

NANT PERIS

Conservation Area Appraisal and Management Plan

Chambers Conservation Ltd

Issue

Issues: 5 Final Version

Chambers Conservation Ltd
Registered in England and Wales, no. 09787239
Registered address: Studio 2, Mercury House, High Street, Tattenhall, CH3 9PX
www.chambersconservation.com

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
- 5.4 Boundaries
- 5.5 Other Features, Details and Surfaces

6.0 Historic Assets
- 6.1 Designated
- 6.2 Undesignated

7.0 Hidden Histories (Archaeological Potential)

8.0 Other Designated Assets

9.0 Biodiversity

Part Two, Conservation Area Management Plan.

1.0 Summary SWOT Analysis
2.0 Understanding the Issues
    2.1 Condition
    2.2 Buildings at Rosk
3.0 Overview of the SWOT analysis.
4.0 Positive Management
    4.1 Boundary Assessment
    4.2 Legislative Protection
    4.3 Enhancing the Special Interest of the Conservation Area
    4.4 Sustainability
    4.5 Biodiversity
5.0 Consultation



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

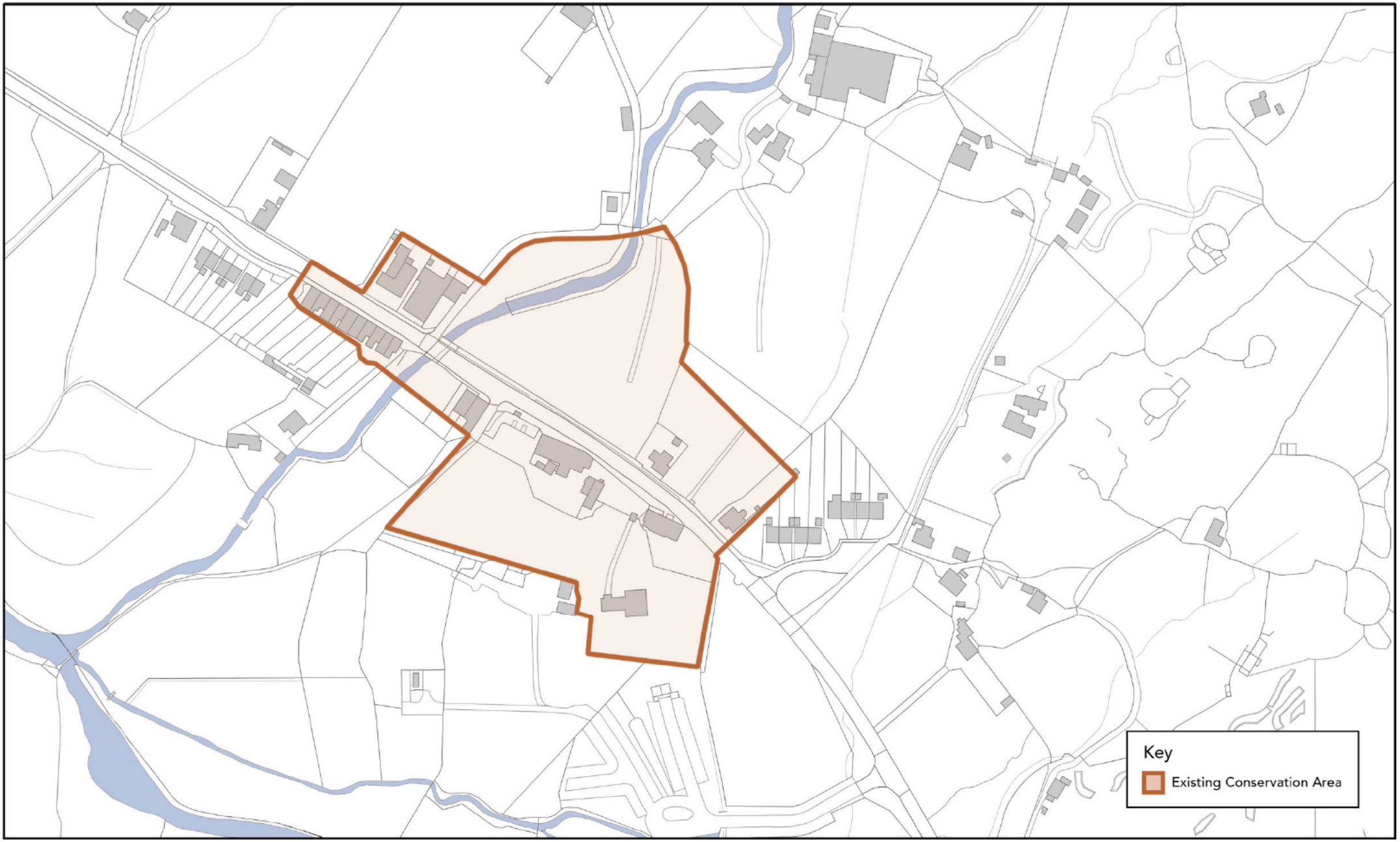
1.2.1 The extent of the study area is part defined by the Conservation Area boundary (see Fig 02), however the immediate surroundings (including the adjacent landscape areas) were included in order to both understand the wider context and determine whether any amendments to the boundary would be appropriate.

Location & Setting

1.2.2 Nant Peris lies at the start of pass of Llanberis, between the mountains of the Glyderau to the north and east and the Snowdon massif to the south and west. The immediate valley sides have steep and craggy, rising above the village, reflecting its glacial origins. The ridge of Crib Goch (923m AOD) is a particularly prominent feature enclosing the view towards Pen-y-Pass.



01 Crib-y-Ddysgl from Nant Peris



Conservation Area
1:2500 @ A4

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

1.2.3 Nant Peris marks the point where the valley begins to widen, before the lakes of Llyn Peris and Llyn Padarn and the village of Llanberis. The Afon Nant Peris runs to the west of the village, before discharging into the south-eastern end of Llyn Peris, some 0.5km further down the valley.

1.2.4 The Conservation Area was designated in 1974.

2.0 Summary of Special Interest

2.1.1 Nant Peris has long been an important route through the mountains of Eryri, from Roman times and earlier. There is strong evidence for pre-historic activity in the surrounding area and the site of the current village would have been an attractive one for settlement. This underpins the special historic interest of Nant Peris, and provides a high degree of evidential value, through the potential for further understanding of the early history of the area.

2.1.2 Early medieval settlement in Nant Peris comprised dispersed farmsteads with modest areas of land between. Unusually this is still very visible adjacent to the Conservation Area in Nant Peris. It is particularly evident in the following views:

- Views across to the listed buildings of Pen-y-Bryn, Cwm y Wrach and the well of Ffynnon Beris clearly show the early pattern of development at Nant Peris.
- Views across to the farmsteads of Ty Isaf, Swn y Nant and Tyddyn Alice, clearly showing the early pattern of development at Nant Peris.

2.1.3 The landscape setting of Nant Peris is essential to the special interest of the conservation area. Visual connections towards Crib Goch & Crib-y-Ddysgl to the south, the Llechog ridge to the west Elidir Fawr and the Glyderau to the east all make a significant contribution to the special interest. It is little wonder that the area has been beloved of artists and those in search of the picturesque since the 18th century. There are some views where this relationship is particularly important to the special interest of the conservation area. These are specifically identified later in the appraisal, but key examples are:

- Views looking south towards the Snowdon massif and Crib Goch, showing the key landscape context of the village.



03 View towards Pen-y-Bryn, Cwm-y-Wrach and Ffynnon Beris.



04 View across the church towards the Llechog ridge.

- View across the churchyard to tripartite gable St. Peris church with Clogwyn Mawr and the Llechog ridge behind.
- Vaynol Arms and associated buildings in context of the Llechog ridge.

2.1.4 Nant Peris has a strong and distinctive architectural character, having avoided substantial later development and with key buildings, such as the church, Vaynol Arms and Capel Rehoboth, being well preserved. Primary elements include:

- The church of St. Peris, in particular the unusual form of the east end of the building, with its three gables.
- The integrity of the Vaynol Arms and its relationship to the road, slightly splayed from the parallel, which creates a distinctive character. Retention of sash windows and other details. Grouping of the pub with the adjacent structures.
- Scale of Capel Rehoboth, and high quality original detailing of the road facing façade.
- Well preserved dispersed farmsteads, some with original features and details.

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

- Retention in use of the church and the inn. Important to a local and wider audience.
- The extensive graveyards, which supported not only Nant Peris, but the wider community, even after the expansion of nearby Llanberis.
- Presence of the Llanberis Mountain Rescue in the village since the early 1970s.
- The role of the village as a starting point for many visitors to explore the area, with the parking and shuttle bus services.



05 View of Vaynol Arms towards the Llechog ridge.



06 Capel Rehoboth, Detail of the Itailianate Façade.

3.0 Historic Timeline

Prehistoric

3.1.1 The history of Nant Peris is covered in much detail elsewhere, the summary below is intended only to give context to the appraisal and the assessment of special interest.

3.1.2 There is widespread evidence for pre-historic occupation in the wider area, but no prehistoric archaeological sites within 500m of the conservation area. The nearest protected site is above the western shore of Llyn Peris where there is a prehistoric settlement of circular huts (*CN288 Hut Circle Settlement and Rectangular Hut North of Hebron Station*).

Medieval

3.1.3 In Roman times the road connecting Segontium and Bryn-y-Gefeiliau passed through the valley, although its exact location is not known. There was also a Roman marching camp at Pen-y-Gwryd, spanning the modern junction of the A4086 and A498 (Lynch p.105).

3.1.4 In the medieval period, the valley formed part of the lands of the princes of Gwynedd, largely used to farm cattle, which accounted for much of their wealth. These lands were centred around Castell Dolbadarn, the fortification built by Llywelyn ab Iorwerth (Llewellyn the Great). It was a key step for Llywelyn to extend his power over Gwynedd leading to him becoming Prince of Wales, which threatened Edward I. In the late 13th century the area witnessed some key passages of the battle between Dafydd ap Gruffudd, the last independent Prince of Wales, and the troops of Edward I. In May 1283 Dafydd was at Dolbadarn but was forced north to Abergwyngregyn before finally being captured in June of the same year.

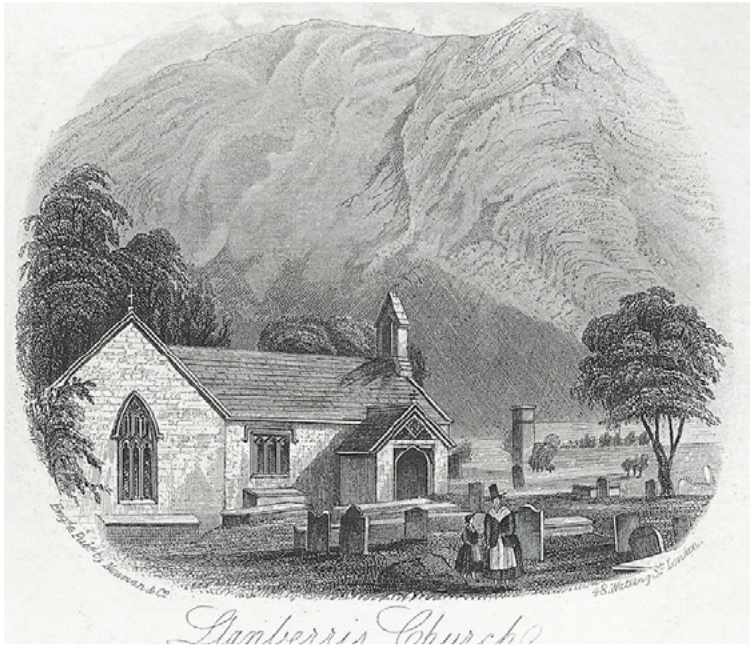
18th Century Artists and Early Tourism

3.1.5 The true origins of the settlement are not well understood, but it seems likely that there was an earlier church on, or near, the site of St. Peris, given the proximity of the holy well (Ffynnon Beris) and the dedication to the early Welsh saint (St. Peris).

3.1.6 The current church is an amalgam of many periods and was extensively restored by Henry Kennedy of Bangor in 1848, when works included replastering and redecoration and some 'new joinery work'. The earliest part of the church is the nave, which could date to the 13th century or perhaps earlier, and has a fine 15th century arch-braced roof. The transepts



07 Extract from the Tithe Map, showing the Church and Vaynol Arms (1839)



08 'Llanberis' Church, early 19th Century (Peoples Collection, Wales)

19th Century

and side chapels are probably from the later 15th or early 16th Century. Early 20th century images show that the church was previously limewashed[1].

3.1.7 The dispersed nature of building still evident to the south-east of the conservation area probably reflects the original nature of the settlement which survived well into the 19th century, with small upland farmsteads dispersed but broadly grouped together.

3.1.8 The advent of early tourism in the late 18th century following the visit of Pennant and other early picturesque tourists raised awareness and brought with it artists such as Turner. His depiction of Dolbadarn (1798-99) espouses not only the picturesque concept in landscape but also the revival of interest in the Princes of Gwynedd. *"How awful is the silence of the waste,/ Where nature lifts her mountains to the sky,/ Majestic solitude, behold the tower/ Where hopeless OWEN, long imprison'd, pined/ And wrung his hands for liberty in vain.*[2]

3.1.9 The Vaynol (Faenol) Estate gradually came to dominate the area as slate mining and quarrying gathered pace. As early as the 16th century the estate was the principal land owner. Over the following two-hundred years the estate acquired the majority of the land in the area, expanding through the enclosure of common land. The road was turned into a turnpike, c.1802 and two milestones survive from this period (outside the conservation area).

3.1.10 By 1839 the tithe map shows the church, the inn (The Vaynol Inn) and a very dispersed group of buildings, see fig 07.

3.1.11 The earliest significant commercial quarrying started as early as 1787 when land was leased from the landowners, the Assheton Smith's of the Vaynol estate. Operations only grew following the creation of a new partnership led by Assheton Smith and then significantly following the creation of a tramway to Porth Dinorwic in 1824. By the mid-nineteenth century the Dinorwig Quarry was producing 100,000 tonnes of slate and employing nearly 3000 men.

3.1.12 The establishment of a new village at Llanberis to serve the burgeoning slate and tourist industries ensured Nant Peris remained little altered with very limited new developments. It was at this time the settlement around



09 Extract from the OS Map, Surveyed 1888.



10 Early photograph of the Vaynol Arms (Peoples Collection Wales)

[1] https://coflein.gov.uk/en/site/43803/images?advanced[0][name.value]=St.%20Peris
[2] Pennant, Thomas, A Tour in Wales (1773-76), https://www.library.wales/discover/digital-gallery/pictures/a-tour-in-wales//

the early church became know as Nant Peris (or Old Llanberis), after the valley.

3.1.13 Developments in the 19th century were restricted to a few dwellings, including the Glan-yr-afon terrace, probably to support the small, more local industry such as Gallt-y-llan quarry to the west of the village on the slopes of Clogwyn Mawr. This quarry opened about 1811, working over a long period[3]

20th Century

3.1.14 The Welsh Calvinistic Methodist chapel (Rehoboth - NPRN 6890) was opened in 1876 to the designs of O. Morris Roberts.[4] The inscription on the front of the chapel suggests this replaced an earlier one '*adeiladwyd 1833, ail adeiladwyd 1876*'. A ministers house to the east was part of the development. Both being preceeded by the construction of the British School and associated house in 1856. The first headmaster of the British School was Morgan Albert Ellis who went on to be come a well respected figure in the development of the Calvinistic Methodism in the USA, and the first secretary of the General Assembly of Calvinistic Methodists.

3.1.15 In 1923 a church hall was created, probably rebuilt from an earlier structure, (now Snowdonia National Park Warden Centre) and the church provided with a new lych gate in 1929. After the second world-war two rows of council houses (Nant Ffynnon) were added to the east and one to the west end of the village (beyond the conservation area boundary).

4.0 Spatial Analysis

4.1 Settlement Form & Layout

4.1.1 The form of development at Nant Peris is still very discernible from its early origins as a group of small farmsteads with a church and inn. There is very little growth or development around the church, other than the opening of the Vaynol Inn, which was originally opened as part of a farm house (Tŷ'n Llan) in c.1780[5], until the turnpike road was constructed.

4.1.2 This general lack of nucleated development gives the settlement it's distinct character, beyond the core of the conservation area, and is unusual in easily being able to appreciate this early form. The Vaynol estate records show

[3] https://coflein.gov.uk/en/site/419098/ & Gwyn, David 'Welsh Slate, Archaeology and History of an Industry' (RCAHMW).
[4] (Pevsner) Haslam et. Al. Gwynedd (2009), p.475.
[5] https://historypoints.org/index.php?page=the-vaynol-arms-nant-peris



11 View towards the former British School from the west (2021).



12 Glan-y-afon terrace (2021), from the north-east

that some of these farmsteads, Pen-y-Bryn, Cae-gwyn and Cwm-y-Wrach are possibly 18th century or earlier and evident on the tithe mapping. The farmsteads on the north side of the valley, accessed along the side of Capel Rehoboth, Ty Isaf, Swyn y Nant and Tyddyn Alice are also noted in the 18th century Vaynol estate records.[6]

4.1.3 The core of the village, which forms the conservation area, is generally linear in form, becoming a nucleated ribbon development to the west, stretching along the old turnpike road. This reflects some of the development following the creation of the turnpike, with larger houses such as Dol Peris and Bron Eryri, the British School, Rehoboth chapel and Glanrafon terrace.

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 15):

A-B Views towards the Snowdon massif and Crib Goch, showing the key landscape context of the village.

C View across the churchyard to tripartite gable St. Peris church with Clogwyn Mawr behind.

D Views across to the listed buildings of Pen-y-Bryn, Cwm y Wrach and the well of Fynnon Beris clearly showing the early pattern of development at Nant Peris.

E Views across to the farmsteads of Ty Isaf, Swn y Nant and Tyddyn Alice, clearly showing the early pattern of development at Nant Peris.

F views towards St. Peris Church from the old turnpike road.

[6] Gwynedd Archaeological Trust, Draft CAA March 2011.



13 Mountain Rescue Centre and view towards Crib Goch.



14 Prominent Trees to the church yard (see 4.3).

G views across the churchyard towards the spoil heaps of Dinorwig.

H Buildings, Vaynol Arms, Mountain rescue centre in context of the Llechog ridge.

4.3 Green spaces & Trees

4.3.1 The nature of development in Nant Peris means that the green spaces are informal and agricultural in nature, other than the churchyard and adjacent 20th century cemeteries.

4.3.2 The agricultural setting to the south-east (outside the current conservation area boundary) and within the conservation area opposite the Vaynol Arms are particularly important as they provide a contextual view of the earlier settlement patterns.

4.3.3 Other distinctive groups of trees are shown on plan at **Fig 25**, these include:

- Individual trees in the churchyard, including a substantial yew and Scots Pine trees which frame the view of the church to the south.

5.0 Character

5.1 Overview

5.1.1 The character of Nant Peris is fundamentally rooted in the landscape which surrounds it. Buildings are seen in the context of the agricultural land, or the mountains as the valley steepens.

5.1.2 The dispersed nature of the original settlement is clear, with small scale farmsteads still sitting in context of St. Peris's Church, particularly to the east and north-east.

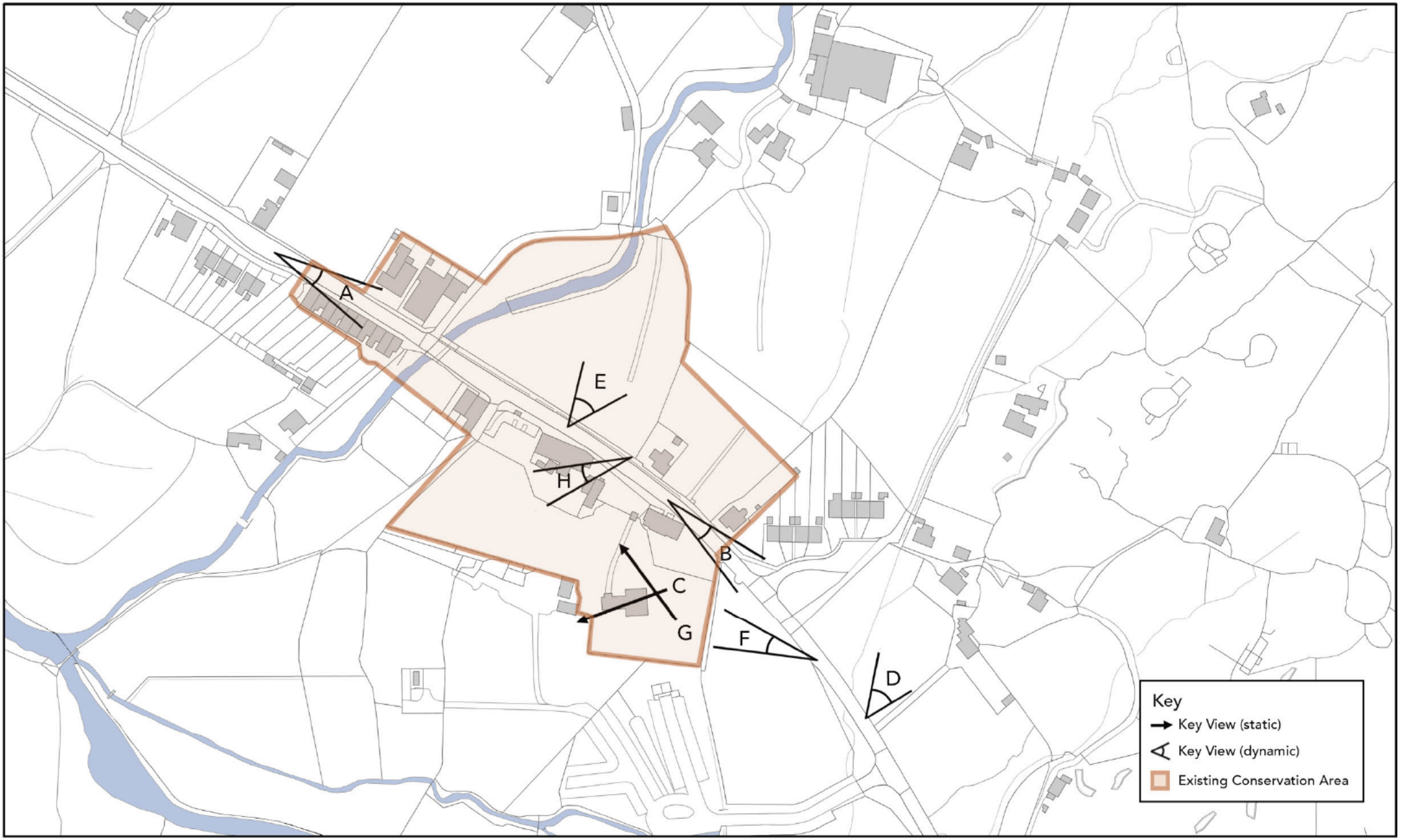
5.1.3 The small scale 18th Century development in around St Peris's is still evident, through development of the Vaynol Arms (from an existing farm), but the primary character of the conservation area today is a small scale linear settlement, reflecting the 19th century developments along the turnpike road, in particular Glan-yr-rafon terrace, Rehoboth chapel and the creation of slightly larger dwellings such as Bryn Eryri, Dol Peris and Glyn Peris.



15 Dol Peris from the south. (2021).



16 Rubble stone and later slate roof, St. Peris' church.



Key Views
1:2500 @ A4

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

5.2 Architectural Character

5.2.1 The early buildings are small farmsteads, generally simple single storey or low two-storey buildings. The nature of which is essentially very simple, using rounded field stones, sometimes quite large, with worked quoins. St Peris' Church is of a similar uncoursed rubble with worked dressings.

5.2.2 The plan and form of the church is very unusual and distinctive, especially the three gabled east end, resulting from the 17th century extensions to the transepts.

5.2.3 Modest single and two-storey Georgian buildings characterise the existing farmsteads and also the Vaynol arms, set at a slight angle to the turnpike road, creating a distinctive spatial character. Early photographs show the Vaynol Arms has been increased in height since the mid-20th century.

5.2.4 Capel Rehoboth offers a rewarding contrast to the former British school the smaller scale buildings, with its Italianate façade, comprising snecked granite with ashlar dressings and pediment. The projecting porch and corresponding gates and railings, with tripartite definition are particularly well detailed. The side elevation is rubble stone with rendered dressings, where it connects to the former chapel house (now Llys Awel).

5.3 Materials

5.3.1 The primary building material is stone, but there is an interesting mix of slates, granites and some gritstone. Early buildings are very simple, using rounded field stones, sometimes quite large, with worked quoins, this is also reflected in the earlier parts of St. Peris' Church and in the church hall.

5.3.2 Opposite Rehoboth, Bwthyn y Nant and the adjacent former post office are of coursed, squared granite blocks, as is Dol Peris. Bron Eryri is snecked granite. All reflecting a more aspirational period after the construction of the turnpike road. As noted above, Capel Rehoboth brings a much higher quality, more formal, treatment through the use of snecked stone and ashlar dressings, both in granite.

5.3.3 More recently renders have become a significant material element. These are generally modern, painted, such as the Vaynol Arms.

5.3.4 Most of the roofing is slate and of the 19th and 20th centuries, thin split slates in equal courses.



18 Bwthyn y Nant and former Post Office and . (2021).



19 Rubble stone walls, varied field and quarried stones. Note the slate tips of Dinorwig in the background.

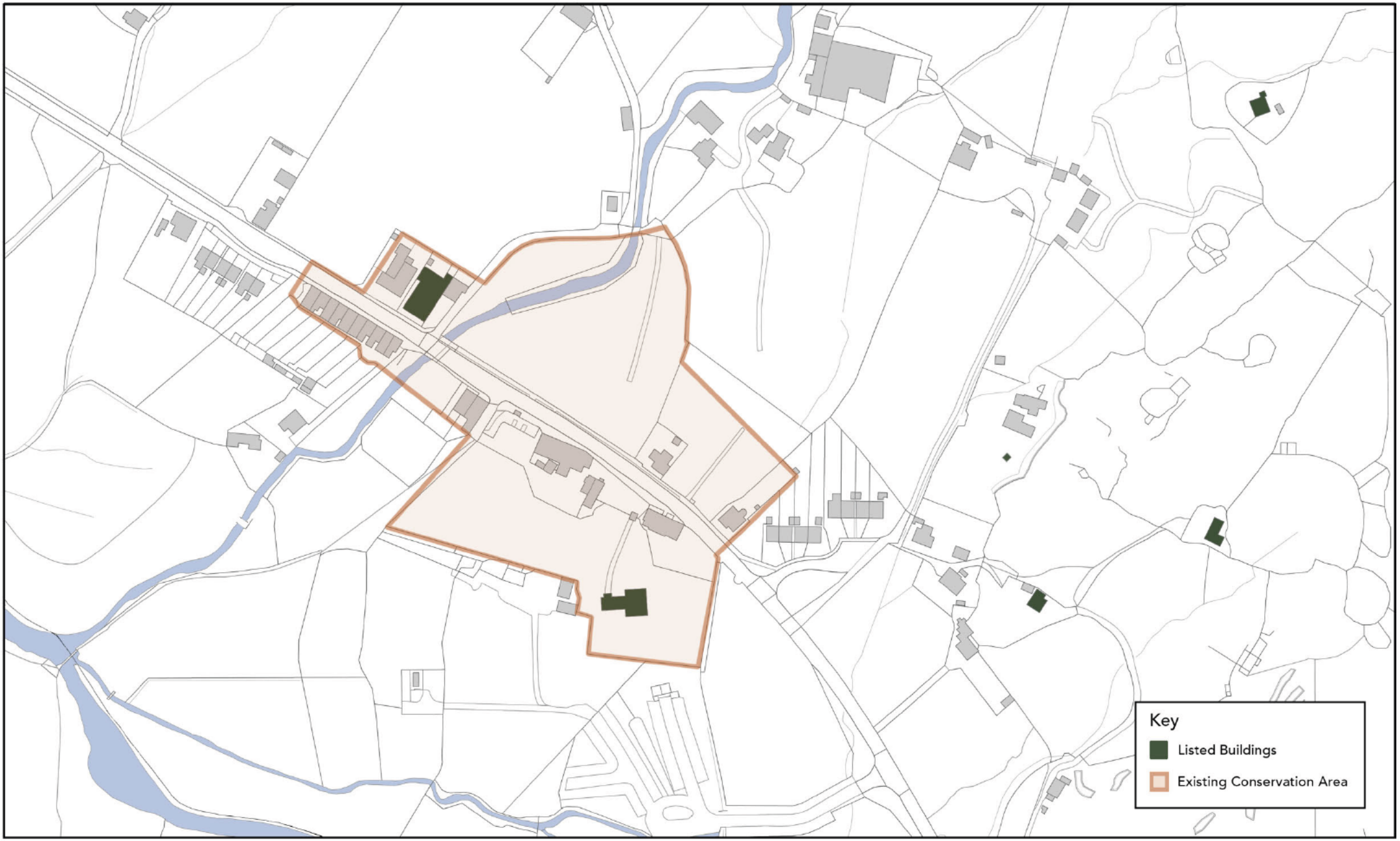
5.3.5 There is almost complete renewal of windows within the conservation area to the non-listed buildings, but the Vaynol Arms retains horned sashes (to the northern end), probably 19th century (the southern end has top-hung modern replicas), and Capel Rehoboth retains arched head sashes to both front and side elevations. Bron Eryri has had uPVC replacement windows since the 2011 assessment.

5.4 Boundaries

5.4.1 Boundaries are most often marked through stone walls, these use a mix of field stones, a mix of granites and gritstones combined with slate from the adjacent quarries. Some have very large, unworked stones to the base. Rebuilding over time has contributed to a particular character through the mix of material and the different types of worked and unworked stones.

5.4.2 Good examples are those around the churchyard, providing a rewarding contrast to the slate of the gravestones. Later changes have affected this character, for example formalised stone walls with modern post and wire fencing on the top. Capel Rehoboth has more formal stone walling with copings and railings to the road, these are all intact.

5.4.3 To the south of the conservation area there are a few good examples of slate fencing, including those lining the drive of Tan-y-Bryn.



Listed Buildings
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20 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

- *n/a*

6.1.2 Listed Buildings

- *3769 Church of St. Peris.*
- *21849 Capel Rehoboth*

6.1.3 Potential Additional Designations.

It is considered that the Vaynol Arms should be assessed for listing on the national list.

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

- *3770 Ffynnon Beris.*
- *21835 Pen-y-Bryn*
- *21837 Cwm-yr-Wrach*

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 23):

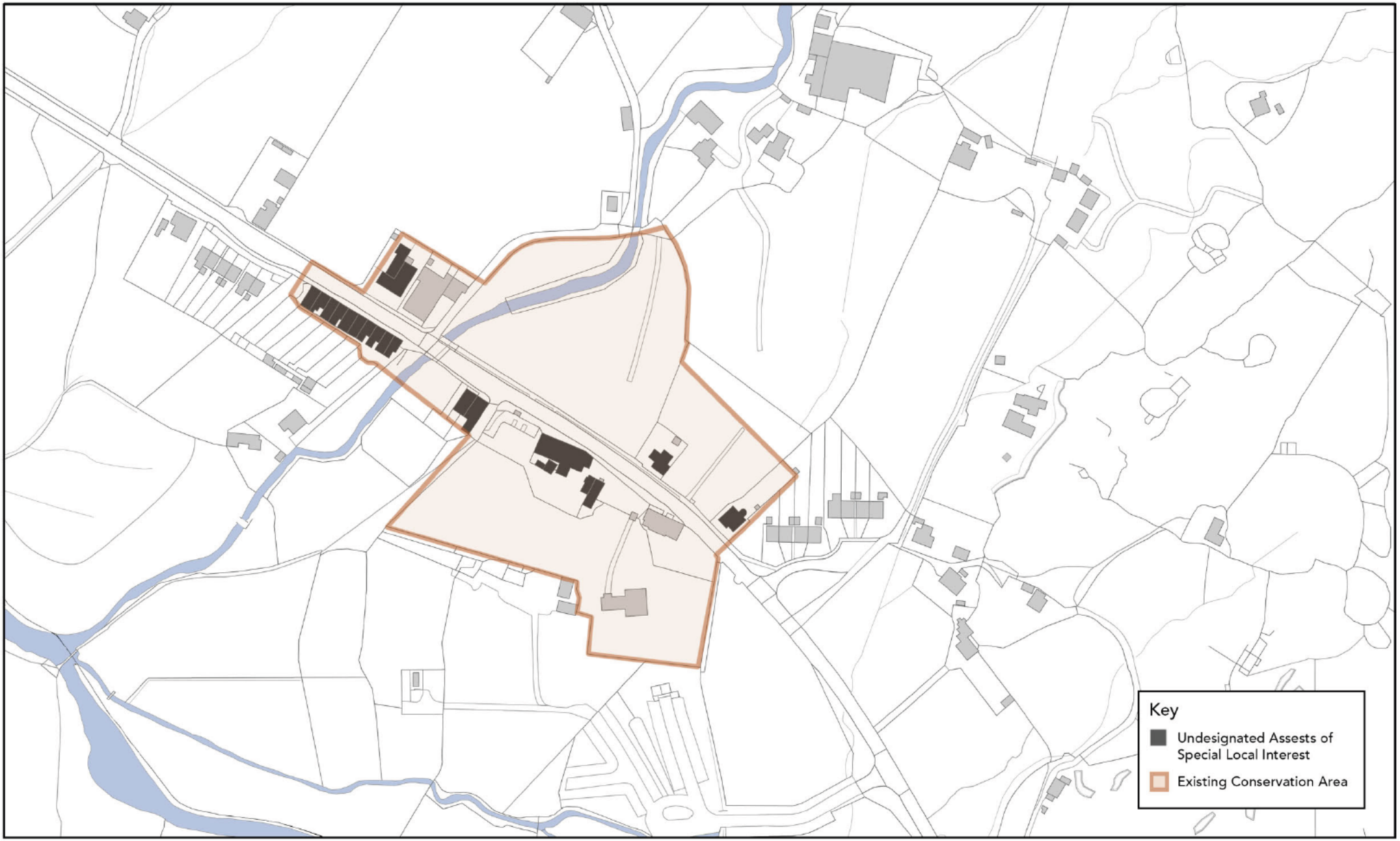
- *The Vaynol Arms Hotel (see note above).*
- *The Snowdonia National Park Ranger Base/Snowdonia Mountain Rescue Centre (former church hall).*
- *Bwthyn y Nant and Former Post Office*
- *The former British School & house (Hen Ysgol & Ty'r Ysgol)*
- *Llys Awel (former Chapel House)*
- *Dol Peris & Bron Eryri*



21 Llys Awel (former Chapel House), 2021.

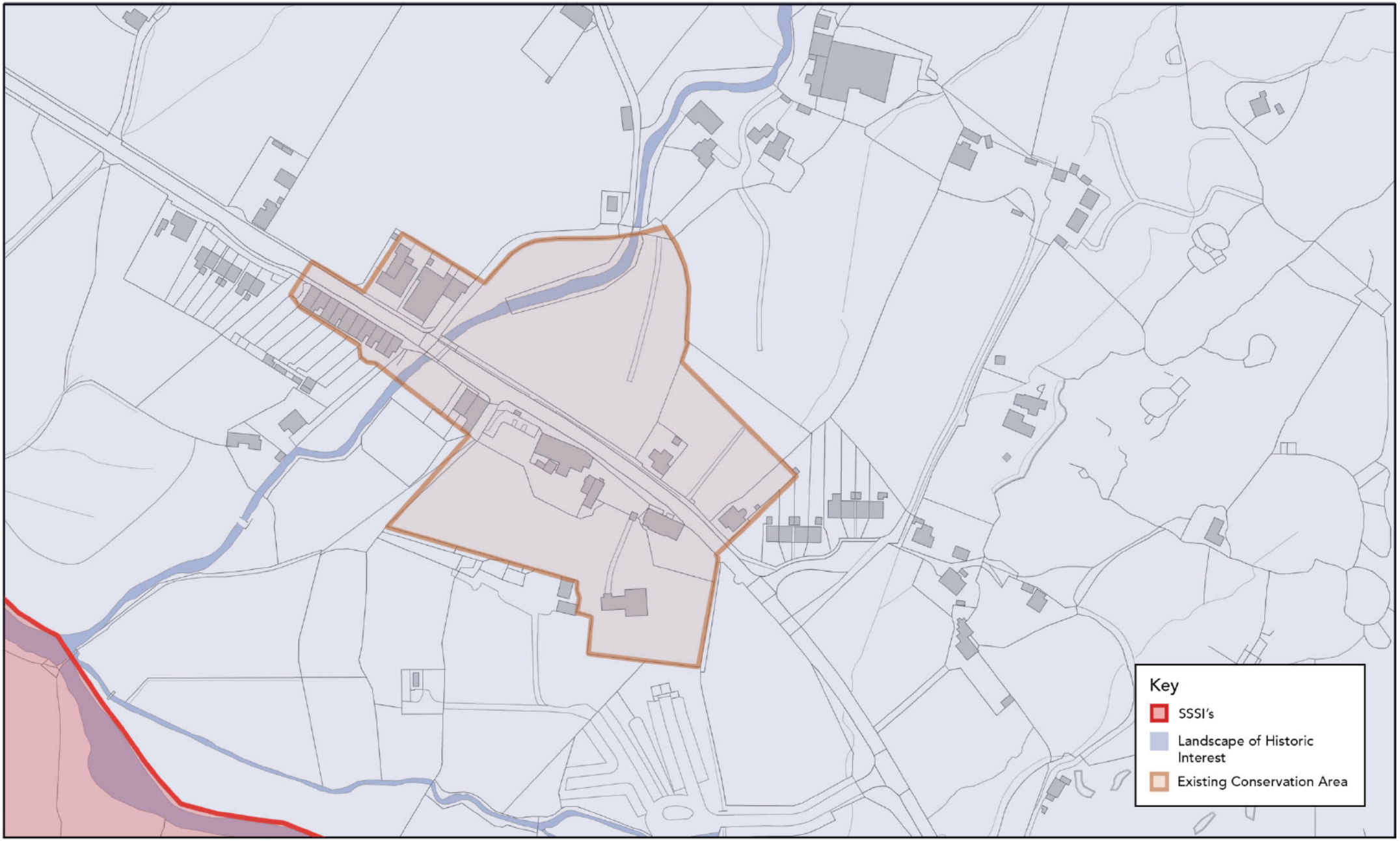


22 The slate tips of Dinorwig on the south-eastern slopes of Elidir Fawr.



Undesignated Assests of Special Local Interest
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Other Designations
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24 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 Hidden Histories (archaeological potential)

7.1.1 The archaeological potential of sites within the conservation area specifically is not known, however there is strong evidence for pre-historic activity in the surrounding area and the area would have been an attractive one for settlement.

7.1.2 The village is also near to be near the Roman route from Segontium to Bryn-y-Gefeiliau, which passed through the valley. Whilst the alignment of this road is not well defined or understood it could pass through or close to the conservation area, leading to a potential for below-ground deposits.

8.0 Other Designated Assets

8.1 World Heritage Site

8.1.1 Nant Peris is approximately 0.5km south-east of the southern boundary of the Dinorwig Slate Quarry Mountain Landscape element (2) of the Slate Landscape of Northwest Wales World Heritage Site (WHS). Nant Peris lies within the buffer zone of this area.

8.2 Sites of Special Scientific Interest (SSSI)

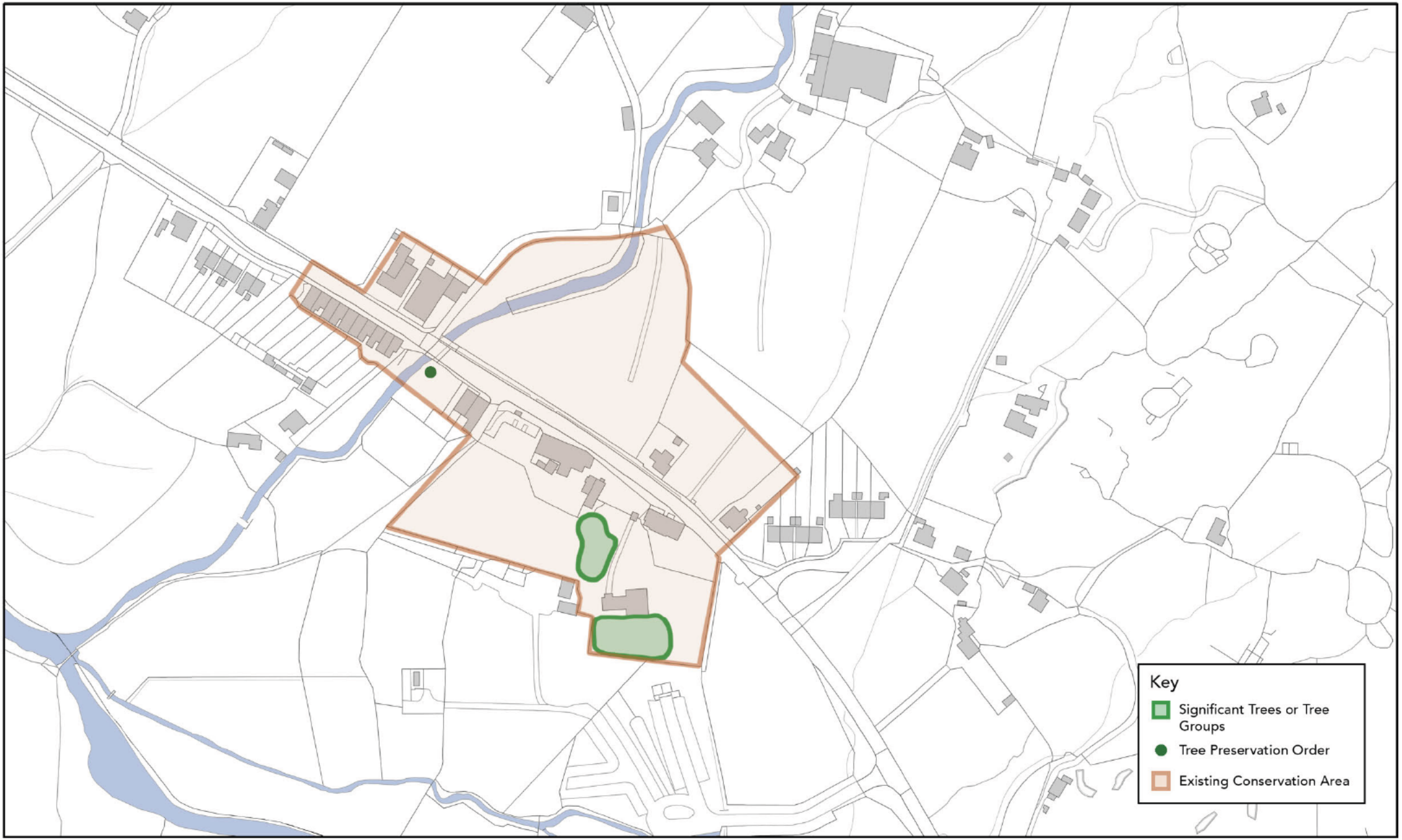
8.2.1 The conservation area lies east of the Eryri Site of Special Scientific Interest (SSSI) and the Eryri Special Area of Conservation (SAC), the boundaries of which follows the Afon Nant Peris. See fig 24.

8.2.2 A Special Area of Conservation (SAC) is a site designated under the European Union's Habitats Directive as part of the Natura 2000 network. Natura sites are internationally important for protecting a range of vulnerable habitats and species of wild fauna and flora. SACs include both terrestrial

and marine habitats and species (other than birds which are protected separately) which are listed in the Habitats Directive.

8.3 Trees Preservation Orders

8.3.1 There is a single tree preservation order, ref. SNP052 (T01), for a Sycamore (Acer pseudoplatanus). The tree is situated to the North-West of the property known as Glyn Peris. Glyn Peris, Nant Peris. (see fig 25).



Trees
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 Tree Preservation Orders (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

8.4 Designated Historic Landscape

8.4.1 The village is also located with the Dinorwig Landscape of Outstanding Historic Interest in Wales (HLW(GW)6).

http://cadwpublic-api.azurewebsites.net/reports/historiclandscape/FullReport?lang=en&id=HLW%20(Gw)%2012

8.5 Other Designations

8.5.1 The Gwynedd special landscape area 07, the North-Western fringes of Snowdonia follows the north-eastern boundary of the national park boundary, again some 0.5km to the north-west of the village.

8.5.2 The village also lies within the International Dark Sky Reserve.[7]

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 Nant Peris.

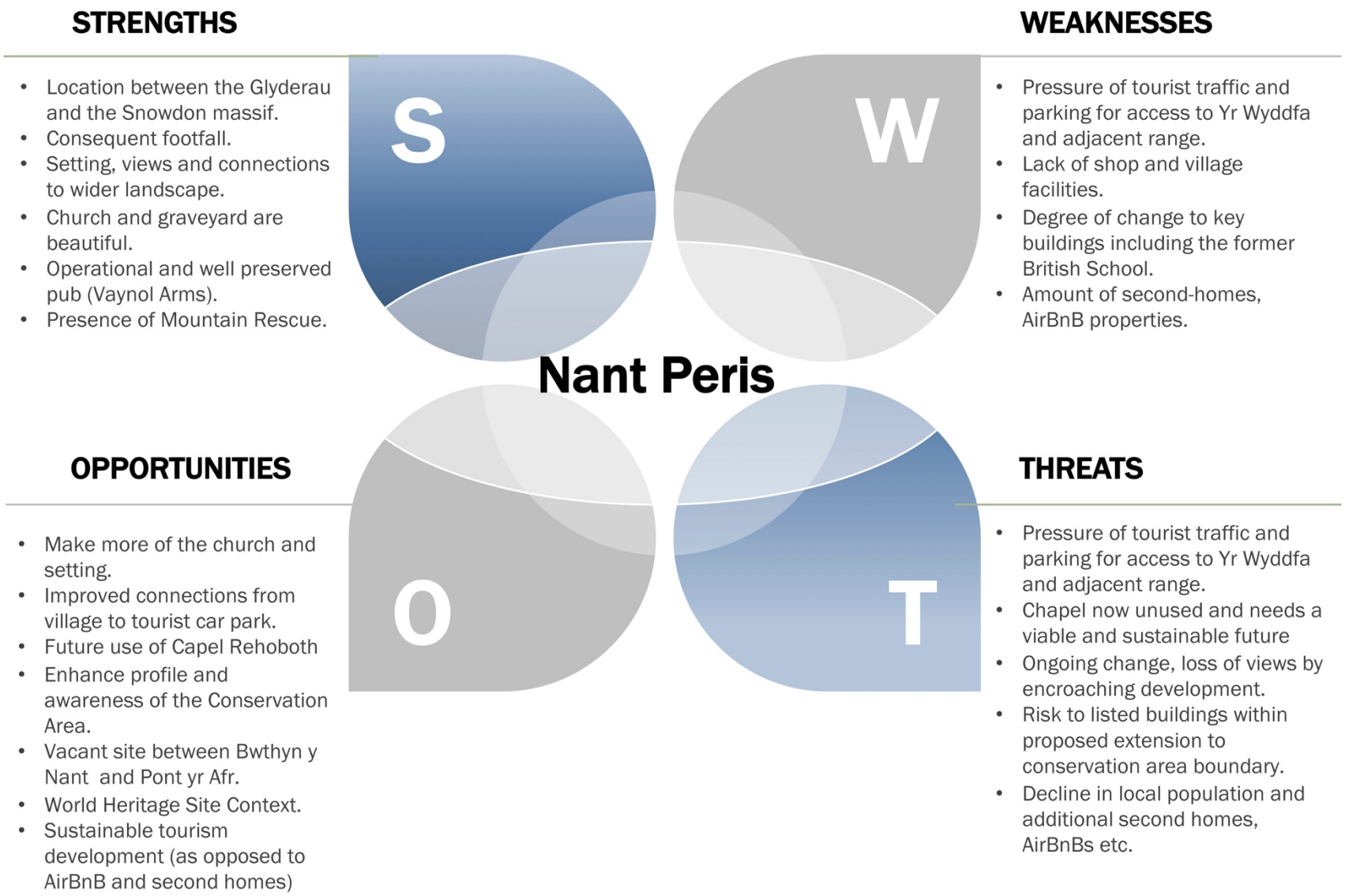
9.2.2 Migratory fish such as the salmonids salmon and brown/sea trout are known to be present in the Afon Nant Peris. Access for migratory salmonids to the upper part of the Seiont catchment (Afon Nant Peris and associated tributaries), by-passing Llyn Peris, is via a 2 km unlit fish tunnel. Salmon and sea trout are known to successfully negotiate the tunnel. To mitigate the loss of spawning grounds and juvenile habitat in the upper Seiont catchment to migratory salmonids, a stocking programme began in 1979.

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



PART TWO – CONSERVATION AREA MANAGEMENT PLAN.

1.0 Summary SWOT Analysis



2.0 Understanding the Issues

2.1 The Condition of the Conservation Area

2.1.1 Nant Peris retains much of its special character. However the conservation area is currently quite small and consequently fails to provide protection to some of the earliest parts of the wider settlement.

2.1.2 There are also some issues which are present within the current conservation area 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.
- Modern rendering over stonework or cement renders (with modern detailing) replacing traditional lime renders.
- Vacant site alongside Pont-yr-Afr and Bwthyn y Nant, is untidy and the wall leading to the bridge parapet has been damaged.
- Loss of traditional boundary treatments.
- Over dominance of vehicles, parking and traffic.

2.1.3 Specific examples include:

- Replacement of windows and doors to key buildings in the conservation area including Dol Peris, the former British School, Bryn Eryri, Llys Awel, Bwthyn y Nant and Former Post Office.
- Modern rendering to the former British school.
- Dominance of tarmac around the lych gate to Eglwys St Peris, adjacent to the mountain rescue centre and around the Vaynol Arms.

2.2 Buildings at Risk

2.2.1 The listed Capel Rehoboth was recently sold following closure. Whilst the building is not currently on the buildings at risk register (BAR), some works were observed taking place during the fieldwork.



26 Replacement uPVC windows, Glan-yr-afon terrace



27 Works being undertaken to Capel Rehoboth, 2021.

2.2.2 It is understood that the chapel has been purchased by a local group, with a view to providing potentially local facilities, which seems positive, but planning and listed building consent applications will need to be made.

2.2.3 It is understood that Pen-y-Bryn, a listed building which is within the extended conservation area boundary, is in poor condition. It is recommended that this is investigated and urgent action (including statutory notices) taken as required.

3.0 Overview of the SWOT Analysis.

3.1.1 A SWOT analysis has been undertaken for the Nant Peris 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:

- Enhance the setting and connections between the church, Vaynol Arms and the tourist car parking area.
- Support reinstatement of traditional building details and sustainable upgrading for improved environmental performance.
- Find a suitable new use for the listed Rehoboth Chapel, enabling the protection and enhancement of its significance.
- Ensure that the setting of the Conservation Area is protected through extending the boundary.

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

- Enhance facilities for the village, which are limited aside from the pub and church. Perhaps at Capel Rehoboth.
- Seek positive engagement to reverse damaging alterations to key buildings and features.
- Potentially seek to reduce the number of AirBnB and second homes in favour of more sustainable tourism developments.

- Ensure that green spaces and key views are protected through local engagement and when considering applications for development.

4.0 Positive Management.

4.1 Boundary Changes.

4.1.1 It is proposed that the area be extended to encompass the earlier farmsteads to the north and east of the conservation area, as indicated on Figure 28.

4.1.2 This is proposed to reflect the early history and nature of Nant Peris as a settlement of dispersed farmsteads, which is well preserved and currently very legible.

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 The introduction of new article 4 directions *is not* proposed to the Nant Peris conservation area.

4.2.3 As noted in 6.1 of the CAA, it is recommended that the Vaynol Arms is *considered for listing on the national list*. If this is not possible, the application of article 4 directions could be reconsidered.

4.2.4 There is a vacant development site between Bwthyn y Nant and Pont yr Afr. The redevelopment of this plot, if appropriate, could helpfully be guided *by a more detailed design brief.*

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 Nant Peris Conservation Area include:

- Consideration of more appropriate surfacing to the hardscaped areas around the Vaynol Arms, Llanberis Mountain rescue station and lych gate.
- Encouraging reinstatement of more appropriate joinery details to locally significant buildings, in place of modern uPVC replacements.
- Supporting and advising the new owners of Capel Rehoboth.
- Taking action to ensure the protection of the listed buildings within the extended conservation area boundary.
- Seek appropriate development of the vacant site.

4.3.3 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 Nant Peris
- 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 Nant Peris has natural opportunities for micro-hydro power generation. Since 2016 the Afon Gafr has provided 350 kW of power towards local homes and the wider grid. The substation building is sited on the lane to Ty Isaf, behind the Capel Rehoboth (just outside the conservation area). This scheme has not had a negative impact on the character of the conservation area. Other small schemes have been undertaken at Blaennant and Gwastadnant.

4.4.3 Similar schemes may be possible, but should take account of the special interest and character identified, ensuring no adverse impact.

4.5 Biodiversity

4.5.1 Trees are critically important to the biodiversity of the area. A single tree is protected by a tree preservation order (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, yew and scots pine, 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, 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.

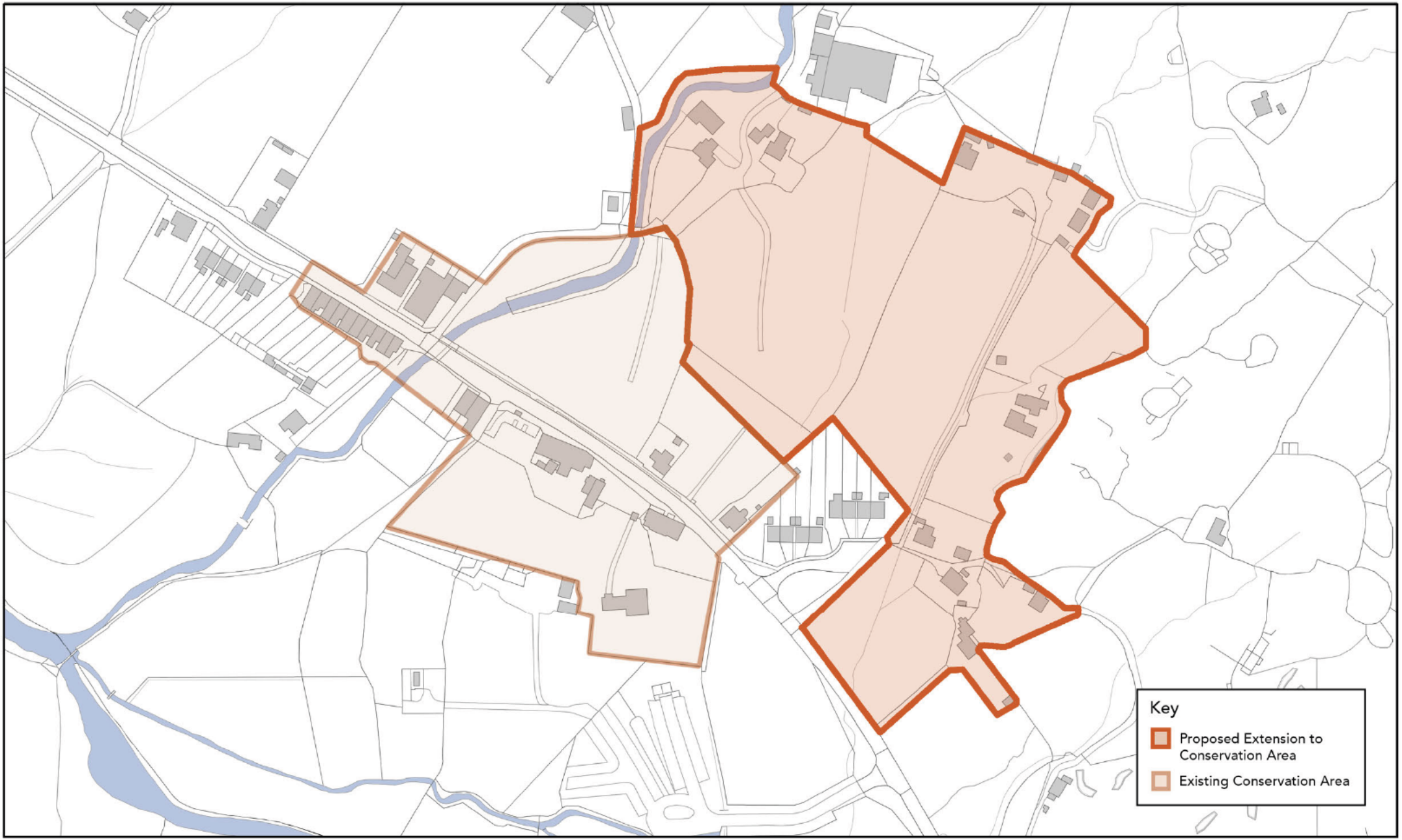
4.5.7 Encouraging development to include measures to contribute positively to the overall biodiversity of the area.

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:

- Llanberis Community Council (12/1/22).
- Via the National Park's website.



Proposed Extension to Conservation Area
1:2500 @ A4

28 Proposed revision to Conservation Area Boundary (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

Appendices:

Appendix A - Sources

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

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