

LLANLLECHID

Conservation Area Appraisal and Management Plan

Chambers Conservation Ltd,

Issue

Issues: **- 5** Final Version

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Contents

Part One, Conservation Area Appraisal.

1.0 Introduction
- 1.1 How to Use this Document
- 1.2 Overview of the Conservation Area

2.0 Summary of Special Interest

3.0 Historic Timeline

4.0 Spatial Analysis
- 4.1 Form & Layout
- 4.2 Key Views
- 4.3 Green Spaces & Trees

5.0 Character
- 5.1 Overview
- 5.2 Architectural Character
- 5.3 Materials & Details
- 5.4 Boundaries
- 5.5 Other Features, Details and Surfaces

6.0 Historic Assets
- 6.1 Designated
- 6.2 Undesignated

7.0 The Conservation Area Boundary.

8.0 Hidden Histories (Archaeological Potential)

9.0 Other Designated Assets

10.0 Biodiversity

Part Two, Conservation Area Management Plan.

1.0 Summary SWOT Analysis
2.0 Understanding the Issues
    2.1 Condition
    2.2 Buildings at Risk
    2.3 Overview of the SWOT analysis.
3.0 Positive Management
    3.1 Boundary Assessment
    3.2 Legislative Protection
    3.3 Enhancing the Special Interest of the Conservation Area
    3.4 Sustainability
    3.5 Biodiversity
4.0 Consultation

Appendices

A. Sources



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 legistlative 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 Llanllechid is a small village 1.5km north of Bethesda and 5km south-east of Bangor, on the road from Tal-y-Bont to Bethesda.

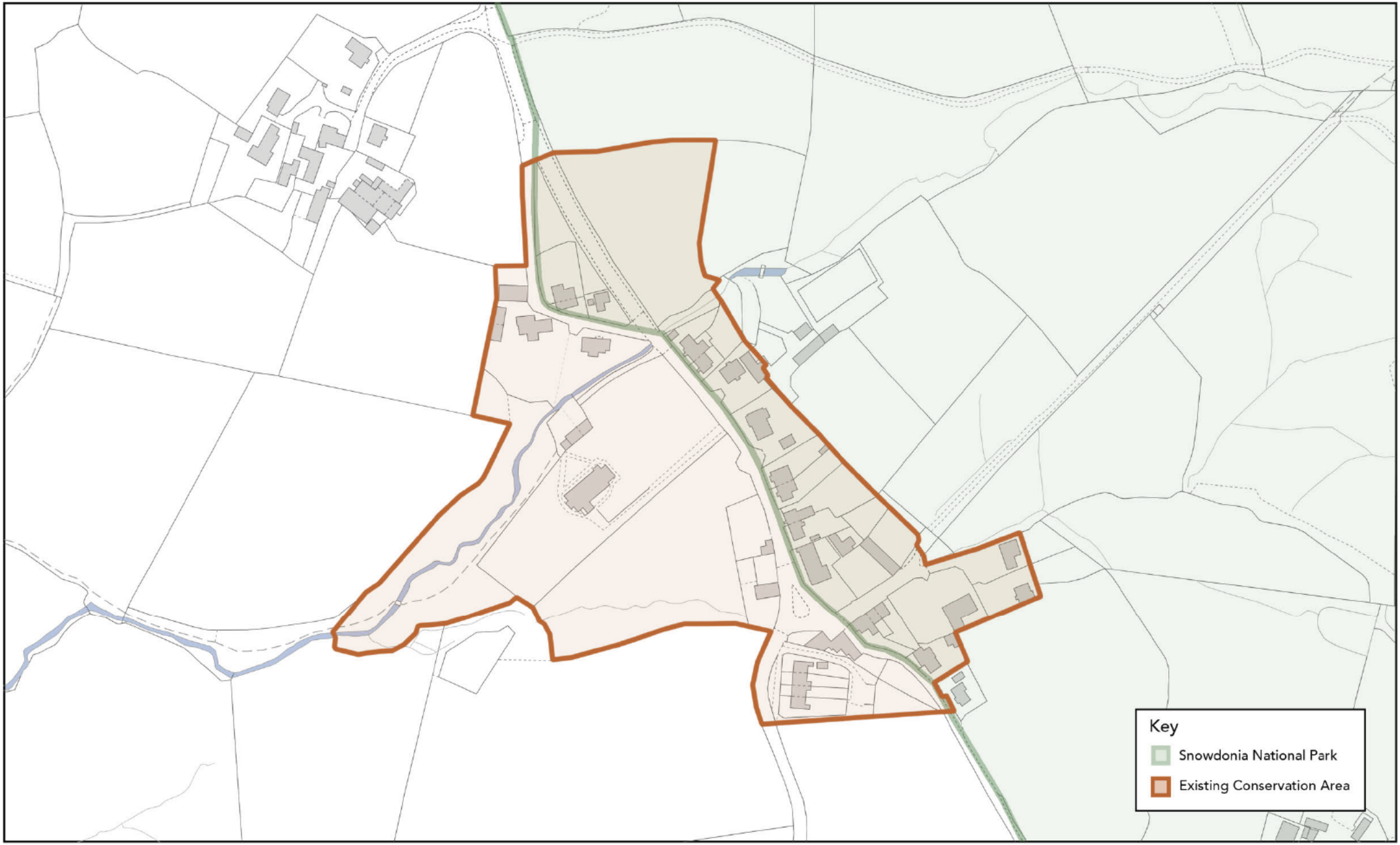
1.2.3 The village lies to the west of Moel Faban, and Moel Wnion, on lands known as the Arfonian Plateau[1], a broad and gently undulating lowland rising from the coast to about 200m AOD. The context of the village is the backdrop of the high uplands of Eryri and the Penrhyn Quarry, prominent in the views to the south.

1.2.4 Designation date: 23rd June 1977.



01 View of St. Llechid's Church from beside Afon y Llan

[1] Natural Resources Wales, Landscape Character Assessment, 2014, NLCA03 Arfon.



Conservation Area
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02 Llanllechid Conservation Area (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

2.0 Definition of Special Interest

2.1 Summary of Special Interest

2.1.1 Llanllechid sits in a very rich historic landscape where there is evidence of human activity dating back at least two millennia.

2.1.2 The wider landscape setting of Llanllechid is fundamental to the special interest of the conservation area. Views toward the westerly foothills of the Carneddau and the visible industrial activity of the slate industry towards Elidir Fawr are important elements and important to the sense of place. The local landscape views around the church link the earliest settlement to this setting.

These views are identified specifically later in this appraisal (where they are graded by significance). Key views showing this relationship are:

- View towards Moel Wynion and Gyrn across old slate tips.
- Views in the dell of Afon-y-Llan and from here to St. Llechid's church.
- Views from the village across the area of open pasture to St. Llechid's church, with foreground of dry-stone walling and former agricultural structures.
- View from Sundial in the churchyard towards Elidir Fawr and Y Garn across Bethesda.
- View opens out showing village in context of Penrhyn Quarry.

2.1.3 Other than the church of St. Llechid, the built heritage of Llanllechid has undergone a significant amount of change in the latter part of the 20th and early 21st centuries. However, the village has avoided any substantial modern developments and the pattern of building and the built form is very clear. Key elements include:

- The church of St. Llechid, with the graveyard and relationship to one of the earliest dwellings, Tai Fynwent, the most intact elements of Llanllechid's built heritage.



03 Early etching of the church, shortly after completion (c.1846).



04 Views towards Moel Wynion and Gyrn (2021)

- The grouping of the former Red Lion, Smithy and associated buildings, North of the church. The built form of this early grouping is still clear, despite later change to details.
- The grouping of Yr Hen Bwl, the phone box and the small green.

2.1.4 The relationship between built structures and open spaces within the core of the village is also important. Special interest is achieved through the relationship of the two, often forming a component of the views previously noted. Key elements include:

- The small valley of Afon-y-Llan and the relationship of this area to St. Llechid's church and Tai Fynwent.
- The open pastureland as a setting for St. Llechid's and the also views back to the village from the churchyard, the quality of dark and light through the yew trees in the churchyard is also important.

3.0 Historic Timeline

Prehistoric

3.1.1 The history of Llanllechid is covered in detail elsewhere, the summary below is intended only to give context.

3.1.2 Llanllechid sits in a landscape containing a wide variety and diversity of archaeological remains indicating land use and activity from the prehistoric period. The hillside above Llanllechid has widespread extents of late prehistoric hut settlements and fields. There are also remains of what might have been equally large extents on the lower slopes beneath Llanllechid and around Tregarth. Some of these areas, both on the higher and lower ground are protected monuments, notably west of Corbri, Rhiw Coch Camp (north of the village) and Coed Uchaf.

3.1.3 There was extensive settlement by the medieval period, although there would have been widespread common grazing and unimproved land, interspersed with settlement and cultivated fields. It seems likely that the bridge over the Afon y Llan, and consequently the general arrangement of would have been in place, perhaps influencing the location of the church, which is known to have been in place by 1254.

3.1.4 Foundations, remnants from dispersed medieval settlement are visible to the periphery of the village. None were known from within the conservation



05 Looking back to the village from the churchyard (2021).



06 Tithe Map, 1839, note the earlier church in a 'U' shape.

The Medieval Period

area, though during fieldwork undertaken by Gwynedd Archaeological Trust in 2004 earthworks were observed in the field south of the church which may be medieval – they are not shown on the 1768 or later maps, so may pre- date the 18th century.[2]

3.1.5 The foundations of an earlier church of St. Llechid are visible to the north-eastern part of the churchyard. This was demolished in the 19th century when the current church was constructed.

3.1.6 The medieval church was described as a *'long, low ancient edifice consisting of a nave and chancel, with a small chapel or oratory on the south side.8 A terrier of 1831 recorded the dimensions of the former medieval church as 49ft long and 48ft wide for the nave, and 20ft 3in long and 48ft wide for the chancel.9 The chapel was 15ft by 15ft 10in wide. The church had a stone flagged floor and held 214 worshippers.*[3] An extension was built on the south side at the west end, used as a school room, and this gave the plan of the church a 'U' shape, as shown on the Tithe Map of 1839.

18th & Early 19th Century

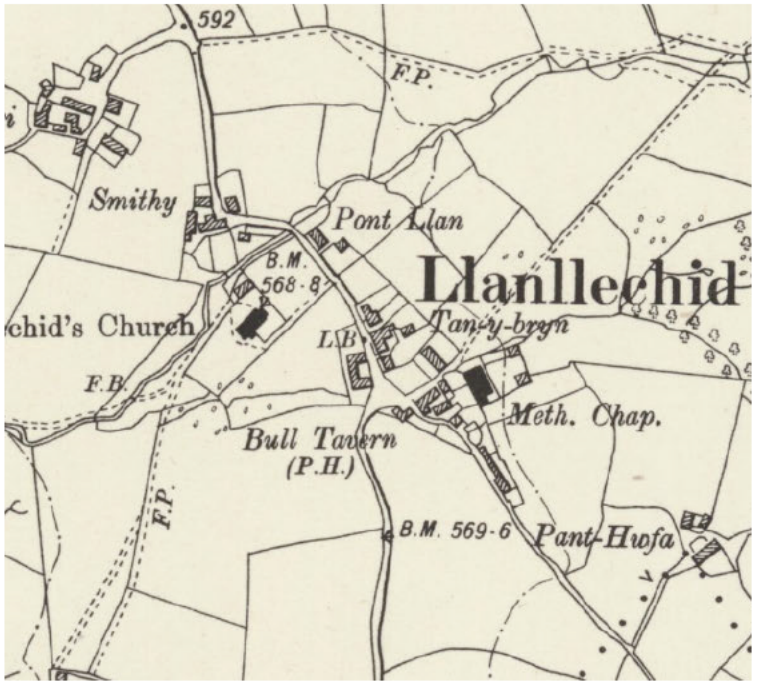
3.1.7 The Penrhyn Estate map of 1768 provides the earliest visual evidence for the layout of the settlement[4]. Although there are discrepancies between this and the 1839 Tithe mapping, probably due to later alteration of the Penrhyn map. In 1768 the nature of the settlement remains dispersed, with just a few buildings near the church and a building on the later site of Yr Hen Bwl to the south.

3.1.8 By 1855 a cluster of buildings had developed around a bend in the lane, with a water mill, the Red Lion Inn and a smithy, with another dwelling adjacent. According to local tradition this was the location of the annual sheep fair held in the October annually.[5]

3.1.9 In addition, a cluster of buildings had been constructed where the lane splits to the South and the Methodist chapel was established adjacent by 1783. By 1855 further buildings had been added.

3.1.10 According to Hyde-Hall[6], the vast majority of the area was, from the late medieval period, the property of the Williams family of Cochwillan, which subsequently came into the hands of the Penrhyn family. The other principal

[2] Draft Conservation Area Appraisals, CgMs and Gwynedd Archaeological Trust, 2004 & 2011.
[3] Clarke, M.L. 1961, Church Building and Church Restoration in Caernarvonshire during the 19th Century, Transactions CHS, vol.22 (Pp.20-31).
[4] Bangor University Archives, Penrhyn, MSS 2203
[5] Anon. The National Gazetteer of Great Britain and Ireland (1868)
[6] Hyde-Hall, Edmund, A description of Caernarvonshire (1809-1811), p.91.



07 Extract from OS Map, Surveyed 1888.



08 View of St. Llechid's Church, c.1900.

landowner was the Coetmor estate, but these lands were also acquired by Penrhyn Estate when they were sold after insolvency in 1801. The tithe map of the parish of Llanllechid of 1839 records the majority of Llanllechid as the property of Lord Penrhyn, although the Earl of Egmont held significant holdings at the east end of the village at the road junction.

3.1.11 The tithe map shows six buildings within this eastern area, which includes Tan Hwfa and Capel Peniel.

3.1.12 The settlement was described as a village by the turn of the 19th century by Hyde-Hall and William Williams, who, writing in 1806 states that there was *'a fair for sheep held at the village on the 26th October'* each year.

19th Century

3.1.13 With the expansion in slate quarrying, the population around Llanllechid expanded significantly during the 19th century. New and expanded settlements at Cae-llwyn-grydd (Rachub), Bethesda, Tregarth and Mynydd Llandegai all grew rapidly, but Llanllechid remained relatively rural. This is probably because it was primarily Penrhyn land, and their quarrying villages lay further to the south-east.

3.1.14 Llanllechid continued as a rural settlement through the 19th and into the 20th century, providing local services including shops, two inns, the parish church and Methodist chapel (Figure 07).

3.1.15 The medieval church of St. Llechid was dismantled in 1846, when the new church was built, to the designs of Henry Kennedy. The designs, published in 1843 did not meet with universal approval, with the bell turret described as 'Italian, not Norman' and the overall church style as 'revived pagan'. This involved a significant extension south-east of the first cemetery, in which the new church was built (Figure 03).

20th Century

3.1.16 The settlement nucleus around the Red Lion Inn was by-passed when a new road was built in the 1960's. The old road is still open, and allows access to the houses there. The inn and smithy have now been converted to houses, and so has the Bull at the south end of the village.

4.0 Spatial Analysis

4.1 Settlement Form & Layout

4.1.1 The early maps, including the tithe of 1839, show two distinct aspects of the settlement. The church and associated enclosure, next to the crossing of



09 Tan Hwfa from the north-west. (2021).



10 St. Llechid's from the churchyard. (2021)

the Afon Llan by the road and, to the south, where the inn and chapel were established at the divergence of the roads to Pant Hwfa and the primary route to Rachub.

4.1.2 This settlement form is still largely in existence today, although there has been ribbon development subsequently along the road and nucleated development around the road junction. The cluster of buildings to the north of the church, which originally included the smithy, has been by passed by a later road alignment (after 1962) to the east.

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 and 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 Fig 14):

A Dynamic view towards Moel Wynion and Gyrn across old slate tips.

B Glimpsed views towards Tai Fynwent.

C-D Views in the dell of Afon-y-Llan.

E View back to SE elevation of St. Llechid's Church.

F Dynamic view from Sundial towards Elidir Fawr and Y Garn across Bethesda.

G View through yew alley towards St. Llechid's Church.

H Dynamic view across pasture to St. Llechid's Church bell tower.

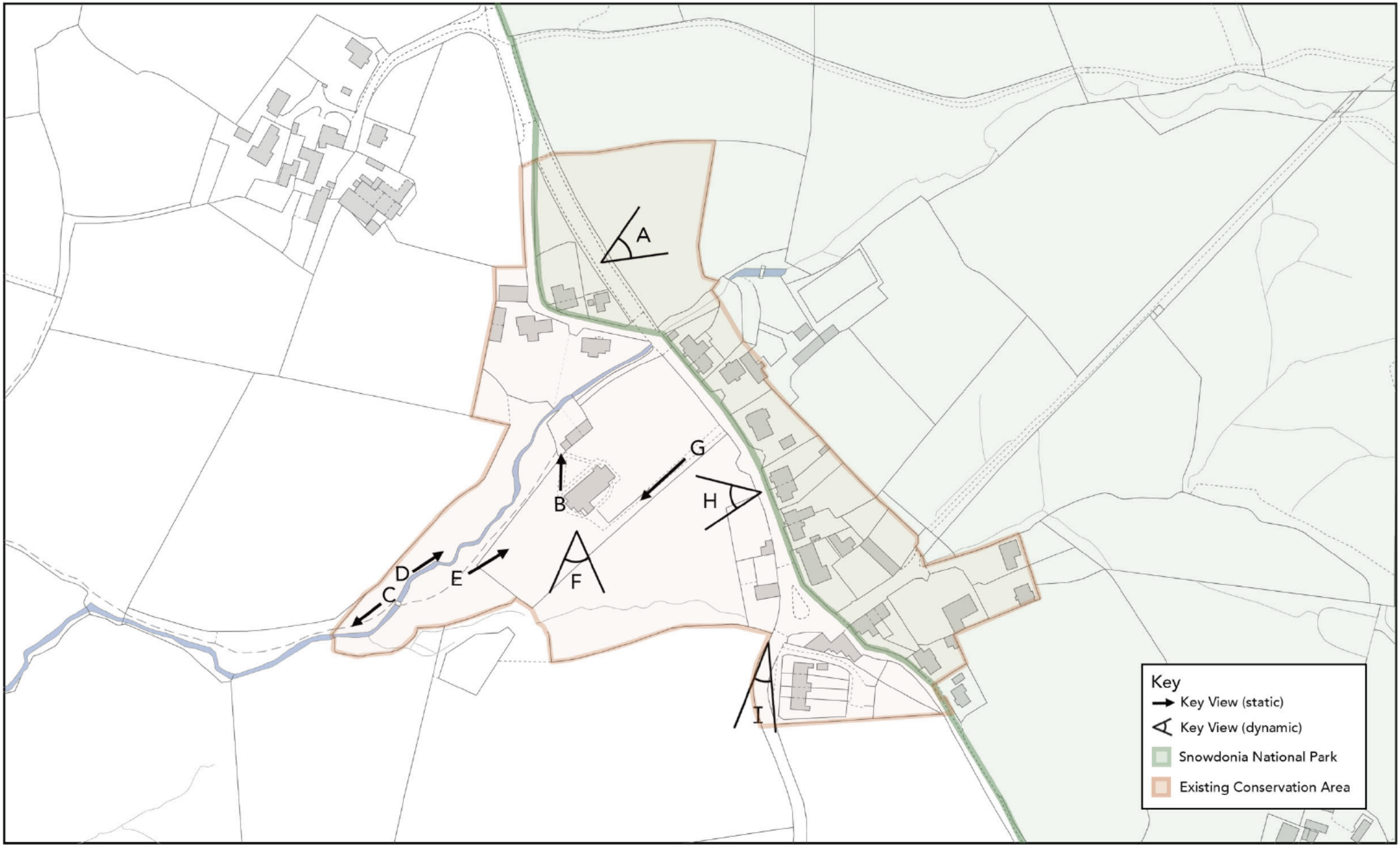
I Dynamic view opens out showing village in context of Penrhyn Quarry.



11 Views from sundial towards Elidir Fawr and Y Garn. (2021).

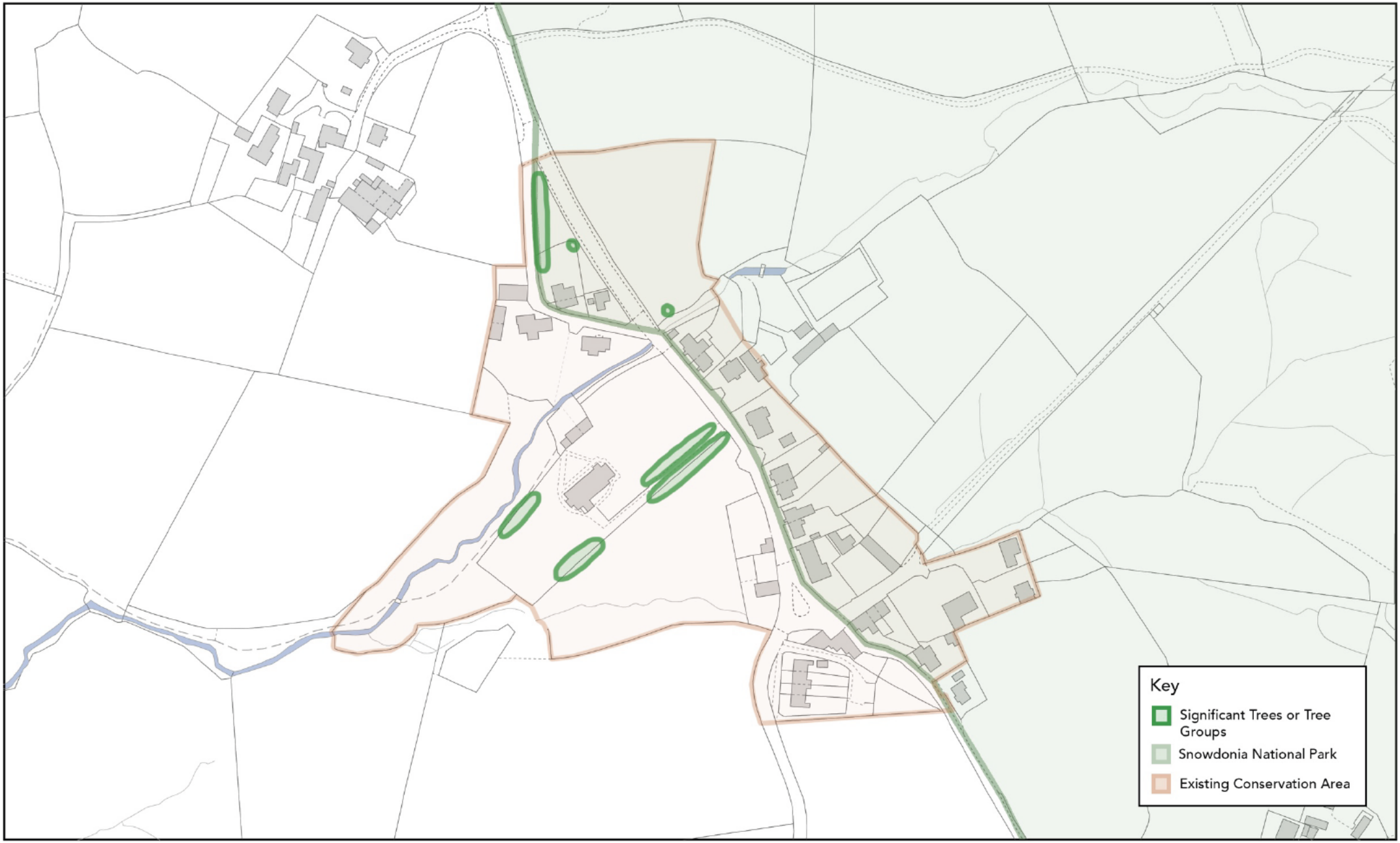


12 View back to St. Llechid's from the Llwybr Llechi Eryri. (2021)



Key Views
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14 Llanllechid Conservation Area, Key Views (© Crown copyright and database rights 2021 Ordnance Survey 100022403)



Trees
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15 Llanllechid Conservation Area, Trees and Tree Preservation orders (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

4.3 Green spaces & Trees

4.3.1 The nature of development in Llanllechid means that the green spaces are informal and agricultural in nature, other than the churchyard and the small green opposite Yr Hen Bwl.

4.3.2 The agricultural setting of the church is important to the character, having evidence of earlier agricultural working and providing a rewarding setting for the church. The dell below the church, now part of the Llwybr Llechi Eryri, is a delightful tree lined path of cascading water and glimpsed views both to St. Llechid's and the wider landscape beyond. The gate at the edge of the conservation area is locally forged and riveted kissing gate (giat mochyn) of late 19th century date.

4.3.3 The churchyard has a particularly good yew avenue, providing a characterful dark corridor with views to the light and landscape beyond. This is particularly effective with the sharp detail retained on the slate gravestones adjacent.

4.3.4 Other distinctive groups of trees are shown on plan at Fig 15, these include:

- The Yew avenue in the churchyard and associated trees.
- Groups of trees along boundaries to the earlier road, and single large trees at the entrance to the village (Oak).

5.0 Character

5.1 Overview

5.1.1 The contemporary character of Llanllechid is very heavily linked to its wider landscape setting. The buildings, aside from St. Llechid's church, have been heavily altered but the relationship between the village and the landscape which surrounds it and have shaped it economically and culturally.

5.1.2 The church is the predominant feature of the village, views to the church are intrinsic to its special quality. Glimpsed views from the green and Tyn Llan across the pasture, surrounded by stone walls have changed little apart from the increased size of the trees, since the 19th century.



16 Characterful Giat mochyn in the dell behind the church. (2021).



17 Slate gravestones below the shade of the yew trees. (2021)

5.1.3 Visual connections to the Penrhyn quarry are important references, historically, culturally and in the context of the contemporary landscape character of the village. The view opens out to the south immediately after the churchyard. The quarry on the slopes below Elidir Fawr dominates the background.

5.1.4 Whilst much changed in terms of buildings and materials, the small green outside Yr Hen Bwl (the old Bull Inn), with the listed telephone box still gives context to the features that made the early nucleated village in this area.

5.2 Architectural Character

5.2.1 The earliest domestic buildings in Llanllechid are Tai Fynwent and Tan Hwfa, low single-story upland dwellings of some age, probably 18th century in origin. These are visible on the maps of the 1840's, although Tai Fynwent is not clearly shown on the tithe map. These are the only buildings to be discernibly constructed from early, rounded field stones (although Tan Hwfa is now rendered) and evidence the early character of Llanllechid. The setting of Tai Fynwent in context of the churchyard and the path along Afon y Llan is particularly valuable, and it retains 19th century casement windows. Unfortunately inappropriate fencing has been added since the draft appraisal of 2011, screening the building from the churchyard.

5.2.2 The grouping to the north of the conservation area, around the former Red Lion (Now Red Lion Farm), together with the former smithy and the 19th century cottages (1 & 2 Green Cottage) are valuable as a group, whilst windows have been replaced, they retain a recognisable scale, proportion and details including substantial chimney stacks. Unfortunately a modern dwelling has been constructed east of Red Lion farm, which would appear to have destroyed most of the remnants of the old mill.

5.2.3 The idiosyncratic church of St Llechid, to the design of Henry Kennedy, is a composite of neo-Norman style, of rubble stone and granite dressings. It now sits unused, but the views to and from the church, through the fine yew alley and from beside the Afon y Llan are very rewarding. Joining light and shade, the texture of the rubble and dressings of the church contrasting with the slate of the gravestones and the listed sundial in the south-eastern corner of the building. Sunlight on the stone seen through the yew trees, or looking up from the path by Afon-y-Llan, set down beneath the church, are all special moments contributing significantly to the character of the area.



18 Tai Fynwent viewed from the churchyard. (2021).



19 View towards Yr Hen Bwl, listed K6 telephone box to the right. (2021)

5.2.4 Ffordd Llanllechid, running between the churchyard and Yr Hen Bwl, is characterised by a mix of short terraces, and modern in-fill dwellings. 1 & 2 Tyn Llan are unrendered, rubble stone, with quoins and slate lintels and cills. Adjacent to this pair, modern single-storey dwellings, Bedw Arian and Llidiart y Mynydd have been constructed. 1 & 2 Bryn Eglwys, Siop Llan and Haulfryn are evidently 19th century, with rubble masonry still visible on some of the side elevations, but now rendered with modern windows, porches and other details.

5.2.5 Modern buildings have been constructed on the corner, east of the green, facing Yr Hen Bwl. Yr Hen Bwl is legible as an 19th century inn, but has been rendered and altered extensively with new windows and doors. Adjacent, The listed K6 type telephone box has been converted to house a defibrillator, but otherwise remains unaltered. Adjacent to this is a mid 20th century row of local-authority houses, rendered and set slightly above the road, with a rubble stone retaining wall and vehicle pull-in. From here there is a fine view towards the Penrhyn quarry.

5.2.6 A row of terraced houses, on the east side of Tan Fynnydd remains, unrendered but altered with new doors, windows and roof. Constructed in uncoursed rubble, with generally modern slate cills and lintels. This row is shown on the 1888 OS map, but not on the mid 19th century maps.

5.2.7 To the south of Tan Fynnydd, Isfryn is the site of the former Calvinistic Methodist chapel, but has been completely rebuilt and no sense of its origins now remains, other than the gate piers and gates. These would seem to have been relocated from a point across Tan Fynnydd, evidenced by a remaining threshold slab and partly remaining pedestrian gat pier to the north. Beyond, Ty Capel is a double fronted 19th century house in rubble stone with quoins (this has uPVC windows and a modern rendered porch), Bryn Awel adjacent also late 19th century, now rendered with replacement windows. This area has a distinct character, with open views towards the old Bryn-hafod-y-wern quarry beyond.

5.2.8 The road towards Tan-y-Bwlch (east of Rachub) weaves in a characterful way between Yr Hen Bwl and the terrace on Tan Fynnydd. To the north-east of this road, is Tan Hwfa, as noted previously a cottage of some age, probably 18th century. Beyond is a modern house (Tan Hwfa Uchaf), just outside the conservation area.

5.3 Materials



20 Terraced houses to the east of Tan Fynydd. (2021).



21 Gates and piers from the Calvinistic Methodist Chapel (relocated), the stone threshold and pier shows original location. Ty Capel beyond. (2021)

5.3.1 Stone is still the predominant material. Uncoursed rubble, sometimes with quoins characterise the unrendered buildings. Other than the church, openings are generally simple, undressed only using suitably sized, basically worked stones for lintels. The stone itself is a combination of dark-lighter grey granites, slates and some grit or mudstones. This combination is important and contributes to the quality of boundary walls in particular.

5.3.2 Render has become a dominant material. Most of the render is modern painted and a later addition although there is also cement based pebbledash.

5.3.3 Roofing is generally slate, mostly from the Penrhyn quarry. No early slate remains, the slate is now even courses, thin split slate.

5.4 Boundaries

5.4.1 Boundaries are generally stone walls, with some examples of slate fencing. The stone is a mix of granites, slate and mudstones. The earlier walls, such as that bounding the south of the churchyard have substantial stones to form the base with smaller stones above, these are generally rounded fieldstones, later walls comprise more slate and are more heavily worked, generally of mortar rather than dry construction.

5.4.2 The original churchyard is bounded by rubble walling (mostly now mortar-bedded), with 19th century gates and piers leading to the yew alley up to St. Llechid's. This wall and its relationship with the slate graves provides an interesting contrast and is important to the character of this area. The wall becomes dry-stone as it turns west to bound the churchyard, enclosing both the early and 1840's sections. This has early field-stones at the base.

5.4.3 Part of the field north of 1 Tyn Llan has been enclosed by slate fencing, probably of recent date, but a positive contribution to the character of the approach. An earlier fence lines part of the path to the church, beyond the yew avenue.

5.4.4 Modern leylandii and similar species have unfortunately become a regular treatment for boundaries, to the detriment of the area.

5.5 Other Features, Details and Surfaces.



22 Detail of St. Llechid's Church (2021).



23 Slate fencing in the churchyard (2021)

5.5.1 Smooth slate (generally Penrhyn) gravestones with carved detail and fine lettering, especially in the context of the yew alley and the contrast with the coarse rubble of the boundary walls.

5.5.2 The gate at the edge of the conservation area is locally forged and riveted kissing gate (giat mochyn) of late 19th century date, contributes to the character of the area adjacent to Afon-y-Llan.



Listed Buildings
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 Listed Buildings (© 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 (see fig 24):

6.1.1 Scheduled Monuments

- *n/a*

6.1.2 Listed Buildings

- *22930 Church of St. Llechid*
- *22941 Sundial at the Church of St. Llechid.*
- *4149 Telephone Call Box.*

6.1.3 There are a series of significant designated historic assets (scheduled monuments and listed buildings) within 1km of the conservation area:

- *CN121 Early Fields and Dwellings East of Llanllechid*
- *CN176 Coed Uchaf Hut Group*
- *CN287 Hut Circles West of Corbri*
- *3670 Coed-Uchaf*

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:

- *Yr Hen Bwl (the Old Bull Inn)*
- *Red Lion Farm*
- *The Smithy*
- *1 & 2 Green Cottage.*
- *Pont Llan*
- *1-2 Tyn Llan*
- *Terrace on Tan Fynnydd*
- *Walls, gate piers, gates and surfacing associated with former Calvinistic Methodist Chapel (on Tan Fynnydd).*
- *Ty Capel*
- *Tai Fynwent*
- *Tan Hwfa*



26 Listed Sundial (2021).



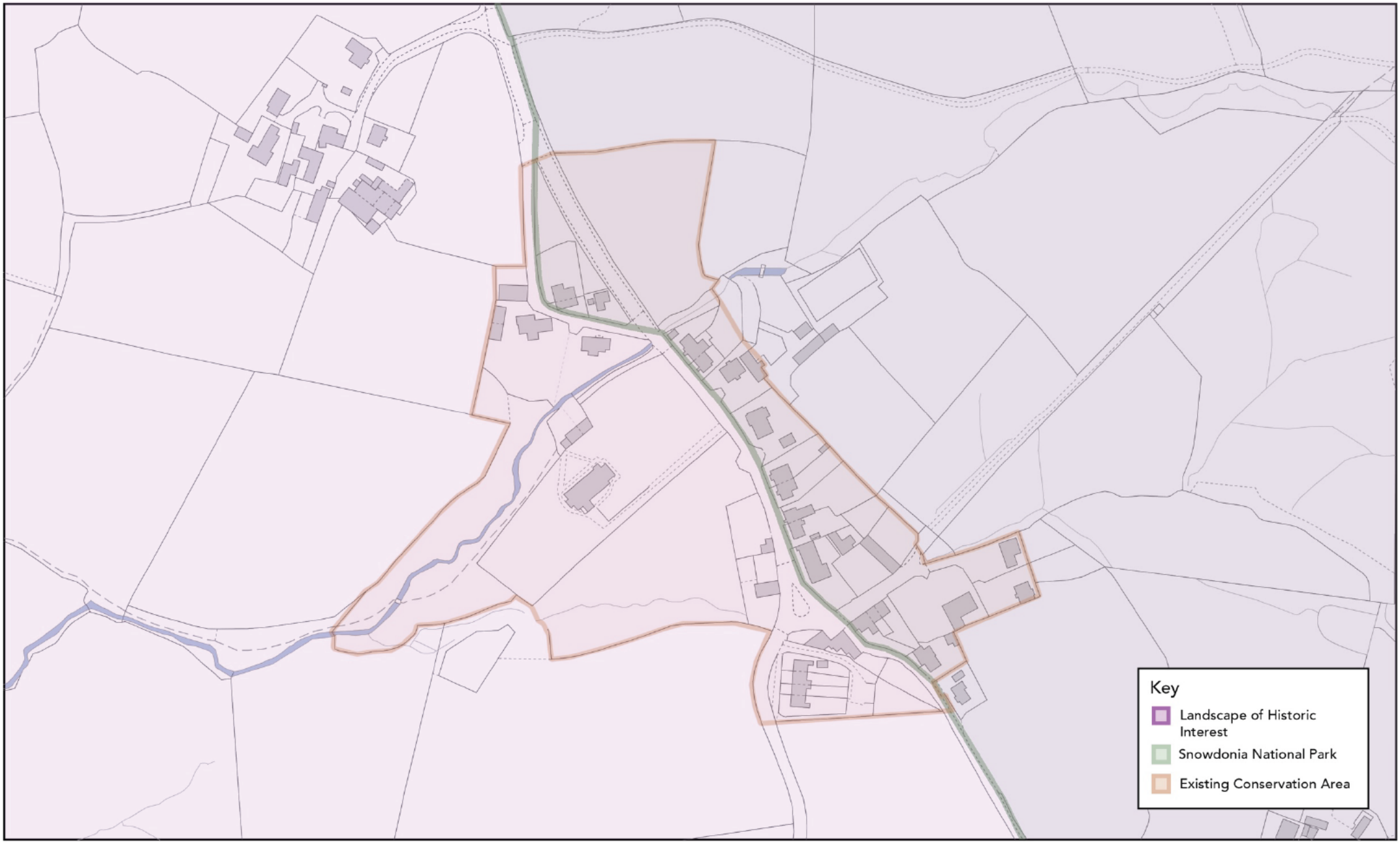
27 1 & 2 Green Cottage



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

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Other Designations
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29 Llanllechid, other designations. (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

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.

7.0 The Conservation Area Boundary

7.1.1 Following the appraisal, no amendments are proposed to the conservation area boundary.

8.0 Hidden Histories (archaeological potential)

8.1.1 The archaeological potential of Llanllechid is significant given the extensive prehistoric activity in the locality. Within the Conservation Area, the primary areas of potential would be the area around the church and the field to the south-east of the church which was noted to contain earthworks, potentially of medieval date.

9.0 Other Designated Assets

9.1 Trees Preservation Orders

9.1.1 Within the Conservation Area there are no tree preservation orders (over and above the protection conferred by the Conservation Area).

9.2 Designated Historic Landscape

9.2.1 The village lies with the Ogwen Valley (Dyffryn Ogwen) Landscape of Outstanding Historic Interest in Wales (HLW(GW)10).[7]

10.0 Biodiversity

[7] https://cadwpublicapi.azurewebsites.net/reports/historiclandscape/FullReport?lang=&id=HLW%20(Gw)%2010

10.1 Carneddau Landscape Partnership Area

10.1.1 Llanllechid Conservation Area is partly within the Carneddau Landscape Partnership Area. An overview of this scheme is given below:

10.1.2 The Scheme will protect the fragile heritage of the Carneddau by increasing understanding and enjoyment of the area's cultural and natural heritage across a wide range of communities, individuals, and organizations. At the end of the Scheme, the landscape will be better managed, in better condition and better understood.

Objectives

- Protection of rare species and habitats, nationally important archaeological remains and characteristic landscape features
- Keep alive the traditions, knowledge, and place names of the landscape
- Encouraging sustainable land use
- Enable a diverse audience to discover, record, protect and celebrate the Carneddau through new events, activities, training, interpretation, and improved access
- Maintain visitor numbers to the area within sustainable levels.

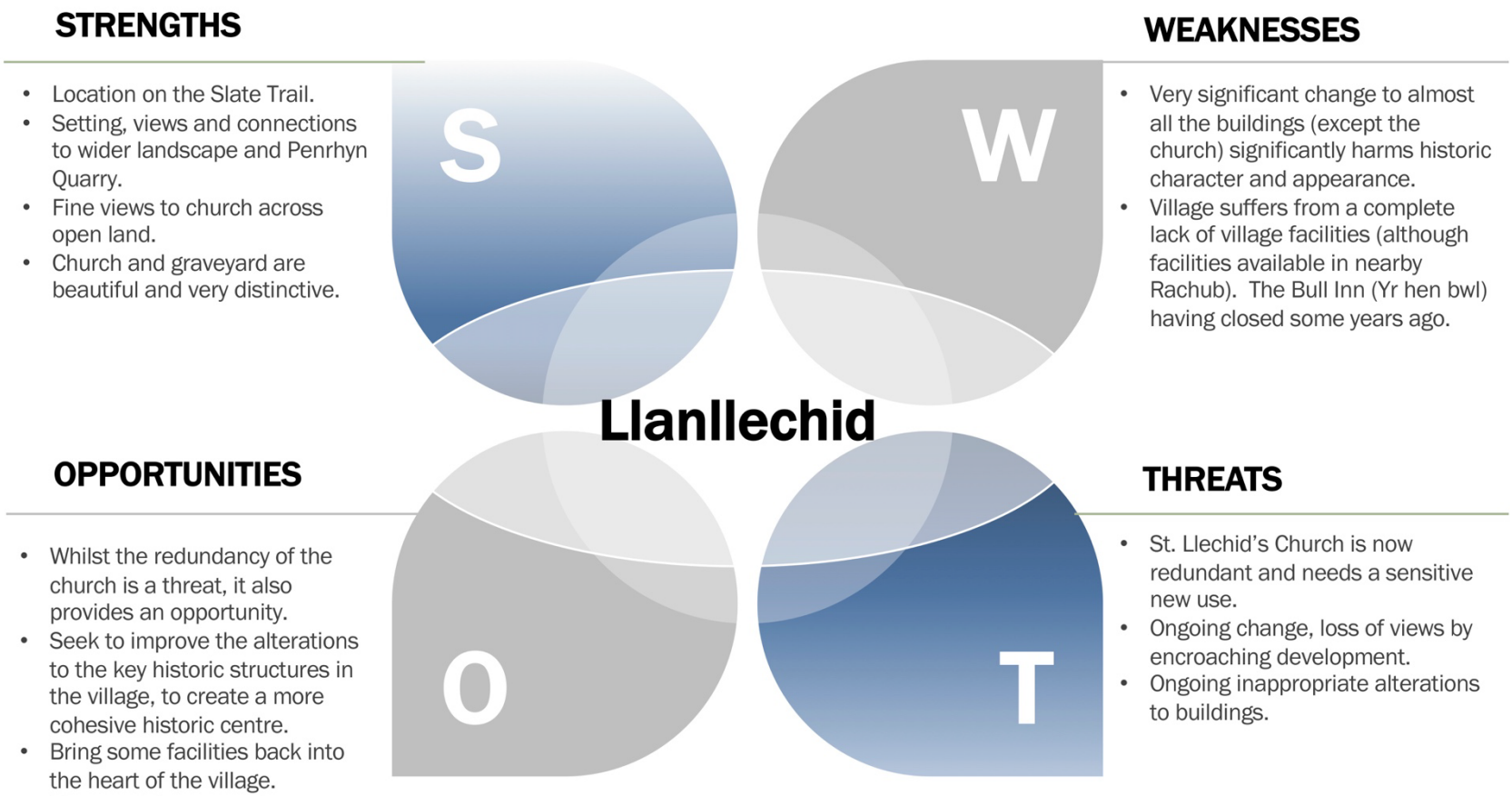
10.2 Trees

10.2.1 See 9.2 for Tree Preservation Orders.

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



1.0 Summary SWOT Analysis



2.0 Understanding the Issues

2.1 The Condition of the Conservation Area

2.1.1 Llanllechid has suffered from extensive changes to most of its buildings, with the exception of St Llechid's Church and Tai Fynwent, however the layout of the village, its position within the landscape and setting have changed little. Modern development is very limited.

2.1.2 Most buildings are occupied or in beneficial use but there are some significant buildings which are either unoccupied, or underutilised. These include:

- St. Llechid's Church is listed and a highly significant building. Having been out of use for some time, it still remains in reasonable external condition, but deterioration is likely if an appropriate long term use is not soon found.

2.1.3 There are some significant 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.
- Application of modern renders and paints externally.
- Inappropriate or poor quality developments or extensions.
- Loss of traditional boundary treatments, and modern planting such as leylandii.
- Over dominance of vehicles, parking and traffic.

2.1.4 Specific examples include:

- Replacement of windows and doors and modern rendering to Yr Hen Bwl.
- Extensive modifications, modern windows and porches to buildings facing the church, such as Haulfryn and Siop Llan.
- Construction of a new building at Pont Llan, which has removed traces of the original mill race.



29 Modern porches, renders and uPVC windows have been installed to the detriment of the conservation area.



30 Leylandii and modern hedging creates a more suburban feel.

2.2 Buildings at Risk

2.2.1 St. Llechid's church is no-longer a place of worship. Whilst it remains generally in reasonable condition (when viewed externally), finding a new and beneficial use is vitally important.

2.3 Overview of the SWOT Analysis.

2.3.1 A SWOT analysis has been undertaken for the Llanllechid 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.

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

- Find a suitable new use for St. Llechid's Church. This could address the lack of community facilities within the village, but the risk of inappropriate conversion to residential or holiday accommodation could result in damage to the important setting and churchyard.
- Seek to enhance the appearance of some of the other key buildings, e.g. Hy Hen Bwl.
- Seek to encourage replacement of modern windows and renders with those of more appropriate detail and appearance.
- In tandem with the above, Support reinstatement of traditional building details and sustainable upgrading for improved environmental performance.
- Enhance the landscape setting, through encouraging appropriate boundary treatments and enhancing the area around the small village green.
- Consider enhanced pedestrian connections and introduce interpretation, especially of the churchyard and Afon y Llan.

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



31 St Llechid's Church, Potential for a new community use?



32 There are plentiful opportunities to provide interpretation and enhance the understanding of Llanllechid's long history.

- Seek positive engagement to reverse damaging alterations to key buildings and features.
- Potential to enhance village facilities, perhaps associated with finding a new use for St. Llechid's Church.
- Ensure that green spaces and key views are protected through local engagement and when considering applications for development.

3.0 Positive Management.

3.1 Boundary Changes.

3.1.1 No changes are proposed to the Conservation Area boundary.

3.2 Local & National Policy Protection

3.2.1 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.

3.2.2 There are no recommendations for article 4 directions, or buildings for assessment for national listing.

3.3 Enhancing the Special Interest of the Conservation Area

3.3.1 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.

3.3.2 Specific issues and opportunities include:

- Consideration of a design brief to ensure that St. Llechid's is brought back into beneficial use.
- Enhancing connections through to the Afon-y-Llan, and introduce interpretation where possible to enhance the understanding of the heritage of Llanllechid. This could include narrative on the extensive pre-historic landscape and the quarries, which are well appreciated from vantage points in the village.

- 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.

3.3.3 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.

3.3.4 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 Llanllechid.
- Raising awareness and (with support in the future) skills for local contractors and crafts people.

3.4 Sustainability & Environmental Upgrading

3.4.1 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).***

3.4.2 Llanllechid has natural opportunities for micro-power generation. These could beneficially be developed, especially with the existing Ynni Ogwen Cyf, which could potentially support such schemes for community benefit.

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

3.5 Biodiversity

3.5.1 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).

3.5.2 It is considered that the trees in the churchyard, predominantly yew (in the avenue) should be considered for preservation orders.

3.5.3 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.

3.5.4 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.

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

3.5.6 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.

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

3.5.8 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.

4.0 Consultation

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

- Meeting with Llanllechid Community Council (13/1/2022)
- Online survey distributed via Llanllechid Community Council and Partneriaeth Ogwen
- Partneriaeth Ogwen
- Via the National Park's website.

Appendices:

Appendix A - Sources

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

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