

Pembrokeshire Coast National Park Authority

Saundersfoot

Conservation Area Proposals



Supplementary Planning Guidance
to the Local Development Plan for the
Pembrokeshire Coast National Park

Adopted 12 October 2011



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SAUNDERSFOOT CONSERVATION AREA PROPOSALS

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Appendix A: Key to Conservation Area Features Map

October 2011

PEMBROKESHIRE COAST NATIONAL PARK



FOREWORD

This document sets out:

In Section 1 to introduce the legal and procedural background and purposes of the Character Statement and Proposals Documents.

Section 2 is a brief synopsis of the character of the Conservation Area.

Section 3 is a summary of the main issues involved, in the form of a S.W.O.T. analysis drawn up by the working group highlighting Saundersfoot's Strengths, Weaknesses, Opportunities and Threats.

Section 4 sets out the underlying conservation and enhancement principles by means of a P.O.S.T. analysis (Purpose, Objectives, Strategy and Themes) which sets out a co-ordinated structured approach for preserving and enhancing the character of Saundersfoot in a clear hierarchy from the underlying philosophies to the details of implementation.

Sections 5 to 12 (inclusive) develop a range of integrated proposals that aim to address the issues raised in the S.W.O.T. analysis in line with the principles established in the P.O.S.T. analysis.

Section 13 considers boundary issues.

Sections 14 & 15 explores delivery.

Saundersfoot CONSERVATION AREA

— BOUNDARY OF CONSERVATION AREA

Designated 1995

Amended 2002

Not to scale

Saundersfoot

1 INTRODUCTION

- 1.1 The introduction of Conservation Areas resulted from the growing awareness that as well as individual buildings, trees and features, whole areas could be of interest and value. Conservation Areas were first proposed under the Civic Amenities Act 1967 and are now governed by the Planning, Listed Building & Conservation Areas Act 1990. Under the 1990 Act local planning authorities are required to designate Conservation Areas, (Section 69.2) which are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance", (Section 69.1).
- 1.2 Following extensive consultations the historic core of Saundersfoot was designated a Conservation Area in September 1995. (Following further consultation the boundary was amended in April 2002 to take in a portion of the beach to mean low water.
- 1.3 Once designated, local planning authorities are required to formally produce Proposals for the preservation and enhancement of Conservation Areas. (Section 71).
- 1.4 The PCNPA undertook this work in two distinct stages, each with extensive community consultations:
- i) Preparation of a statement of existing character – In 2002 a statement of character was drafted by a working group nominated by Saundersfoot Community Council together with Officers of the PCNPA. Following extensive consultations, a public exhibition, and approval by the Village Council, the Conservation Area Character Statement for Saundersfoot was formally approved by the National Park Development Control Committee at their meeting on the 13th February 2002 (This report should be read in conjunction with the Saundersfoot Conservation Area Character Statement, a synopsis of which is set out in section 2.0).
 - ii) The second part of the work involved the preparation of a Proposals Document setting out how the character of the Conservation Area can be preserved and enhanced. A draft Proposals document was prepared by the working group formed part of a local public exhibition inviting comments and suggestions. The draft was widely circulated, inviting

comments from a range of interested partners.

- 1.5 Following the receipt of comments, the draft together with a synopsis of the comments received on it will be considered by Saundersfoot Community Council and subsequently by the PCNPA.
- 1.6 The National Park Authority has adopted the Proposals Document as Supplementary Planning Guidance to the PCNPA Local Development Plan (LDP). The Statement will set the context for considering the effect of development proposals on the character and appearance of the Conservation Area. The Proposals Document will support the policies of the LDP and will be a material planning consideration in determining applications for development affecting Saundersfoot Conservation Area. Policy 4 'Saundersfoot Local Centre' sets out the land use priorities for Saundersfoot.
- 1.7 This report seeks to set out proposals to show how the character of Saundersfoot Conservation Area can be preserved and enhanced.



Saundersfoot

Conservation Area: Statutory Conservation Designations



Pembrokeeshire Coast
National Park

Saundersfoot

Conservation Area
Designated 1995
Amended 2002

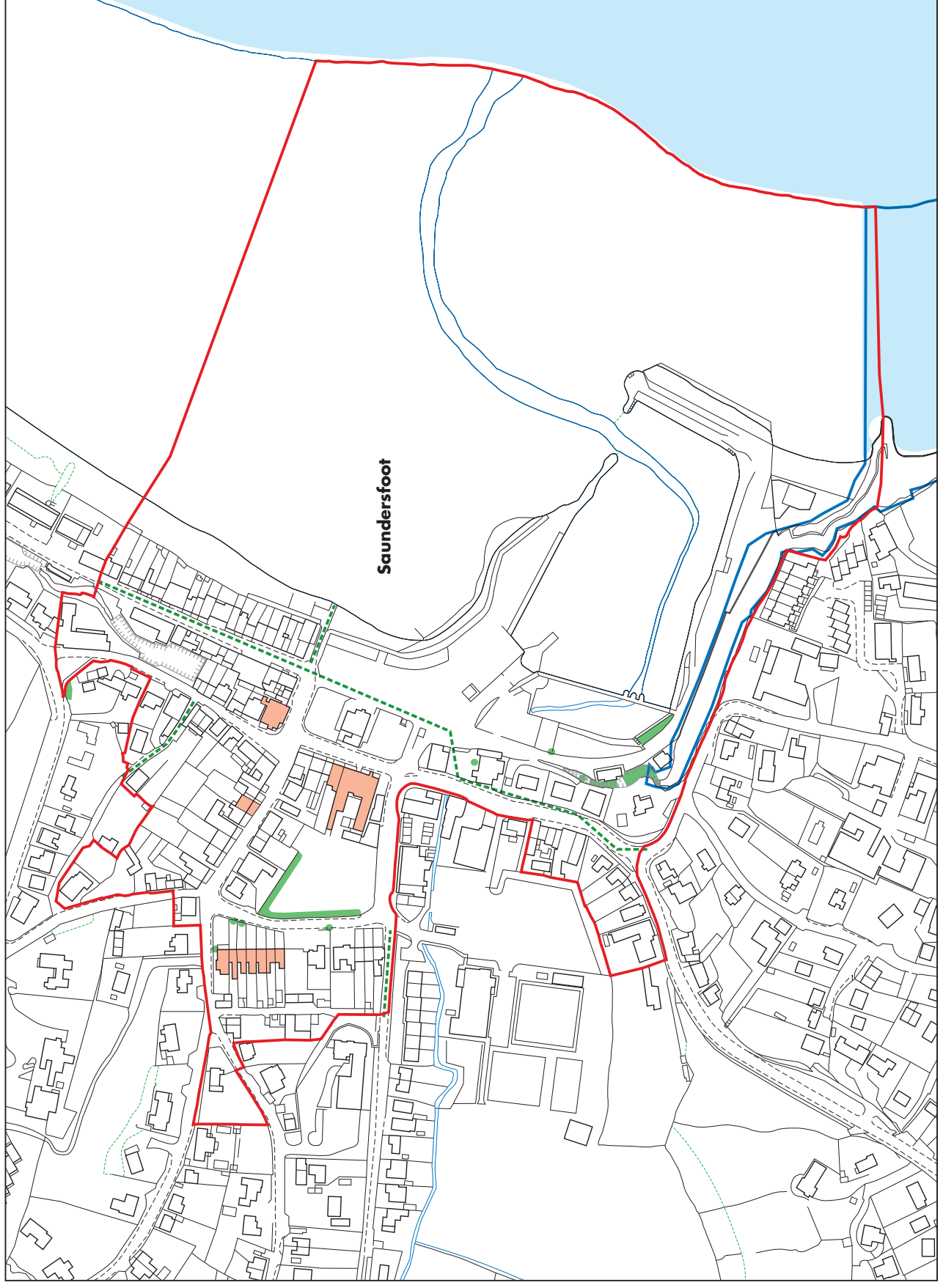
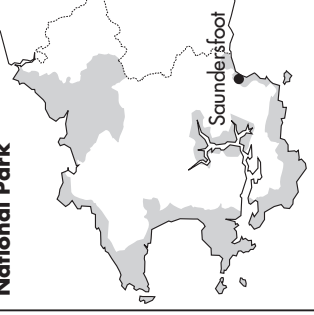
Key

- Conservation Area Boundary
- Listed Building
- Tree Preservation Order
- Site of Special Scientific Interest
- Special Area of Conservation
- Public Right of Way/Coast Path

Scale



Pembrokeeshire Coast
National Park



2 SYNOPSIS OF CHARACTER

This synopsis should be read in conjunction with the Saundersfoot Conservation Area Statement March 2002. The Authority has also adopted Supplementary Planning Guidance on Landscape Character Assessment (June 2011). Saundersfoot Conservation Area is within LCA1 'Saundersfoot Settled Coast'

2.1 THE CHARACTER OF SAUNDERSFOOT CONSERVATION AREA IS IMPORTANT:

- to the quality of local life
- as an attraction to visitors
- as tangible evidence of a rich historic and architectural legacy
- to ensure the future vitality and viability of its historic centre
- in developing a sense of ownership, civic pride and identity
- in encouraging a sustainable future involving the promotion of local skills and products
- in integrating the arts, heritage, local industries and urban design
- in promoting cultural tourism and marketing



2.2 ORIGINS & DEVELOPMENT

- The settlement of Saundersfoot largely dates back to the early C19, although coal was being mined locally as early as 1324. Probably by the C17, when anthracite became a valuable export, a small settlement began to grow.
- The building of the harbour and tramlines to outlying collieries (1829-36) established the village as an important coal-port. Colliery housing was built along Railway Street (The Strand) and in 1850, larger houses were built on Milford Terrace.



- By the late C19, the village had slowly developed along High Street, Cambrian Place, Wogan Terrace and Brewery Terrace: large undeveloped open areas were gradually infilled by modern development.
- In 1930, the main colliery at Bonvilles Court

closed as the Pembrokeshire coalfield entered decline. As the village gained increasing popularity as a seaside resort, new housing developed in the Ridgeway, St Brides and Rushylake areas.



2.3 PHYSICAL CONTEXT, APPROACHES AND VISTAS

Saundersfoot lies in a broad valley fronted by a fine sandy beach and the harbour. The heart of the village is intensely built up, but is embraced on the fringes by mature trees with a rural backdrop.

There are a number of important approaches set out in the Character Statement, each providing distant landward and seaward views of the village.

2.4 THE TOWNSCAPE

The street layout of the village was heavily influenced by the developments of the Saundersfoot Railway and Harbour Company from 1829, dictated by the northern tramway forming Railway Street and the northern tramway leading to the Incline, forming Milford Street. The tramways merged on the large industrial plain on the harbour, which retains its open character as a large car park, the former colliery office, (the Barbecue) still survives.



Architectural & Historic Character of Buildings

- Mostly domestic, some connected to commercial use. Low key commercial premises, dominant sea-facing hotels.
- Predominantly C19 streetscape. Majority of buildings simply rendered and colourwashed relying as much on solid and simple proportions, materials and details as architectural 'style'.

- Some contrasting buildings including the Hean Castle Hotel and Wogan House. Mostly short terrace or detached, either fronting the pavement or set behind walled/railed forecourts.
- Mostly two storeyed development, some prominent three storey sea-facing buildings (Cambrian Terrace, Hean Castle Hotel)
- Historic harbour area retains 'working' character (boatyard, fishmongers, chandlery).
- Streetscape interspersed by some C20 buildings, not all respecting the village in scale/detail/materials.

Prevalent & Traditional Building Materials

- Walls - local sandstone, mostly rendered and painted. Some late C19 red/yellow brick for chimneys - architectural detail.
- Some buildings have had their render or colourwash inappropriately removed to expose the stonework.
- Many buildings set behind small forecourts or front gardens, many with iron railings made locally.



- Roofs - Generally of North Wales slate. Chimneys of rubble stone or brick.
- Doors/Windows - Most buildings had vertical sliding timber painted sash windows. Some canted bay windows. Timber doors generally of a simple solid panelled design.



Characteristic Local Detailing

- Walls - Generally smooth rendered, lined out as blockwork. Rose Cottage has rusticated stucco.
- Roofs - Mostly simply detailed with plain eaves and ridge details, except later Victorian decorative bargeboards. Pitch generally 40 degrees, clad in natural purple/grey slate with traditional blue/black or red butt-jointed ridge tiles, some crested.
- Doors/windows - Fanlights survive, mostly of simple design, arched or rectangular. Doors generally panelled. Windows of vertical sliding sash design, 12 paned or cruciform.



Character and Relationships of Spaces within the Area

Both Cambrian Terrace and the Strand are densely developed traditional streetscapes. Historically, the remainder of the village developed only sporadically during the C19 and C20 with gaps remaining undeveloped in Milford Street and Milford Terrace and much evidence of later C20 development contrasting with the adjacent C19 buildings.

Streetscape

- Standard tarmacadam finish to roads; block-sets to the Strand following enhancement works which endeavoured to replicate the gauge of the tram rails. Pavements generally in concrete slabs. No original historic finishes remain.
- Street furniture, signage and lighting reviewed in village centre as a community enhancement schemes, otherwise of standard utilitarian type.
- Poles - overhead wires particularly apparent in Wogan Terrace.

Important Open Spaces

Key important open spaces include: -

- Harbour and garden area around the Barbecue
- Cliffs to the south of the harbour and beach
- Land to the rear of Cambrian Hotel
- Front gardens of Milford Terrace
- Green wedge at the corner of Frances Lane/Wogan Terrace
- Partially gardened area to the east of Wogan Terrace
- Shrub-clad cliffs north-west of the Strand
- Area fronting the Captain's Table
- Shrub-clad cliffs to the northwest of the Strand

Trees

Important to the setting of the Conservation Area:-

- Trees in the area of sailing club and toilet block, the harbour
- Horse chestnut in the garden of the Captain's Table
- Trees fringing Cambrian Hotel car park
- Trees at the corner of Frances Lane and Wogan Terrace
- Trees within curtilage of Nos 1-3 Milford Terrace
- Tree in forecourt of the Lanterns

2.5 IDENTITY

The 'character' of Saundersfoot comprises of more than its landscape, buildings and structures – it has been fundamentally shaped by its people. Stories, traditions and events are all important keys to understanding and conserving the village. The Character Statement includes a separate Identity Section, outlining some of these contributions.

2.6 BIODIVERSITY & GEOLOGICAL CONSERVATION

The biodiversity of Saundersfoot and its surroundings is important in European, national and local terms and is set out in detail in the character statement. The Waterwynch - Saundersfoot Site of Special Scientific Interest along with the Carmarthen Bay and Estuaries SAC are of acknowledged importance for nature conservation and make a major contribution to biodiversity and geological conservation. Where SSSIs are concerned, the NPA has obligations under section 28 of the Wildlife and Countryside Act 1981 as amended by the CROW Act 2000 to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological features for which the site is of special scientific interest. Old stone walls and buildings are significant biodiversity resources supporting characteristic flora and fauna. Private gardens also provide shelter and food sources and may contain interesting non-native species. Buildings may also support bats and bat populations (all species of bats are protected by national and European legislation)

Saundersfoot

Prominent views into Conservation Area



Pembroke Coast
National Park

Saundersfoot

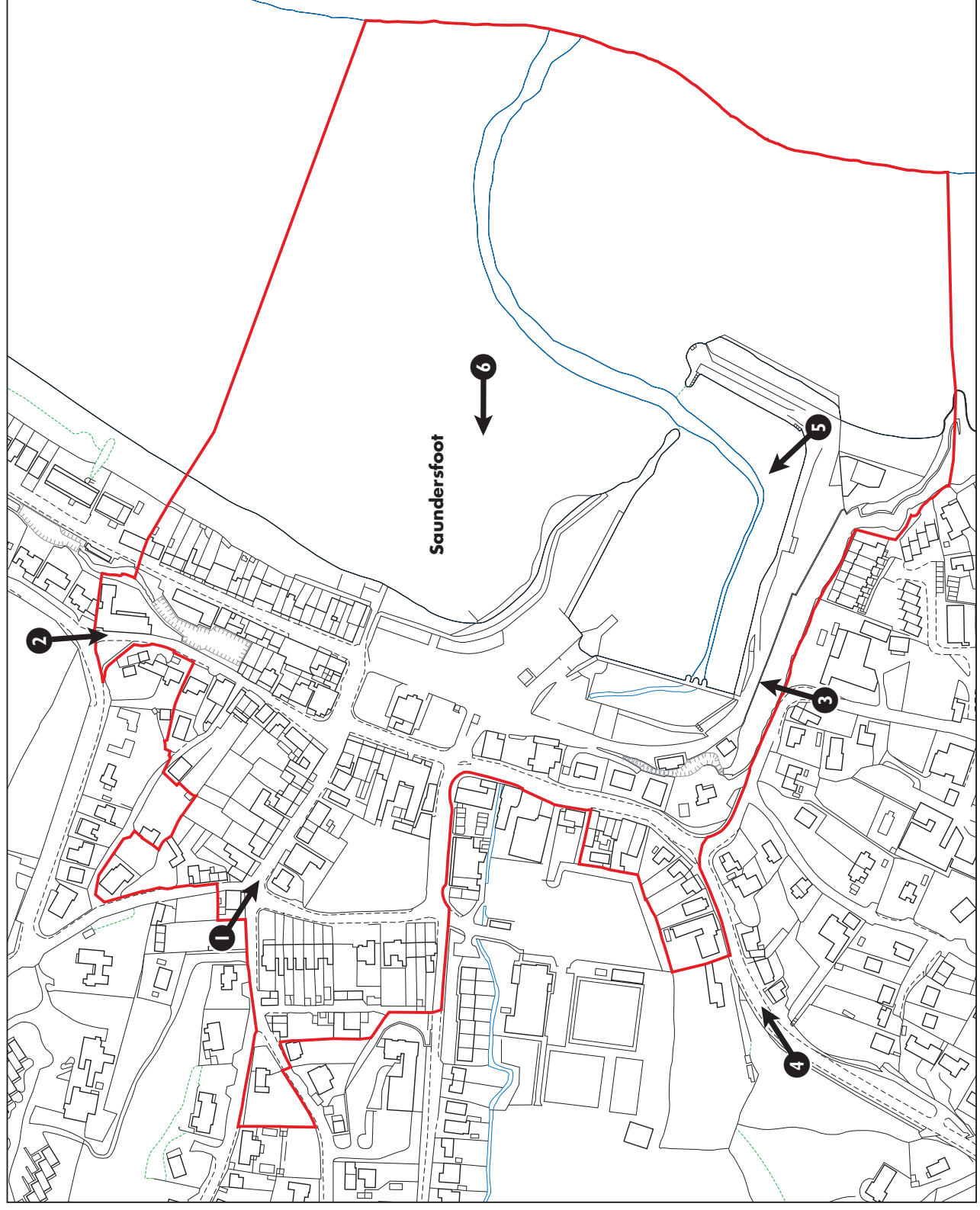
Conservation Area
Designated 1995
Amended 2002

- 1 View from the top of High Street towards the sea, framed by the street frontages.
- 2 View from top of Wogan Terrace towards St Brides over Cambrian Terrace, with tree-lined backdrop studded with suburban development.
- 3 Panoramic view of Conservation Area and beach from St Brides, looking across harbour and whole of village with prominent views of coastal headlands.
- 4 Seaward views from Stammers Road, views down towards the harbour over village with fine coastal and landscape backdrop, including Hean Castle amongst the trees.
- 5 Views of Conservation Area from the harbour showing village centre with tree-lined backdrop punctuated by Coedraeth and Hebron Chapel, also rural views towards Hean Castle.
- 6 Views of Conservation Area from the sea showing village within a fine landscape setting.

Scale



Pembroke Coast
National Park



3 SAUNDERSFOOT S.W.O.T. ANALYSIS

Based on the 'Character Statement' the working group has identified what it feels to be the main

Strengths

Weaknesses

Opportunities

Threats of Saundersfoot Conservation Areas

The aim must be to build on strengths and seize opportunities while at the same time converting weaknesses into strengths and threats into opportunities.

This S.W.O.T was developed by the working group and includes many items that strictly fall outside the purpose and spatial scope of the Conservation Area Proposals exercise. This wealth of other material, opportunities etc. (shown by an asterisk in the following schedule) can be pursued through other appropriate channels.

1.0 STRENGTHS

1.1 Location

Beautiful location on the coast with sandy beaches within a sheltered bay and attractive harbour
National Park/Conservation Area Designation

1.2 Archaeological & Historical significance

11 Listed Buildings within the Conservation Area
35 Listed buildings and 1 Scheduled Ancient Monument within community
Surrounding area rich in commercial, industrial, agricultural and maritime heritage
Undesignated archaeological/historic sites and features

1.3 Architectural significance

Strong palette of materials and forms, well preserved historic fabric
Some "Icon" buildings
Wide range of housing

1.4 Nature conservation and biodiversity of European, National and local importance

Important habitat and Species diversity – cliffs and the intertidal areas are of European/National importance.
(SSSI/Carmarthen Bay & Estuaries Marine SAC) – open areas, gardens, buildings and stone walls of local importance

1.5 "Pride of Place"

-99% of properties in good condition

1.6 Strong identity & "Unique Sense of Place"

Strong evidence of industrial roots
Sheltered valley with trees and running water
Harbour

1.7 Important tourist destination

Well developed tourist trade
Popular destination for both visitors and locals
Income derived from tourism
Range of quality attractions, activities and events
Wide range of tourist accommodation

1.8 Accessibility

Improved regional road network
Good car parking facilities for long stay parking
Existing local bus services
National Trail/PROW/National Cycle Path and other historical trails

1.9 Existing and proposed enhancement schemes and community projects

Sensory Gardens
Barbecue
Regency Hall

1.10 Important range of shops, services and amenities

Able to satisfy local requirements
Numerous pubs, clubs restaurants
Accessible and well utilised Regency Hall
Facilities for youth education and provision of health services
Superb water sports and beach recreational activities
Harbour and moorings available for leisure and commercial fishing

1.11 Vibrant community spirit

Numerous well supported clubs & societies
Good community spirit and drive
Religious and spiritual needs catered for
Active Community Council

2.0 WEAKNESSES

2.1 Economy/Resources

Fragile Local Economy
Lack of employment opportunities*
Outward migration of young/migration of aged persons*
Changes in retailing structure and patterns*
Increased long distance commuting*
Decline in agriculture leading to changes in character of landscape and identity*

- 2.2 Product Quality**
Length of season*
Uncoordinated winter closing*
Perceived lack of luxury hotel accommodation*
- 2.3 Public Realm**
Community Policing
Perceived inadequate*
- 2.4 Visitor Management**
Limitations of public convenience opening in peak visitor months*
- 2.5 Loss of identity of character of streetscape**
Intrusive poles and overhead wires
Some inappropriate street lighting designs or inappropriate of designs
Proliferation of inappropriate and intrusive commercial, directional and informational signage
Inappropriate street furniture
- 2.6 Biodiversity & open areas**
Loss of green areas, trees and woodland
Neglect and /or inappropriate landscaping, planting or detailing to open areas
Invasive plants/trees affecting historic fabric
- 2.7 Management of public open spaces and waste**
Unattractive "features" in harbour area
General litter problem throughout the village
Dog, bird and rodent problems
- 2.8 Traffic Management**
Heavy seasonal traffic flow
Use of traditionally narrow roads by heavy traffic
Shortage of short stay parking
Inadequate enforcement of parking and speed restrictions
- 2.9 Loss of identity or character of streetscape**
Inappropriate standardised junctions, signage, traffic markings, road and pavement surfacing
Loss of forecourts to car parking provision
- 2.10 Awareness**
Building Conservation
Inappropriate modern materials, design and detail in the historic built environment
Inappropriate boundary treatment or disrepair
Lack of awareness and skills deficit in building conservation
- 2.11 Biodiversity**
Loss of boundary definition and habitat
Introduction of inappropriate methods and materials damaging to wildlife
- 2.12 Open Areas**
Unkempt appearance to rear of properties and yards
Need for higher recognition and interpretation of historic routes, roadways, paths and tunnels
- 2.13 Development**
Housing
Continuing new housing developments
High density of developments and lack of recreational provision
50-60's development in historic care
Over-crowding of housing in central areas
Lack of social housing
- 3.0 OPPORTUNITIES**
- 3.1 Economy / Resources**
Fragile Local Economy
Grant aid and Partnership initiatives (European, National, Welsh Assembly; Cadw; WAG; CCW; PCC, Regional; Lottery; Community Regeneration Unit; PLANED, Voluntary)
Further development of E-Commerce/IT Infrastructure
- 3.2 Tourism**
Identify and cater for "need" of increasing length of season*
Co-ordination of winter closing & opening (eating establishments / accommodation / facilities)*
Identify the need for further provision of quality hotel accommodation*
Organised trips and theme events*
Investigate need for multi media facility*
- 3.3 Public Realm**
Visitor Management
Investigate public convenience opening in peak visitor months*
- 3.4 Loss of identity of character of streetscape**
Undergrounding of wires
Identify and implement appropriate lighting scheme
Rationalise signage
Develop design of street furniture and replacement programme
- 3.5 Biodiversity**
Increase awareness of biodiversity of this area
- 3.6 Open Areas/ Trees**
Identify and improve neglected and /or inappropriate landscaping, planting or detailing to open areas
Tree management scheme to improve views and introduce new planting of appropriate species

Recognition of historic and industrial routes, lanes and alleys and their sense of enclosure
Encourage improvements to the rear of properties, ancillary buildings & yards
Investigate issues of litter throughout the village
Investigate dog, bird and rodent fouling

3.7 Traffic Management

Investigate subsidised/free short term parking for visitors
Encourage pedestrians throughout the village
Investigate partial pedestrianisation and facilities for less able
Investigate inadequacies of signage redirecting cars to Coppet Hall
Re-education of residents and visitors regarding car usage and traffic management
Greater enforcement of speed and parking restrictions*

3.8 Loss of identity or character of streetscape

Encourage conservation best practice in use of surfacing, detail and junction layouts
Sympathetic replacement of pavements/forecourts in village
Investigate conservation alternatives for intrusive standardised road markings in the Conservation Area
Improvements & rationalisation of directional signage
Renaming of Railway Street/The Strand

3.9 Community Projects & Recreation

Investigate feasibility of an all weather leisure centre*
Promotion & support for increased interpretation and communication of the heritage of the area
Promote awareness of available recreational facilities*
Support and promote established community schemes
Businesses' and private individuals' floral displays to be further encouraged*
Continuation of recording local traditions and folklore
Promote local communication and consultation
Encouragement for community based events
Harbour as a Central Venue*

3.10 Awareness

Visitor Management
Investigate need for further visitor interpretative provision*
Retain special character & identity

3.11 Loss of identity or character of streetscape

Encourage use of appropriate materials and design in the historic built environment

Encourage appropriate boundary treatment
Encourage appropriate commercial advertisement

3.12 Building Conservation

Increase awareness of Saundersfoot Historic Town Scheme Partnership and other grant schemes
Explore potential of the suggested extension to the Conservation Area boundary
Improve awareness and skills deficit in building conservation

3.13 Development

Ensure new development / uses in the harbour area are appropriate and sensitive 10
Ensure that new development/redevelopment in the Conservation Area are appropriate and sensitive 10

3.14 Study & Research

Address deficit of skills and research in Building Conservation
Built Heritage training
Research into local archaeology, history and folklore
Encourage appropriate modern materials, techniques and technology

4.0 THREATS

4.1 Economy / Resources

Effect on surrounding landscape & community of agricultural decline*
Continuing outward migration*
Increasing competition from overseas package holidays*
In-ability to react to change in market requirements*

4.2 Public Realm

Strain on health service /community facilities (ageing population)*
Increased inappropriate standardisation of products and specifications
Neglect and "untidiness" resulting from decreasing local government investment*

4.3 Traffic Management

Increasing traffic flow and parking problems (decreasing the public's employment)
Poor design of the Fountain Head junction
Inappropriate standardisation of products, design and materials
Loss of historic fabric and damage to buildings and environment from vehicles and their emissions
Opening up of forecourts / cartilage walls to accommodate cars

4.4 Awareness

Increasing inward migration linked to loss of culture & traditions*
Inappropriate materials, design and detail
Loss of historic fabric, culture, skills, language, traditions and names
Complacency ("familiarity breeds contempt")
Degradation of open /green areas and historic views

4.5 Development

Continued pressure from development
Inappropriate development on edge of Conservation Area infill & redevelopment of --- Conservation Area
Increased use of homogenous products, materials and design
Continuing pressure to erode open, green areas in village centre
Unavailability of local materials and skills

4 SAUNDERSFOOT CONSERVATION AREA P.O.S.T. ANALYSIS

The Strengths, Weaknesses, Opportunities and Threats identified in section three need to be addressed as part of a co-ordinated structured approach: One such approach is to use a P.O.S.T (Purpose, Objectives, Strategy and Themes) analysis which structures thinking in a clear hierarchy from the underlying philosophies to the details of implementation.

Purpose

- To preserve and enhance appropriately and where possible, sustainably, the special architectural, archaeological and historic qualities which contribute to the character of Saundersfoot Conservation Area.

Objectives

- To ensure that the special qualities which contribute to the character of the Saundersfoot Conservation Area are appreciated, conserved, and enhanced for their historic, architectural and aesthetic value and for the contribution they make to the quality of our lives and the local economy.
- To ensure that all new works and development respect and add to the special character of the Conservation Area and that no new works detract from or harms its character.
- To ensure that the use and management of the Conservation Area respects and adds to its special qualities and that no future use or management detracts from or harms its character.
- To ensure the protection and enhancement of the setting of the Conservation Area.
- To ensure that development and uses comply with the policies set out in the LDP (within this document key policies are highlighted but it should be noted that the LDP is to be read as a whole and therefore other policies could also be relevant) and the objectives set out in the National Park Management Plan and the Community Plan.
- To ensure that historic buildings are conserved using best conservation practices (e.g. SPAB, Cadw etc), retaining maximum exterior and interior historic fabric, using traditional and where possible, sustainably sourced materials.

Strategy

- To work with local people to:
 - Produce a comprehensive Character Statement of Saundersfoot Conservation Area which sets out why the area has been designated and what its special qualities are.
 - Produce a comprehensive Proposals Document for Saundersfoot Conservation Area setting out how its special qualities can be preserved and enhanced for both now and the future.

- To ensure that these documents are based on:
 - Thorough research
 - Extensive consultation
 - Widespread ownership of the initiative

Themes (Tools)

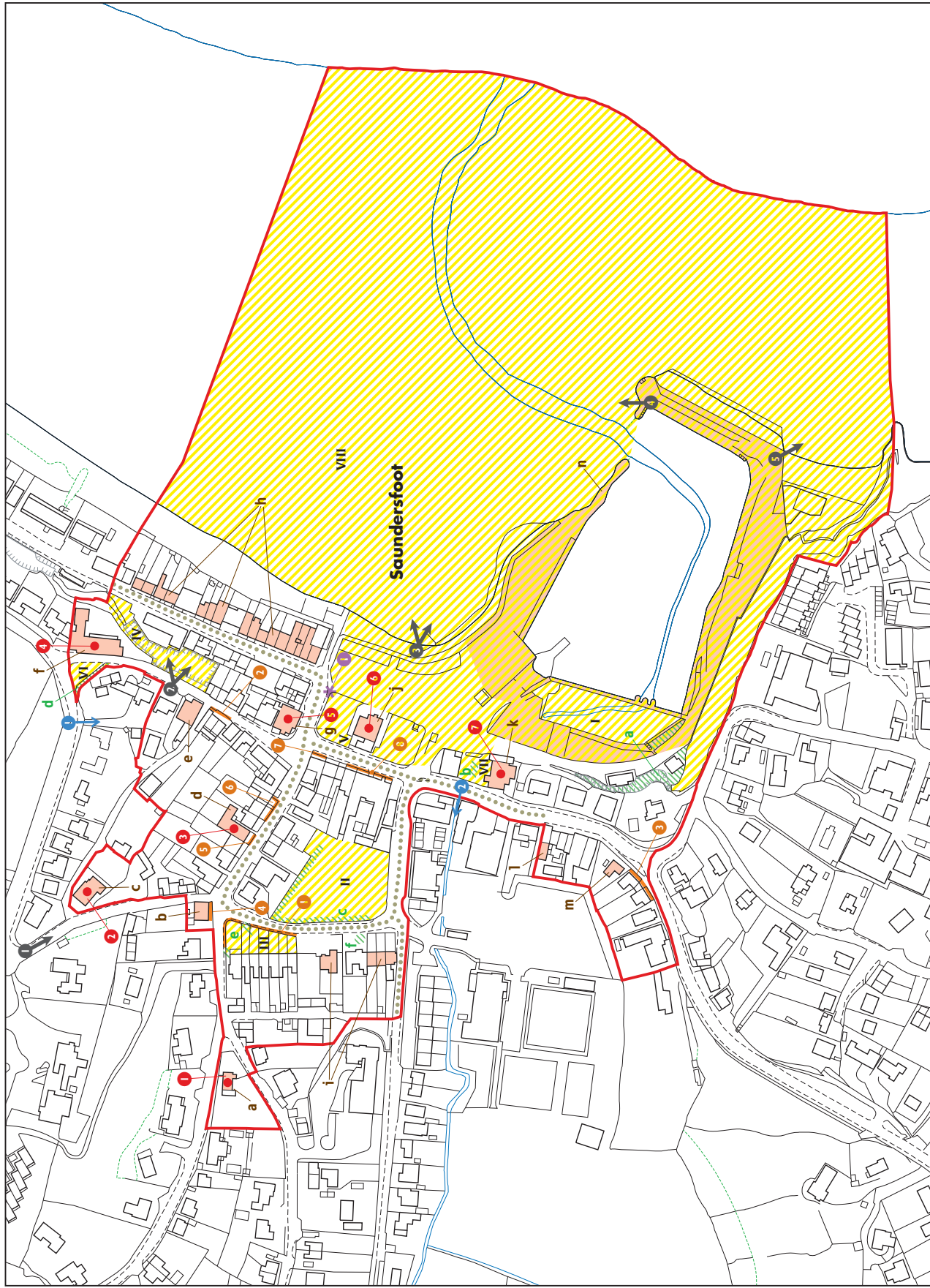
- To develop and implement a co-ordinated programme of proposals based on the following themes:
 - Resources
 - Public realm
 - Traffic management
 - Community Projects
 - Awareness
 - Development
 - Control
 - Study & Research

and these are detailed in sections 5-12 inclusive.



Saundersfoot

Conservation Area: Features



Saundersfoot

Conservation Area
Designated 1995
Amended 2002

Key

- Conservation Area Boundary
- Landmark Buildings
- Buildings of local significance
- Local features
- Key views
- Glimpses to an object/landmark/point of interest
- Key curtilages/frontages
- Important open spaces
- Important pedestrian route
- Trees important to the setting of Conservation Area

Scale

0 100 m

Pembroke Coast National Park

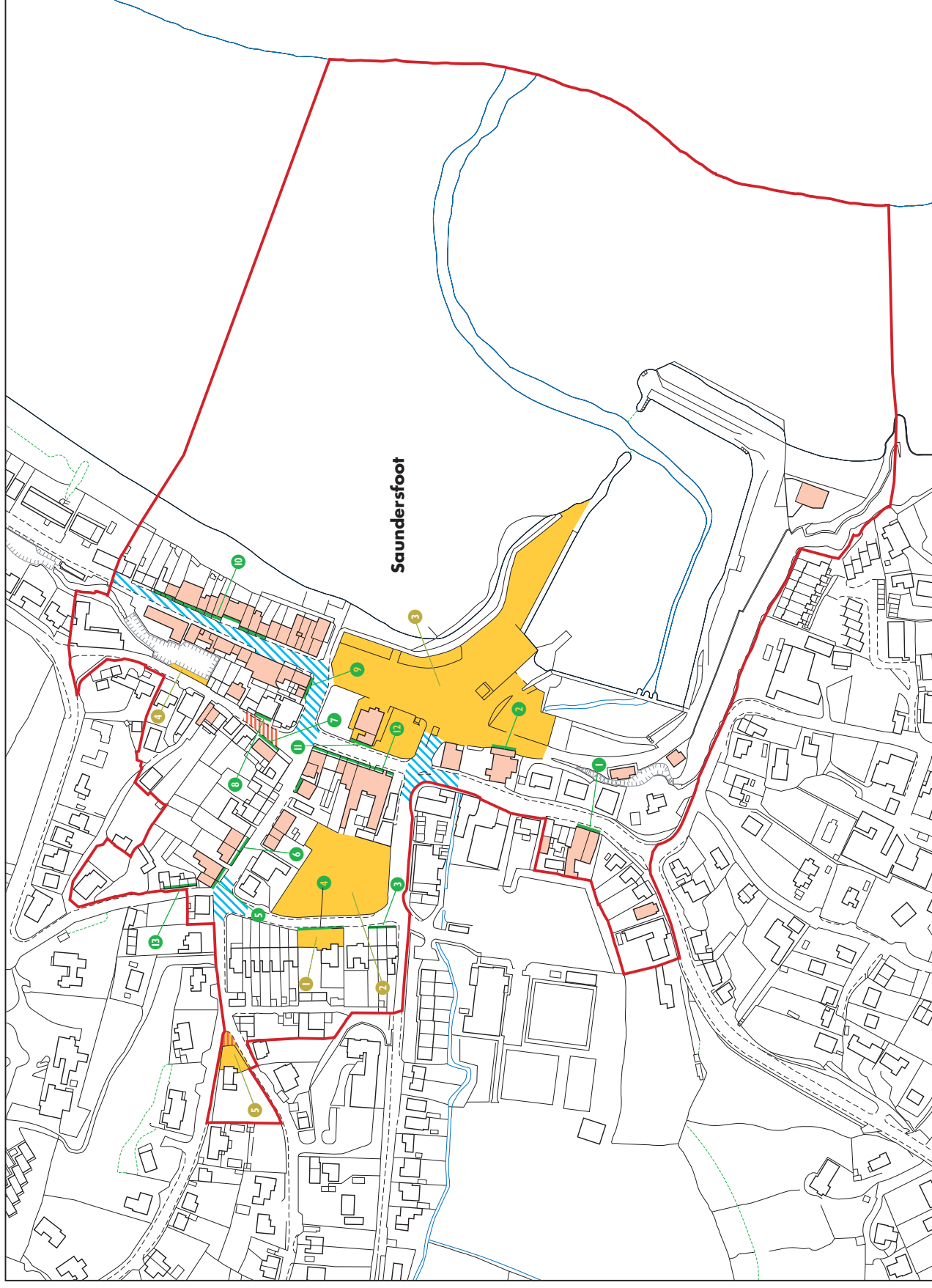


Saundersfoot

Conservation Area: Opportunities



Pembroke Coast
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Saundersfoot

Conservation Area
Designated 1995
Amended 2002

Key

- Conservation Area Boundary
- Opportunity for improvement of frontage
- Opportunity for enhancement of building
- Opportunity for enhancement of area
- Opportunity for public realm/features enhancement
- Opportunity for addressing traffic/pedestrian conflict

Scale



Pembroke Coast
National Park



5 RESOURCES

5.1 CONSERVATION FUNDING- HISTORIC TOWN SCHEME PARTNERSHIP GRANTS (PCNPA)

Principles

National Park Authority in conjunction with Cadw can offer grants to property owners to encourage the appropriate conservation and enhancement of historic buildings within the Conservation Area.



Argosy, Milford Street



& following Historic Town Scheme Aid



The Monkstone Restaurant



& following Historic Town Scheme Aid

Proposals

To establish a scheme under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and secure funding from a wide range of partners.

Priorities

To define those buildings, qualities and works that contribute most to the special character to the Conservation Area and to prioritise grant payment towards their conservation and enhancement. Themed works and priority properties have been identified by the PCNPA and Cadw during recent review of the historic townscheme partnerships. Priorities include:

Properties:

- Sea Cove, High Street
- Barbecue, Harbour
- Cambrian Hotel, Cambrian Terrace
- Swn-y-don, Cambrian Terrace

Themes:

- Windows and Doors
- Shopfronts
- Railings
- Rainwater goods
- Chimneys



Rose Cottage before



& after Historic Town Scheme Aid (2002)

Place

To define areas, buildings and themes, the conservation and enhancement of which will contribute most to the special qualities of the Conservation Area and to focus grants (at 40%) towards them. Priorities include

- The Strand – Nos 1-14 east, whole of west side
- Cambrian Terrace
- Wogan Terrace – Royal Oak, flats adjacent to Hean Castle Hotel, Inkerman House
- High Street – Harbour Lights, Brynderi, Powells, Kookaba, Redwing Travel, West Wales Properties, Cavalier Restaurant and Cottage Collectables
- Brewery Street – Post Office, Blue Jeans Trading Co., Ocean Hair, Bethany Flats
- The Harbour – Marina, Captain's Table, Sailing Club, public lavatories and boat yard



Manorbier Bakery, Milford Street



& following Historic Town Scheme Aid

Partners

The formal partnership will comprise, PCNPA, Cadw and property owners. Funding will be from as wide a range of other partners as possible, including PCC, WAG.

Programme

To regularly approach key partners with a view to agreeing funding.

Practice

The scheme will be managed by the Building Conservation Officer of PCNPA.

5.2 CONSERVATION FUNDING - CADW GRANTS

While Cadw jointly funds the Historic Town Scheme Partnership grants, there may be limited funding available for additional schemes.

Principles

Cadw offers two grants:

- Works to outstanding buildings (Historic Buildings and Ancient Monuments Act 1953).
- Works which make a significant contribution towards the preservation or enhancement of the character of a Conservation Area Planning (Listed Buildings and Conservation Areas Act 1990).

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

To ensure that existing Cadw grants are:

- Fully utilised to conserve and enhance the special qualities of the Conservation Area.
- Utilised so as to complement all other grant regimes.
- Targeted on key properties and places.

Priorities

To advise all those involved in the conservation and enhancement of the special qualities of the Conservation Area, of the availability of Cadw grants.

Place

To advise all those involved with key buildings and areas, of the availability of Cadw grants.

Partners

Cadw, property owners and project champions.

Programme

Part of general awareness campaign.

Practice

On-going liaison with Cadw, property owners and project champions.

5.3 NON-BUILDING CONSERVATION FUNDING

(e.g. housing grants, highways infrastructure budget, WAG grants, statutory undertakers budgets, CCW etc.)

Principles

The local economy is fragile (largely reliant on tourism, agriculture, public and commercial services) and conservation work can be costly. It is accordingly important to ensure that:

- Funding already allocated to the area is used so as to (interalia) help conserve and enhance the special qualities of the Conservation Area.
- External funding for conservation and

enhancement works is maximised and co-ordinated so as to help sustain the local economy.

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

- **Pro-active:** to agree common objectives with external funders towards formalising "working accords" with each in line with Section 62 of the Environment Act 1995.
- **Reactive:** to respond to the initiatives of external funders drawing their attention to the importance of conserving and enhancing the special qualities of the Conservation Area through their existing programmes.

Priorities

- To focus on works/management, which have greatest impact on the conservation /enhancement of the special qualities of the Conservation Area.
- To encourage the implementation of a visitor management strategy.

Place

To focus on areas and buildings which are of greatest importance to the conservation and enhancement of the special qualities of the Conservation Area

Partners

All those investing in the area, especially PCC, statutory undertakers, WAG.

Programme

- **Pro-active:** to regularly approach key partners with a view to agreeing working accords.
- **Reactive:** to work closely with external funders with a view to positively influencing their existing programmes of work.

Practice

To provide a copy of this document to the key officers in each of the relevant funding agencies.

6 PUBLIC REALM

While the conservation and enhancement of private properties within the Conservation Area are important, public areas and features (e.g. streets, lanes, alleys, pavements, poles, overhead cables, signage, lighting, benches etc.) as well as Saundersfoot's unique biodiversity have significant effects on the special qualities of the area.

To compete economically town centres need to identify and exploit their unique “personality” so that they offer different reasons for visits. A well designed public realm of high quality can help create a “sense of place” in communities which add to their attraction beyond the immediate area (Planning Policy Wales TAN12: Design paragraph 5.14.3 (2009))



Principles

- To ensure that public areas, qualities and the biodiversity are managed and improved so as to help ensure the conservation and enhancement of the special qualities of the Conservation Area.
- To aim at making historic buildings which provide services for the public accessible to everyone (Overcoming the barriers: providing physical access to historic buildings, (Cadw 2002)).

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 9 (Light Pollution)
- LDP Policy 16 (Open Spaces & Green Wedges)
- LDP Policy 29 (Sustainable Design)
- LDP Policy 55 (Powerlines and Pipelines)

Proposal

- **Pro-active:** to agree common objectives with the relevant organisations towards formalising “working accords” with each in line with Section 62 of the Environment Act 1995.
- **Reactive:** to respond to the initiatives of the relevant organisations drawing their attention to the importance of conserving and enhancing the special qualities of the Conservation Area through their existing programmes.

Priorities

All of the Conservation Area and its setting but with particular focus on:

- Undergrounding unsightly cables (subject to archaeological considerations)
- Rationalising the design and locations of street furniture
- Sensitive lighting schemes
- Minimise light pollution
- Appropriate design and placing of street furniture
- Appropriate signage
- Appropriate road markings
- Encourage management of public open spaces
- Integration of biodiversity with conservation of the built environment at all opportunities
- Developing a tree management scheme



Place

All of the Conservation Area but with a focus on:

- Forecourt to the Lanterns
- Cambrian Hotel car park
- Harbour car park and curtilage of the Barbecue
- Area east of Wogan Terrace
- Junction of Westfield Road and the Ridgeway
- Lower section of Wogan Terrace
- Junction of Westfield Road and the Ridgeway



Partners

All those agencies involved in the public realm but especially:

- PCC
- Environment Agency, British Telecom, Telecommunications Operators, Western Power, Transco, Dwr Cymru, CCW
- Saundersfoot Community Council

Programme

- **Pro-active:** to approach relevant organisations with a view to agreeing working accords within twelve months
- **Reactive:** to work closely with relevant organisations with a view to positively influencing their existing programmes.

Practice

All in accordance with:

- Cadw Guidance "Overcoming the Barriers - Providing Physical Access to Historic Buildings
- Welsh Office Circular 60/96 Archaeology and Historic Areas
- Cadw Welsh Historic Monuments (n.d.) Traffic Management in Historic Areas
- English Heritage (1993) Street Improvements in Historic Areas
- English Heritage (1995) Development in Historic Environment
- English Heritage (1997) Conservation Issues in Local Plans
- English Heritage (June 1993) Conservation Area Practice: guidance on the management of Conservation Areas
- Welsh Assembly Government (1997) Technical Advice Note 10: Tree Preservation Orders
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales

7 TRAFFIC MANAGEMENT

The historic core of Saundersfoot was not designed to cater for motorised transport which (especially during the tourism season) can adversely affect the conservation and enjoyment of the special qualities of the Conservation Area.

In established urban and rural neighbourhoods, traffic management measures should be adopted to improve the street environment and promote road safety (Planning Policy Wales Edition 3, July 2010 paragraph 8.4.1)



Principles

- To prevent physical damage to the special qualities of the Conservation Area.
- To reduce congestion (including inconvenience, inefficiency etc.) and improve safety in the Conservation Area.
- To improve pedestrian enjoyment (by reducing noise, smell, dust etc.) of the Conservation Area.

Key Policy

- LDP Policy 52 (Sustainable Transport)

Proposals

To encourage PCC to develop a traffic management scheme in line with Section 62 of the Environment Act 1995, for the Conservation Area as part of a wider transport strategy for the area including:

- Consideration of pedestrianisation / pedestrian friendly scheme, traffic calming, residents / visitors parking, disabled access, cycling and walking networks.
- Restrictions on vehicular weight, length, delivery, loading, access, time etc.
- The enhancement of main approaches.
- Investigation of vehicular usage.
- Conservation best practice in use of surfacing, detail and junction layouts (Traffic Management in Historic Areas Cadw (2001))

Priorities

The whole of the Conservation Area and its setting needs to be incorporated in any traffic management scheme.

Place

The whole village is important but the following are particular conservation priorities: -

- Junction of High Street, Wogan Terrace and the Strand
- Junction of Milford Street, Cambrian Terrace, Brewery Terrace and Harbour car park
- Junction of Ridgeway, High Street and Milford Terrace.

Partners

PCC, Dyfed Powys Police Authority

Programme

- **Pro-active:** to approach relevant organisations within twelve months with a view to agreeing working accords.
- **Reactive:** to work closely with relevant organisations with a view to positively influencing their existing programmes and practices

Practice

In accordance with

- Cadw Welsh Historic Monuments (n.d.) Traffic Management in Historic Areas
- English Heritage (1993) Street Improvements in Historic Areas
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales
- Civic Trust (1993) Traffic Measures in Historic Towns – an introduction to good practice
- Welsh Assembly Government (1998) Technical Advice Note 18: Transport (2007)



8 COMMUNITY PROJECTS

Local people and organisations have much to contribute to the conservation and enhancement of the special qualities of the Conservation Area.



Principles

To enable, support and encourage local people and organisations to contribute towards the conservation and enhancement of the Conservation Area.

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

- To help build community capacity to enable local people to contribute to the enhancement of the Conservation Area and wider setting.
- To foster a sense of 'pride of place' in the Conservation Area and its wider setting.
- To help influence/support local initiatives to ensure that they contribute to the enhancement of the Conservation Area and its wider setting.

Priorities

- **Pro-active:** To encourage key community partners to develop a programme of capacity building.
- **Reactive:** To react to community aspirations and provide the necessary support and advice.

Place

Throughout the Conservation Area.

Partners

Saundersfoot Community Council, PLANED, PCC (CRU), PAVS, Dyfed Archaeological Trust, local groups and others involved in community support.

Programme

- **Pro-active:** To aid the relevant organisations within 12 months in encouraging them to help the local community in the conservation and enhancement of the area.
- **Reactive:** To help support community projects with support and advice.

9 AWARENESS

Through awareness comes understanding, and through understanding comes care. This is vital for the conservation of the historic built resource. Across Wales generally the public's level of knowledge and understanding of the historic resource is low.

Numerous small inappropriate alterations have contributed significantly to the erosion of the special qualities of the Conservation Area. Many of these alterations are undertaken through lack of understanding and consideration of the built heritage and availability of inappropriate building materials and fittings.

It is important that awareness of the value of the local environment and the quality of its care is increased so that at the very least, decisions affecting the Conservation Area can be made on an informed and enlightened basis.

It is a WAG objective 'to preserve and enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life and its importance as a resource for future generations' (Planning Policy Wales Edition 3, July 2010)

Principles

To increase the level of awareness and understanding of the special qualities of the Conservation Area so as to ensure their conservation and enhancement.

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 29 (Sustainable Design)

Proposals

To develop and implement a Communications Strategy embracing key conservation and enhancement principles using a variety of media including Leaflets, posters, events, TV, Internet, radio, walks, talks, etc and aimed at key target audiences.

Priorities

While it is important that all of the special qualities of the Conservation Area be enhanced, particular attention needs to be paid to:

- Domestic details – windows, doors, curtilage treatments etc
- Commercial signage
- Public realm works – lights, furniture, street surfaces, etc
- Provision of sensitive interpretation
- Retention of the atmosphere of the village



Place

Throughout the Conservation Area.

Partners

All those involved in the management of the Conservation Area but especially:-

- Individual property owners & tradespeople
- Statutory undertakers
- National Park Authority
- National, Regional and local bodies and societies



Programme

The development of a Communications Strategy within 12 months, followed by a phased programme of implementation.

Practice

To develop good working relationships with Community Council and local groups, to develop new awareness initiatives and to further existing initiatives.



10 DEVELOPMENT

It is important that new development respects the character of the Conservation Area in terms of scale, materials and detail. The sensitive redevelopment or upgrading of buildings for housing, business and other uses will result in a greater capital value for the owner which will in turn encourage inward investment and confidence in the area.

Good development should avoid both insensitive modern design and also the superficial echoing of historic features in new building (Building in Context - new development in historic areas CABE (2001))



Principles

To ensure that new development and redevelopment conserves and enhances the special qualities of the Conservation Area.

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 29 (Sustainable Design)
- LDP Policy 30 (Amenity)

Proposals

- To identify opportunities for development in line with the LDP
- To prepare design/development briefs for key sites and buildings
- To work with developers at pre-application stage to ensure that their proposals conserve and enhance the special qualities of the Conservation Area
- To develop a general guidance note for applicants
- To encourage full, detailed planning/listed building applications of all development and redevelopment proposals (including drawings of the neighbouring structures/areas)
- To ensure wide consultation on all development proposals in the Conservation Area

Priorities

- Continue to fulfil principles set out in P.O.S.T. analysis on a reactive development-led basis.
- To help bring forward potential sites for enhancement, improvement and development.

Place

Throughout the Conservation Area but especially potential sites / buildings for re-development / enhancement within the Conservation Area as follows: -

- The Barbecue, the harbour
- Land to the rear of Cambrian Hotel
- The Harbour buildings (lavatories and boat yard)

Partners/Developers

Developers, Environment Agency, PCC, CCW, Architects, Surveyors, Builders etc.

Programme

Proactive: preparation of/ assistance with development briefs

Reactive: to applicants proposals

Practice

All in accordance with:-

- CABE (2000) By Design - urban design in the planning system: towards better practice
- CABE (2001) Building in Context - new development in historic areas
- CABE (2001) The Value of Urban Design
- English Heritage (1995) Development in Historic Environment
- Welsh Assembly Government (1996) Technical Advice Note 7: Outdoor Advertisement and Control
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales

11 CONTROL

If the Conservation Area is not adequately conserved and enhanced, then planning legislation provides for the introduction of additional controls. While it is hoped that all those involved in the future of the Conservation Area promote the conservation and enhancement of its special qualities, it is important that there are procedures in place to prevent the inappropriate actions of those who do not.

Principles

- To prevent development and uses that have an unacceptable impact on the archaeology, historic fabric and character of the Conservation Area.
- To ensure that new development / uses preserves or enhances the character or appearance of the Conservation Area.
- To prevent development where it would damage or destroy the amenity value of trees or groups of trees.
- To prevent development and uses that would adversely affect the integrity or coherence of the Landscape of Historic Interest in which the Conservation Area is set.
- To prevent development which damages the physical context of Saundersfoot along with its approaches and views as set out in the Character Statement.

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 11 (Protection of Biodiversity)
- LDP Policy 29 (Sustainable Design)
- LDP Policy 30 (Amenity)

Proposals

- All applications for development in the Conservation Area be fully considered by the National Park Authority in accordance with the principles set out in the LDP.
- All decisions of the Authority be carefully monitored, and, where appropriate, enforced
- That, where appropriate, Repairs/Urgent Works Notices and Enforcement Notices be served under the Planning, Listed Buildings and Conservation Areas Act 1990
- Consideration be given to recommending spot-listing historic buildings where appropriate
- Article 4 directions can be used by local authorities to control small scale alterations which fall within 'permitted development rights' (e.g. the alteration of windows, removal of curtilage features, protecting buried archaeological remains etc.) and consideration is to be given to the introduction of these.
- Consideration be given to revoking, making and administering Tree Preservation Orders where appropriate

Priorities

All details which have a significant impact on the character of the Conservation Area but in particular fenestration, doors, signage, satellite dishes, boundary features and trees.

Place

All of the Conservation Area.

Partners

Developers, property owners, and all those wishing to make changes to the special qualities of the Conservation Area.

Programme

It is proposed that the Conservation Area be reviewed to evaluate the effectiveness of the policies twelve months after adoption of this Proposals Document. A report setting out the situation will then be considered by the National Park Authority with recommendations as to whether or not Article 4 directions need to be introduced.

12 STUDY & RESEARCH

It is important that all decisions affecting the Conservation Area are based on sound knowledge of its archaeological, historic and architectural qualities, relating not only to individual buildings but also layout, land use and local identity.



Principles

It is important that the conservation and enhancement of the area is based upon a good understanding of its special qualities.

Proposals

- To collect and collate all existing reports and research on the special qualities of the Conservation Area and to regularly update the database.
- To make sure this database is available to inform all judgements on works in the Conservation Area and to regularly update the database.
- To develop and maintain a photographic archive of the appearance of the Conservation Area.
- To commission further research into both the special qualities of the Conservation Area and both historic and modern techniques for its conservation and enhancement.
- To monitor changes in the character of the Conservation Area leading to a review of this Proposals document

Priorities

- Research into local historic building techniques (e.g. grouting, types of mortar).
- Research into local traditions and folklore
- Research into industrial heritage of the area

Place

Across the Conservation Area and its setting.

Partners

Dyfed Archaeological Trust, Cadw, The Royal Commission on Ancient and Historical Monuments in Wales, Saundersfoot Community Council

Programme

Proactive: To monitor the Conservation Area's character and review this Proposals document within 10 years.

Reactive: Ongoing.



13 CONSERVATION AREA BOUNDARY

Under Section 67 of the 1990 Listed Buildings and Conservation Areas Act, the National Park Authority is required to review Conservation Areas from time to time. The Conservation Area Working Group has suggested extending the boundary:-

- to the south to include St Brides Hill and a number of properties along the B4316.
- to the west to include the Old School, Bonvilles Court Colliery buildings and the Incline.
- to the north Coedrath, The Cottage and the railway tunnels and in addition a large area to include Netherwood, St Issells Church and Hean Castle and the open pastures located between the northern boundary of the Whitlow / Castle view estates.

These suggestions will be considered in closer detail as a separate legislative process and will be subject to full public consultation.

Saundersfoot

Outlying areas important to the setting and character of the Conservation Area



Pembroke Coast
National Park

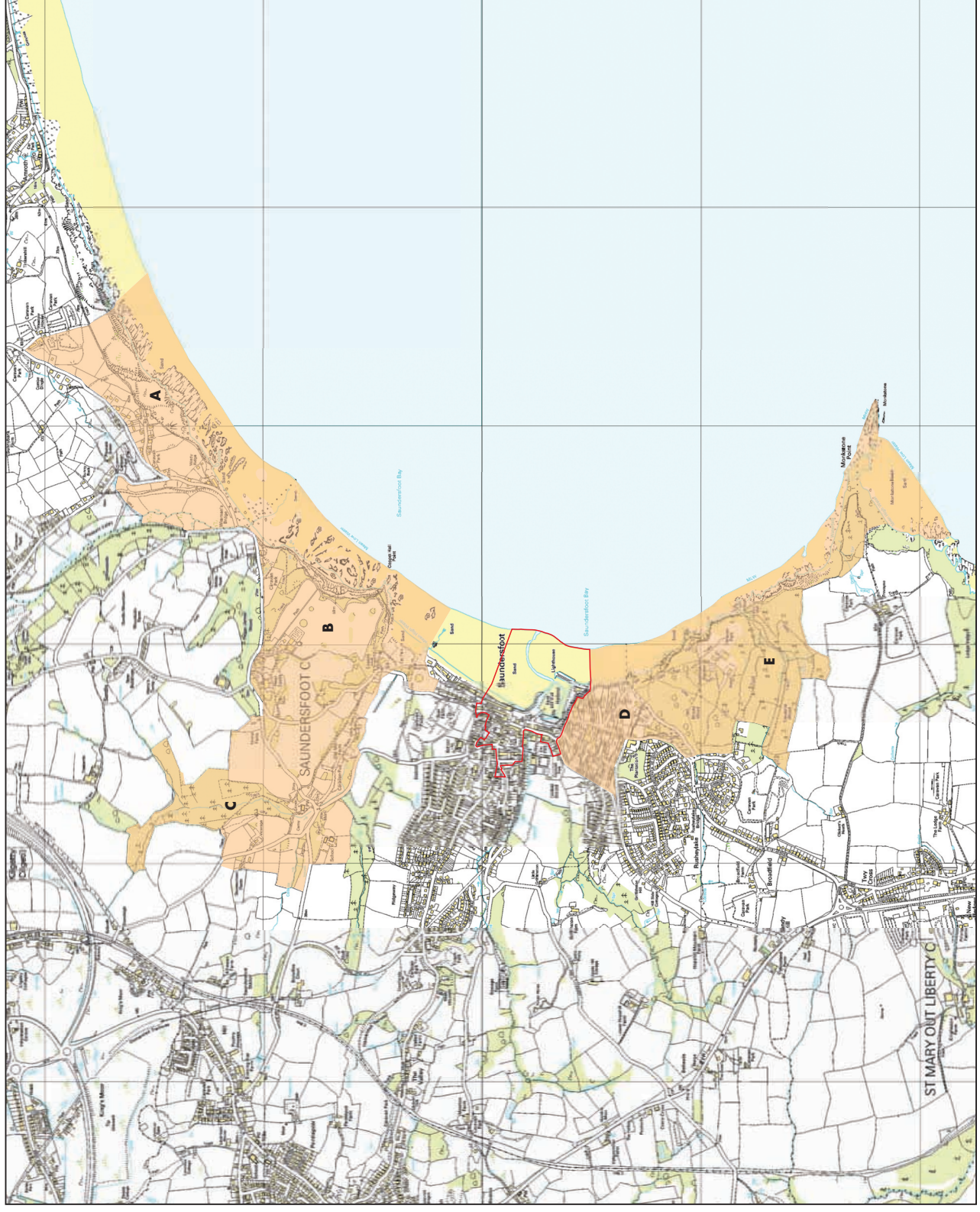
Saundersfoot Conservation Area Designated 1995 Amended 2002

- A** Distant views to coastal slopes; views towards Summerhill and Amroth.
- B** Copper Hall Point including open fields, parkland and woodland with glimpses of Hean Castle. Historically important railway tunnels and associated features.
- C** Churchon: Medieval Parish Church among fine scenery. Historically important estate farmland and woods.
- D** C19 and early C20 seaside suburban development amid a fine wooded setting.
- E** Historically important woodland and coastline forming important backdrop to village.

Scale



Pembroke Coast
National Park



14 NEXT STEPS

- The PCNPA adopted the Proposals Document as Supplementary Planning Guidance to the Local Development Plan. It will support the policies of the LDP and will be a material planning consideration in determining applications for development affecting Saundersfoot Conservation Area.
- It is proposed that the on going management and monitoring of the proposals set out in the document be undertaken by the Community Council Working Group and National Park officers on (initially at least) a twice yearly basis with reports on progress being made publicly available.

15 PROGRAMME

Themes (Tools)	Potential Partners	Practice	Land Organisation	Timetable				
				2011/2012	2012/2013	2013/2014	2014/2015	
Resources Conservation Funding - Cadw Grants	Cadw, property owners & project champions	Ongoing Liaison with Cadw, property owners and project champions	PCNPA					
Conservation Funding – Historic Town Scheme Partnership Grants (PCNPA)	PCNPA, Cadw, PCC, WDA, WTB, property owners	Management of Saundersfoot Historic Town Scheme Partnership	PCNPA/Cadw					
Non-Conservation Funding	PCC, statutory undertakers, WDA, WTB, landowners	Approach key partners with a view to agreeing working accords	PCNPA					
Public Realm	PCC, Environment Agency, BT, Telecommunications Operators, Western Power, Transco, Dwr Cymru, Hyder	Respond to initiatives of external funders	PCNPA					
		Approach relevant organisations with a view to agreeing working accords	PCNPA					
		Respond to initiatives of relevant organisations	PCNPA					
Traffic Management	PCC, Saundersfoot Community Council, Dyfed Powys Police Authority	Development of traffic management scheme for Saundersfoot (PCC)	PCNPA/PCC					
		Approach relevant organisations with a view to agreeing working accords	PCNPA					
		Respond to initiatives of relevant organisations	PCNPA					
Community Projects	Saundersfoot Council, local groups and individuals, PLANED, PCC (GRU), PAVS	Approach relevant organisations to aid the community to conserve and enhance the Conservation Area	PCNPA					
		Reactive support for community projects involving building conservation	PCNPA					
		The development of a communications strategy	PCNPA					
Awareness	Property owners, tradespeople, statutory undertakers, National Regional and local bodies and societies	Phased implementation of communication strategy	PCNPA					
	Developers	Phased preparation of development briefs	PCNPA					
		Reactive (planning & Listed Building applications/queries)	PCNPA					
Control Study & Research	Developers, property owners, Cambria Archaeology, Cadw, The Royal Commission on Ancient and Historical Monuments in Wales, local history societies	Review of the Conservation Area						
	PCNPA & Community Council Working Group	Ongoing study and research	PCNPA					
		Ongoing management and monitoring of the proposals	PCNPA/Community Council Working Group					
Conservation Area Boundary Review	Public,	Review of the Proposal Document	PCNPA					
		Review of the Conservation Area boundary	PCNPA					

16 ABBREVIATIONS USED

EA	ENVIRONMENT AGENCY (WALES)
LDP	LOCAL DEVELOPMENT PLAN
PAVS	PEMBROKESHIRE ASSOCIATION OF VOLUNTARY SERVICES
PCC	PEMBROKESHIRE COUNTY COUNCIL
PCNPA	PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY
PLANED	PEMBROKESHIRE LOCAL ACTION NETWORK FOR ENTERPRISE AND DEVELOPMENT
SPAB	SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
WAG	WELSH ASSEMBLY GOVERNMENT

KEY TO SAUNDERSFOOT CONSERVATION AREA FEATURES MAP**LANDMARK BUILDINGS – red circle**

1. Wesleyan Methodist Chapel
2. Hebron Baptist Chapel
3. Thomas Memorial Congregational Chapel
4. Former Drill Hall
5. Hean Castle Hotel
6. The Barbecue
7. The Captain's Table

BUILDINGS OF LOCAL SIGNIFICANCE – brown circle, lower case text

- a. Wesleyan Methodist Chapel
- b. Edgecombe
- c. Hebron Baptist Chapel
- d. Thomas Memorial Baptist Chapel
- e. Wogan House
- f. Former Drill Hall
- g. Hean Castle Hotel
- h. Nos 1-8, 9-12, 14-18 Strand
- i. The Lanterns and Nos 1-3 Milford Terrace
- j. The Barbeque
- k. The Captain's Table
- l. Ocean Haze (former brewery)
- m. Moorcroft
- n. The Harbour

LOCAL FEATURES – purple circle, white text

1. Engine stop, harbour

KEY VIEWS – black arrow, white text

1. Views down Church Terrace towards tree-clad St Brides Hill
2. Sea views from Monkston Point to Marros and distant views of Gower Peninsula
3. Panoramic sea views
4. Views towards headland including fields and glimpse of Hean Castle. Distant views of coast and Summerhill
5. Views over rocky shore towards coastline

KEY GLIMPSES TO AN OBJECT/LANDMARK/POINT OF INTEREST – blue arrow, blue circle white text

1. Glimpse towards St Brides Hill and trees beyond
2. Glimpse through narrow river valley

KEY CURTILAGES/FRONTAGES – orange circle, white text

1. Railings Nos 1-7 Milford Terrace
2. Ivydene – Wogan Terrace
3. Brynhyfryd and Inkerman House, Brewery Terrace
4. Edgecombe
5. Thomas Memorial Congregational Chapel
6. Rose Cottage and Norland House
7. 1 Cambrian Terrace
8. Cambrian Hotel and Swn-y-mor

IMPORTANT OPEN SPACES – black text

- i. The harbour and car park including cliffs in the south
- ii. Land to the rear of Cambrian Hotel
- iii. Gardens to Nos 1-7 Milford Terrace
- iv. Partially gardened area east of Wogan Terrace and shrub clad cliffs north-west of the Strand
- v. Garden area to the Barbeque
- vi. Area at the corner of Frances Lane and Wogan Terrace

- vii. Area fronting Captain's Table
- viii. The beach

TREES IMPORTANT TO THE SETTING OF THE CONSERVATION AREA – green text

- a. Trees in the area of the Sailing Club and toilet block
- b. Horse chestnut in garden at Captain's Table
- c. Trees fringing Cambrian Hotel car park
- d. Trees at corner of Frances Lane and Wogan Terrace
- e. Trees within curtilage of Nos 1-3 Milford Terrace
- f. Tree in forecourt of the Lanterns

KEY TO SAUNDERSFOOT CONSERVATION AREA OPPORTUNITIES MAP

OPPORTUNITIES FOR IMPROVEMENT OF FRONTAGE

1. Post Office and Blue Jeans Trading Co.
2. Harbour frontage of the Captain's Table
3. Forecourts of Nos 1-3 Milford Terrace
4. Frontage of The Lanterns
5. Frontage of Seacove and Harbour Lights
6. Forecourts of Brynderi and Powells'
7. Forecourt of Royal Oak Public House
8. Flats to the rear of Hean Castle Hotel, Wogan Terrace
9. Frontage of Spar Store
10. Forecourts to Nos 6-14 Strand
11. Frontage of Evans Newsagents
12. Forecourts of Cambrian Terrace
13. Frontages of Church Terrace

OPPORTUNITIES FOR ENHANCEMENT OF BUILDING

- The Strand - Nos 1-14 east, whole of west side
- Cambrian Terrace
- Wogan Terrace - Royal Oak, flats next to Hean Castle Hotel, Inkerman House
- High Street - Seacove, Harbour Lights, Brynderi, Powells, Kookaba, Redwing Travel, West Wales Properties, Cavalier Restaurant and Cottage Collectables
- Brewery Street - Post Office, Blue Jeans Trading Co., Ocean Hair, Bethany Flats
- The Harbour - The Barbeque, Marina, Captain's Table, Sailing Club, public lavatories and boat yard

OPPORTUNITIES FOR ENHANCEMENT OF AREA

- b. Forecourt to the Lanterns
- c. Cambrian Hotel car park
- d. Harbour car park and curtilage of The Barbeque
- e. Area east of Wogan Terrace
- f. Junction of Westfield Road and Ridgeway

OPPORTUNITIES FOR PUBLIC REALM FEATURES ENHANCEMENT

- Lower section of Wogan Terrace
- Junction of Westfield Road and Ridgeway

OPPORTUNITY FOR ADDRESSING TRAFFIC/PEDESTRIAN CONFLICT

- Junction of High Street, Wogan Terrace and the Strand
- Junction of Milford Street, Cambrian Terrace, Brewery Terrace and Harbour car park
- Junction of High Street, Ridgeway and Milford Terrace