

# BETWS-Y-COED

## Conservation Area Appraisal and Management Plan

Chambers Conservation Ltd,

# Issue

Issues:**5** Final Version

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# PART ONE – CONSERVATION AREA APPRAISAL.

# 1.0 Introduction

## 1.1 How to use this document

1.1.1 This Conservation Area Appraisal should be read in conjunction with the document ***Introduction to Conservation Areas for the 21st Century***, which can be downloaded from the National Park's website. This document contains an explanation of the purpose and methodology of this Appraisal, together with a general introduction to the history, landscape, buildings and settlement forms and planning and legislative context, including guidance on what development is controlled and where consents are required.

1.1.2 In addition to the Management Plan which accompanies this area appraisal, a further document ***Advice on Energy Efficiency Measures in Conservation Areas (Planning & Practical Guide)*** has been prepared in order to respond to the current climate change emergency, give practical advice on how to improve energy performance of traditional and locally significant buildings without harming their special character or technical performance.

## 1.2 Overview of the conservation area

1.2.1 The extent of the study area is part defined by the Conservation Area boundary (see Fig 02), however the immediate surroundings (including the adjacent landscape areas) were included in order to both understand the wider context and determine whether any amendments to the boundary would be appropriate.

**Location & Setting**

1.2.2 Betws-y-Coed is a village three miles south of the town of Llanrwst. Betws is some six miles north-east of the Gwynedd border, and was historically in the county of Caernarfonshire.

1.2.3 Dramatically sited at the confluence of the Afon Llugwy and the Afon Conwy, Betws-y-Coed is surrounded by steeply hillsides, densely wooded, forming part of the Coedwig Gwydyr an ancient woodland extending from from Trefriw to Penmachno.

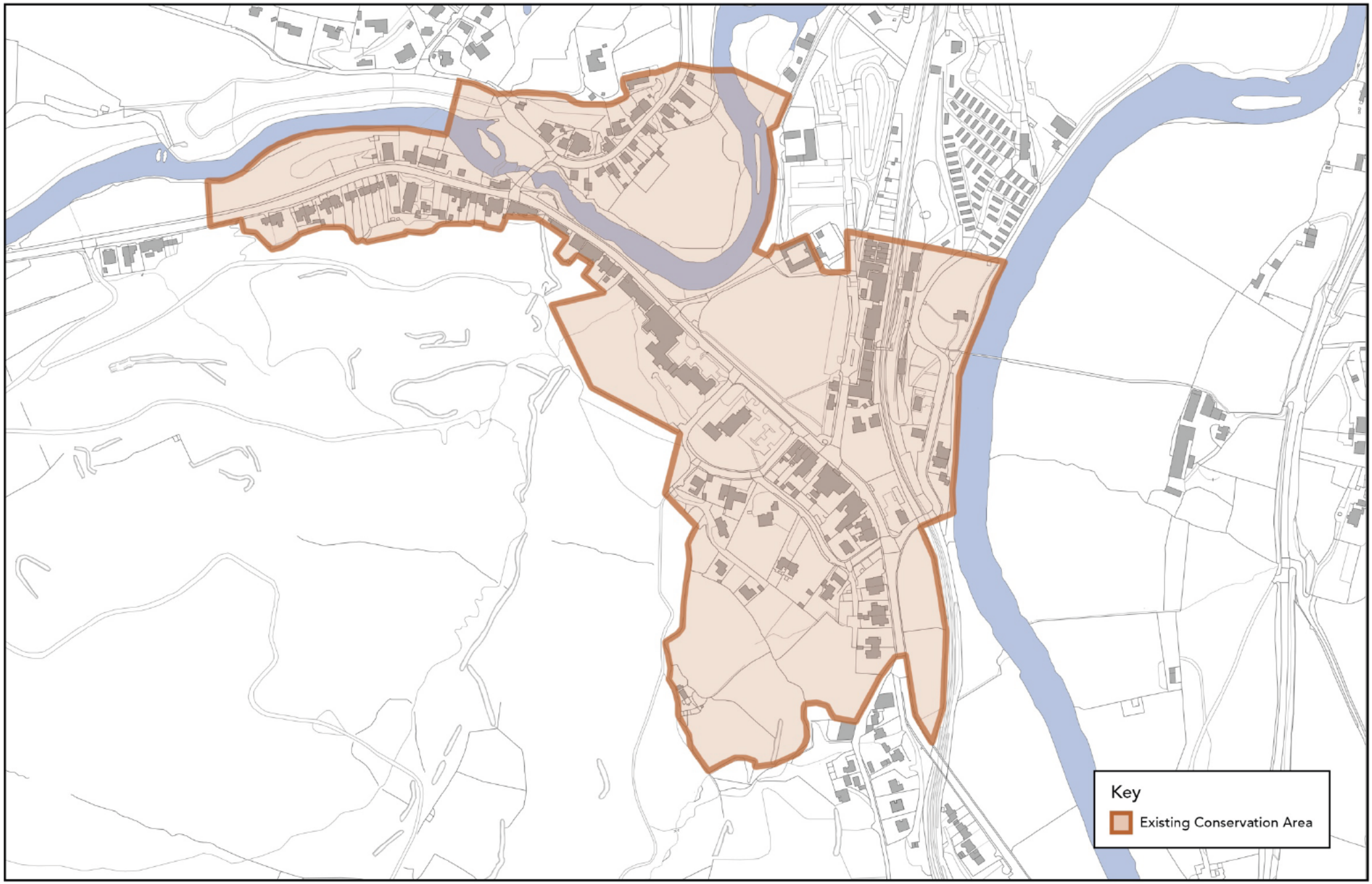


**01** St. Mary's Church across the village green.

1.2.4 The village is also on an important geological boundary. The Afon Conwy marks a distinct geological division, with Silurian lithologies roughly east of the Conwy valley and mostly the older Ordovician to the west.[1]

1.2.5 The Conservation Area was designated in 1974.

[1] Smith, B. & Neville George, T. British Regional Geology – North Wales (HMSO) 1961.






**02** Plan of the Conservation Area (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

# 2.0 Summary of Special Interest

2.1.1 Medieval settlement at Betws-y-Coed was restricted to the area around the original St. Michael's church, where there is thought to have been a early monastic community initially. The area adjacent to Pont-y-pair and probably dispersed farmsteads, primarily in the Conwy valley. This early settlement is not particularly well understood or documented, and this gives the area a high evidential value, especially in context of these early buildings.

2.1.2 The landscape setting of the village is essential to its special interest. The transition of moorland from the east and valley floor from the north up into the steeply sided wooded valley of the Afon Llugwy is exceptional and has been valued by visitors since the arrival of prominent artists and picturesque travellers in the 18th century. The setting is intrinsic to much of the aesthetic significance of the village, but it is particularly evident in some of the key views. Unlike the higher villages of Eryri, however, these views tend to be closer views to tree-lined hillsides, providing a backdrop to the built fabric rather than longer views to high mountains. The aesthetic value of the village is enhanced by the substantial specimen trees and retained Victorian landscape within the village. These are specifically identified later in the appraisal, but key examples are:

- Long views (from outside the conservation area) towards Betws, which express the transition from then Denbighshire moorland or the valley floor alongside the Afon Conwy into the start of the high mountains. This leads to the epithet of Betws as the 'gateway to Snowdonia'.
- Views across the village green towards the Royal Oak and St. Mary's church with the hill and Coed Gartheryr behind.
- Views across Pont-y-pair and the Afon Llugwy to the riverside buildings and the hills beyond.

2.1.3 The current settlement at Betws-y-Coed is an exceptionally well preserved Victorian resort with a strong and distinctive architectural character. Retaining a significant proportion of the mid-late 19th century architecture and detail, it also has a subtly individual style which has been reinforced by later architects to create a distinct alpine quality. Primary elements include:



**03** View across the Afon Llugwy, to the distinctive village and woodland behind.



**04** View on the approach to Betws with the transition in landscape, Moel Siabod in the background.

- St. Michael's church, with its simple details, and rewarding contrast and visual relationship with the 20th century suspension bridge.
- The church of St. Mary, a very high quality composition with a distinctive mix of fine detail and contrasting materials.
- The Royal Oak hotel as the best of the 19th century hotels, its stables, relationship to the river and park and well-preserved nature are all important factors.
- Use of similar, locally sourced stone, but detailed in a variety of subtly different ways, with different coursing, dressings and use of contrasting stones or bricks in window heads, banding and other details.
- General retention of 19th century joinery details and ironwork, sash-windows, bargeboards, canopies, railings and other detail.
- Groupings of buildings around Pont-y-pair, reflecting the early development of the village and the influence of the Gwydir Estate.
- Cottages of Banc Llugwy, which evidence pre-Victorian Betws and the earlier patterns of building.

2.1.4 The communal value is important to the special interest, spanning the local and national. This is evident in:

- The origins of modern Betws are as a destination for visitors, still it's primary role today and consequent retention of many buildings in their original uses. Including hotels, St. Mary's Church and Neuadd Goffa.
- The role of the village as the 'gateway to Snowdonia' for many and a key orientation point for a wide audience.



**05** St. Michael's Church from the north-east (2021).



**06** Modern Betws, the 19th century station and later retail developments (2021).

# 3.0 Historic Timeline

**Prehistoric**

3.1.1 The history of Betws-y-Coed is covered in detail elsewhere, the summary below is intended only to give context to the appraisal and the assessment of special interest.

3.1.2 Two km south–east of the village, at Capel Garmon, are the remains of a Neolithic burial chamber. Other prehistoric remains lie on the higher ground above the Conwy and Llugwy valleys. Whilst limited remains have been recorded on the valley floor, this may however be a result of more intensive later development.

3.1.3 Near Capel Curig, a Roman auxiliary fort (Bryn-y-Gefeiliau), was established a site adjacent to the river at Caer Llugwy. The Roman road from here to the fort at Caerhun must have crossed the Afon Llugwy. This is thought to be either on the site of the Miners' Bridge (west of Pentre Du) or on the site of the current Pont–y–pair.

**Medieval**

3.1.4 The 1352 *extent of Caernarfonshire* records the township of Bettws as belonging to three free gwelyau, namely Gwely John ap Iddon, Griffith ap Iddon and Ken ap Iddon. It has been suggested that the church was founded by the descendants of Iddon in the 12th century and dedicated to St Michael. North, presumably quoting Pennant, refers to the village being known as '*Bettws Wyrion Iddo,* or the bead-house of the grand children of Iddon'.[2]

3.1.5 Since Roman times Betws has been an important crossing point, and this is reinforced by the construction of the substantial Pont-y-Pair in the late 15th Century. Pennant, referring to earlier writings, records that the bridge was constructed by Hywel Saer and he died during its construction in 1468.

3.1.6 By the 16th century The Gwydyr Estate under the Wynn family dominated the area and owned much of the land around Betws. The estate continued to own much of the land until the early twentieth century.

3.1.7 Early picturesque tourists were starting to arrive in the 18th century however, paving the way for the future of the village. Paul Sandby painted Pont-y-pair during a visit with Sir Watkin Williams Wynn in 1771, see Fig 10[3]. These were published as a series of aquatints in 1776, bringing the area to wider

[2] Hughes & North 'The Old Churches of Snowdonia' (1924).
[3] https://www.artfund.org/supporting-museums/art-weve-helped-buy?typeahead_artist=Paul+Sandby&artist=2886



**07** Extract from the Tithe Map, showing the limited settlement, but broadly the current configuration of roads (1840)



**08** Bettws-y-Coed, from an etching by engraved by W.Radclyffe after a picture by T.Creswick (from Roscoe's Wanderings in N Wales, 1836). Private Collection

**18th Century Artists and Early Tourism**

attention. Pennant and his artist Moses Griffith visited, also in 1776, with Griffith also capturing a view of the Pont-y-pair.

3.1.8 The roads started to be improved in the late 18th century, making access easier. The road through Pentrefoelas and Llanrwst was diverted in 1805 to the west through Betws and Capel Curig.

3.1.9 Following the Act of Union with Ireland in 1801 Parliament was concerned with the poor state of road communication between London and Ireland. Thomas Telford was asked to survey the possible lines of route in North Wales with a view to effecting improvement. His report was given to the Lords of Treasury in April 1811. The resulting works saw significant enhancement of the existing roads through Betws, including the construction of the Waterloo Bridge, built to take the new stretch of road across the Afon Conwy, completed in 1816.

**Early 19th Century**

3.1.10 Betws remained no more than a small hamlet well into the 19th century. As late as 1840 the tithe map only shows the church, the earlier building of the Royal Oak hotel, and some buildings to the north-east of pont-y-pair, which may be an earlier mill or possibly the Hand Inn (see Character areas). This is slightly at odds with an 1818 engraving showing a small cluster to the south of Pont-y-pair, perhaps including an early chapel. (see Fig 09). The tithe also shows that the land largely remained in the ownership of the Gwydyr estate at this time.

**Mid-19th Century, The Railway Arrives**

3.1.11 The renowned English landscape painter, David Cox first arrived in Betws in 1844.[4] He was so taken by the village, he spent summers in Betws-y-Coed for the next 12 years, and established Britain's first Artists' colony. Over the following years Cox was joined by a new generation of landscape painters. In 1851 Manchester-based H Clarence Whaite [5] visited, meeting George Popkin and later befriending James Whittaker. In subsequent years artists such as Thomas Collier, John Syer, Benjamin Williams Leader, Lawrence Coppard and George Harrison all spent significant time in the village. The colony continued until the first world war.



**09** The Llugwy at Pont-y-Pair, engraving Havell from an original by Thomas Compton 1818. (NLW via Wikimedia Commons)



**10** Watercolour of Pont-y-pair, Paul Sandby, 1771. © Google Art Project

[4] https://www.tate.org.uk/art/artists/david-cox-117
[5] https://artuk.org/discover/artists/whaite-henry-clarence-18281912

## 20th Century

3.1.12 Also in 1844, Thomas Roscoe published 'Wanderings and Excursions in North Wales' including a chapter on Betws-y-Coed. This further raised awareness of the area and resulted in a significant increase in visitors.

3.1.13 The arrival of the railway in 1868 started the significant development of the village as a tourist destination. The station was built in the same year by Owen Gethin Jones of Penmachno, who was known as a poet, author and historian as well as a builder.

3.1.14 Significant infrastructure followed, to cater for the influx of visitors and the subsequent supporting community that developed. This period saw the construction of schools in 1869, the rebuilding of the two chapels (Capel Tabernacle in 1870 and Bryn Mawr in 1872). The fine Church of St. Mary, by Lancashire architects Paley and Austin was built in 1872-73 as the early church was too small to accommodate the visitors and rising population.[6]

3.1.15 Substantial guest houses, the present Royal Oak Hotel, the bank, police station and original Waterloo Hotel all followed within a few years. By 1884 there were six licenced hotels, five temperance hotels and 34 boarding houses. The population increased from 500 in 1861 to about 800 in 1881.[7]

3.1.16 In parallel with the expansion in tourism, industrial activity also increased around the village. There has been lead mining in the area since Roman times and the Gwydyr estate exploited the resources on their land with mining at Penrallt and Aberllyn (where zinc ore was also extracted). Mining continued into the 1920s.

3.1.17 Slate quarrying was also a significant industry, the largest being the slate and slab quarry at Hafodlas, on the southern side of the Llugwy valley above Pentre Du, west of Betws. The quarry operated until the early 1930s and extensive remains are still visible.[8] A small settlement at the foot of the incline was established to accommodate miners in the 1860s.



**11** St. Mary's Church from the north-west (2021).

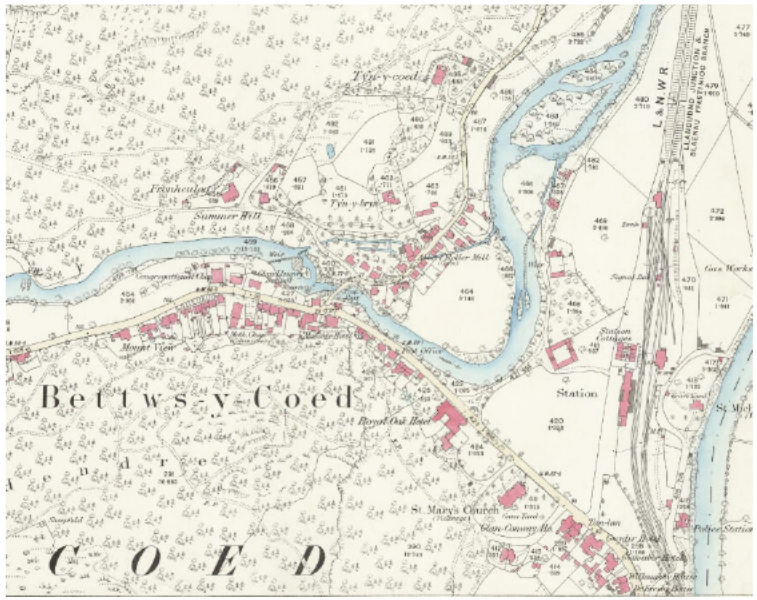


**12** Mairlys and the Ferns, typical of the mid-19th century development (2021).

6 Voelcker et.al. Buildings of Wales, Gwynedd, p.267.
7 Voelcker & Davidson, Draft Conservation Area Appraisal 2012.
8 D.Gwyn, Welsh Slate: the Archaeology and History of an Industry (RCAHMW 2015), pp.113, 117 & 124.

3.1.18 The shortage of timber in the first world war saw significant tree felling around the village. The forestry commission subsequently took control of significant parts of the area, planting mainly coniferous trees. Forestry operations continue today and this has significantly influenced the modern landscape character.

3.1.19 In the 20th century the village has continued to thrive as a tourist destination. Development has largely been tourist-related, including the creation of the retail development and additional accommodation at the Royal Oak, and around the station. The car has become the primary means of transport, which has seen the development of significant parking areas near the station in particular. This has also seen the growth of day-trips and short-stay visitors.




**13** OS Map, Surveyed 1888, the form of the village much as it is today.

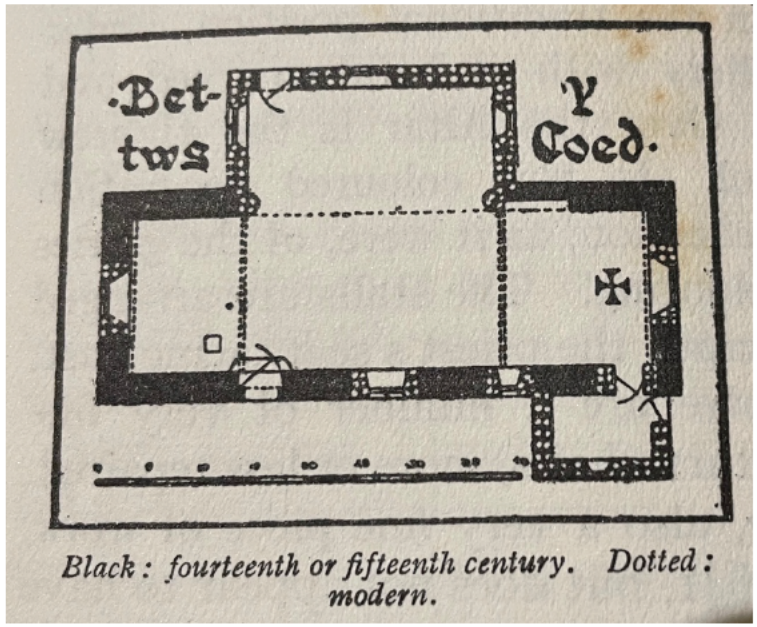
# 4.0 Spatial Analysis

## 4.1 Settlement Form & Layout

4.1.1 The current form of the village is largely derived from the period of significant expansion from the mid-late nineteenth century. The village developed in a linear fashion along the turnpike road, and in a cluster to the north-east of Pont-y-pair.

4.1.2 The area around Pont-y-pair was the earliest part of the settlement (aside from the church and isolated structures) and is visible in the early 19th century illustrations. The development of the crossing point would have been driven by the ease of construction, where the projecting rocks enabled ready construction of the bridge piers. Settlement would naturally take place adjacent to the crossing and a slight plateau to the west of the bridge was conducive to development.

4.1.3 Whilst the buildings around Pont-y-pair are now 19th century, a sense of the early settlement remains. The cottages at Banc Llugwy are the only pre-Victorian buildings to survive (intact) on Holyhead Road.




**14** Diagram of St. Michael's from Hughes & North 'The Old Churches of Snowdonia' (1924).

4.1.4 This linear form is primarily driven by the natural topography. The steeply sided valley of the Afon Llugwy and the flood plains of the Afon Conwy constrain development to the sides of the turnpike road and modern A5.

4.1.5 The area around St. Michael's Church still has a distinct character and gives a flavour of early Betws.

4.1.6 The village has a number of distinct character areas which are explored in section 5.

## 4.2 Key views

4.2.1 Within the conservation area there are a number of key views which illustrate either the historic development of the village, allow appreciation of particular features or key structures or give a proper understanding of its development within the wider landscape. Other views are important glimpsed views, between buildings or to key features which contribute to the understanding or character of the area.

4.2.2 Views are either static (a specific directional view) or dynamic, encompassing a field of view from a particular point.

4.2.3 These are as follows (see also Fig 21):

**A** Views up the side streets from Holyhead road to large villas and the hillside behind.

**B** Views from Vicarage Road towards the church tower towards Gwydyr forest.

**C** Dynamic views from the front of St. Mary's Church across the village green.

**D** Views from the village green towards St. Mary's Church and the Royal Oak.

**E & F** Dynamic views within the graveyard towards St. Michael's Church.

**G** Views to and from the Suspension bridge (NB the suspension bridge lies outside the current conservation area).



**15** St. Michael's Churchyard. (2021).



**16** The village green (2021).

**H** Views from the tree-lined drive linking the stables and the Royal Oak

**I** Dynamic views of the Afon Llugwy, across the Victorian gardens of the Royal Oak upstream towards Pont-y-pair and downstream towards the confluence with the Afon Conwy.

**J** Views up Pentre Felin towards Swn-y-Dwr and Bryn Afon.

**K** Dynamic views from Pont-y-pair along the Afon Llugwy.

**L** View towards Bryn-y-Bont and Neuadd Goffa across Pont-y-pair.

**M** Views of Pont-y-pair across the rocks and falls.

**N** Views from Pont-y-pair upsteam towards the falls and the wooded banks of the Afon Llugwy.

**O & P** Views along Holyhead Road.

**Q & R** Long views towards Betws-y-Coed from the A5 (east) and A470 (north) showing the transition in landscape and wider setting of the village.



**17** Pont-y-pair. (2021).

## 4.3 Green spaces & Trees

4.3.1 The green space within the conservation area varies from the early setting of St. Michael's church, to more formal landscaped areas of the 19th century and the remaining agricultural areas alongside the Afon Llugwy and Afon Conwy.

4.3.2 The village green between the station to the east and the Royal Oak and St. Mary's Church to the west has a simple, municipal character but forms a strong foreground for views to the church. It is surrounded by fine mature trees.

4.3.3 The churchyard of St. Michael's church is particularly important, as the earliest part of the settlement, providing a context to the church and a place of quiet away from the tourist hotspot of the village centre.

4.3.4 Alongside the Afon Llugwy, part of the southern bank is within the conservation area, which retains an agricultural character, with a dry stone wall lining the road.



**18** Large trees surround the village green, glimpsed views of St. Mary's church.

4.3.5 The areas around Pont-y-pair are highly significant. They are accessible to the visitor down to the outcrops of rock beside the falls of the Afon Llugwy. They provide contextual views of the historic bridge, with a strong sense of place with the falls in the foreground and the village behind. This space will also have a strong communal significance as a popular point of congregation for visitors in particular.

4.3.6 The gardens of Betws-y-Coed reflect its Victorian character and where visible are important in the context of the Conservation Area, good examples include the garden settings of Mairlys, the Ferns and Betws-y-Coed Pottery.

4.3.7 There are a significant number of trees protected by tree preservation orders within the Conservation Area. These are identified on Fig 46 and in section 8.

4.3.8 Other distinctive groups of trees are also shown on plan at **Fig 46**, these include:

- Large trees surrounding the Village Green, including beech and oak.
- Wooded banks on both sides of the Afon Llugwy.

# 5.0 Character

## 5.1 Overview

5.1.1 The overall character of Betws-y-Coed is as a transitional point in the landscape which surrounds it. It is a threshold to the more rugged mountains of Snowdonia as the land steepens from the rolling Denbighshire moorland to the east. It lies at the junction of the steeply sided Llugwy valley and the broader Conwy valley to the north. As a visitor it is a point of arrival and naturally creates a sense of visual anticipation and excitement.

5.1.2 This anticipation is then reinforced by the natural features within easy reach of the village, from the falls along Afon Llugwy to Rhaeadr Ewynnol (Swallow Falls), walking (without the exposure of the high mountains) to natural features such as Llyn Elsi.



**19** Afon Llugwy opposite the Royal Oak Hotel. (2021).

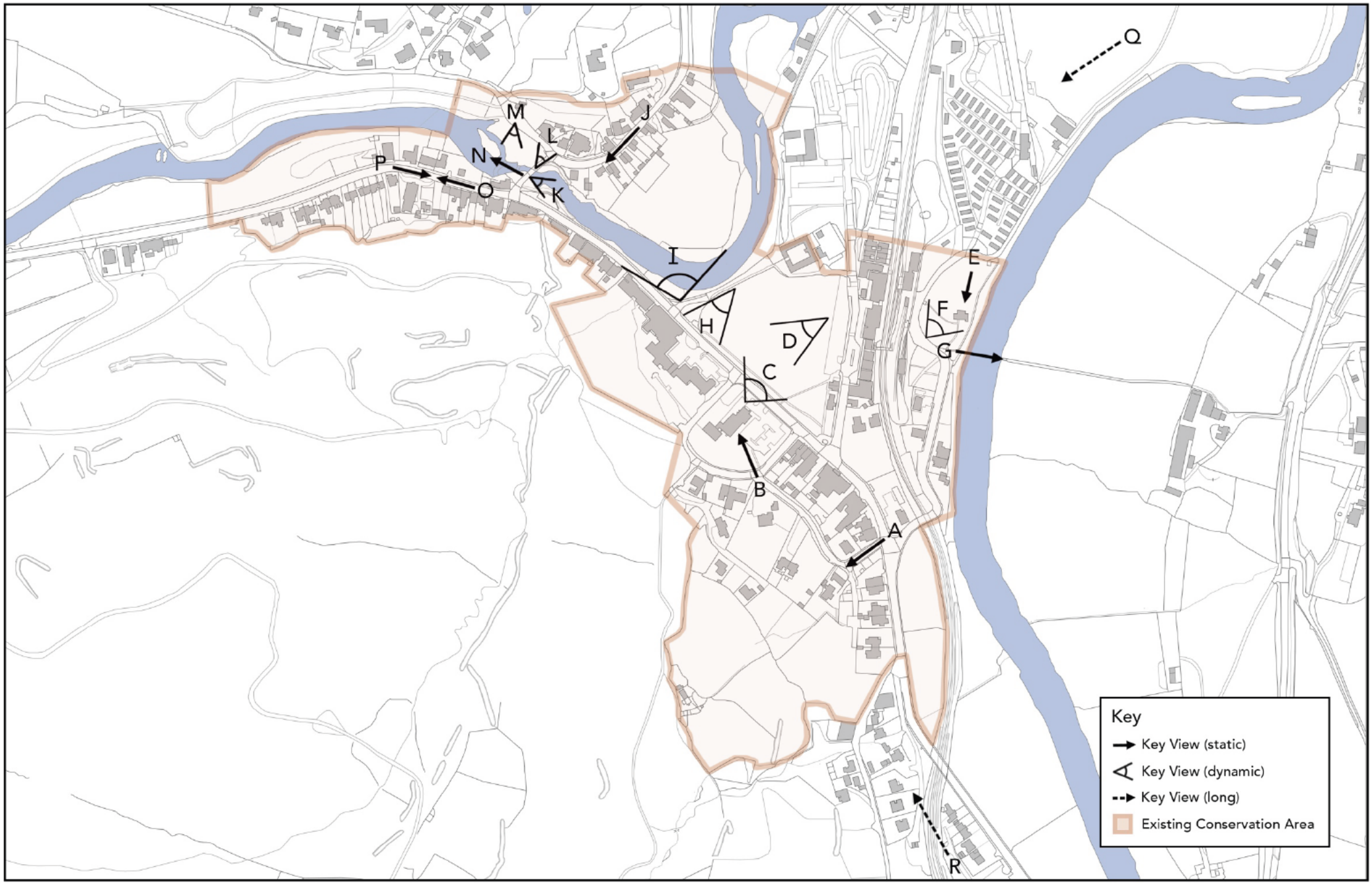


**20** The approach to Betws-y-Coed from the east. Moel Siabod in the background.

5.1.3 The built character of the village is now largely Victorian, and very well preserved. As much of the construction is of similar date, the whole is visually cohesive and designed for picturesque effect.

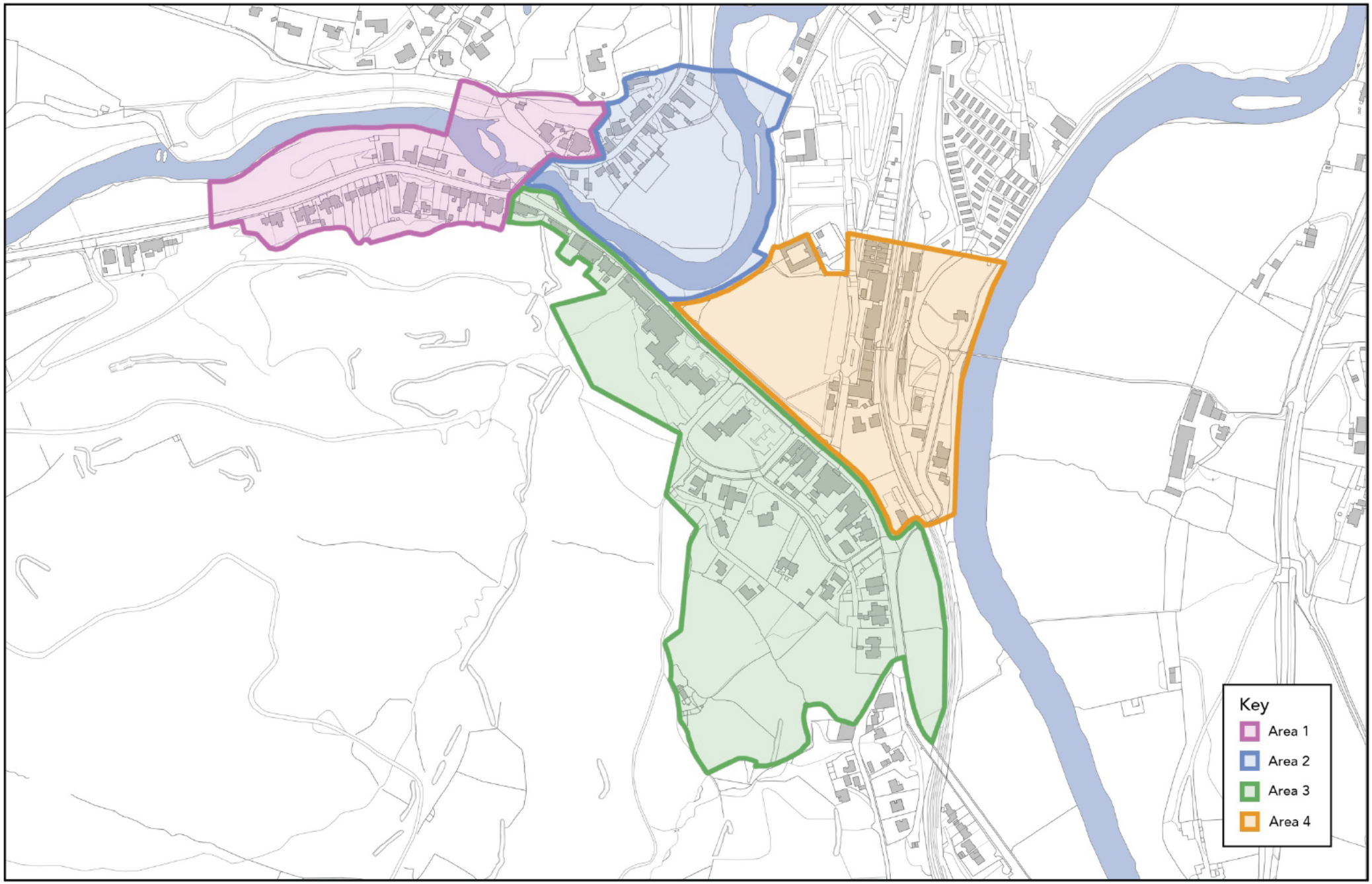
5.1.4 Later developments have sought to reinforce the alpine quality of the village, through the use of expressed timber with projecting balconies and details with a distinctly continental feel. Examples include the repurposing of the Capel Tabernacl as an outdoor shop, where the front façade was clad in this manner.

5.1.5 The landscape character has changed since the first world war, which has created the heavily coniferous, commercial woodland which provides a backdrop to much of the village. This has also contributed to the alpine character referred to previously.




Key Views

**21** Key Views in the Conservation Area and Adjacent (© Crown copyright and database rights 2021 Ordnance Survey 100022403)




Character Areas

 (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

## 5.2 Character Areas, Overview.

5.2.1 Betws-y-Coed is a larger conservation area and has a number of distinct character areas.

5.2.2 The earliest structures are St. Michael's Church and Pont-y-pair. St Michael's is a typically simple rectangular structure, but with the north transept added by Lord Willoughby de Eresby (then incumbent of Gwydyr) in 1843.[9] The roof is of early slate, in diminishing courses with traditional slate valleys. The church sits within **Character Area 4** which comprises St. Michael's church and incudes the more open area around the station and the village green.

5.2.3 The current structure at Pont-y-pair is possibly 17th century but probably based on the mid-15th century structure referred to by Pennant. The current bridge has five segmental arches, with the central one actually spanning the Afon Llugwy. Pont-y-pair sits at the junction of Character Area 2 and 3. **Character Area 2** captures the area to the east of the bridge, which includes Pentre Felin.

5.2.4 The main road through Betws-y-Coed, now the A5 but essentially the turnpike road latterly upgraded by Telford, is characterised by substantial stone buildings of the 19th century. Many of these would have been guest houses, and a number of good hotel buildings. The most prominent being the Royal Oak Hotel (see **Character Area 3**). Also within this area, which captures the heart of tourist Betws, is the fine St. Mary's church, rebuilt by Paley and Austin in 1872-3.

5.2.5 Towards Capel Curig, a slightly earlier pattern of building is evident. Early 19th century dwellings in terraces remain on the south side of the road, including the row at Banc Llugwy. (see **Character Area 1**).




**23** Royal Oak Hotel (2021).




**24** Victorian Shops Holyhead Road (2021).

9 Voelcker et.al. Buildings of Wales, Gwynedd, p.266.

## 5.3 Character Areas.

**Character Area 1, North & West of Pont-y-pair.**

5.3.1 Whilst mostly rebuilt, this area captures the early part of the settlement best seen on the engraving from Compton's original of 1818 (see fig.09). The character area extends west from Pont-y-pair to the boundary of the conservation area and a small section to the north of Afon Llugwy.

5.3.2 Along the main road (now the A5), to the south opposite the bridge is the Pont-y-pair Hotel, which is a good double fronted 19th century building. The building retains original windows and significant detail, including a fine cast-iron verandah. The Pont-y-pair Hotel was where David Cox first stayed, but it was then known as the Swan Inn (and was an earlier building, or at least it has been substantially rebuilt since).

5.3.3 To the north of the bridge is a listed cottage, Bryn-y-Bont[10], which is a former Gwydyr estate cottage, in 'cottage ornee' style of c.1845 similar to well know *Ty-Hyll* near Capel Curig (also by the Gwydyr estate). The cottage was built as accommodation to support the adjacent church school, which was replaced with the Neuadd Goffa, opened in 1929. It has a particularly unusual round chimney. Adjacent to the cottage is Bryn Pair villa, now an outdoor shop with later bay windows, but otherwise well preserved.

5.3.4 Neuadd Goffa is a solid building in coursed ashlar of dark slate with granite dressings. The building has subtly arts and crafts detailing, including projecting piers and an oriel window to the primary façade. Windows are later replacements.

5.3.5 Adjacent to the bridge is a building now known *Hen Siop Pont-y-pair.* Again a well preserved 19th century building, with deeply projecting eaves, original windows and shop front.



**25** Neuadd Goffa and Bryn y Bont, 2021.



**26** Pont-y-Pair Inn (2021).

10 https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=3231

5.3.6 The south side of the road, between the hotel and the chapel is characterised by buildings being tight onto the carriageway, a terrace of buildings of varying heights, mostly exposed stone, but *Tegfan* has early 20th century render. Most have modern windows, with the exception of the current Rohan premises, which is a good robust dressed stone three-storey building with sashes to the upper floors. The adjacent building has very poor modern windows and a badly rendered, unpainted gable, which is visually intrusive on views looking west into the conservation area (see fig.47).

5.3.7 It is recorded that some of these buildings are probably earlier, with evidence behind Caffi Caban-y-Pair[11] suggesting an earlier, small, terrace at right angles to the road, which could perhaps have been accommodation for lead miners.

5.3.8 The Brynmawr Calvinistic Methodist Chapel of 1872, by Richard Owens sits above the A5 to the south. In Italianate style typical of Owens' designs of the period, it is prominent visually above the road with Ty Capel to the east and maintains much of its original detail, externally and internally and a good boundary wall with railings (see boundaries). The building was vacant at the time of this report.[12]

5.3.9 Opposite the chapel, the former Glyn Llugwy school, a highly picturesque building, with a strong character even with conversion into retail space. Together with the adjoining schoolhouse there is significant original detail remaining including joinery and characteristic 19th century roof ventilators. The school-house has a later extension (in slate rubble) to the east.

5.3.10 The former Capel Tabernacl is the last building on the north-side of the road, this was heavily altered with an alpine style heavy-timber entrance and oriel window. This is of some interest and has gained its own significance, showing the approach to the development of Betws as a resort in the late 20th century. A similar style entrance has been applied to Llys Caradoc (now Siop Trespass), which is a building of some quality with slight gothic emphasis to the window heads and strong gables, retaining original windows above street level.



**27** Brynmawr Calvinistic Methodist Chapel, 2021.



**28** Early cottages at Banc Llugwy. (2021).

11 https://historypoints.org/index.php?page=caffi-caban-y-pair-betws-y-coed
12 Voelcker et.al. Buildings of Wales, Gwynedd, p.268.

5.3.11 Further west, standing slightly above the road, the terrace of Banc Llugwy (in two sections) which is earlier than the general built fabric of the village, pre-dating the arrival of the railway, some with sash windows and surviving detail. The eastern terrace has been unfortunately altered with modern windows in recent times. Beyond are further 19th century villas, all modified but with joinery details (such as barge boards) of some interest. The Betws-y-Coed pottery retains sash windows and other detail.

**Character Area 2, Pentre Felin, North & East of Pont-y-pair.**

5.3.12 Beyond the northern end of Pont-y-pair, along the road (now the B5106) towards Trefriw and Gwydir Castle, the area saw the establishment of a mill probably in the 17th century (although the first reference is not until 1811)[13]. A later mill, probably of the 19th century, still exists on the west of the road.

5.3.13 This building is referred to as the *Albert Roller Mill*, on the 1888 map. A roller mill was a more modern version of the flat-stone arrangement, which until 1940 ground oats to be made into bread. The mill is located part way down Pentre Felin to allow the channelling of water further upstream to the water wheel and the hall on a raised site above.

5.3.14 The mill retains original masonry, including substantial blocks in the splayed section to the south-west, which may have housed the water wheel. The building has been converted into flats, but with inappropriate change, such as modern uPVC windows and poor quality flat-roofs.

5.3.15 The adjacent house, now a bed and breakfast called Bodlondeb, was formerly a hostelry known as the *Miners' Arms*. It is of distinctive design with stone dormers, and projecting entrance gable. Now painted in modern paint, and one window has been replaced. It has later extensions to the north-east.



**29** Former Albert Roller Mill, 2021.



**30** Swn-y-Dwr and Bryn Afon. (2021).

13 Hall, E. Hyde, A Description of Caernarvonshire (1809–11).

5.3.16 The houses on the south side of the road are all of a similar pattern and of the late 19th century. These are either single dwellings or pairs of houses with small gabled dormers. Generally in uncoursed rubble but with dressings and quoins. There are several which retain original sash windows, although most have been replaced with uPVC in recent years. The rendered pair, Preswylfa and Hyfrydle would appear to be later (early 20th century), and have decorative barge-boards.

5.3.17 Opposite the Neuadd Goffa, Swn-y-Dwr and Bryn Afon are well preserved villas, with original detail and provide an important group with Bryn-y-Bont and Neuadd Goffa.

5.3.18 The area is characterised by the close relationship between the domestic buildings to the south (Afon Llugwy) of the road and the larger buildings, the mill, hall and Bodlondeb to the north against the steepening wooded hillside. The agricultural land between the houses and the Afon Llugwy provides an important part of the setting, especially when seen across the Llugwy from the opposite the Royal Oak.

**Character Area 3, The 19th Century Resort**

5.3.19 The linear pattern of the Victorian street, which developed from the 1840's but more significantly after the railway arrived, is still very much in evidence. Buildings were constructed largely on the south-western side of the road, with open views across green space, trees to the hills beyond.

5.3.20 At the northern end of the character area, the Hawkshead shop is one of few buildings on the river-side of the road. This is a building of some character but with a later shop front and small modern extension to the south-east.

5.3.21 Opposite, the former Ultimate Outdoor shop is now being demolished, and consent for a new building has been granted.

5.3.22 Victorian buildings with gables line the south side of the road. These offer very high character in group value but also in some of the individual details.

5.3.23 Between Pont-y-pair and the Royal Oak, the buildings vary in height, which is an important visual characteristic but generally offer gabled fronts to the street, allowing the introduction of good quality timber detailing, barge boards and other details.



**31** Afon Llugwy and Bryn Afon (2021).



**32** Detail, the Three Gables. (2021).

5.3.24 Three Gables, has particularly good barge board details, and original sashes to the first floor. Talgarth House has suffered from a very intrusive shop front, which has resulted in an unsatisfactory gutter arrangement above.

5.3.25 To the north-west of the modern Anna Davies shop, there is an interesting small building with arches at street level and iron casements above and a strong projecting eaves on stone corbels, probably contemporary with Bryn-y-Bont

5.3.26 The Royal Oak is the finest building from the mid-19th century tourism development of the village. It draws upon 17th century regional examples combined with a slightly Scottish air, to create a strong front to the street. It is also relatively intact with good sash windows and other details, although a new extension and a poor uPVC conservatory has been added to the north.

5.3.27 Towards the railway bridge, the development follows the road on the south-west side. The area between the Royal Oak and St. Mary's church has been redeveloped with modern retail, parking and additional hotel accommodation.

5.3.28 St. Mary's Church is a fine building by Lancashire architects *Paley & Austin*, to cope with the increasing population and visitors in 1872-3. It is a transitional style between early gothic and the Romanesque.[14] The substantial crossing tower is very significant on key views across the green, and set back from the road, provides a distinctive 'break' in the road frontages of the guest houses and villas. Behind is a parish hall (1978) which is good quality contemporary addition. Unfortunately the grounds of the of the church are now generally used for paid parking.

5.3.29 South of the church, the development follows a similar pattern, generally well-preserved mid-19th century buildings, important collectively but with distinctive qualities. The Gwydyr hotel has projecting iron canopy and turret, Frondeg and Siop Pendyffryn also have an iron canopies. Several buildings retain original fenestration. Mairlys and the Ferns are set back, and the gardens with Victorian plants mark an important visual moment at the edge of the main part of the village.

5.3.30 There are some important free-standing villas set back on the higher ground to the west primarily on Vicarage Road. Particular buildings of note




**33** Royal Oak Hotel (2021).



**34** Garth Dderwen. (2021).

14 Voelcker et.al. Buildings of Wales, Gwynedd, p.267.

including Garth Dderwen which is well preserved, and larger buildings above including the Woodlands and the Vicarage. The pair of guest houses above the Church, Coed-y-Fron and Church Hill are prominent in key views and have projecting stone lettering to the facades.

**Character Area 4, St. Michael's Church and the Station.**

5.3.31 The church of St. Michael and the churchyard area provide a moment to appreciate the early settlement, away from the tourism which has defined the village for over 150 years.

5.3.32 St Michael's (listed grade II*)[15] is a typically simple rectangular structure but with a substantial and porch transept added by Lord Willoughby de Eresby (then incumbent of Gwydyr) in 1843.[16] The roof is of early slate, in diminishing courses with traditional slate valleys, the only example in the village. The lych gate[17] to the west is also listed. It is of mid-18th century origin a Victorian lychgate (to the south) is much more flamboyant with stepped gable.

5.3.33 Important visual connections between the churchyard and the Afon Conwy are enhanced by views to and from the suspension bridge (which is not within the current conservation area boundary). This reinforces the appreciation of early Betws. Unfortunately the proximity of the caravan park to the north of the site compromises the setting of the northern part of the old church yard.

5.3.34 Old church road leads from the A5 to St. Michaels, over the 1860's railway bridge, itself an important feature, views down show the length of the original station platform, testament to the long trains which brought visitors to the village.

5.3.35 A modern house, the telephone exchange and modern cemetery are to the west of the road and don't contribute to the area, however the police station, which was built in 1872 (now a guest house, *'The Old Court House'*) and originally had a magistrate's courtroom and sergeant's house. It is relatively well preserved externally, with the holding cell evident. The building is in uncoursed rubble with pink, perhaps Ancaster, stone dressings (it is directly contemporary with the Church).



**35** St Michaels church from the suspension bridge (2021).



**36** Former Police Station and Magistrates Court. (2021).

15 https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=3229
16 Voelcker et.al. Buildings of Wales, Gwynedd, p.266.
17 https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=17826

5.3.36 West of the church, occupying the former station goods yard, the Conwy Valley Railway Museum has been a feature of the village since the 1970s, and provides a suitable context to the station beyond, whilst the buildings (on the site of the old goods shed) are basic in nature.

5.3.37 The Station was designed and built by Owen Gethin Jones. It is a well considered design and provides interest through the contrast of brick banding with the dark stone, 'sunburst' voussoirs and other details. Its scale clearly shows the success of the village as a destination and it is quite distinct from other Conwy Valley stations in style. The station is well cared for and has been enhanced by the Community Council. The station has been significantly extended to the south and west with new retail units which has concealed parts of the original frontage. The forecourt is now largely set out as car parking.

5.3.38 The village green is opposite the station and provides an important space for activity as well as context for the views to the church and Royal Oak and former Royal Oak stables, now the Snowdonia National Park visitor centre.




**37** Station building and later canopy, brick dressings much in evidence (2021).

## 5.4 Materials & Details

5.4.1 The primary building material is stone, but there is an interesting mix of stone reflecting the local geology, all of a hard and dark quality generally slate, supplemented with some gritstone and mudstone. Slate, both for walling and roofing would have originally come from Hafod Las and Rhiwddolion quarries, latterly supplemented by slates from Blaenau Ffestiniog following the rail connection.

5.4.2 The dressing of the stone varies quite significantly. Early buildings, such as the church of St. Michael use random rubble and would probably have had an applied finish. The 19th century buildings use a variety of techniques, often with quite narrow joints. Rubble stone is sometimes used to rear elevations. The natural variation in colour of the stones is used to picturesque effect, for example to contrast dressings and walling stone.

5.4.3 Render is quite rare, the stone becoming regarded as more appropriate for the picturesque impression of the village, but it would have been evident in the early iterations of the village, and St. Michael's would probably have been limewashed originally, as would the early terrace at Banc Llugwy.



**38** Entrance arch to the former Royal Oak Stables. Note the saw-cut slate dressings & voussoirs (2021).

5.4.4 Most of the roofing is slate and of the 19th and 20th centuries, thin split slates in equal courses, except for the diminishing courses and slate valleys of the roof at St. Michaels. The detail to the 19th century roofs varies to picturesque effect, steeply gabled roofs

5.4.5 Decorative features proliferate and are essential to the spirit of place in Betws. Ornate timber barge-boards, fascias etc are important to the area.

5.4.6 Setting aside later changes, the predominant window style is the sash, generally in larger paned 4/4 format. Some variation occurs in this pattern with perimeter lights or split format windows.

5.4.7 Window openings vary in style, the majority are simple square openings, but details such as canted heads (Hawkshead) shallow arched head (Talgarth House) are evident. Oriel windows, canted bays and other details are also common, but vary subtly. There are also small turrets with conical or polygonal roofs, such as the Gwydir Hotel. All contribute to the distinct cohesive aesthetic of the village.

5.4.8 Some buildings have projecting cast-iron canopies. These would originally have had glazed roofs, for example Siop Pendyffryn and Frondeg.

## 5.5 Boundaries

5.5.1 Boundaries are most often marked through stone walls, often topped with ironwork. Some ironwork has been lost but the village retains some distinctive and good quality ironwork (See Fig 39 and 40). The detail to the railings outside the Calvinistic Methodist Chapel and those which line the river boundary through the centre of the village are particularly distinctive.

5.5.2 The boundary wall to the agricultural land adjacent to the A5, south of the railway bridge has very large coping stones and is probably contemporary with the bridge but could date from Telford's road improvements. It is an important feature.

5.5.3 To the periphery of the village and around the old churchyard, walls become dry-stone with more informal copings. Reflecting the agricultural land boundaries. The contrast between these and later Victorian examples is important to the character of the edges of the conservation area in particular.

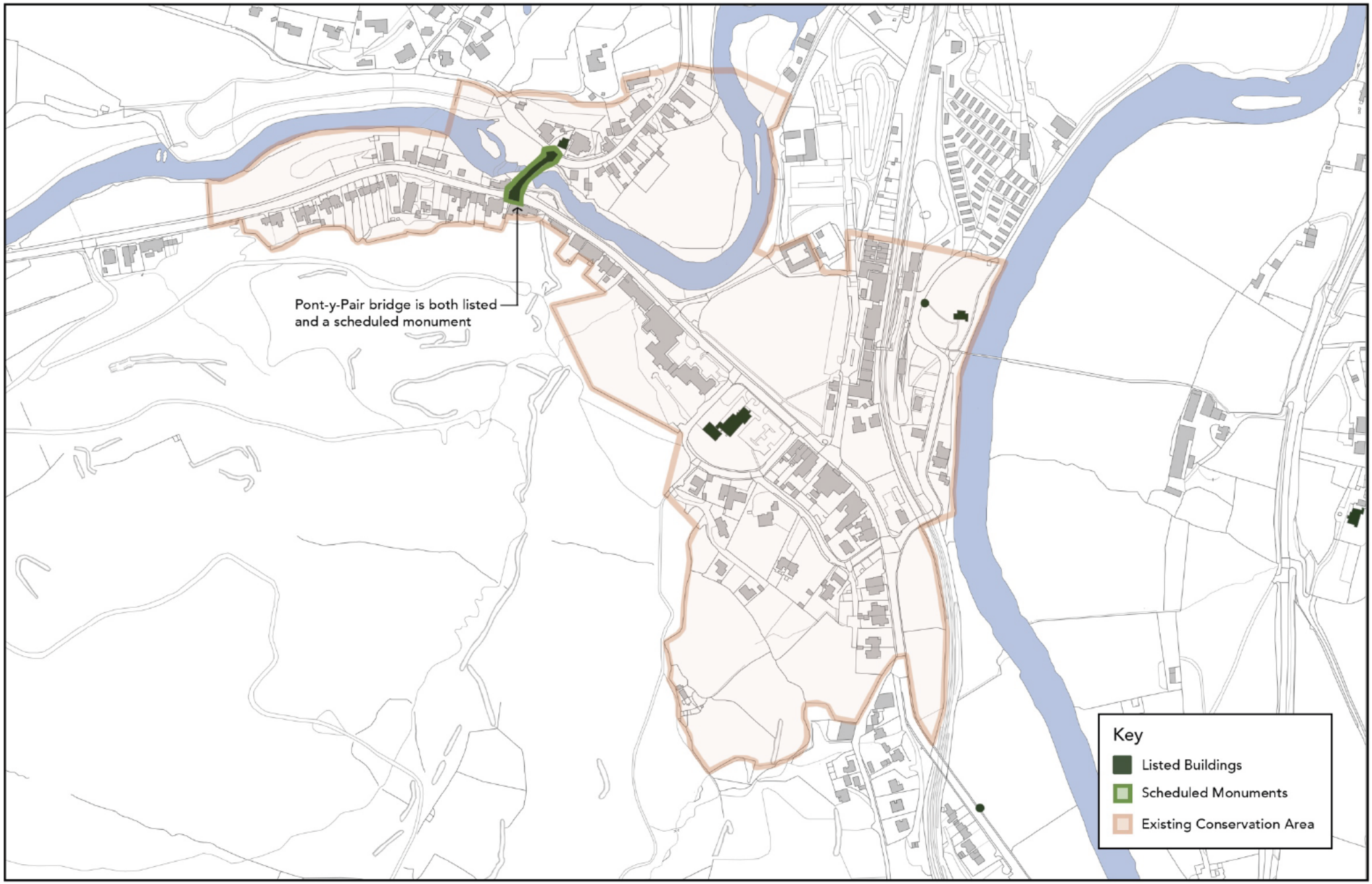


**39** Decorative railings and walling to the Chapel. (2021).



**40** Cast iron railings, with horizontal rails are distinctive and valuable. These are opposite the Royal Oak Hotel. (2021).

5.5.4 There are good examples of gate piers, in dressed slate generally, used in conjunction with dressed slate copings which cap rubble stone below.




Listed Buildings and Scheduled Momuments

**41** Listed Buildings in, and adjacent to, the Conservation Area (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

# 6.0 Historic Assets

## 6.1 Designated Historic Assets

The following designated historic assets (listed buildings and scheduled monuments) are found in the conservation area:

6.1.1 Scheduled Monuments

- *CN032 Pont-y-Pair*

6.1.2 Listed Buildings

- *3229 St. Michael's Church (II*)*
- *3230 Pont-y-Pair (II*)*
- *3231 Bryn-y-Bont (II)*
- *3640 St. Mary's Church (II*)*
- *17826 Lychgate to St. Michael's Church (II)*

6.1.3 Potential Additional Designations.

It is considered that the following buildings and structures should be considered for listing on the national list:

- *The Royal Oak Hotel*
- *Cottages at Banc Llugwy*
- *The Suspension Bridge (Pont-y-Soldiwr),within the proposed extended conservation area boundary.*

Consideration should be given to the creation of a new, small, conservation area to protect the interesting settlement to the west of Betws-y-Coed at *Pentre Du*, the settlement built to support the Hafodlas Quarry. This, it is considered, is distinct from the main settlement and more suited to a separate designation from the main village. *See boundaries.*

6.1.4 There are a series of significant designated historic assets (scheduled monuments and listed buildings) within 500m of the conservation area:

- *CN295 (Scheduled Monument Hafodlas Slate Quarry Mills and Associated Features*
- *17827 Waterloo Bridge (I)*
- *17828 Milestone (II)*
- *17829 Milestone (II)*
- *18779 Beaver Grove House (II)*



**42** Lychgate to St. Michael's Church, 2021.



**43** Terrace of Banc Llugwy. (2021).

- *18790 Plas Muriau (II)*
- *87582 Ysgol Gynradd Betws-y-Coed (II)*

## 6.2 Undesignated Historic Assets of Special Local Interest

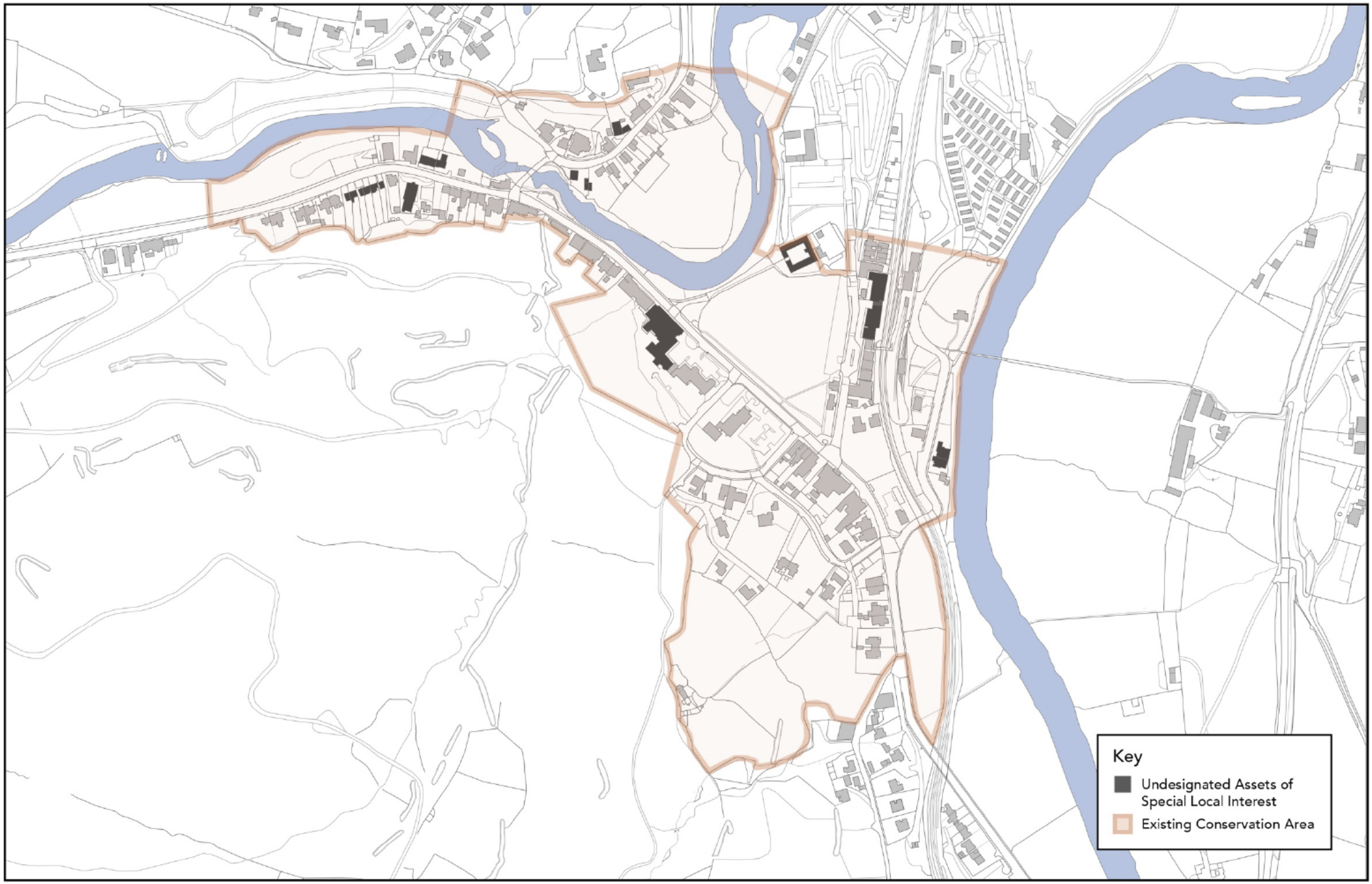
*The following undesignated historic assets in the conservation area have been identified as being of special local interest (see fig 44):*

- *The Royal Oak Hotel (see note above).*
- *Former Royal Oak Stables (now SNPA visitor centre).*
- *The Railway Station*
- *The former Police Station*
- *Calvinistic Methodist Chapel*
- *Terrace at Banc Llugwy (see note above).*
- *Former Ysgol Glan Llugwy*
- *Albert Rolling Mill (Pentre Felin).*
- *Swn-y-Dwr*
- *Bryn Afon*

Betws-y-Coed is more challenging to define undesignated assets as it is very much a 'piece'. The majority of the buildings are from a similar period and could all be considered of special local interest. This therefore makes part of the case for other protection measures across the conservation area. See section 2.0 of this report.

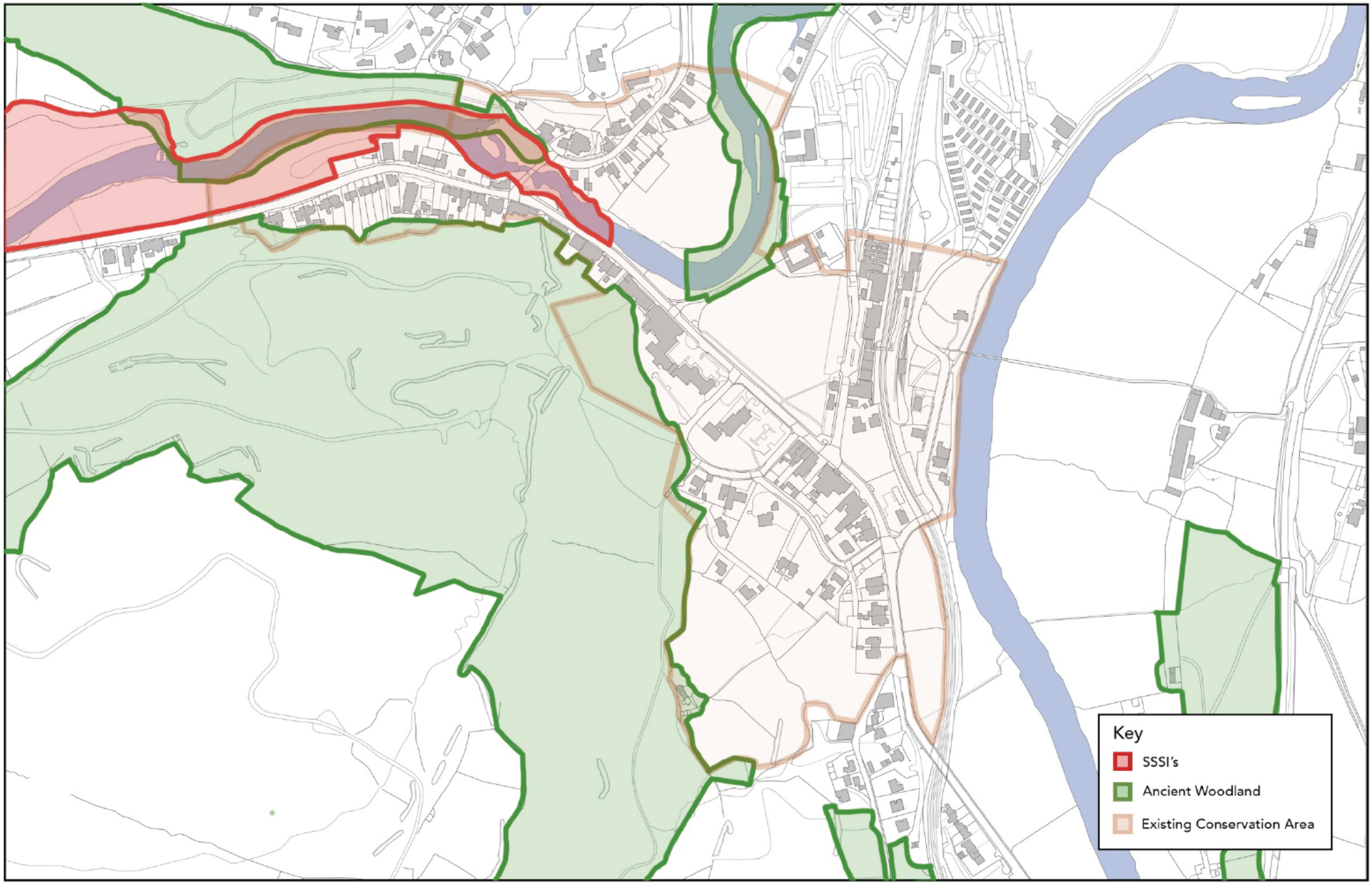
## 6.3 Register of Traditional Buildings

6.3.1 Consideration should also be given to the Authority's 'Register of Traditional Buildings'. As this list is always under review, it would not be practical to include within this Conservation Area Appraisal. Please contact the Authority should you have enquiries regarding the register




Undesignated Assets of Special Local Interest

 Undesignated Assets of Special Local Interest (© Crown copyright and database rights 2021 Ordnance Survey 100022403)




Other Designations

**45** Other designations (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

# 7.0 Hidden Histories (archaeological potential)

7.1.1 The archaeological potential of sites within the conservation area specifically is not known. Whilst there is strong evidence for pre-historic activity in the surrounding area the conservation area has been substantially altered.

7.1.2 The Roman route from Bryn-y-Gefeiliau to Caerhun would have crossed the Afon Llugwy near or in Betws, and there may be evidence of its route or deposits associated with the road.

7.1.3 Early settlement is likely around the Pont-y-pair and this should be a consideration for any development in this area specifically. This could include the early 19th century settlement, which could provide a better understanding of pre-tourist Betws.

# 8.0 Other Designated Assets

## 8.1 Sites of Special Scientific Interest (SSSI)

8.1.1 The conservation area partly overlaps the Afon Llugwy Site of Special Scientific Interest (SSSI) See fig 45.

## 8.2 Trees Preservation Orders

8.2.1 There are a variety of Tree Preservation orders in the Conservation Area (in addition to the protection that the area confers). See also fig 46. These are:

- Individual trees to the west of Pont-y-Pair
    - SNP006/ T01-T05. Ash, Oak, Douglas Fir & Sycamore.
- Individual trees to the North of the former Royal Oak stables (NB further protected trees north of the conservation area).
    - SNP071/T08-10. Sessile Oak and Douglas fir.
- Woodland Orders (east bank of the Afon Llugwy)
    - SNP071 (Afon Llugwy & Royal Oak Farm). W01 Mixed Broadleaf.
- Group Orders (west side of car park)

- SNP071 (Afon Llugwy & Royal Oak Farm). G02. Ash, Elm, Sycamore.

## 8.3 Designated Historic Landscape

8.3.1 The village is not located in a designated historic landscape.

## 8.4 Other Designations

8.4.1 The village lies within the International Dark Sky Reserve.[18]

# 9.0 Biodiversity

## 9.1 Trees

9.1.1 See 8.3 for Tree Preservation Orders.

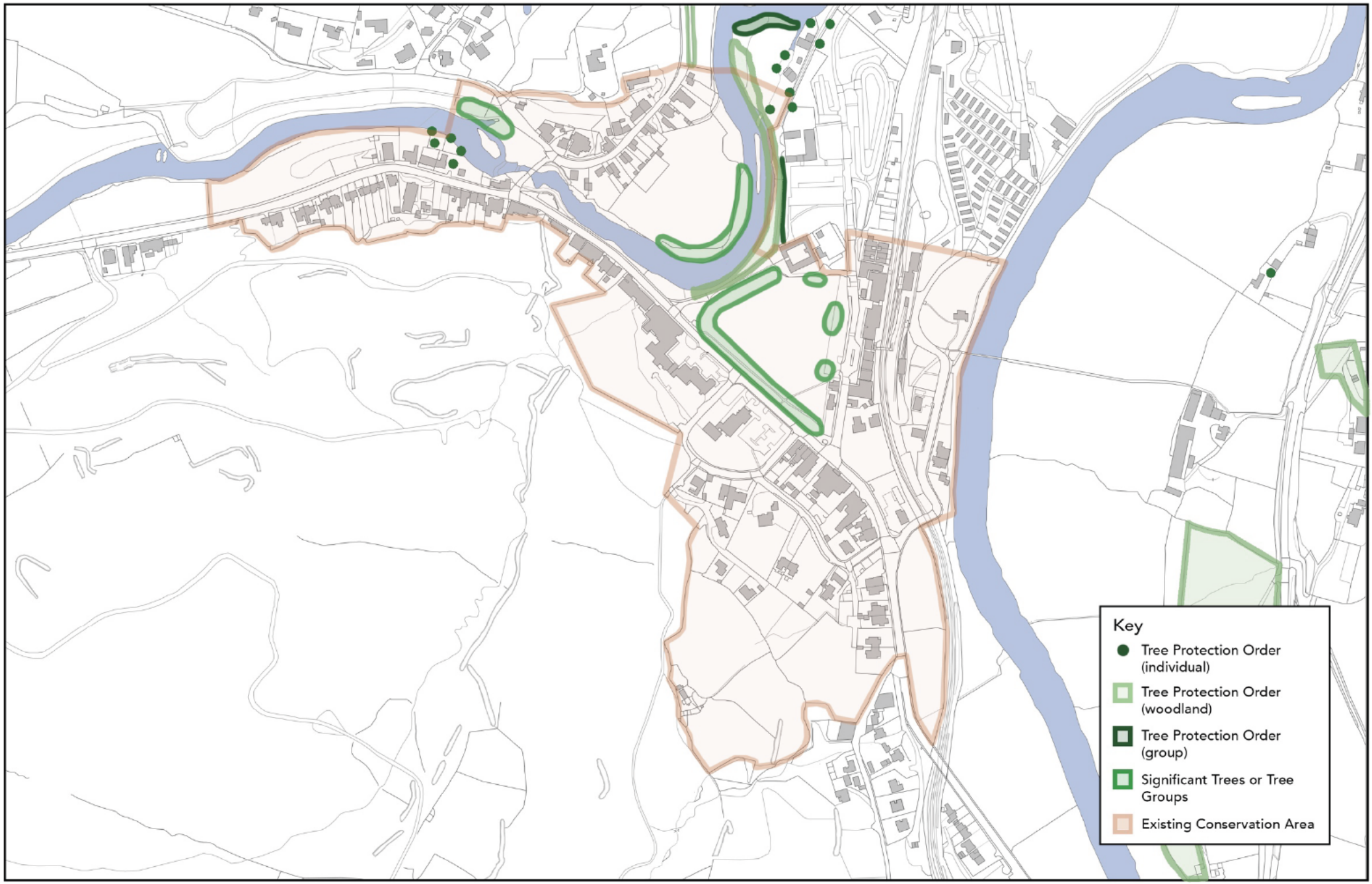
9.1.2 See 4.3 for description of key trees/tree areas within the conservation area that contribute to its special character.

## 9.2 Protected Species.

9.2.1 A number of key protected species are known to be present in and around Betws-y-Coed

9.2.2 Migratory fish such as the salmonids salmon and brown/sea trout are known to be present in the Afon Llugwy.

[18] https://www.snowdonia.gov.wales/looking-after/dark-skies



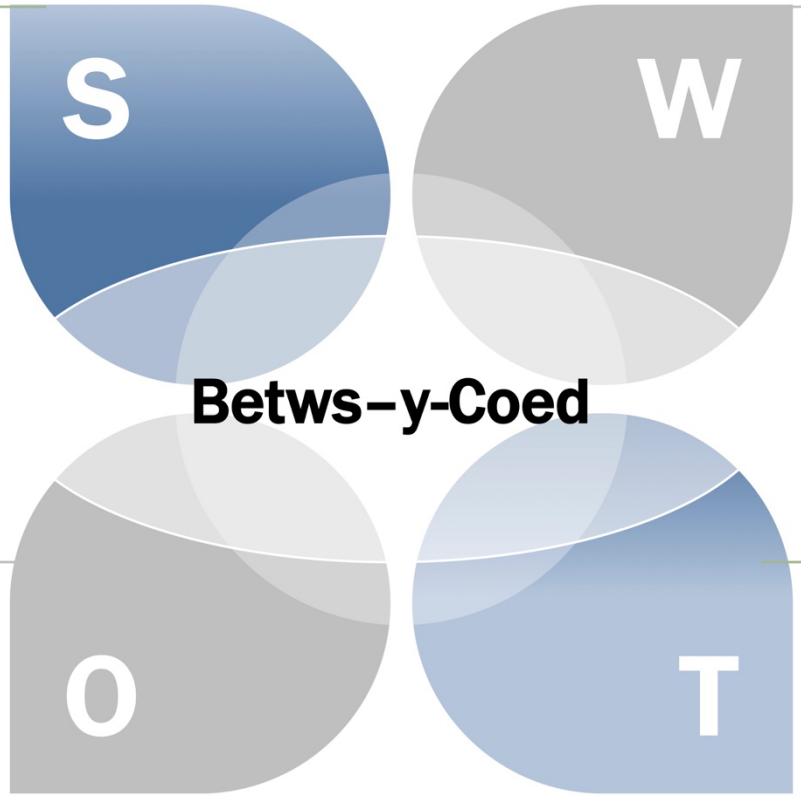

Trees

 Tree Preservation Orders and other important trees (© Crown copyright and database rights 2021 Ordnance Survey 100022403)




# PART TWO – CONSERVATION AREA MANAGEMENT PLAN.

# 1.0 Summary SWOT Analysis




## STRENGTHS

- Footfall and popularity.
- Very strong identity, primarily as a Victorian resort, an identity expressed through the architecture and detail.
- Fine landscape setting.
- Special setting of St. Michael's Church and the suspension bridge.
- Railway station and connection.
- Ecology and Biodiversity.
- National (and international) profile.

## WEAKNESSES

- Amount of traffic to and through village, consequent parking in the village. Especially around the church.
- Conflict between vehicles and pedestrians, especially on Holyhead Road.
- Condition of the rear of some of the hotels between Holyhead Road and Vicarage Road.

## OPPORTUNITIES

- Listing key buildings and better protecting the village and key buildings.
- Sensitive application of sustainable technologies where appropriate.
- Making more of the buildings where they face the rivers and those on Vicarage Road.
- Enhancement of the biodiversity and within the village and in the surrounding area.
- Better control of developments in and around the conservation area.
- Enhance setting of and access to Waterloo Bridge (not in CA).

## THREATS

- Increasing level of inappropriate change (e.g. plastic windows, roofing materials, insensitive additions), threatens the intrinsic character of the village.
- Redundancy of (non listed) chapel. A key building on Holyhead Road.
- Level of traffic and tourist pressure.
- Encroaching developments in and around the conservation area are not of appropriate quality.
- Lack of control of detailing of change to existing buildings and new developments

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# 2.0 Understanding the Issues

## 2.1 The Condition of the Conservation Area

2.1.1 Betws-y-Coed retains much of its special character, it is unusual as a village which developed primarily as a destination for visitors and the quality of its landscape setting is exceptional.

2.1.2 The village is highly desirable which brings pressures, both for development and change to the existing buildings. At the current time, a significant amount of original detail remains.

2.1.3 Most buildings are occupied or in beneficial use, there is a transition in retail occupation, but there still seems to be a desire for space, evidenced by the new Alpkit shop and redevelopment of the Ultimate Outdoor Shop site.

2.1.4 There are some issues which adversely affect the special interest of the conservation area. These include:

- The replacement of historic joinery, windows and doors with modern, generally uPVC, replacements.
- Inappropriate or poor quality developments or extensions.
- Loss of traditional boundary treatments.
- Over dominance of vehicles, parking and traffic.

2.1.5 Specific examples include:

- Replacement of windows and doors to key buildings in the conservation area including much of the row north of the Pont-y-Pair Inn and buildings along Pentre Felin, including the old mill.
- Substantial modern shop fronts have changed the character of the buildings, for example Craft Cymru and Hawkshead, these introduce a long, linear element which is inappropriate to the architecture of the buildings.



**47** Replacement uPVC windows and unfinished gable, Holyhead Road.



**48** Substantial modern shop front resulting in changes to rainwater goods and other details – Craft Cymru.

2.1.6 The ‘alpine’ style additions to the former Capel Tabernacl and Llys Caradoc, whilst of their time, are now part of the character of the area and show that contemporary additions can be appropriate where thoughtful and are better than poor pseudo-vernacular replicas.

## 2.2 Buildings at Risk

2.2.1 The Calvinistic Methodist Chapel was recently sold following closure. Whilst the chapel is not currently listed, it is a key building within the conservation area, set back from the road and retaining significant original detail.

2.2.2 Currently as the building is not listed or subject to an article 4 direction, it is therefore highly vulnerable to inappropriate change.

2.2.3 The Hawkshead shop adjacent to Pont-y-Pair was closing at the time of the survey. This is a good building in a key location and an appropriate use will need to be found.

# 3.0 Overview of the SWOT Analysis.

3.1.1 A SWOT analysis has been undertaken for the Betws y Coed Conservation Area. This is used to identify the issues, but also some of the opportunities and inherent strengths of the conservation area. It then informs the creation of the positive management proposals which follow.

3.1.2 The SWOT analysis shows a number of key points for action, to build on the strengths and opportunities of the Conservation Area. These include:

- Support reinstatement of traditional building details and sustainable upgrading for improved environmental performance.
- Find a suitable new use for the Calvinistic Methodist Chapel enabling the protection and enhancement of its significance.
- Seek to enhance the rear elevations of some of the hotels, especially where they face Vicarage Road.



**49** Alpkit, an example of the ‘alpine’ style additions to some buildings.



**50** Brynmawr Calvinistic Methodist Chapel, 2021.

- Ensure that the significant remaining original details of the Conservation Area are protected through the implementation of enhanced development controls (article 4 directions).
- Consider modifications to the road on Holyhead Road where the buildings are hard on the carriageway, which poses a risk to pedestrians and the appeal of these buildings.

3.1.3 The SWOT identifies a number of weaknesses and threats, which are identified as action points, these include:

- Seek positive engagement to reverse damaging alterations to key buildings and features.
- Ensure that green spaces and key views are protected through local engagement and when considering applications for development.
- Consider the impact of parking areas, especially around St. Mary's Church.

# 4.0 Positive Management.

## 4.1 Boundary Changes.

4.1.1 It is proposed to extend the conservation area to encompass Pont y Soldiwr (the suspension bridge) and the adjacent sections of river, to capture this important structure and key views.

4.1.2 It is also recommended that Pentre du is assessed for designation as a separate conservation area.

## 4.2 Local & National Policy Protection

4.2.1 The legislative framework context for Conservation Areas is provided in the introductory document ***Introduction to Conservation Areas for the 21st Century.*** This document also gives general guidance and policies.

4.2.2 It is recommended that an article 4 direction is introduced to the Betws-y-Coed conservation area. The village is still largely well preserved and there is an opportunity to check further inappropriate change, removal of historic windows, joinery and rainwater goods.

4.2.3 As noted in 6.1 of the CAA, it is recommended that the Royal Oak, the cottages of Banc Llugwy and the Suspension bridge are *considered for listing on the national list*. If this is not possible they should be protected either by individual or overall article 4 directions.

## 4.3 Enhancing the Special Interest of the Conservation Area

4.3.1 Addressing some of the issues (see 2.0) and weaknesses and threats to the Conservation Area have the potential to significantly enhance its special interest. This can be through extended planning powers or guidance.

4.3.2 Specific issues to be addressed in the Betws-y-Coed Conservation Area include:

- Potential implementation of development control measures (article 4 direction) to control loss of historic joinery details and features
- Consideration of a design brief to ensure that the redundant Calvinistic Methodist Chapel is sensitively adapted to a new use.
- Enhancing riverside as well as road frontages of key buildings.
- Enhancing the rear of hotels where are visible onto Vicarage Road.
- Seek to control in-fill development and development of inappropriate quality on the periphery of the conservation area.
- Encouraging reinstatement of more appropriate joinery details to locally significant buildings, in place of modern uPVC replacements.

4.3.3 It is proposed that a **design-guide** is provided to understand and encourage appropriate change in the conservation area, this should include:

- Appropriate detailing to windows, doors and new joinery.
- Scale, massing and materiality of new buildings and extensions.
- Parking, surfaces, planting and ecological considerations.

4.3.4 Using the above tools and through the consultation (see below), raise awareness and the profile of the Conservation Area and encourage appropriate development and change. To include:

- Awareness with owners and the community of Betws-y-Coed.
- Raising awareness and (with support in the future) skills for local contractors and crafts people.

## 4.4 Sustainability & Environmental Upgrading

4.4.1 Guidance on the right approach for the introduction of energy efficiency improvements, and the necessary consents in Snowdonia's Conservation Areas is given in the document: ***Advice on Energy Efficiency Measures in Conservation Areas (Planning & Practical Guide).***

4.4.2 Betws-y-Coed has natural opportunities for micro-power generation. Micro-hydro generation has recently been installed as a trial project under the Dŵr Uisce scheme at Tŷ Mawr Wybrnant. Other schemes are also proposed, but have yet to come to fruition. A scheme is being considered for Fairy Glen, just outside the village.

4.4.3 Sustainable energy generation schemes should be supported and encouraged where they don't adversely affect the special character or biodiversity of the conservation area.

## 4.5 Biodiversity

4.5.1 Trees are critically important to the biodiversity and aesthetic significance. A variety of trees are protected by preservation orders (see 8.3). Other trees are identified as having significance in the conservation area (see 4.3).

4.5.2 It is considered that the trees in the churchyard, predominantly yew and those around the village green, could be considered for preservation orders.

4.5.3 The potential to enhance biodiversity in the conservation area is significant, example actions could include:

- Installation of bird and bat boxes and development of a box management plan.
- Appropriate use of grass roofs and other built features in extensions or new buildings, where appropriate to the built heritage, can enhance wildlife habitats.

- Hedgerow management and enhancement.
- Protection of trees during construction work
- Non-intervention to allow trees to mature
- Retention of standing deadwood and creation of deadwood piles for insects and other wildlife.

4.5.4 Ensuring that development is informed by, and is sympathetic to, the distinctive character areas of the Conservation Area and takes account of other evidence of historic characterisation and landscape sensitivity of the surrounding area.

4.5.5 Ensuring that development proposals will enhance biodiversity and geodiversity interests.

4.5.6 Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create and improve habitats of nature conservation value.

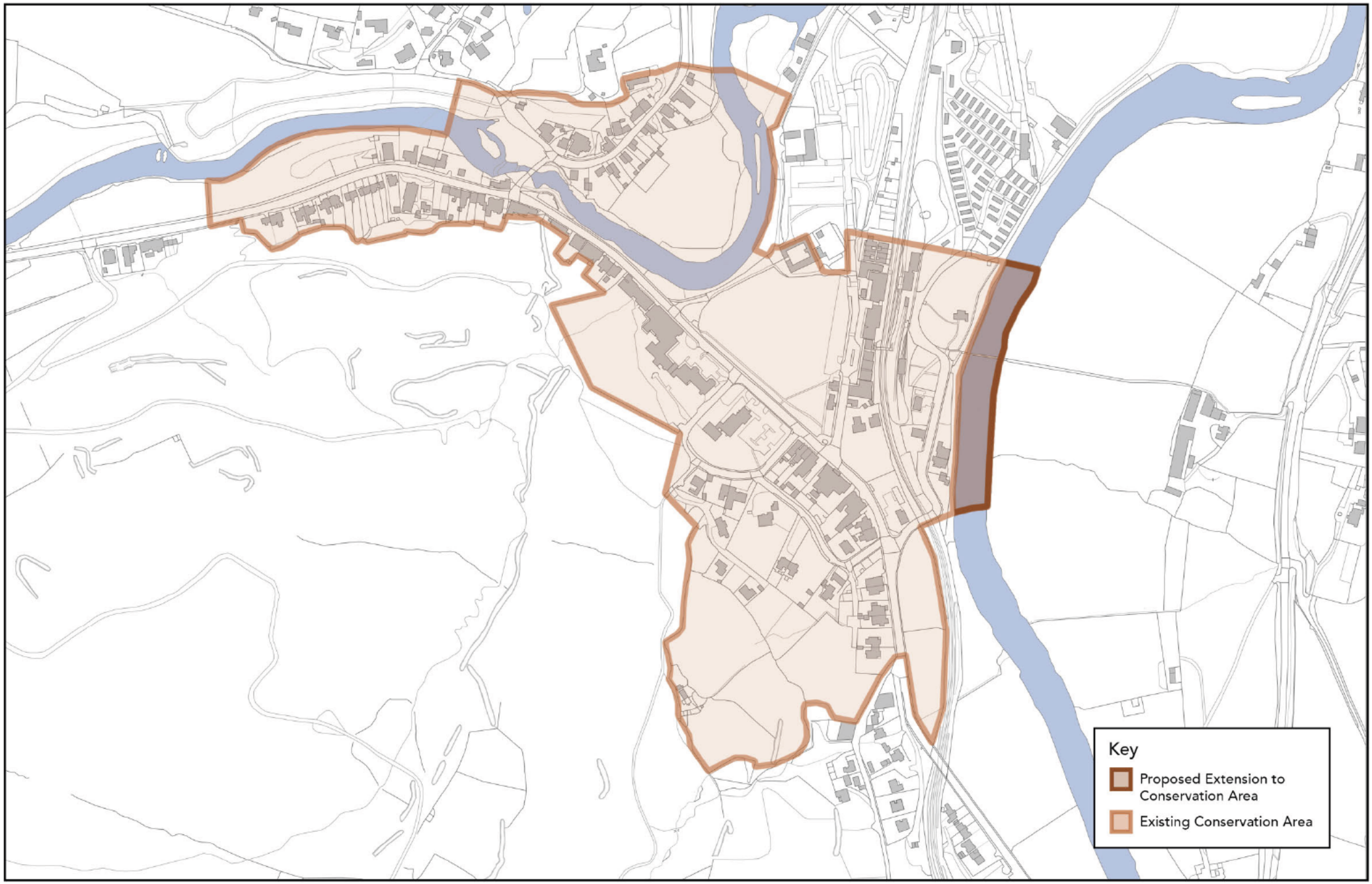
4.5.7 Encouraging development to include measures to contribute positively to the overall biodiversity of the area.

4.5.8 Enhancing green infrastructure in a way which provides for the energy needs of the area without adverse impact no biodiversity or the character of the conservation area.

# 5.0 Consultation

5.1.1 The draft Conservation Area Appraisal and Management plan have been subject to the following consultation:

- December 2021 with Betws-y-Coed Community Council. At which it was agreed that it be proposed to extend the boundary to include Pont y Soldiwr.
- Via the National Park's website.
- Online survey distributed via Betws y Coed Community Council




Proposed Extension to Conservation Area

**51** Proposed Amendment to Conservation Area Boundary (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

# Appendices:

## Appendix A - Sources

The main published sources of information used in the production of this Appraisal were as follows:


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