.

Cathays Innovation Campus

As part of its plan to become one of the world's top 100 universities, ambitious Cardiff University is looking to build a £300 million extension to its campus along Maindy Road in Cathays. It will sit alongside the recently-built £30 million Hadyn Ellis Building, a state-of-the-art cancer and mental health research centre, on former industrial land next to the rail line. Read more on this in our article on pages 14 & 15.

“Currently, this part of Cardiff city centre doesn't give the best impression, and our aim is create a place that the people of Cardiff are proud of and one that leaves a lasting impression for visitors.”

The innovation campus will feature the world's first social science research park, an innovation centre to assist start-ups in the wider community, a facility that would seek to find real-world applications to academic research, and an institute for compound semiconductor technology.

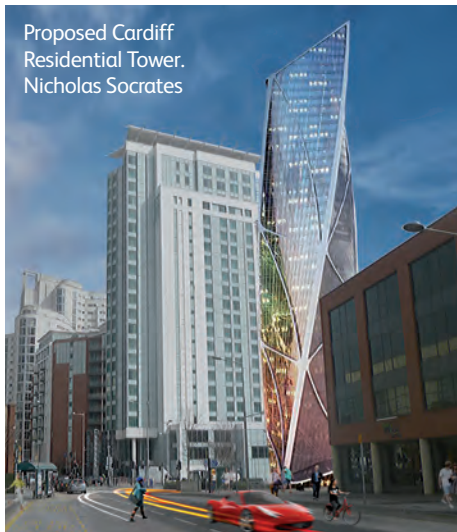
Financial Enterprise Zone

If you've been down Dumballs Road recently, you'll see the curved symmetrical lines of the £45 million campus of Cardiff and Vale College (CAVC) at Canal Parade. It will feature a gym, spa, conference centre and rooftop restaurant. Formed by a merger of Barry College and Coleg Glan Hafren, CAVC has been given a £20 million

Proposed Cardiff Residential Tower – interior render. Nicholas Socrates



Proposed Cardiff Residential Tower. Nicholas Socrates



New Theatre



grant from Welsh Government to develop the site which lies within Cardiff's 140-acre Financial Enterprise Zone.

A major £500m plan for Dumballs Road is to transform 33 acres of land along the Taff into a new 2,070-home community of flats and townhouses, complete with shops and hotels, retail space and a school. Affordable housing would make up just 12 per cent of the wholly private Cardiff Embankment regeneration programme by developer Bellerophon.

Another development in the Financial Enterprise Zone is a proposed 23-storey apartment scheme of 180 flats in development firm JR Smart's Capital Quarter on Tyndall Street. Just south of the rail line, the new office buildings in this scheme have mostly already been let, including the 76,000 square foot No.1 Capital Quarter building which was acquired by Welsh Government. A 300-space car park already has planning permission at Capital Quarter, and a 580-bedroom student accommodation complex is also planned.

Wales International Convention Centre Celtic Manor intends to build a £70 million state-of-the-art convention at its Newport site, if it can get through local planning – something the hotel has famously found difficulty with in the past. The centre, with a 4,000m2 exhibition hall, could provide 150 permanent jobs and bring £50m into the region annually.

Cardiff Bay

In Cardiff Bay, there are signs are that the £400 million International Sports Village will one day be complete, but don't hold your breath. Work on the Ice Arena Wales (IAW) has picked up again, though delays caused by initial slow sales on the neighbouring Cardiff Pointe residential site mean it won't be open till the end of the year, developer Greenbank has said. The £16 million future home of the Cardiff Devils will be Olympic standard and have two ice pads, including a 3,500-seater main rink. A real snow ski centre with hotel will complete the winter sports complex, while the £200m Cardiff Pointe development also plans two 'cantilever' tower blocks of 23 and 27 storeys.

Your local sales listings...



Waterloo Rd, Penylan **£350,000**

Beautifully and sensitively furnished and decorated three-bedroom period property. The master bedroom with balcony directly overlooks the pretty Roath Mill Gdns, while the full width bi-fold doors in the kitchen at the rear of the property make the garden feel like an extension of the room itself. A must see for viewings.



🛏️ 3 🛋️ 2 🚿 2



Cyncoed Rd, Cyncoed **£445,000**

A light and airy period hallway with beautiful traditional tiles greets visitors to this large family home set over three floors. Popular not least for its location within local Marlborough Primary School and Cardiff High School catchment areas, the street remains a firm family favourite. Double garage and attractive front/rear gardens.

🛏️ 3 🛋️ 2 🚿 2



Plasturton Ave, Pontcanna

This previously-tenanted property in the highly sought-after area of Pontcanna would make a perfect family home or professional house share. With a large modern kitchen, this property has all the internal space and doorstep character residents of this area love. It's simply waiting for that injection of personality to make it a first-class home. View and imagine your future home!

🛏️ 4 🛋️ 2 🚿 2



Clifton St, Splott

If this property was any cuter, you would pop it in your pocket! Tucked away on a small cul-de-sac, this little gem has been polished with a recent refurbishment, and its newly fitted wooden floors, sharp white walls, walnut topped kitchen units and designer lighting really does let it sparkle. A perfect first-time buyer home.

🛏️ 3 🛋️ 1 🚿 1



Lacuna, Windsor Esplanade

AVAILABLE: IMMEDIATELY

Rare to the market is this unusually large, third-floor apartment with two large double bedrooms. Step out of the open-plan living room onto the decked balcony and soak up the sun plus views to Penarth. The property comes with gated allocated parking spaces for two cars.

🛏️ 2 🛋️ 1 🚿 2



York Court, Schooner Way

AVAILABLE: IMMEDIATELY

Imagine enjoying fantastic views over Atlantic Wharf, framed only by a sweeping, floor-to-ceiling arched window frame. This two-bedroom penthouse with main bathroom, en-suite shower room, spacious balcony, kitchen/dining area, plus second bedroom with ample storage, is certainly more than the sum of its parts.

🛏️ 2 🛋️ 1 🚿 2

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Grange town here we come

Grange town offers a great location, affordable housing, and that rare thing – a sense of community.

When speaking to Grange townians, there's often a clear sense of pride in their community. Bustling, cosmopolitan, perhaps a little dog-eared, Grange town is the epitome of inner city Cardiff.

"When I think of Grange town, the words 'diversity', 'up-and-coming' and 'home' spring to mind," says Mary Unwin, a mortgage advisor who has lived in Grange town with her partner and their daughter for the past ten years. "I chose to live in 'G-Town' because the homes are mostly lovely Victorian terraced houses with period features that would go for loads more

money were they in Pontcanna or Roath. Plus it's only a ten-minute walk to town or the Bay, and we've got nice parks and a leisure centre. I'm also proud to say that local legend Ninjah lives on my road."

Chrysti Read, a CPS Homes property advisor, confirms this. "The standard of housing in Grange town very good," she says. "There are four schools and four fantastic parks in Grange town, making it very family-friendly. That said, it's not just young families finding the attraction of the traditional Victorian buildings and lower prices attractive – there has been a notable uptake of Welsh-speaking professionals to the area, both in rentals and

Water and Natural Resources Wales on this £2 million project to better manage the area's rainwater. Rather than pump rainwater into the sea six miles away, the scheme will catch, clean and divert rainwater into the River Taff by introducing ways to limit runoff: more trees, grass channels, planters and 'rain gardens' will soften Grange town's hard edges. Till the end of 2015, at least, this scheme remains in the pipeline.

A BIT OF A REPUTATION

Grange town may sometimes be blighted, but it's more often unjustly slighted. "Unfortunately, Grange town has a bit of reputation that can put some people off before they see the fantastic properties," says Chrysti

"When I think of Grange town, the words 'diversity', 'up-and-coming' and 'home' spring to mind,"

first-time buyers."

GREENER GRANGE TOWN

Green spaces may not immediately spring to mind when you think of Grange town, but it certainly has some lovely parks – there's formal Grange Gardens with fitness equipment and what was Cardiff's first bandstand, Sevenoaks Park and its amazing graffiti wall, new yet wild Grange moor Park, and, of course, The Marle.

It's going to get even greener too. Greener Grange town, the first scheme of its kind in the UK, will "transform the urban landscape" says Cardiff Council, which is working with Welsh

Read. "Along Corporation Road, Taff Embankment and the neighbouring roads, there are rows and rows of beautiful Victorian houses situated along the river. And just look at the apartments in Jim Driscoll Way – they have stunning water views."

Locals too are miffed by its rep. "I do get annoyed when the name is trashed," says Steve Duffy, a journalist and active member Grange town Community Action and the area's historical society. "Grange town is a defined community. There are people whose families have been living here for four generations. There's always been a mix of old and new."





Grangetown Farm House 1913 Cardiffians.co.uk

“Grangetown is a welcoming and really friendly place, but like most places it has been changing over the past 15 years.”

I love that it still feels like ‘old Cardiff’ and has a real sense of community.”

Sara’s elderly neighbour has lived in the same house her whole life. “Her dad was a fire warden during the war,” says Sara. “I’m always amazed that these events are within living memory, and it’s pretty humbling hearing my neighbour relive the war years.” (See Grangetown’s Darkest Day.)

For older residents, change isn’t always welcome. Labour councillor Lynda Thorne has lived in the district for 45 years, moving here shortly after marrying Ken, a Grangetown native. As a councillor she hears the concerns of many residents.

“Grangetown is a welcoming and really friendly place, but like most places it has been changing over the past 15 years,” says Lynda. “Forty percent of houses in Grangetown are rentals, which makes for quite a transient population. For long-term residents it can sometimes add to a sense of instability, but I do think the community spirit remains.”

That community is more culturally diverse than ever. Today, more than 70 nationalities work, rest – and worship – here. Among Grangetown’s numerous religious buildings is the beautiful Shree Swaminarayan Temple on Merches Place, complete with palatial decoration and solar panels. (A large Hindu community came to the area from Kutch in the early 1960s.)



A local voluntary group, Grangetown Community Action, arranges projects to improve the area, organises the annual Grangetown Festival, and runs a newspaper and website (grangetown.wales).

“It’s safer to walk the streets here than it was perhaps 100 years ago,” says Steve. “Sure, it’s a bit rough around the edges, but there’s a heart and a certain soul to it. I’ve been here more than 20 years – that makes me almost a local now.”

THE ONLY HOUSE FOR MILES

The first locals, way back in the early 13th century when this area to the southwest of Cardiff was all green space, were penitent drunken monks. According to the story, they had been banished from Margam Abbey near Port Talbot for drinking and gambling, and as punishment sent to establish a grange to farm.

The farmstead, known then as More Grange, still exists today – you may have spotted the incongruous whitewashed ancient stonewalls of the Grade II listed house tucked away off Clive Street on its adopted Stockland Street. After the Cistercian monks came a series of tenant farmers, with the last being the Morgans. Thomas Morgan began farming here in the mid 1830s, before his third daughter Ann took over

what was by now a 120-acre dairy farm. In time, her nephew came to own it, and sold it to the current owners in 2000. Amazingly, Ann’s daughter Doris still lived at Grange Farm in 1987. “Everyone would come to the house – it was the only one for miles,” she told the South Wales Echo.

SPORTING GRANGETOWN

Even by the start of the 20th century, this would have been hard to imagine. Grangetown became a Cardiff suburb in 1875 and, to quench the thirst for manpower of Cardiff’s docks and industries, rapidly grew into the network of tightly-knit streets we know today.

Its population was hardworking, hard living and, with increased leisure time, sports mad. In 2007, Grange Albion Baseball Club, the longest running and most successful in Wales, celebrated its centenary. It was just one of many of Grangetown’s sporting clubs.

OLD AND NEW CARDIFF

Sara Robinson is the managing director of PR firm Brighter Comms. She moved to Grangetown before her son was born in 2007. “Grangetown offers some lovely, solid old properties at affordable prices,” she says. “There’s a great Welsh medium primary school called Ysgol Pwll Coch that my son now goes to.



Grangetown's finest

Inma's deli for the best baguettes in Grangetown (152 Penarth Rd CF11 6NJ, Tel. 029 2038 8303)

For quality Chinese food try **Yangs** (189 Penarth Road CF11 6FR, Tel. 029 2066 6188)

The Cornwall pub has a great atmosphere, especially on match days (Cornwall Street CF11 6SR, Tel. 029 2030 3947)

Merola's is a Grangetown institution – always a warm welcome and great Italian

"We've got more places of worship than we have pubs and clubs now, and that wasn't the case once," says Lynda Thorne who helps to run Neighborhood Partnership, encouraging Grangetown's religious leaders to meet and find common ground.

Lynda's not wrong: all but two Grangetown pubs have called time for good – they're something of an endangered species. Just The Cornwall, which opened in 1894, and the even older Grange remain. It's even sadder when you consider that ten survived into the 21st century. The Plymouth on the corner of Clive Street and Holmesdale Street, thought to be Grangetown's oldest pub, was razed in 2008.

For some residents, social clubs still provide continuity. "Some have gone, but those that remain are places we go on a weekend night for some entertainment, bingo, and a bit of a dance," says Lynda. "It's somewhere to be with friends, and where people feel safe. This for me always was, and still is, a Grangetown thing."

THE FUTURE'S BRIGHT

"We've lost a few pubs and a few local shops, but gained an Ikea," says Steve Duffy. "We have two retail parks on the edge of the area, as well some chains moving into the high street. It's a struggle for identity and it would be great if Grangetown's independent shops can hit back a little."

To help, currently underway is an extensive three-phase redevelopment of the district's commercial heart, where Clare Road, Penarth Road, Corporation Road and Paget Street meet to make it more 'appealing and accessible'.

Funded by £1million from Welsh Government and implemented by Cardiff Council, the scheme involves improvements to parking and shop fronts, a more pedestrian-friendly junction layout, and the conversion of an extended Grangetown library into a community Hub. This will provide support for unemployed people to help them find work.

Unemployment and a lack of facilities for young people are both issues affecting Grangetown, but here, too, people are trying to help. "I'm involved in a project with Cardiff University that is awarding funding to local projects designed to make Grangetown a better place to live, and some of the early project ideas are really exciting," says Sara Robinson. "The steering group includes young people from the community, and I think it's crucial they have a voice when it comes to shaping the services of the future."

Labour city councillor, Ashley Govier, agrees. "Grangetown, for me, is a place of incredible potential – the future is bright and we are in a position to benefit from the growth in the city centre and learn from past mistakes," he says.

Further good news comes in the form of ambitious plans to turn the old Pendyris Street tram depot into an arts and business hub. If it comes to fruition, this will bring jobs to the area and help people see Grangetown in a new light, not to mention be that rare Cardiff thing: the saving of an old building rather than sending in the demolition team. Grangetown, it seems, is on the right track.

Did you know?

Grangetown's darkest day

The night of 2–3 January 1941 is the darkest in Grangetown's history. A German air-raid involving 100 planes began early in the evening and lasted ten hours. Grangetown bore the brunt. Thirty-two people were killed in just one direct hit – on the cellar of Hollyman Brothers Bakery, on the corner of Corporation Road and Stockland Road. It wiped out the Hollyman family. Cardiff's death toll that night was 165, nearly half of the total killed in air raids throughout the war.

The Grangetown Whale

The myth goes that a washed up whale was taken on tour as an exhibit, until it became too fragrant and ended up being buried on The Marle. Peter Meazey wrote the lyrics to what became the famous Frank Hennessy song in the Conway pub, the day after the 1979 flooding. Yet he has said his song wasn't inspired by this story. What we do know for certain is that Ninian Park Primary School has adopted the whale on its crest.

Welcome to Clivetown

Grangetown was nearly called 'Clivetown' after MP Robert Clive. However, his widow, the Baroness Harriet Windsor-Clive, daughter of the landowner the Earl of Plymouth, thought Grangetown preferable and her husband more worthy of its principal street

Situated just a stone's throw from Grangetown is our James Street, Cardiff Bay branch. If you're interested in buying, selling or renting a house in the area or those surrounding, please don't hesitate to get in touch. We'd love you to pop in and speak to us. Our experienced, knowledgeable staff are on-hand to help.

buy@cpshomes.co.uk
02920 480490
18 James St, Cardiff Bay, CF10 5EX



Photo – from left to right: Adam Cooke, Chrysti Read, Clare Sinclair & Bradley Young

How do we measure up?

From the first time we speak to you to the last, we pride ourselves on our transparency of service. We believe it's the sincerity of our actions that you'll appreciate the most, which is why we tell you our fees before we visit, and give both honest and realistic valuations. We'll even give you the simple tips on how to make the most out of your home for sale.



We sold
70%
of homes within
11 days*

We sold
88%
of homes at
full asking price*

A realistic, professional market valuation of your home.

(Bells and whistles are lovely, but we promise to get down to brass tacks.) When you call us out for a free valuation, we don't just bring price comparables. We bring over twenty-five years worth of local sales experience to your door.

Flexible low sales fee guaranteed.

Floor plans for all of our properties, regardless of size and value.

A Rightmove study showed 1 in 5 buyers will ignore properties if no floor plan is published.

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We ensure every would-be purchaser sees the best of your home at a time convenient for you. If you like the idea of an open-house block of appointments at a scheduled time, we'll arrange that for you.

Every prospective buyer we find will be genuinely ready to buy and financially qualified.

Accurate and honest feedback

It's as important to you as it is to us, which is why we'll always let you know what prospective buyers thought about your property within 24 hours of any viewing.

You can count on us to support you throughout the sale and beyond.

Whether it's negotiating the best price, speeding up the communication between solicitors, or answering any queries you may have, we'll be there for you – right up until completion.



The little things matter

*correct at time of printing

The 'Maindy' folds of Welsh innovation and research come to Cathays



Photos: IBI Group

If you've taken a stroll through Cathays lately, you may well have seen the beginnings of Cardiff University's brand-new Maindy Park campus. Situated along the banks of the area's railway line, work is underway on the university's £300m masterplan that intends to see five brand-new, state-of-the-art buildings constructed on the disused site.

The Park is set to be a phased development of buildings for research, postgraduate teaching and showcasing the University's academic excellence, with a strong emphasis on interdisciplinary working and space for new research initiatives to start up and grow.

Work on the first of the five buildings – a new £44m home for the Brain Research Imaging Centre (CUBRIC) – started in December 2014 and is expected to be completed by the end of 2015, when the centre will move from its current smaller

base at the university's Cathays Park campus. Boasting cutting-edge equipment, the new CUBRIC aims to build a better understanding of neurological conditions such as dementia, schizophrenia and multiple sclerosis, which will hopefully see the treatment of such illnesses improve.

Assuming the University's full masterplan is given the green light to proceed by the local authority, the site – which will be accessible to the public in a pleasant, green, parkland setting – will also be home to the world's first Social Science Research Park (SPARK), aiming to solve some of society's most pressing problems. Its creation would increase capacity for postgraduate research and encourage a collaborative learning and working environment for creating, sharing and applying new knowledge.

The remaining buildings planned for the campus will house an Innovation Centre, which aims to assist Welsh start-up firms from initial concept to commercial viability, as well as a multidisciplinary

Translational Research Facility that would support turning academic research and innovation into practical, real-world applications. Finally, there's a Research Institute for Compound Semiconductor Technology... which is biotechnology and mobile phones to you and I!

Cardiff University Vice-Chancellor, Professor Colin Riordan, told Cwtch: "Our campus masterplan will provide the foundations for the long-term success of the University. We are focusing on innovation and our students at this stage, paving the way for world-leading research and an outstanding student experience. The benefits will be felt not only by the university but by the city as a whole."

There's no doubt that the 60,000m² project over the 4.16 hectare site is a big investment in our city. "The new Maindy Park campus will mean Cathays streets previously regarded as too far to travel to university are now very much frontrunners in students' minds," said Rhys Owen, Lettings Manager at our Woodville Road, Cathays branch. "The opening of the site will create a spread of student locations within the area, meaning streets that previously tended to be avoided by investors are now back open for business." These aren't the only proposals for Cardiff University. "Plans for further investment in a Centre for Student Life, which will be linked to the Students' Union building on Park Place, and a new library/learning resources centre associated with an existing library on Colum Road, will be coming to fruition soon", explains Kevin Leonard, Communications and Marketing at Cardiff University.

Our capital city may be small, but these plans – combined with what you've read on pages 6, 7 & 8 – are set to make waves across Europe.

"The new facility is very exciting for all of us researchers", explains Professor Petroc Sumner, School of Psychology at Cardiff University. "From studying the basic mechanisms of healthy brains to working out in more detail what underlies mental disorders and dementia, it will draw in collaborators from across Europe and create a really exciting atmosphere."



Looking for investment property in Cathays?

Our Woodville Road, Cathays branch looks after the needs of many different landlord clients – ranging from those who are new to the private rented sector to those with large, multi-property portfolios.

If you're looking to invest in the area, or if you'd simply like more information on owning a buy-to-let property, please don't hesitate to make contact with us.

Speak to **Rhys Owen**, our Lettings Manager, on **02920 668585** or via e-mail; rhys.owen@cps homes.co.uk

Whatever your level of preferred involvement, our personalised, tailored service will ensure we have something to suit you.



Investment properties for sale...



Rhymney St, Cathays £230,000

Perfect development opportunity! This potential 8 bed property has full planning permission in place and has already been let for 2015/2016 academic year.

Planning permission has been granted for a single story rear extension, rear dormer extension and associated internal works to form a large open plan kitchen lounge, along with two bathrooms and a separate WC.

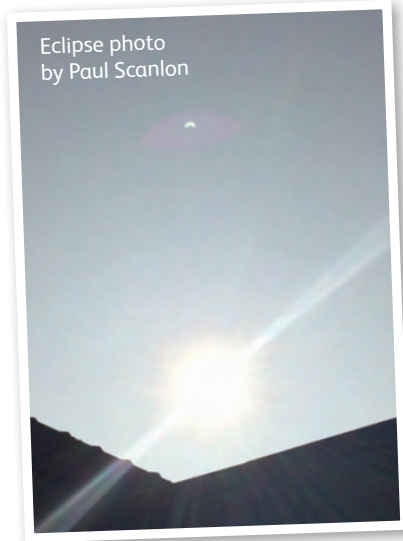
Located close to Cardiff University, this ideal investment opportunity is fully let for the 2015/2016 academic year, at £2600 per calendar month, totalling a yearly income of £28,600.

Full architectural plans and planning approval can be shown upon request.

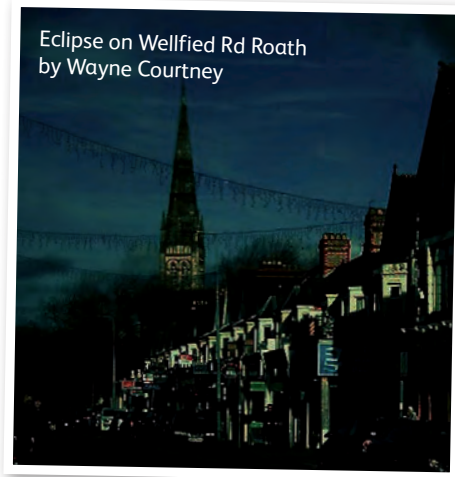
Eclipse

At 9:28am on Friday 20th March, all our eyes were 'safely' waiting to catch a glimpse of the phenomenon that was the eclipse – in part thanks to the generous blue-sky weather Cardiff had delivered to us.

As skepticism grew, doubters and enthusiasts alike were plunged into darkness (well, almost) as the lunar eclipse unfolded before their eyes. Here we celebrate the best of our local residents' photos of the historical event.



Eclipse photo
by Paul Scanlon



Eclipse on Wellfied Rd Roath
by Wayne Courtney



Eclipse photo
by Paul Scanlon

PTA Pub Quiz

Parents of Marlborough Primary School, Penylan pupils pitted their wits against each other in their annual pub quiz recently – battling for pride and prizes donated by CPS Homes.

The event, in aid of the school's PTA fund, who are currently raising money for improvement to the playground facilities, raised over £300.

Cardiff Marrow

Cardiff Marrow, the UK's biggest bone marrow register, held their Medical School Halfway Ball in order to fundraise for the cause.

"The aim is to raise the vital funds and awareness for the need for bone marrow donors and increase the numbers registered, allowing more matches to be found for terminally ill patients", explained Lilly of Cardiff Marrow. As proud sponsors of Cardiff Blues, we donated a signed shirt to the charity's raffle, which was given away on the night of the ball.

"It's great to see the enthusiasm and tenacity amongst this group of young Cardiff students, and we're only too happy to help such worthwhile causes", said Rhys Owen, Lettings Manager at our Woodville Road, Cathays branch.

Stay strong for Ows!

We're supporting James Donne & Matthew Lewis' Cardiff to Paris bike ride.

Due to set off on 3rd June from BT Sport Cardiff Arms Park, the boys are riding 516km (320 miles) over a four-day period, all in aid of Cardiff Blues' Owen Williams who suffered a life-altering injury while playing rugby last year.

If you'd like to support James and Matthew, visit justgiving.com/JDML. Good luck, boys!
#StayStrongForOws



YES!
The bake off
is back.



Get y

Prepare to light the candles: the Great Roath Bake Off is back for its fifth consecutive year. The team of volunteers are all set to stick in the doweling, add the crumb coat and prepare for what looks to be the biggest year yet!

Started in 2010, the initial hope was to create a fun-filled event that would raise a few bob for the A6 Trauma and Stroke Wards at University Hospital of Wales (Heath Hospital). Since then, the event has come a long way. In 2015, not only has it become a Welsh baking phenomenon that draws people in from across the valleys to compete, but, quite simply, it's put the care back in the community – funding much-needed equipment on hospital wards right on our doorstep.

Bake off FYI...

Date: Saturday 9th May 2015
Time: Entries to arrive before 10am
Judging starts at 1.30pm

The categories are:

- Best tasting cake
- Best decorated cake
- Best professional cake
- Best bake – pie or bread
- Junior best cake – Under 16s
- CPS Homes outstanding cake award



our bake on!



Yet again, Wayne Courtney, event founder, and Elaine Morris, event organiser, have pulled in some fantastic judges for this year's competition. Nathan Wyburn, famous for his creative celebrity portraits made from food items such as Marmite and other unusual materials, makes a welcomed return to the team, while Amanda Henderson, star of BBC One's Casualty, makes her first appearance on the panel.

"It's such a fantastic community event", gushes Nathan. "Everybody gets involved... and it's just crazy! The talent is exceptional and the enthusiasm is inspiring. I'm more interested in the creativity side and, having a really sweet tooth, judging a baking competition is no chore for me! I attend many charity events, but the Great Roath Bake Off is by far my favourite." "Amanda is a well-known and much-loved face of primetime television, and we're hugely excited to have her on the judging panel", explains Wayne.

"It's such a fantastic community event... Everybody gets involved... and it's just crazy! The talent is exceptional and the enthusiasm is inspiring."

Elsewhere, Owain Wyn Evans, BBC weather presenter, also returns, hoping the contestants have once again cooked up a storm in the kitchen! Stephanie Webber, Welsh singer from The Voice, joins the event for the first time, hoping to give the entrants a boost with performances on the day. The question is whether entrants will receive the same Tom Jones style "Yeah!" she received during her blind auditions on this year's BBC One show.

Joining the quartet will be food bloggers Matt Appleby, Michael Bell and Nikki Vivian, plus

Kirstie McCrum from Week End magazine. Expert tasters and former winners, Nell Pugh and Lisa Watts, plus young Welsh chef, Lloyd Pinder, will also be waiting to be impressed. Completing the judging panel is former Miss Wales Sharron Mills, Michael Bell, Calfyn Williams, Scott Davies, Owen Deery, and Chris Amodeo from locally-loved brand I Loves The 'Diff – all of whom will be fork in hand waiting for your entries.

As you can see, the event organisers have looked to broaden the range of judges involved, calling upon food bloggers, chefs, local teachers, local businesses and celebrities to be involved – each bringing their own skill and knowledge to the table.

"We're hugely lucky to have the support of CPS Homes again this year. They work a lot with us behind the scenes", explained Wayne and Elaine. "Last year, after much deliberation, Emma [Director of CPS Homes] convinced us to trust her in spending some of their donated

funds on bespoke tea-towels. These alone raised almost £1,000 – selling out within two hours on the day."

"The team have truly won me over", said Emma. "I urge you to get the kids involved and have a go at baking yourselves, or just come and taste the entries. Having visited the A6 Trauma & Stroke Wards, I can honestly say your money will be going directly to support local doctors, nurses and, most of all, patients. That, for us, is the cherry on the cake!"

Feeding young minds

This year, thanks to Emma Web Davies's involvement, Wayne, Nathan and previous winners have been visiting local schools to host 'mini Bake Off' events, in the hope of inspiring young children who may not have the opportunity to bake at home. If you would like the team to pay your school a visit, please e-mail cwtch@cphomes.co.uk and we'll put you in touch with them. Alternatively, you can contact the team directly via their Facebook page.





Hand-drawn gifts for our customers



The little things matter

When it comes to selling a home, we believe the little things matter, so we were thrilled to discover we had a gem of an illustrator working within the company. Charlotte, who started with us in November 2014, gleefully took up the challenge of producing a keepsake for both our sellers and buyers.

“Having had close family move home recently, on a personal note it reminded me just how emotionally involved it can all be. While packaging up memories and planning new ones can be both exciting and sad, I wanted a way of giving our customers a small piece of their old or new home – reminding them of what once was or the promise of what could be.” Emma James, Director, CPS Homes

Using Charlotte’s superb skill, we’ve been able to produce small illustrations of the homes and

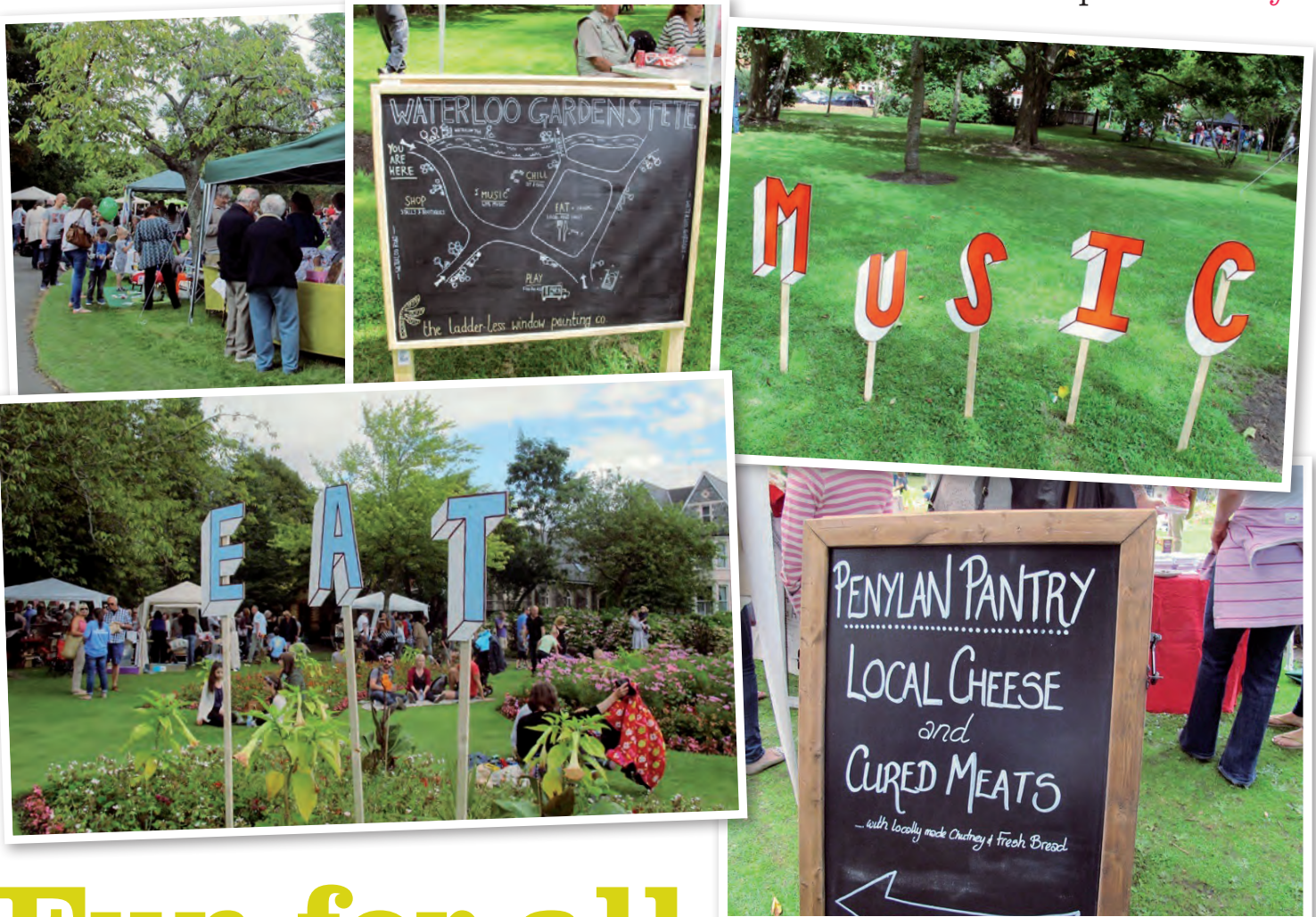
wrap them up ready to give as a surprise gift to our customers. Needless to say, they’ve proved incredibly popular. “What a lovely gesture. My wife will absolutely love this – any excuse to go back to John Lewis for a frame...”, quipped Kevin Crawley, a Splott resident.

“It’s become one of the best parts of my job. You go through such a journey with the owners and buyers, so to be able to give them something so heartfelt is a real joy.” Amanda, Sales Manager, CPS Homes.

“I wanted a way of giving our customers a small piece of their old or new home – reminding them of what once was or the promise of what could be.”



Emma James,
Director,
CPS Homes



Fun for all the family

If you were expecting a small scattering of tombola stalls at last year's Waterloo Gardens fete, then you certainly had a surprise!

Out of this small, suburban rose garden sprung a hip, musical, family-fun, foodie oasis! Think Old Spitalfields Market in London meets foodie favourite The Depot in Cardiff Bay, with a very British Pimms stand! However, that's not to say it's older patrons aren't well catered for too. Country fete favourites are still on the menu, equip with craft and cake stalls.

The Waterloo Gdns Fete team is back again this year, and we're thrilled to have been asked to sponsor and involve ourselves in the running of the event.

"When I met everyone, what came across was how passionate they were to make the fete work for all. Families, young professionals, retirees – they're truly set on creating a real community event. When you hear the backstories on why they're involved, it becomes even more heartfelt. I can't wait to help them make this year's event a success and raise more money for their chosen charities. My five-year-old is already suggesting ideas for the kids coming!" Emma James, Director at CPS Homes, Sales & Lettings

At the heart of the event are the charities, Marie Curie Hospice in Penarth, Children's Cardiac Unit at the University Hospital of Wales and C.L.I.M.B (Children Living with Inherited Metabolic Disease), driving the volunteers who form the Waterloo Gardens Committee.

"As well as raising money for local charities, the fete aims to involve and support local businesses in the area, which is why we're excited that CPS Homes have decided to join us and support this year's fete," said the Committee. "We had a fantastic turnout last year with hundreds of people attending, and we can't wait for this

year's fete which promises to be bigger and better than the last."

Already confirmed to appear at this year's event are neighbours and local favourites, Waterloo Gardens and Sands Hairdressing, with entertainment and music courtesy of Studio 22, who provide facilities for young, local people to learn new musical skills.

Join us on Sunday 19th July 2015 and be part of something that promises to be a great day for a great cause. You can expect local food, craft stalls, entertainment for the children, music... and did we mention the Pimms stall? Now to book the sunshine...



If you are a local business, entertainer, art or crafts producer and would like a stall at this year's fete, or would simply like to volunteer, please contact waterloogardensfete@outlook.com

Keep up-to-date with the event on Facebook; [facebook.com/waterloogardensfete](https://www.facebook.com/waterloogardensfete).

Don't miss getting your hands on our limited edition illustrated bags



Reveal your home's true potential with our free home staging advice

99%
of asking price
achieved in
January 2015



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The little things matter