

Pembrokeshire Coast National Park Authority

Solva

Conservation Area Proposals



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

Draft for Consultation - March 2011



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SOLVA CONSERVATION AREA PROPOSALS

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Appendix A: Key to Conservation Area Features Map

March 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 Solva'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 Solva 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.

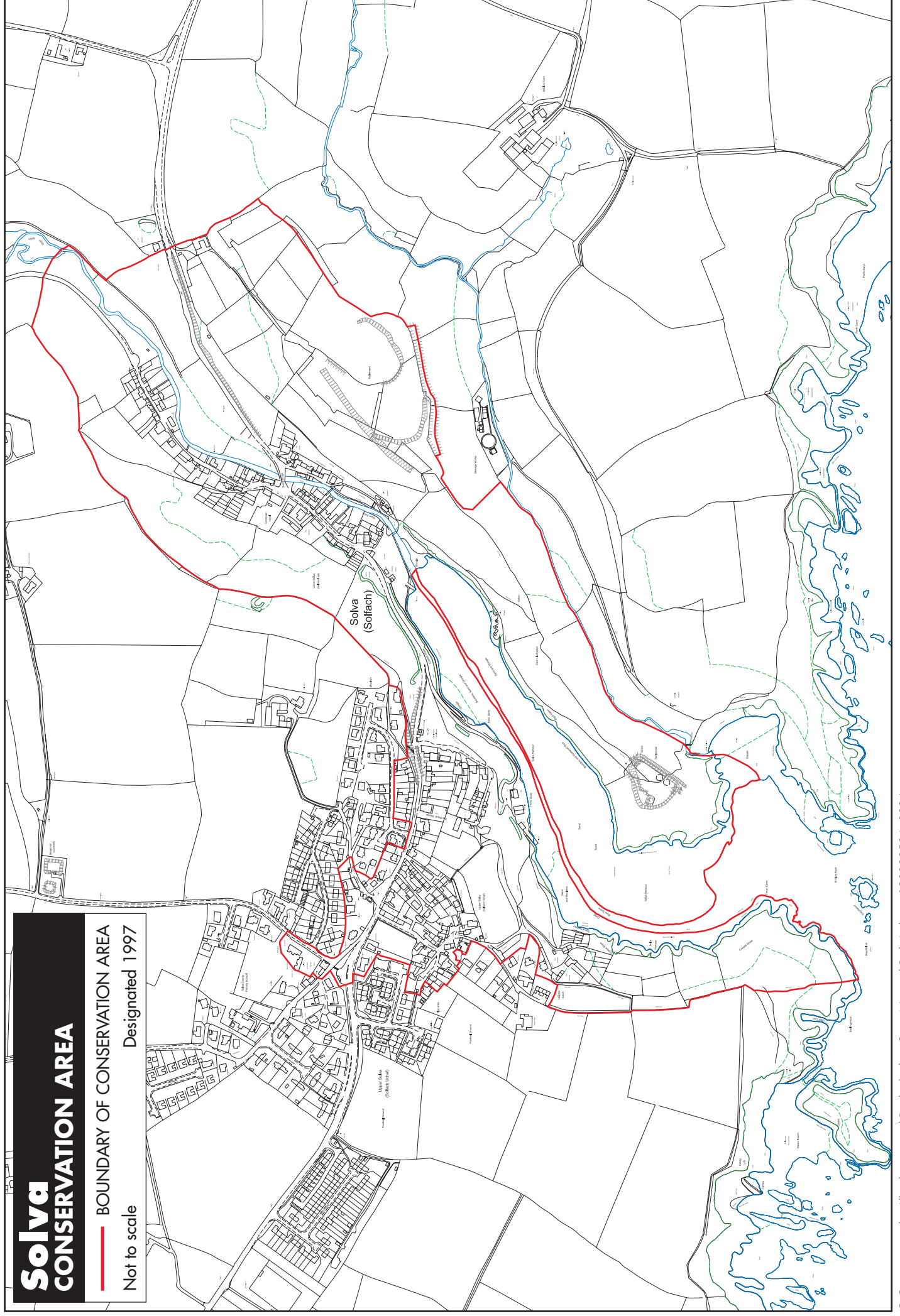
Section 13 considers boundary issues.

A section 14 & 15 explores delivery.

Solva CONSERVATION AREA

— BOUNDARY OF CONSERVATION AREA

Not to scale
Designated 1997



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 The historic core of Solva was **designated** a Conservation Area in June 1997.

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 Solva Community Council together with Officers of the PCNPA. Following extensive consultations, a public exhibition, and approval by the Solva Community Council, the Conservation Area **Character Statement** for Solva was formally approved by the National Park Development Control Committee at their meeting on the 12th August 2002 (**This report should be read in conjunction with the Solva’s Conservation Area Character Statement, a synopsis of which is set out in section 2.0).**

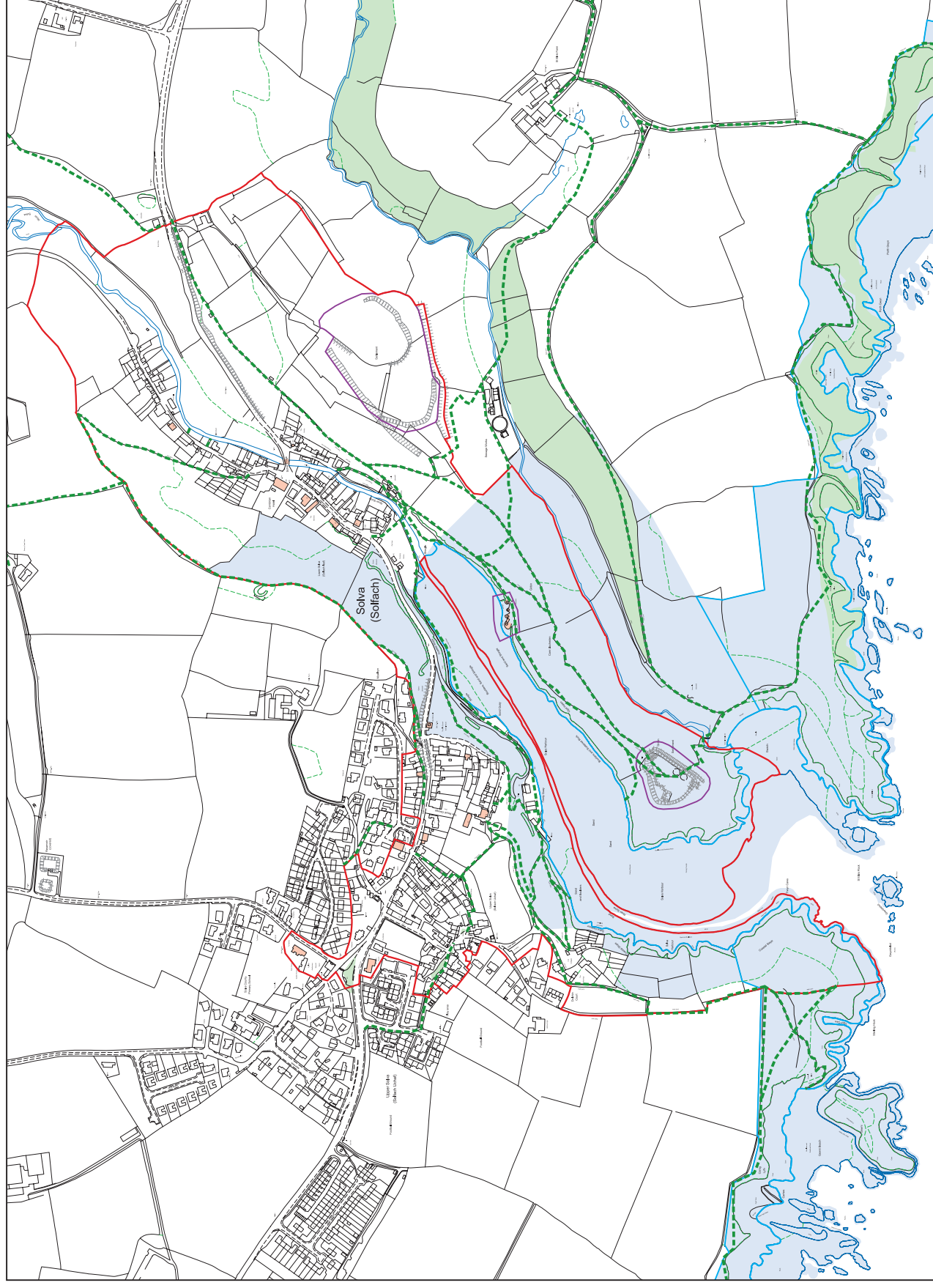
ii) The second part of the work involved the preparation of a **Proposals Document** setting out how the character of the Conservation Area can be preserved and enhanced. A draft **Proposals** document was prepared by the working group formed part of a local public exhibition inviting comments and suggestions. 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 was considered by Solva Community Council and subsequently approved by the PCNPA.

1.6 It is proposed that the PCNPA will adopt 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 Solva Conservation Area.

1.7 This report seeks to set out **proposals** to show how the character of Solva Conservation Area can be preserved and enhanced.





Solva

Conservation Area Designated 1997

Key

- Conservation Area Boundary
- Listed Building
- Site of Special Scientific Interest
- Special Area of Conservation
- Scheduled Ancient Monument
- Common Land
- Public Right of Way/Coast Path

Scale



Pembrokeshire Coast National Park



2 SYNOPSIS OF CHARACTER

This synopsis should be read in conjunction with the Solva Conservation Area Statement (September 2002).

2.1 THE CHARACTER OF SOLVA 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

- Important prehistoric settlement, evidenced by Iron Age camps; settlement probably continued in the early Christian period
- Both Upper and Lower Solva seem to be mentioned in the 1326 Black Book of St Davids
- Mentioned as a port by the early C16, shown on George Owen's map of c. 1600
- Houses are shown in both settlements in Bowen's map of 1740
- At the end of the C18, Solva was redeveloped and expanded, due to the high demand for shipping and corn during the Napoleonic Wars.
- By c. 1800, Solva became a busy port, complete with nine warehouses, ten limekilns and several inns
- Population doubled to 1250 from 1801 to 1851, after which Solva began to decline

2.3 PHYSICAL CONTEXT, APPROACHES AND VISTAS

- Conservation Area comprises two elements, Upper and Lower Solva
- Lower Solva set in deep wooded valley at the head of a fjord-like natural harbour
- Upper Solva set on the headland to the west, overlooking St Bride's Bay
- Number of important approaches, views and vistas set out in detail in the Character Statement



2.4 THE VILLAGESCAPE

Archaeological Significance and Potential

- Two important Iron Age camps along Solva Head
- Early Christian carved stone in church, originally from nearby St Elvis
- Possible traces of medieval strip fields
- Rich late C18/C19 industrial legacy (limekilns, warehouses, harbour)



Architectural & Historic Character of Buildings

- Dominantly late C18-C19. Majority of buildings in informal roadside terraces, simply detailed and solidly proportioned
- Key individual buildings include Tanyrallt with its former warehouse, St Aidan's church, the chapels and larger houses such as Gwryd House and Mount Pleasant Manse
- Many properties set behind forecourts, some directly fronting pavements



Prevalent & Traditional Building Materials

- Walls Traditionally of local rubble stone, sometimes with purple Caerbwdy sandstone quoins
- Roofs Traditionally in North Wales slate; some earlier grouted local slated roofs survive.
- Windows and doors Traditionally, timber vertical sliding sashes; majority of traditional doors are panelled





Characteristic Local Detailing

- Roofs Mainly of slate, Welsh or composite, some original grouted roofs, a few with ribs. Generally pitched at 40 degrees. Plain eaves and verge details, except to some more formal buildings. Chimneys usually at gable position rendered, brick or stone.
- Walls. Mostly rendered and painted or colourwashed; some exposed local rubble with purple Caerbwdy quoins.
- Doors & Windows . Traditionally sash windows, small-paned, cruciform or plate glass, painted finish. Doors generally panelled with painted finish.



The Character Statement divides the Conservation Area into two zones:

ZONE 1 – LOWER SOLVA INCLUDING THE GRIBIN



Character and Relationships of Spaces within the Area

- Narrow river valley setting influences informal terraces of houses along Main Street and Prendergast; only New Street is orientated east-west.



- Houses mostly face directly onto pavements or roads; riverside gardens along Main Street and Prendergast, latter with river passages and steps. On north side of streets, unusual terraced gardens on the steep valley side

- Densely developed village core contrasts with tree-lined Solfach valley and steep valley/coastal slopes

Streetscape

- Roads with standard tarmacadam finish; roughly metalled track along the Gribin
- Standard paving along Main Street no paving to narrower streets, roads and tracks
- Modern utilitarian lighting and street furniture



Important Open Spaces

Key open spaces include: -

- Gardens and open spaces along Prendergast
- Picnic area adjacent to Solva Bridge
- Tree-lined Solfach valley
- Play area on the Gamlyn
- Harbour Car Park



Trees

The following trees or groups of trees are of importance: -

- Lower slopes of the Gribin
- West side of Solfach valley
- Woodland east of Prendergast
- Ash trees in picnic site
- Sycamores south-west of Solva Bridge
- Ash tree in garden of the Smithy
- Trees at north end of Prendergast

ZONE 2 – UPPER SOLVA INCLUDING THE QUAY



Character and Relationships of Spaces within the Area

- Mix of short terraces and detached buildings along High Street; more random development along Portland Square, Glan-hafan and Pen-yr-aber forming unusual contrast with open fields and coastal slopes to the south
- 'Informal' network of roads, tracks and paths often allowing fine panoramic views between properties
- Most properties face roads; some set behind forecourts or within larger gardens





Streetscape

- Generally, roads with tarmacadam finish, many lesser roads are roughly metalled
- Pavement along High Street in standard modern materials, little paving along lesser roads
- Standard lighting/street furniture



Important Open Spaces

Key open spaces include: -

- Fields south and east of South Winds
- Parc-y-capel
- 'Island' gardens at Portland Square
- Front gardens along Pen-yr-aber

Trees

The following trees or groups of trees are of importance: -

- Coastal slopes west of Penyraber
- North valley side on approach from Lower Solva
- Coastal slopes west of harbour
- Hedgerow from Caegwyn to Panteg Road
- Trees on boundary of 32 High Street
- Trees on boundary of 32 Penyraber
- Tree in garden of 31 High Street
- Hedgerow along Post Office Lane
- Trees on south boundary of Parc-y-capel
- Hedgerow along Fort Road, south-east of Yr Hafan



2.5 IDENTITY

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

2.6 BIODIVERSITY AND GEOLOGICAL CONSERVATION

The biodiversity of Solva and its surrounding area is important in European, national and local terms and is set out in detail in the character statement. Solva Harbour, the Gribin and Gwadn are included in the St Davids Peninsula Coast Site of Special Scientific Interest (SSSI), as are the cliffs and coastal slopes either side of the harbour entrance. Where SSSIs are

concerned, the NPA has obligations under Section 28G 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 by reason of which the Site is of Special Scientific Interest. The foreshore and seabed within the harbour and below the adjacent coastal slopes and cliffs are within the Pembrokeshire Marine Special Area of Conservation (SAC). The cliffs and coastal slopes either side of the entrance to the harbour are also within the St Davids Peninsula Coast SAC (of European importance for sea-cliff vegetation and lowland heathland) and the Special Protection Area (SPA) of the same name (the coast is of European importance for its chough population). The two SACs and SPA form part of the Natura 2000 Network of European sites. Outside of the designated sites, private gardens also provide shelter and food sources for insects, birds and bats. It is important to recognise that management of existing/potential habitats should take account of the conservation requirements of specially protected species (e.g. bats, barn owls). Almost all British bats are dependent on man-made structures (e.g. buildings) at some point during their annual lifecycle as the majority of natural roost sites have been destroyed or are subject to disturbance. All species of bats and their roosts are protected by national and European legislation, a vitally important dimension to biodiversity in the urban or semi-urban environment.



Pembroke Coast
National Park

Solva

Prominent views into Conservation Area



Solva

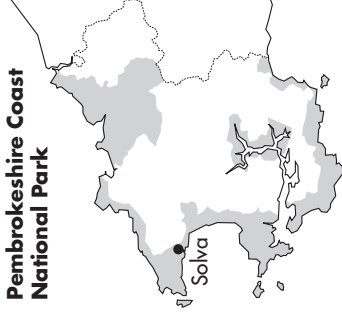
Conservation Area
Designated 1997

- 1 View from A487 showing Upper Solva set against backdrop of St David's peninsula and its dramatic cairs.
- 2 View over harbour and Upper Solva.
- 3 Views over Upper and Lower Solva, St Elvis and St Brides Bay.
- 4 Sea views across rooftops of Upper Solva from Whitchurch Road.
- 5 Coastal views of Upper Solva and Solva Harbour.

Scale

0 75 150 225 300 m

Pembroke Coast
National Park



3 SOLVA 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 Solva Conservation Area

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. Many of the issues contained within the SWOT analysis are not exclusive to the Conservation Area itself: many relate to the area in general or Pembrokeshire as a whole.

1.0 STRENGTHS

1.1 Location

National Park / Conservation Area Designation
Fine Coastal Setting and proximity of Coastal Path
Attractive Village, popular tourist destination
Settlement of Solva on main road to St Davids

1.2 Archaeological, Architectural & Historic significance (see Solva Character Statement 2002)

Unique Archaeological Site (Iron Age forts)
Conservation Area of definite character
19 Listed Buildings within Conservation Area
Surrounding area rich in industrial, agricultural and maritime heritage
Strong support for archaeology and history
Un-designated archaeological historic sites and features
Early field systems in surrounding area;
abundant local prehistoric evidence of settlement
Christian heritage (two chapels, one church)

1.3 Architectural significance

Distinctive palette of material and forms
Highly characteristic features and details survive intact
Characteristic C19 streetscape
Port Heritage (e.g. Limekilns)

1.4 Nature Conservation and biodiversity of European, National and Local Importance
Local biodiversity – important habitats (open areas, gardens, buildings and limestone walls)
National and European Law in place to protect species and habitats whilst undertaking building works (e.g. bats)
St Davids Peninsula Coast Site of Special Scientific (Solva Harbour, the Gribin and Gwadrn) Pembrokeshire Marine SAC (foreshore and sea bed within the harbour and below the adjacent coastal slope) St Davids Peninsula Coast SAC (cliff vegetation and lowland heathland) St Davids Peninsula Coast Spa (though population)

1.5 Important National Tourist destination

Well established tourist trade
Features in county and national tourism marketing;
Popular location for both visitors and locals throughout the year
Wide range of tourist accommodation in area
Wide range of tourist activities in surrounding area
Proximity of St Davids historically attracting large amount of visitors
Important centre for walkers

1.6 Accessibility

Improved road network to Pembrokeshire
National trail /PROW/ permissive pathways/bridleways and cycle tracks

1.7 Diversity of services and amenities

Good range of accommodation in the area (Hotels, Guest Houses, B & Bs, Self Catering and Caravan Parks)
Able to satisfy local requirements (local pubs, village shop, post office, restaurants/tearooms, chapels, church, community hall, school, football field, skate park, playing fields)

1.8 Existing and proposed Community Enhancement Schemes and Community Projects

Community Hall
Partial completion of maritime development on Quay
Cyd Coed

1.9 Strong identity and "Unique Sense of Place"

Clear evidence of early origins
Strong visual appeal in find setting
Contrast between deep valley setting of Lower Solva & exposed headland setting of Upper Solva
Attractive village of importance to the quality of local life

1.10 Culture & Folklore

Documented ancient and modern history of local and National significance
Continuing strong interest in the area in local and Celtic heritage
Good "quality of life"

1.11 Vibrant & Active Community Spirit

Community Council
Religious and spiritual needs catered for
Working and Leisure harbour (7 fishing boats)
Several societies and groups (e.g. Youth Group, Brownies, Art club, Lunch club, WI, Mothers Union, Boat Owners, Sailing Club & Business Group)

2.0 WEAKNESSES

2.1 Economy/Resources

Fragile local Economy*
Lack of employment opportunities*
Area heavily dependant on tourism, brevity of visitor season*
Outward migration of young*
Declining availability of services (dental care)*

2.2 Decline of Welsh language and culture

2.3 Public Realm Authorities and Stakeholders

Perceived lack of consultation from the public realm
Perceived failure in communications between partnerships
Improved road network to Pembrokeshire (traffic congestion, pollution, disruption of tranquillity and "sense of place")

2.4 Visitor Management

General lack of common tourism industry strategy and marketing*

2.5 Loss of identity or character of area/streetscape

Changes in agricultural practices leading to changes in character of landscape and identity*
General piecemeal approach to projects
Intrusive poles and overhead wires
Some intrusive lighting
Loss of some forecourts to car parking/road widening provision
Inaccessibility to all Gidels
Loss of name "River Street" to New Street

2.6 Management of public and open spaces

Dog fouling*
Litter to back roads and alleys

2.7 Biodiversity

Loss of habitats
Introduction of inappropriate methods and materials in the built environment damaging to wildlife
Inappropriate management of habitats (woodland, grassland etc.)

2.8 Traffic Management

Unresolved traffic management issues (parking, speeding, congestion)

2.9 Building Conservation Awareness

Historic fabric in need of constant care
Inappropriate materials, design and details in the historic built environment
Inappropriate treatment/disrepair of curtilages
Skills deficit in building conservation
Lack of appreciation of Pembrokeshire built heritage and its contribution to the County's environment and economy

2.10 Pride of Place

4% properties needing repair
Invasive plants on boundary walls and river walls (e.g. Winter Hellibore and Japanese Knotweed)

2.11 Development

Shortage of affordable housing/decrease in social housing stock
Increasing price of houses
Poor public perception of planning /enforcement system (transparency, consistency and certainty)

3.0 OPPORTUNITIES

3.1 Economy/Resources

Grant Aid and Partnership Initiatives (European, National, Welsh Assembly, Cadw, WAG, CCW, PCC, Regional, Lottery, Community Regeneration Unit, PLANED, Voluntary)*
Encouragement of partnership working and engagement of the area*
Innovative and sensitive new developments and enhancements
Sustainable and sympathetic progression through the 21st Century
Further development of affordable E-Commerce/ IT Infrastructure*

3.2 Tourism

Need for common tourism industry strategy*
Recognition of Solva as park of a wider tourism product within Pembrokeshire*

3.3 Enhancement

Web

- 3.4 Public Realm**
Need for greater cohesion between partners when approaching projects
Continue engagement of public sector in infrastructure and environmental improvements
Improvements to sewerage infrastructure
- 3.5 Loss of identity of character of streetscape**
Undergrounding of wires
Identity and implement appropriate lighting Scheme (e.g. white low level lighting)
- 3.6 Biodiversity & Geology**
Increase awareness of links between biodiversity and building conservation (i.e. wall flora, bats)
- 3.7 Management of Open Areas**
Recognition of historic lanes tracks, walls and gudels and their sense of enclosure
Identify and improve neglected and /or inappropriate landscaping, planting or detailing to open areas
Investigate / manage issues of litter
Investigate /manage issues of dog fouling*
Investigate /manage provision of increased access footpaths /historic trails/DDA
- 3.8 Traffic Management**
Resolve traffic management issues (e.g. parking and disabled access)*
Enforcement of speed and parking restrictions
- 3.9 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 standardized road markings in the Conservation Area
Improvements & rationalization of directional signage
- 3.10 Community Projects & Recreation**
Provision of hi-tech portrayal of heritage and history
Attract new enterprise, assisting life work balance opportunities thorough information technology*
Improvement of community co-ordination*
Support and promote established community schemes and events
Promote and support interpretation of the area's heritage (village history, Welsh language / culture initiatives)
Continuation of recording local traditions and folklore
- Development of Maritime Museum on Solva Quay
Maintenance of water Predergast pump enhancement
Adoption of Parc y Capel
Recognition, opening and restoration of Gidels/Gudels
Cyd Coed Circular Walk
Community Webb Site
- 3.11 Awareness / Visitor Management**
Investigate need for further interpretative provision
Retain special character & identity
Maintain the balance between tourism and the needs of the local*
Improve inappropriate commercial advertisement
Investigate provision of infrastructure of disabled access
- 3.12 Building Conservation**
Investigate awareness of financial assistance
Increase awareness of existing grant schemes
Encourage use of appropriate materials and design in the historic built environment (e.g. timber sash windows)
Opportunity for sensitive implementation of the requirements of the DDA
Explore the potential of the suggested extension to the Conservation Area boundary
Encourage appropriate boundary treatment
Improve awareness and skills deficit in building conservation
Opportunity for recognition of un-designated archaeological sites
- 3.13 Biodiversity**
Increase awareness of protected species and their habitats and the need to comply with legislation when undertaking building works (building conservators, architects, builders and owners).
Ensure that the application of the principles of the building conservation best practice and habitat management are applied during works which affect statutorily protected species
Sensitive management of habitats and species
Tree Management Scheme
- 3.14 Development**
Encourage sustainable and sympathetic development and redevelopment
Prevent unsympathetic development
- 3.15 Study & Research**
Built Heritage training
Research into local archaeology, history and folklore
Encourage appropriate modern materials,

techniques and technology
Address deficit of skills and research in building conservation
Training schemes, apprenticeships etc.
Need for maintaining photographic survey of Conservation Area

4.0 THREATS

4.1 Economy/Resources

Effect on surrounding landscape and community of agricultural decline*
Continuing outward migration of younger generations*
Increasing economic dependency on tourism*
Increasing competition from overseas package holidays*
In-ability to react to change in market requirements*
Decline of traditional tourism*
Impact of increase in number of second homes and holiday let properties on community activities and services

4.2 Public Realm

Neglect and "untidiness" resulting from decreasing public sector investment*
Increased inappropriate standardisation of products and specifications (e.g. street furniture)

4.3 Traffic Management

Inability to satisfactorily address traffic issues (speed)
Increasing traffic flow and parking problems (decreasing the public's enjoyment)
Inappropriate standardisation of products, design and materials
Loss of historic fabric and damage to buildings and environment from vehicle and their emissions
Opening up of forecourts / cartilage walls to accommodate cars

4.4 Awareness

Inappropriate products, materials, design and detail
Loss of historic fabric, culture, skills, language, traditions and names
Level of care for historic fabric
Complacency ("familiarity breeds contempt")
Threat to biodiversity by lack of awareness when undertaking building works
Degradation of open/green areas and historic views

4.5 Biodiversity

Loss of habitats (danger of urbanisation
"excessive tidying up")

4.6 Development

Continued pressure from development
Developments which are not in character
Inappropriate development within Conservation Area
Increased use of homogenous products, materials and design
Unavailability of local materials and skills

4 SOLVA 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 Solva Conservation Area.

Objectives

- To ensure that the special qualities, which contribute to the character of the Solva 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

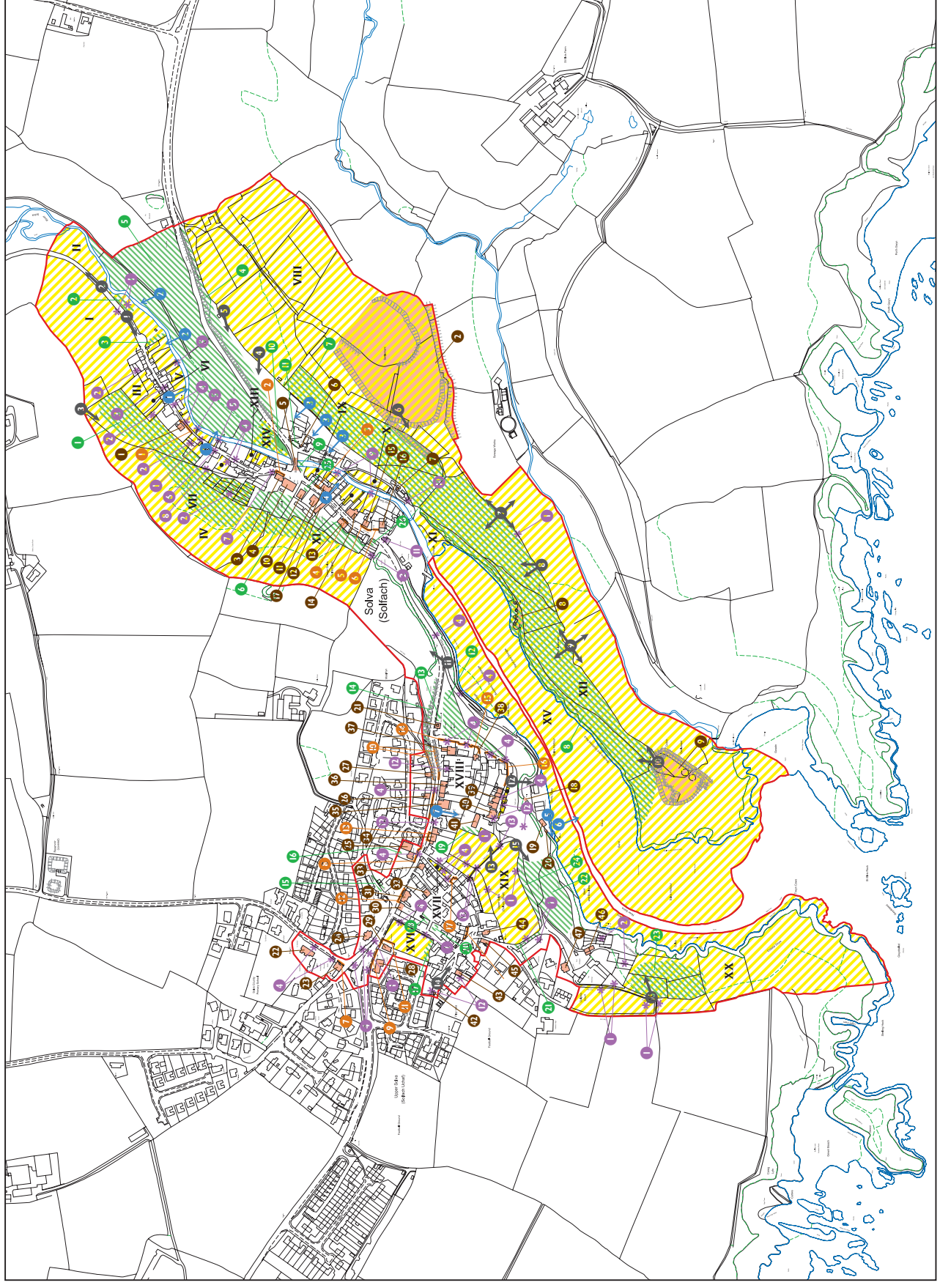
- To work with local people to:
 - Produce a comprehensive Character Statement of Solva Conservation Area, which sets out why the area has been designated and what its special qualities are.
 - Produce a comprehensive Proposals Document for Solva Conservation Area setting out how its special qualities 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.



Solva

Conservation Area
Designated 1997

Key

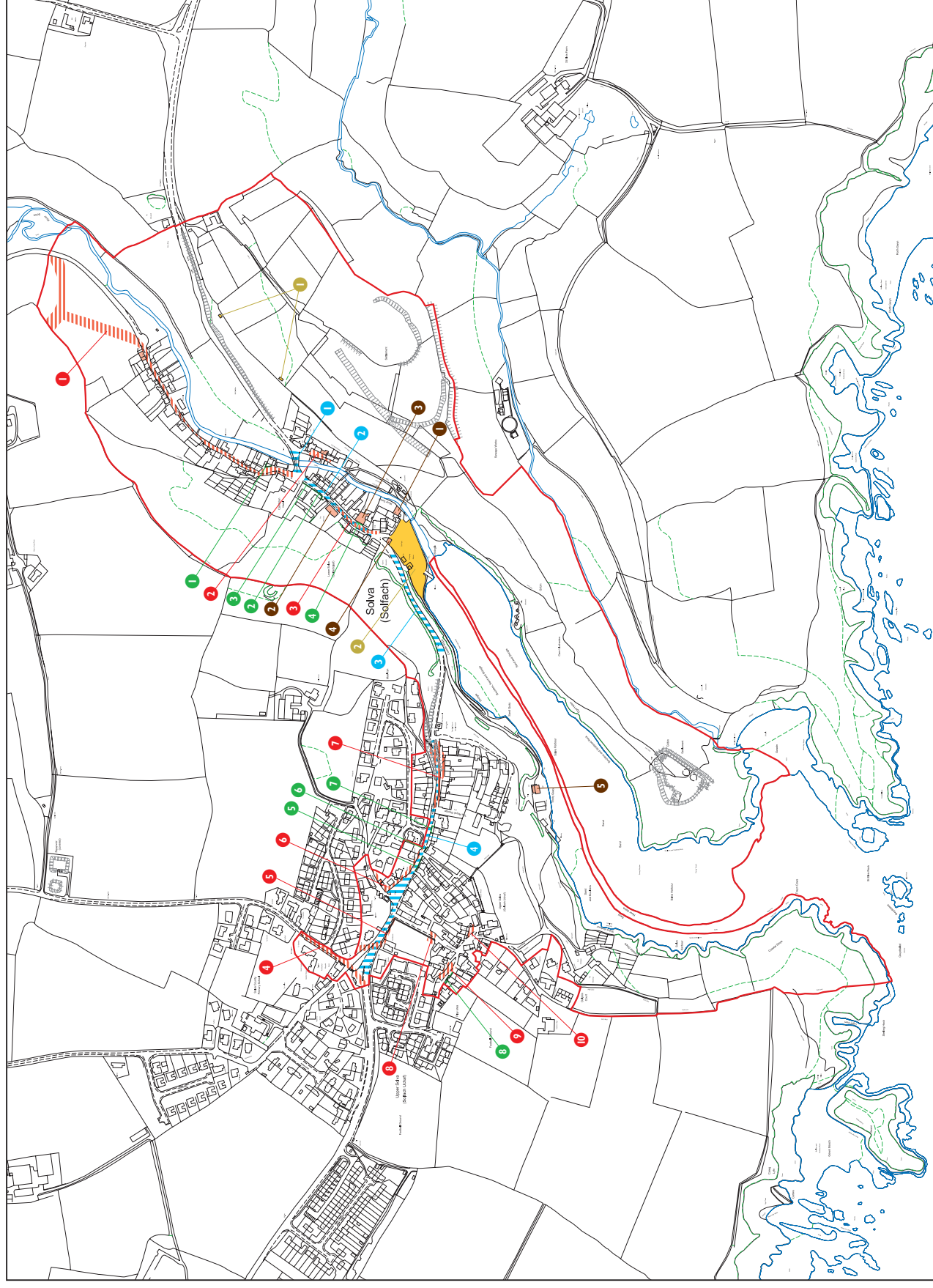
- Conservation Area Boundary
- Landmark Buildings
- Buildings of local significance
- Local features
- Key views
- Glances to an object/landmark/point of interest
- Key carriages/entrances
- Important open spaces
- Important pedestrian route
- Trees important to the setting of Conservation Area

Scale

0 60 120 180 240 m

Pembrokehire Coast
National Park





Solva Conservation Area Designated 1997

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



Pembrokeshire Coast National Park



5 RESOURCES

5.1 CONSERVATION FUNDING - CADW GRANTS

There may be limited funding available from Cadw for schemes within the Conservation Area for repairs to historic buildings.

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, PCNPA.

Programme

Part of general awareness campaign.

Practice

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

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

Principles

National Park Authority in conjunction with Cadw currently offer grants to property owners in Tenby, St Davids and Saundersfoot to encourage the appropriate conservation and enhancement of historic buildings within the Conservation Area. The Authority is negotiating with Cadw to extend these grants to all Conservation Areas.

Key Policy

- LDP Policy 8 (Special Qualities)

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 of the Conservation Area.

Partners

Potentially PCNPA, Cadw, WAG, Community Councils and property owners.

Programme

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

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 and public sector) and conservation work can be costly. It is accordingly important to ensure that:

- Funding already allocated to the area is used so as to (inter alia) 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, PCNPA.

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, pavements, poles, overhead cables, signage, lighting, benches etc.) as well as Solva'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 and geological 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
- Retention of special features
- Encourage management of public open spaces
- Developing a tree management scheme
- Integration of biodiversity with conservation of the built environment at all opportunities.



Place

All of the Conservation Area but with a focus on poles and wires at the following locations: -

- Prendergast
- The Gribin
- Main Street
- Between Bank House and St Aidan's Church
- Between the Manse and Caegwyn
- Criss-crossing High Street
- Criss-crossing High Street
- Post Office Lane
- Glanhafan

Partners

All those agencies involved in the public realm but especially:

- PCC
- PCNPA
- Environment Agency, British Telecom, Telecommunications Operators, Western Power,

Transco, Dwr Cymru, CCW

- Solva 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 village of Solva 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 speed, intrusions such as 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 pedestrian friendly schemes, traffic calming, residents / visitors parking, disabled access, cycling and walking networks.
- Restrictions on vehicular weight, length, delivery, loading, access, time etc.
- 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 is important but the following are particular conservation priorities: -

- Solva Bridge (speed, congestion, pedestrian conflict)
- Main Street (parking, speed)
- Road adjacent quarry between upper and lower Solva (pedestrian conflict)
- High Street (Parking, Speed)



Partners

PCC, PCNPA, Dyfed Powys Police Authority, Solva Community Council.

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 and for example:-

- Maritime Museum on Solva Quay
- Maintenance of water Prendergast pump enhancement
- Adoption of Parc y Capel
- Recognition, opening and restoration of Gidels/Gudels

Partners

Solva Community Council, PLANED, PCC (CRU), PAVS, PCNPA, Dyfed Archaeological Trust, local groups and individuals 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, roofs, curtilages
- Commercial signage, shutters and illumination schemes
- Public realm works – lights, furniture, street surfaces, signage 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 & trades people
- Statutory undertakers
- National Park Authority
- National, Regional and local bodies and societies
- Pembrokeshire County Council

Programme

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

Practice

To develop good working relationships with the Solva 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/assist with 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: -

- Foreshore car park
- Garage, lighthouse remains and signage

Partners/Developers

Developers, Environment Agency, PCC, CCW, PCNPA, 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 Solva along with its approaches and views as set out in the Character Statement.
- To encourage measures which would maintain and prevent the loss of existing features of value.

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 the 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 in particular fenestration, doors, signage, satellite dishes, boundary features and trees.

Place

All of the Conservation Area.

Partners

Developers, property owners, PCNPA 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 the 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.
- 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. types and sources of traditional building materials e.g. stone, brick, slate, tiles thatch, clom, lime renders and mortars, local blacksmithing for architectural ironwork etc)
- Research into local traditions and folklore
- Research into archaeology and field systems
- Research into Gudels/Gidels

Place

Across the Conservation Area and its setting.

Partners

PCNPA, Dyfed Archaeological Trust, Cadw, The Royal Commission on Ancient and Historical Monuments in Wales.

Programme

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

Reactive: Ongoing.

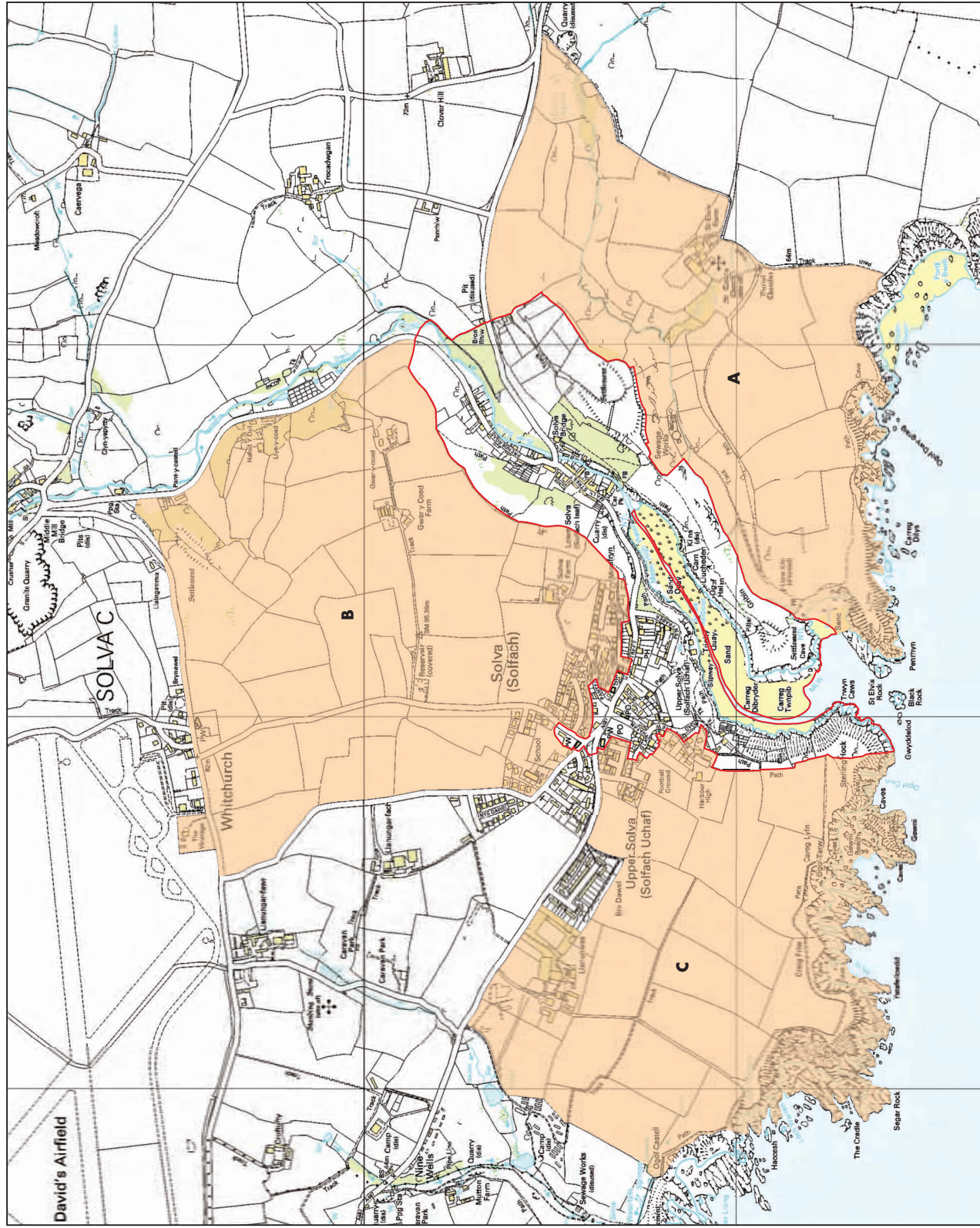
13 CONSERVATION AREA BOUNDARY

13.1 OUTLYING AREAS IMPORTANT TO THE SETTING AND CHARACTER OF THE CONSERVATION AREA

The impact on the Conservation Area of development on sites close to and prominently visible from within the boundary of the Conservation Area should be considered. The following map shows the outlying areas important to the setting and character of the Conservation area in terms of history, archaeology and local landmarks. The map sets out the immediate historic, archaeological and landscape context of the Conservation Area. The impact on the setting of the Conservation Area will be a consideration for proposals which would have a major impact on or introduce incongruous elements into the surrounding landscape.

13.2 CONSERVATION AREA BOUNDARY REVIEW

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 include Solva CP School. This suggestion will be considered in closer detail as a separate legislative process and will be subject to full public consultation.



Solva

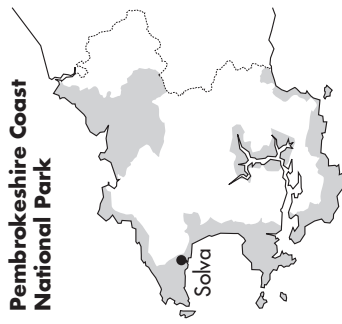
Conservation Area
Designated 1997

- A** Valley to the east of Lower Solva (St Elw's) of archaeological, historic and landscape importance, including site of St Tello's church, burial chamber and Flynnon Dogfael.
- B** Area to the north of Upper Solva including open farmland, village school, medieval parish church and vicarage.
- C** Land to the south-west of Upper Solva providing important landscape setting when viewed from the sea. Llanunwas of historic importance.

Scale



Pembrokeshire Coast National Park



14 NEXT STEPS

- The PCNPA proposes to adopt 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 Solva Conservation Area.
- It is proposed that the on going management and monitoring of the proposals set out in the document be undertaken by the Solva Community Council nominated working group and National Park officers on (initially at least) a twice yearly basis with reports on progress being made publicly available.

15 SOLVA CONSERVATION AREA PROGRAMME

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

16 ABBREVIATIONS USED

EA	ENVIRONMENT AGENCY (WALES)
PCNPA	PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY
LDP	LOCAL DEVELOPMENT PLAN
PCC	PEMBROKESHIRE COUNTY COUNCIL
WAG	WELSH ASSEMBLY GOVERNMENT
PLANED	PEMBROKESHIRE LOCAL ACTION NETWORK FOR ENTERPRISE AND DEVELOPMENT
PAVS	PEMBROKESHIRE ASSOCIATION OF VOLUNTARY SERVICES
SPAB	SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
CRU	PEMBROKESHIRE COUNTY COUNCIL (COMMUNITY REGENERATION UNIT)
CROW	COUNTRYSIDE AND RIGHTS OF WAY ACT 2000
BT	BRITISH TELECOMMUNICATIONS

KEY TO SOLVA CONSERVATION AREA FEATURES MAP**LANDMARK BUILDINGS – red circle****BUILDINGS OF LOCAL SIGNIFICANCE – brown circle, lower case text**

1. 26, Prendergast (historic/architectural)
2. Iron Age settlement (archaeological)
3. No. 4 Prendergast, Main Street (historical/architectural)
4. Cambrian Inn (historic/ architectural/ social)
5. Solva Bridge (historic/architectural)
6. Limekiln at The Smithy (historic/architectural/industrial)
7. Limekiln at Brookside (historic/architectural/industrial)
8. Limekilns, The Gribin (historic/architectural/industrial)
9. Iron Age Fort, Gribin (archaeological)
10. Former C.M. Chapel (historic/architectural/social)
11. Tanyrallt (historic/architectural)
12. Former Warehouse, Tanyrallt (historic/architectural/industrial)
13. Old Printing House (historic/architectural)
14. The Ship (historic/social)
15. Gwyrhyd House (historic/architectural)
16. Llys Aber (historic/architectural)
17. Old Pharmacy, Main Street*
18. Well, Trinity Quay (historic/social)
19. Old Lifeboat House, Trinity Quay (historic/ social/architectural)
20. 1856 Granite Marker Stone (historic)
21. War Memorial (historic/social)
22. Bank House
23. Mount Zion Chapel (historic/ social/architectural)
24. Caegwyn (historic/architectural)
25. Mount Pleasant Chapel and Manse (historic/ social/architectural)
26. 18 High Street (historic/architectural)
27. 10 High Street (historic/architectural)
28. St Aidan's Church (historic/architectural/social)
29. The Manse (historic/ social/architectural)
30. Community Hall (social, historic)
31. 36-37 High Street (historic/architectural)
32. Capel Bach (historic/ social/architectural)
33. Haroldston House, High Street (historic/architectural)
34. St Teilo & No. 21 High Street (historic/architectural)
35. Royal George (historic/ social/architectural)
36. 7-11 High Street (historic/architectural)
37. Old School (historic/ architectural)
38. Glan y Mor (historic/ architectural)
39. 22-28 Penyraber (historic/ architectural)
40. Bryn y Mor (historic/ architectural)
41. 31 Penyraber (historic/ architectural)
42. Outbuilding, Glanhafan (historic/ architectural)
43. Bell View, Glanhafan (historic/ architectural)
44. 7 St Brides View (historic/ architectural)
45. Penlwyn, St Brides View (historic/ architectural)
46. Fort Cottage (historic/ architectural)
47. The Fort (historic/ architectural/social)

LOCAL FEATURES – purple circle, white text

1. Traditional hedgebank
2. 'Hanging' Gardens
3. Chapel plaque
4. Stone wall

5. Gudel
6. Cobbled pavements
7. Village pump
8. Stone steps
9. Riverside walls
10. Cannon
11. Lighthouse relics
12. Grouted Roof
13. Stone Stile

KEY VIEWS – black arrow, white text

1. View of Prendergast backed by tree-clad slopes
2. View east along Solfach Valley flanked by steep valley sides
3. View from footpath across rooftops to harbour. Fine coastal backdrop
4. View down to Main Street set against steep wooded valley side. Cambrian Inn and former Methodist Chapel prominently visible
5. Fine views over harbour from footpath, across rooftops of Main Street and north towards terraced gardens of Prendergast
6. Fine views of Upper Solva across harbour, from Iron Age Fort
7. Panoramic views of harbour, Upper and Lower Solva and St Elvis. Fine distant coastal and landscape views
8. View over whole of harbour and Upper Solva
9. 360° degree views from Carn Lucheden over Upper and Lower Solva, St Elvis and St Brides bay
10. View from the Gribin Fort across harbour to Upper Solva and towards Main Street, Lower Solva
11. View of Lower Solva from Solva Hill
12. Views across estuary mouth towards St Brides Bay from Penyraber
13. Views across Penyraber
14. Views towards headlands from Glanhafan
15. Views towards Fort Cottages & The Fort
16. Fine views over Upper Solva & Solva Harbour within valley setting; distant farmland.

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

1. Glimpse of river Solfach from Prendergast
2. Glimpse of Prendergast from footpath
3. Glimpses of Main Street through trees
4. Glimpse down New Street
5. Glimpse of Fort Cottages & The Fort from Trinity Quay
6. Glimpse of sea between headlands from Trinity Quay
7. Glimpse of St Brides Bay from Royal George

KEY CURTILAGES/FRONTAGES – orange circle, white text

1. No. 26 Prendergast
2. No. 4 Main Street
3. Scotland House, Main Street
4. Old Printing House, Main Street
5. Gwyrhyd House, Main Street
6. 27 Main Street (Llys Aber)
7. Mount Zion Chapel
8. Mount Pleasant Chapel and Manse
9. St Aidan's Church
10. Retaining Walls, High Street
11. The Manse
12. 36-37 High Street
13. St Teilo
14. Frontages along Penyraber from Old School to Glan y Mor
15. No. 14 Penyraber
16. No.16 Penyraber
17. No. 11 Portland Square
18. Terraced Row, St Brides View

IMPORTANT OPEN SPACES – black text

1. Scrub clad slopes to north side of road
2. River meadow on south side of road
3. Sloping gardens to rear of 29-39 Prendergast
4. Slopes to north and west of Prendergast
5. Riverside gardens, Prendergast
6. Terraced gardens between Nos. 17-26 Prendergast
7. Garden between 9-15 Prendergast
8. Fields and scrubland to SE of Conservation Area
9. Riverside gardens facing the Gribin
10. Playground, The Gribin
11. Open area at the Gribin
12. Headland along the Gribin including Iron Age Fort
13. Gardens fronting 40-41 Prendergast and 3 Main Street
14. Picnic Area near Solva Bridge
15. Solfach Estuary
16. Parc y Gapel
17. Gardens, Portland Square
18. Gardens, Penyraber
19. Fields south of High Street/Portland Square
20. Western Headland

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

1. Ash, sycamore and elm woodland to north of Prendergast
2. Group of sycamores and ash to south side of road
3. Group of sycamores to west boundary of river meadow
4. Sycamore/ash woodland, south side of A487
5. Sycamore/ash woodland with alder and stand of young oak, on south slope of Solfach river
6. Sycamore/ash woodland valley side, Prendergast
7. Sycamore/ash woodland on valley side, The Gribin
8. Hawthorn/blackthorn scrub with ash and sycamore along south side of Solva Harbour
- 9) Group of ash and sycamore trees SW of Solva Bridge
10. Group of ash and sycamore trees within picnic site
11. Ash tree in garden of The Smithy
12. Sycamore and ash on coastal slope west of Penyraber
13. Monterey Cypress Tree east of War Memorial
14. Sycamores fringing main road opposite War Memorial
15. Hedgerow alongside Panteg Road
16. Tree behind Mount Pleasant Manse
17. Sycamores on south side of Parc-y-gapel
18. Sycamores rear of post office
19. Sycamores to west of 31 Penyraber
20. Sycamores, Cysgod-y-goed
21. Group of ash, sycamore and hawthorn, Sunken Lane, Fort Road
22. Hawthorn/blackthorn scrub with ash and sycamore on coastal slope
23. Hawthorn/blackthorn scrub with ash and sycamore on coastal slope
24. Hawthorn/blackthorn scrub with ash and sycamore on north side of footpath
25. Sycamore in front garden of gallery, subject to TPO
26. Mature Escallonia south of 30 Main Street

KEY TO SOLVA CONSERVATION AREA OPPORTUNITIES MAP

IMPROVEMENT OF FORECOURT CURTILAGE/BOUNDARIES

1. 4. Prendergast
2. Tanyrallt
3. Former C.M. Chapel, Main Street
4. 19 Main Street, Lower Solva
5. 27-31 High Street
6. 25 High Street
7. 21 High Street
8. 19-21 Glanhafan

OPPORTUNITIES FOR IMPROVEMENT OF BUILDINGS

1. No. 36 Main Street
2. The Mariners
3. 19 Main Street, Lower Solva
4. Garage rear Car Park entrance
5. Public conveniences, Trinity Quay

OPPORTUNITY FOR ENHANCEMENT OF AREA

1. Sheds and structures alongside footpath
2. Car Park, Lower Solva

OPPORTUNITY FOR PUBLIC REALM ENHANCEMENT

1. Poles and wires, Prendergast
2. Poles and wires, The Gribin
3. Poles and wires along Main Street
4. Poles and wires between Bank House and St Aidan's Church
5. Poles and wires between the Manse and Caegwyn
6. Poles and wires criss-crossing High Street
7. Poles and wires criss-crossing High Street
8. Poles and wires, Post Office Lane
9. Poles and wires, Glanhafan
10. Poles and wires, St Bride's View

OPPORTUNITY FOR ADDRESSING TRAFFIC ISSUES

1. Solva Bridge (speed, congestion, pedestrian conflict)
2. Main Street (parking, speed)
3. Road adjacent quarry between upper and lower Solva (pedestrian conflict)
4. High Street (Parking, Speed)