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# Conservation Area Appraisal: **Llanllechid, Gwynedd**

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GAT Project No. 2155

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# Llanllechid, Gwynedd

## Conservation Area Appraisal

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Report No. 918

Prepared for  
the  
Snowdonia National Park Authority

January 2011

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## **LLANLLECHID**

### **CONSERVATION AREA APPRAISAL**

#### **Gwynedd Archaeological Trust Report No. 918**

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## **LLANLLECHID: CONSERVATION AREA APPRAISAL**

### **1. INTRODUCTION**

#### **1.1 General Introduction**

The following document constitutes an assessment of the Llanllechid Conservation Area, undertaken by Gwynedd Archaeological Trust on behalf of Snowdonia National Park Authority. The Llanllechid Conservation Area lies partly within Snowdonia National Park boundary and partly within the county of Gwynedd (Fig. 8). The appraisal will include all of the Conservation Area, though responsibility for management of the area lies with the two authorities for their respective areas.

The aim of the appraisal is to describe and explain the historic character of the settlement in order to inform and support positive conservation and regeneration programmes. This will help improve the quality of planning advice, and contribute to local interpretation strategies. The survey will define the distinctive historical character of Llanllechid, and identify the variety of character within it. The aims of the survey are based upon the understanding that the variety of character identified during the survey is fundamental to local distinctiveness and pride of place, and these are to be seen as assets within the process of regeneration.

#### **1.2 Acknowledgements**

Gwilym Jones, Snowdonia National Park Authority instigated the project and generously provided help and information. The staff at Gwynedd Archives, Caernarfon, the National Library of Wales, Bangor University Archives and the National Monuments Record, Aberystwyth are gratefully thanked for their help and for the provision of archive material relevant to this project.

### **2. METHODOLOGY**

#### **2.1 Introduction**

A brief was provided by Snowdonia National Park Authority. The methodology employed to answer the brief is based upon that developed by Cadw following initial urban characterization projects undertaken by Welsh Archaeological Trusts. These in turn were based upon a methodology developed in England for urban characterization and assessment, and also include English Heritage guidelines for Conservation Area Appraisal.<sup>1</sup>

The following methods were used to achieve the stated aims.

##### *Data collection*

This phase included the collection of data from regional and national historic environment records, including those kept at Gwynedd Archaeological Trust, RCAHMW, Cadw and National Museums and Galleries of Wales. Archive records were obtained from Gwynedd Archives, University of Wales, Bangor and National Library of Wales. The records were entered onto a database that was compatible with the regional Historic Environment Record, and their location identified through a geographical information system (MapInfo). Additional records and information sources were identified from historic maps, prints and photographs, and literature sources, including early antiquarian works.

##### *Characterisation*

The characterisation process combined the understanding gained from the desk-based phase with comprehensive fieldwork and a visual assessment of the surviving historic fabric. The development of the topography of the settlement was noted, and phases of historic change identified. Distinctive architectural forms, materials and significant elements of town and streetscapes were recorded. This process allowed the

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<sup>1</sup> English Heritage 2006

identification of areas of distinctive character, and these formed the basis of the character areas presented in this report. Site visits were conducted on three separate occasions in January 2011 by representatives of the Trust.

## **2.2 Principal sources**

The resources of the county record office at Caernarfon, the National Library of Wales and the University of Wales Bangor were assessed. Aerial photographs were examined at the National Monuments Record, Aberystwyth. The church and other buildings are described in the Gwynedd volume of the *Buildings of Wales series*<sup>2</sup> and also in the listed buildings descriptions. The industrial history of the area is described in *Gwynedd: Inheriting a Revolution*<sup>3</sup>.

Contemporary descriptions of Llanllechid are given by the topographical writers Lewis (1833) and Hyde-Hall (1809-11).<sup>4</sup>

## **2.3 Previous archaeological work**

No known archaeological work has been undertaken within the conservation area. A considerable amount of survey work has been carried out in the surrounding area, particularly in the upland areas, where very significant archaeology dating from the prehistoric to post-medieval periods has been identified.

# **3. THE PLANNING PROCESS**

## **3.1 Introduction**

Details of the planning process and how it affects management of the conservation area can be found in Appendix I.

## **3.2 Statutory protection**

There are no scheduled ancient monuments within the conservation area, though several lie within the near vicinity. There are three listed buildings within the Area, namely the church, sundial and telephone kiosk (PRN's 7026, 31850 and 12679 - see Appendix two for descriptions).

The conservation area lies within a registered Landscape of Outstanding Historic Interest. This is the Ogwen Valley HLW (Gw 10) as specified within *Register of Landscapes of Outstanding Historic Interest in Wales*, which is described as being characterised by 'extensive and very well preserved remains of prehistoric and later land use'.<sup>5</sup>

# **4. THE LANDSCAPE SETTING**

## **4.1 Extent of Area**

The extent of the area included within the study is shown on figure 1. It includes the conservation area and the surrounding lands.

## **4.2 Landscape Setting**

The settlement at Llanllechid is located at a height of 175m OD on the upper part of the north Arfon coastal terrace. To the west and south-west lie the Carneddau and outliers, rising at their highest to just over 1000m OD. Hyde-Hall in 1810 was impressed with the view, and says 'from the churchyard may be seen a grand

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<sup>2</sup> Haslam *et al*, 2009

<sup>3</sup> Gwyn 2006

<sup>4</sup> Lewis 1833; Jones 1952

<sup>5</sup> CCW, Cadw, Icomos 1998

and extensive mountain scene, of which Nantfrancon and its succession of mighty peaks from Y Filiast to the Glydairs form the chief ornament'<sup>4</sup>The intermediate marginal ground between the lower agricultural lands and the higher ground contains numerous archaeological sites dating from the prehistoric and later periods.. A river, Afon Llan, runs west through the centre of the village to join Afon Ogwen before flowing out to sea. A smaller stream crosses the south end of the village, and joins the Afon Llan south-west of the church.

Llanllechid lies amongst pasture fields which are generally well drained and improved, and with some scope for arable cultivation. Many of the field boundaries are shown on the estate map of 1768,<sup>6</sup> though some changes have taken place over time from that date.

Llanllechid lies on a road running from the coast at Tal y Bont to Bethesda and so up Nant Ffrancon. The church lies close to the crossing of the Afon Llan, and forms one focus of settlement. Another focus lay south of the river on a road junction where an inn and chapel were established.

## **5. HISTORICAL DEVELOPMENT**

### **5.1 Prehistoric and Roman**

Numerous prehistoric and Roman sites within the area attest to settlement and clearance from early times. Typically for the area the Bronze Age remains tend to be funerary and ritual in nature, and it is not until the later prehistoric period that settlements are commonly found within the archaeological record. Particularly important in this respect is an area east of Pant Hwfa where a concentration of prehistoric and medieval settlement is scheduled, as also is a prehistoric settlement Corbri and Coed Uchaf.

### **5.2 Medieval**

By the medieval period the land was intensively settled and farmed, though there still existed extensive areas of common grazing and unimproved land, which was interspersed with more intensively cultivated fields and dispersed settlement. The road pattern is likely to have been at least partially in place by then, and this may have influenced the building of the church in this location – alongside the road at a river crossing. A number of rectangular foundations can still be seen within the marginal land around Llanllechid, and these are the remnants of the dispersed medieval settlement. None were known from within the conservation area, though during fieldwork for this project 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 18<sup>th</sup> century (PRN 31864, Appendix 2; Fig. 8).

The church of St. Llechid was listed in the 1254 Valuation of Norwich,<sup>7</sup> but was completely rebuilt in the 19<sup>th</sup> century (Plate 2). The foundations of the earlier church remain in the cemetery east of the present church, though are difficult to identify because of the large number of graves now overlying it. 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.'<sup>8</sup> 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.<sup>9</sup> The chapel was 15ft by 15ft 10in wide. The church had a stone flagged floor and held 214 worshippers.<sup>10</sup> 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 early plans (Fig. 2).

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<sup>6</sup> Penrhyn MSS 2203

<sup>7</sup> Lunt 1926, 191

<sup>8</sup> Lewis 1833

<sup>9</sup> Gwynedd Archives XM/2170/46

<sup>10</sup> *Ibid.*, Hughes and North 1924, 145-7



### 5.3 From 1768 to the present

The earliest evidence for the layout of the settlement is the Penrhyn Estate map of 1768.<sup>11</sup> This shows a small nucleus of holdings, though nothing that could be described as a nucleated settlement, around the church (Fig. 2). However by 1855 a small nucleated settlement had grown up north of the church located on a bend in the road (Fig. 5b).<sup>12</sup> In 1768 this is shown as a field called Cae Bach with a single dwelling forming part of the farm of Corbri. By 1855 a water mill, an inn (the Red Lion) and a smithy had developed here with at least one other house alongside. According to local tradition this was the location of the annual sheep fair held every October.

South of the church the road divides, and a further nucleus had developed in this area. A building is shown on the 1768 map on the site of the present Bull Tavern with one or more houses to the south-west, and the Methodist chapel was established by 1783. By 1855 further buildings had been added.

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 landowner was the Coetmor estate, but these lands were also acquired by Penrhyn Estate when they were sold after insolvency in 1801.<sup>13</sup> The tithe map of the parish of Llanllechid of 1840,<sup>14</sup> which only shows divisions in the landscape based on blocks of estate holdings with no attempt made to show individual fields, 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. The main holdings of the Earl of Egmont, a member of the influential Percival family, were in Somerset and Ireland although his holdings in Wales were probably derived from family marriages to the Wynnes of Coetmor and his own marriage to Jane Wynne of Wern.<sup>15</sup> The tithe map shows six buildings within this eastern area, which includes *Tai Hwfa* and *Capel Peniel*. The pre 1846 church is shown on the 1768 Penrhyn map within a rectangular churchyard (Fig. 3); this now forms the north western part of the current churchyard and is clearly demarcated on the ground.

The settlement was described as a village by the turn of the 19<sup>th</sup> 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 26<sup>th</sup> October’ each year.<sup>16</sup> In the 19<sup>th</sup> century settlement in the area around Llanllechid expanded significantly as a result of the major development of the slate quarrying industry. A rapid expansion of population led to the growth of new settlements at Bethesda, Tregarth, Mynydd Llandegai and Cae-llwyn-grydd (Rachub). The latter lies less than 500m from the south end of Llanllechid, but lay outside Penrhyn ownership. A quarry and related settlement grew up here, with houses and gardens fitted into a tight grid pattern within the land holding. In contrast the settlement at Llanllechid does not develop greatly at this time. This is because it is largely Penrhyn land, and their quarry villages lay further south-east, around Tregarth and Mynydd Llandegai. It remained a rural settlement, though providing services to the wider area, including shops, two inns, the parish church and Methodist chapel (Fig. 7).

The medieval church of St. Llechid was taken down in 1846, when the new church was built, to the designs of Henry Kennedy in a neo-Norman style. 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’.<sup>17</sup> This involved a significant extension south-east of the first cemetery, in which the new church was built (Fig. 4, 6). The foundations of the old church can just be made out amongst the graves which now

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<sup>11</sup> Penrhyn MSS Additional 2203

<sup>12</sup> Penrhyn MSS Additional 2221

<sup>13</sup> Gwynedd Archives X/Poole/4144

<sup>14</sup> Gwynedd Archives

<sup>15</sup> Dictionary of Welsh Biography, seen online at ‘<http://yba.llgc.org.uk/en/E/list.html>’

<sup>16</sup> Jones 1952, Williams 1973, 153

<sup>17</sup> Clarke 1961, 22

occupy the earlier cemetery. The cemetery walls were rebuilt, with new rounded and capped gate piers marking the entrance, and a yew-lined avenue was established along the south edge of the cemetery to the new church.

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. The walls of the mill survive to eaves height, and the leat system is still in evidence. The chapel has been rebuilt as a residence.

## **6. PRESENT SETTLEMENT CHARACTER**

### **6.1 The Topographic development of the settlement**

It is unlikely that there was ever medieval nucleated settlement at Llanllechid but rather dispersed settlement, as indicated by the archaeological remains of rectangular structures in the area. However the location of the church alongside the Tal y Bont road at a river crossing would suggest that part of the existing road pattern has a medieval origin. The 1786 estate map shows the genesis of growth at two focal points, the first to the north of the church where the inn the Red Lion was built, and the second at the road junction south of the church where the Bull Tavern was built. By 1855 these two locations had become definite focal points, and the two linked by development on the east side of the road between. By the mid-19<sup>th</sup> century the current layout was established, altered since by minor new development, either by rebuilding or new building.

### **6.2 Present settlement description**

When approaching from the north the new road by-passes the northern part of the settlement which lies down the old road to the west. This by-passed area is centred on Red Lion Farm, which formerly served as an inn of that name. It is located on a bend in the road, and the hipped roof and large lateral chimneys suggest a building of significance. To the north of Red Lion Farm a former smithy, gable end on to the road, has been converted into a dwelling, whilst Green Cottage, east of the road, is of more modern character. Dry stone walling of probable 19<sup>th</sup> century date, and of local character, survives along sections of the old road, which rejoins the main road just north of the river. The remains of the water mill and leat are visible in the garden to the rear of Red Lion Farm.

The road crosses the Afon Llan on a stone-built bridge, and first passes the track which runs between the river and the cemetery down to Tai Fynwent (Plate 4), and subsequently the cemetery lying behind a low stone wall. Tai Fynwent, an 18<sup>th</sup> century single storey cottage, lies between the church and the river. A footpath continues down through a wooded valley between fields. The conservation area includes this walk, where there is an early iron kissing-gate (giat mochyn) and examples of slate fencing and early stone walling.

On the east side of the road directly opposite the churchyard are 1 and 2 Tyn Llan, a pair of late 19<sup>th</sup> century stone built cottages. Agricultural outbuildings to these have been converted into two bungalows, Bedw Arian and Llidiart Y Mynydd.<sup>18</sup> A second, slightly later pair, of cottages, 1 and 2 Bryn Eglwys, which have brick rather than rubble stone chimney are next, followed by the former Siop Llan and Haulfryn both of mid-to late 19<sup>th</sup> century origin (Plate 11). The house 'Marlow' is of 20<sup>th</sup> century character. The only development on the opposite (west) side of the road are two small stone buildings, formerly workshops and/or agricultural buildings. One of these has just been converted to residential use. The lack of development on the west side of the road is one of the principal characteristics of the conservation area.

At the road junction a small concrete kerbed triangular green recalls the open space in front of the Bull Inn, clearly indicated here on the 1768 map.<sup>19</sup> The former inn is a white-painted L-shaped building, of probable 18<sup>th</sup> century origin, but recently renovated, with former outbuildings to the rear. To the south along the

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<sup>18</sup> Doggett 2004

<sup>19</sup> Penrhyn MSS additional 2203

Rachub road is located 1-4 Foel Ogwen, pebble dashed 1930s Council Houses, which sit at the southern end of the village.

At the beginning of the lane to Rachub and directly opposite the former Yr Hen Bwl a track runs at right-angles to the lane (Tan Fynnydd), on the south-eastern side of which is a terrace of four stone two-storey cottages in two blocks of late 19<sup>th</sup> century character, with significant modern extensions to the rear. The southern pair has been converted into a single dwelling. The chapel, Capel Peniel (NPRN 6752), which lay at the end of the road has been rebuilt as a house, though the ornate gateposts remain in part. The chapel house, *Ty Capel* and the more modern *Bryn Awel* formed a distinct and somewhat enclosed area of the village to the south-east. A K6 telephone kiosk, probably dating from the 1930s (GII LB), is located adjacent to a small track off the road that leads to a small recreation ground to the rear of the council houses.

The narrow road to Tan y Bwlch passes Tan Hwfa, a single-storey house with end chimneys. This is one of the few pre-19<sup>th</sup> century buildings to survive.

### **6.3 The character of building**

#### *6.3.1 Wall materials and finishes*

Most of the buildings of 19<sup>th</sup> century date or earlier are constructed of un-coursed or roughly coursed rubble stone. The earlier buildings, Tai Fynwent and Tai Hwfa, are built largely of rounded field stone, the colour of which varies from buff to dark grey. The gable end of Yr Efail is of small very roughly coursed rubble with larger squared blocks for the quoins. The later buildings have a higher percentage of dark grey quarried stone within the walls. Slate is used for lintels and sills, and occasional slate blocks can be seen amongst the stonework. Brick is very rarely used, except in occasional chimneys, though the 20<sup>th</sup> century council houses at the south end are probably of brick under the render (Plate 9).

A significant number of the walls are painted or lime washed – nearly always white. This is occasionally applied straight onto the stonework, or onto render. There are a few examples of pebble-dash, some it also painted.

#### *6.3.2 Roofs*

Roofs consist universally of local slate. No early examples of small or graded slates were noted. Chimneys are present on many of the buildings, usually end chimneys or intermediate ones within a terrace, though the Red Lion has lateral chimneys with a hipped roof.

#### *6.3.3 Architectural Detail*

The majority of windows have been replaced in the houses, as have most doors. There is little embellishment to any of the buildings, though a number of the terraced houses have porches with mono-pitch roof (one has pitched roof). There are no examples of early dormer windows, though there are examples of modern dormer windows.

The only building with significant survival of notable architectural detail is the church designed in 1844 by *Kennedy*, the diocesan architect, with neo-Romanesque decoration, including roll mouldings, shafts and decorated block capitals.<sup>20</sup> A large Lombardic bellcote houses a small bell (Plate 2). Any architectural details on the former Capel Peniel have been lost as part of its redevelopment, apart from the gateposts (Plate 13).

#### *6.3.4 Field Boundaries*

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<sup>20</sup> Haslam *et al.* 2009

The field and boundary walls are of a number of different types. The earlier ones are constructed of field stones using large boulders at the base, with smaller stone above. The churchyard wall is an example of this type of construction (Plate 15). Field boundaries are also noted of slate slabs held together with twisted metal wire. This form is particularly associated with the Penrhyn estate, and is a distinctive regional type.

#### **6.4 Building Types**

With the exception of the church nearly all the buildings are now residential. Two small former stone-built workshops on the west side of the main street are in the process of conversion. The former chapel has been converted, as have the two inns and the shops.

Two single storey cottages survive from pre-19<sup>th</sup> century settlement at Tai Fynwent and Tan Hwfa (Plates 12 and 14). The majority of the others are two-storey terraced houses, though the terraces are short, either in pairs or three units. The two former inns are detached larger houses, as is the former chapel house. The character is established by relatively small houses, none very high or dominating.

### **7. ARCHAEOLOGICAL RESOURCE**

The main area of archaeological potential is around the church. This includes the cemetery and archaeological remains of the medieval church within it, and the field south of the cemetery which contains earthworks which are thought to denote medieval settlement (Fig 8).

### **8. STATEMENT OF SIGNIFICANCE**

Llanllechid is a small rural settlement located alongside the medieval parish church. By the mid-18<sup>th</sup> century the origins of settlement can be identified at two locations to the north and south of the church. These two focal points and the road joining them had developed into a village by the early 19<sup>th</sup> century. Further small-scale development and rebuilding took place in the later 19<sup>th</sup> century, and has continued in the 20<sup>th</sup> century, but the settlement form is still essentially that of a 19<sup>th</sup> century rural village. The significance of the area lies both in the presence of the parish church and in the lack of development during the hey-day of the slate quarrying industry, resulting in a relatively open rural settlement in contrast to the industrialised settlements of nearby Bethesda and Rachub. The church is the only building in the Area to be listed – the other two listed buildings are the sundial and the K6 telephone box.

The key significant elements within the conservation area are:

- The church and the open space around it and the ornate sundial by the south door of the church
- The views and setting along the path from Pont Llan along the banks of the Afon y Llan, with the church, churchyard and Tai Fynwent to the south, and the Red Lion farm and mill complex to the north
- The open space on the west side of the road
- Small (2 or 3 unit) terraces – those of Tyn Llan are the best preserved, but also those at Tan Fynydd
- The preservation of the 19<sup>th</sup> century layout of two focal areas linked by the main street
- The open space outside the former Bull Inn
- The drystone boundary walls, including the churchyard wall
- The character of Tai Fynwent and Tan Hwfa as two pre-19<sup>th</sup> century cottages
- The view down the main street towards the Yr Hen Bwl, which provides an important visual stop
- The 19<sup>th</sup> century terrace at the lower end of Tan Fynydd

## 9. MANAGEMENT RECOMMENDATIONS

There are no recommended changes to the present Conservation Area.

Recommendations for preservation and enhancement of the conservation area include:

- Retention of the open space on the west side of the village
- Retention of the character of both the traditional properties, including the group around RedLion, Ty'n Llan and the grouping around Yr Hen Bwl.
- Retention and maintenance of the stone and slate field boundary walls
- Retention and improvements to the open area in front of Yr Hen Bwl.
- There has been some unsympathetic treatment to buildings within the conservation area in the form of the types of extensions, rebuilding and replacement windows employed. Encouragement of more sympathetic treatment to windows, extensions and external boundaries during future renovation works..

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Fig. 2 Llanllechid shown on the 1768 Penrhyn Estate Map of the lower part of the parish of Llanllechid (Bangor University Archives Penrhyn MSS 2203)





Fig. 3 Tithe Map of the Parish of Llanllechid of 1840, with north arrow added (Gwynedd Archives). The church (south), and Capel Peniel are shown in red





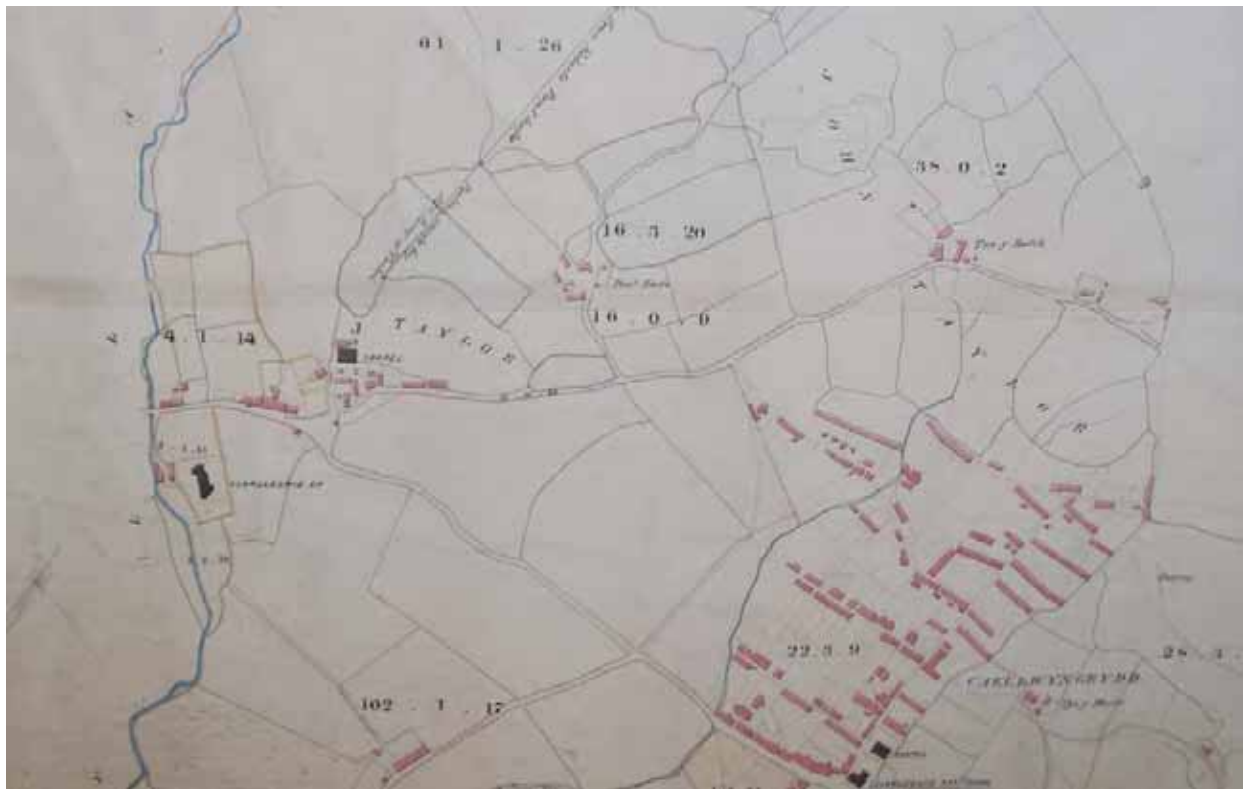


Fig. 5a Detail of map showing the east end of the village in 1855 (Bangor University Archives, Penrhyn MSS Additional 2218)





Fig. 6 Detail showing southern part of Llanllechid, showing new church, cottages to the north and development along the main street in 1855. Taken from *Maps of Penrhyn Lands, Parish of Llanllechid from Pandy Bridge to Tyn-y-Maes* (Bangor University Archives, Penrhyn Maps 242)

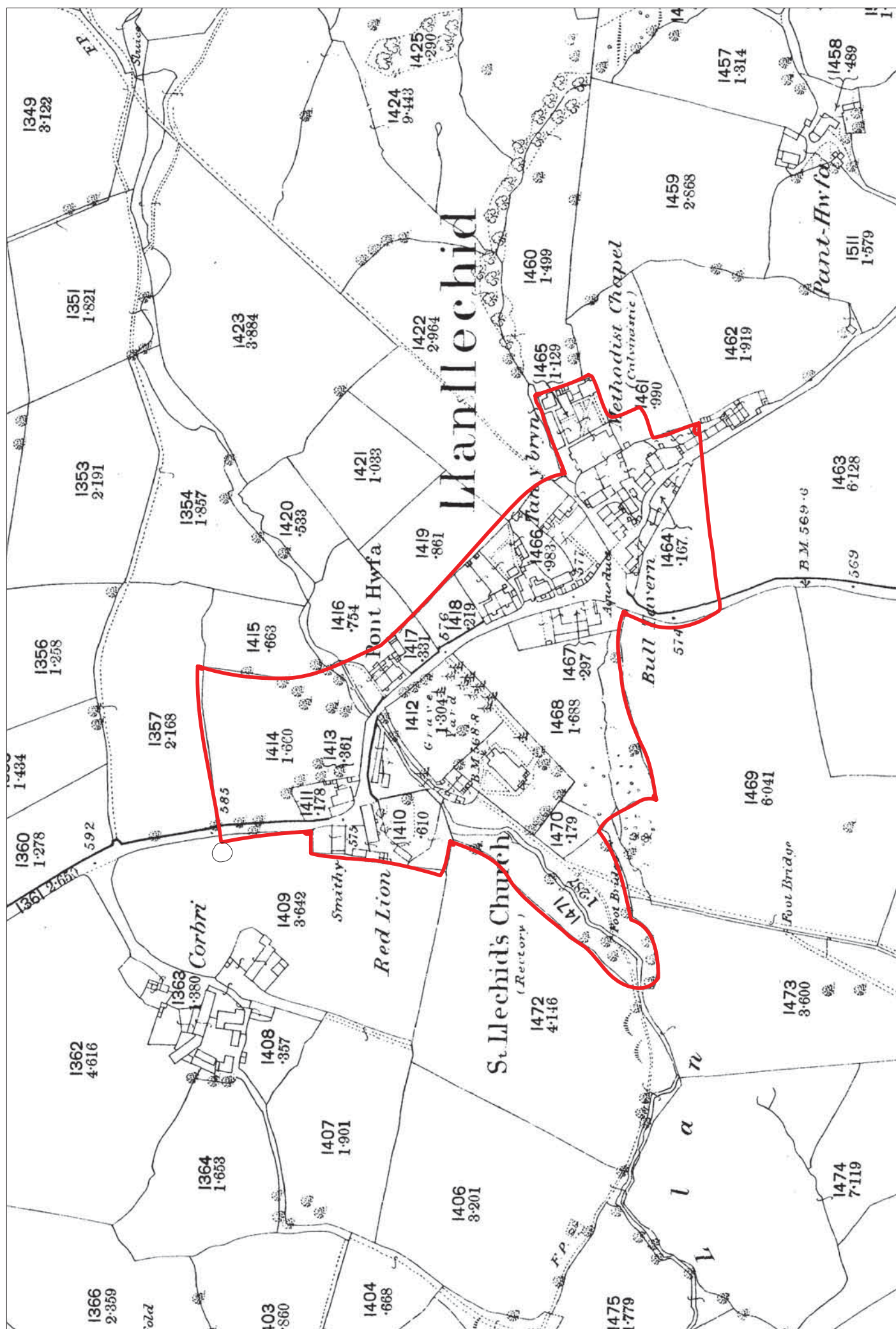
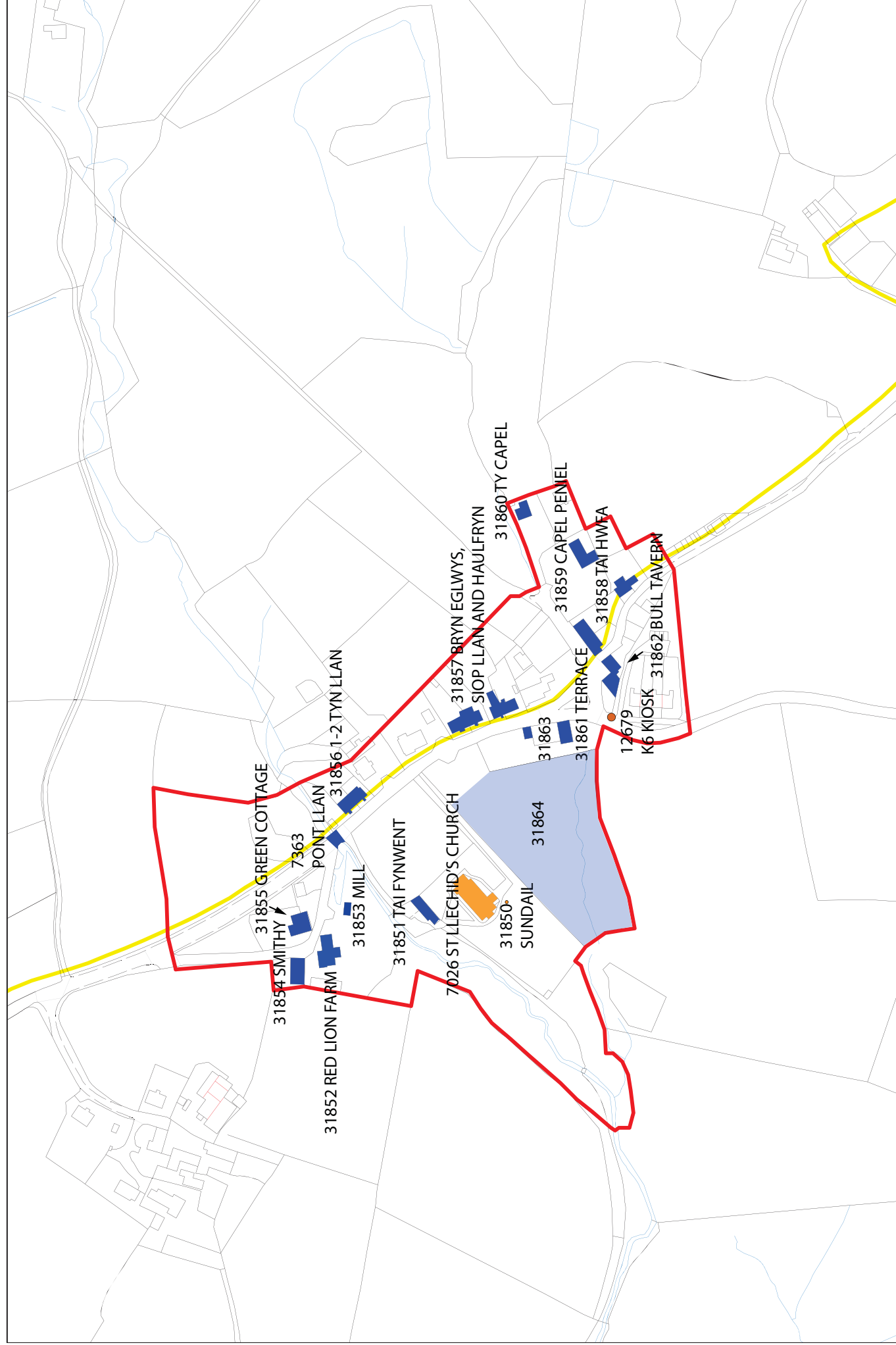


Fig. 7 Ordnance Survey 1st Edition 25 inch Caernarvonshire sheet XII.2 of 1889, with conservation area boundary outlined. Scale 1:2500







**Plate 1** Llanllechid from the north



**Plate 2** Llanllechid Church from the south east





**Plate 3** The sundial (PRN 31850) in Llanllechid Churchyard



**Plate 4** *Tai Fynwent* from Llanllechid Churchyard, view from the south





**Plate 5** The area of archaeological potential (PRN 31864) from the north



**Plate 6** The village green, viewed from the south





**Plate 7** *Tai Hwfa* from the north west



**Plate 8** 19th century terrace (PRN 31861) from the west



**Plate 9** The K6 Telephone Kiosk (PRN 12679) and the Council Houses



**Plate 10** The former Bull Tavern (PRN 31862) and Terrace (PRN 31861) from the north





**Plate 11** *Siop Llan and Haulfryn* (PRN 31857) from the south



**Plate 12** *Tai Fynwent* (PRN 31851) from the south-east



**Plate 13** The rebuilt *Capel Peniel* (PRN 31859) from the south west, showing the moved gate posts (original location by 1m scale)



**Plate 14** *Tan Hwfa* (PRN 31858) from the south east





**Plate 15** The churchyard wall from the west, showing building style with larger field stones at the base and cock and hen capping. Scale 1m with 50cm divisions



**Plate 16** Rebuilt agricultural building or workshop (PRN 31863)

## APPENDIX I

### THE PLANNING PROCESS

#### Conservation Areas

The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Act defines a conservation area as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. The Act also states that the local planning authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas. The location and extent of the Llanllechid Conservation Area is shown in Fig. 1. The area lies partly within the Snowdonia National Park and partly within the remit of the Gwynedd Council planning authority.

#### Local Plan Policies

Current regional and local plan policies are defined in *Gwynedd Structure Plan* (adopted 1993) and, for the National Park, *Eryri Local Plan* (adopted 1999). The plan can be consulted in the offices of the National Park, or online at [http://www.eryri-npa.co.uk/images/eryri\\_local\\_plan/elp\\_english.pdf](http://www.eryri-npa.co.uk/images/eryri_local_plan/elp_english.pdf). Policies concerning archaeology, including historic towns, are given in section 5, policies AR 1-4. Policies concerning the built heritage, including listed buildings and conservation areas, are given section 6, policies TA 1-12.

Within Gwynedd the Policy and Performance Unit (Planning and Transportation) have prepared the [Gwynedd Unitary Development Plan \(UDP\)](#). This Plan replaces all of the other adopted Local Plans as well as the Gwynedd Structure Plan and provides the [land use planning framework](#). The aim of the UDP is to monitor land use in the Gwynedd Planning Authority area. Legislation states that planning decisions should conform with the Development Plan, unless there is a material planning consideration not to do so.<sup>21</sup>

#### Heritage and Local Planning Context

##### *Snowdonia National Park Authority*

The Cultural Heritage Section within the Planning and Cultural Heritage Service works to protect and enhance the archaeology, historic buildings and culture of the National Park. The Section provides advice to the public on which buildings are listed, and on any proposed alterations requiring Listed Building Consent or Planning Permission.

Advice on the management of the archaeological heritage is provided by the National Park Archaeologist, who, together with the Park’s building conservation and planning officers contribute to the decision making processes to inform on the likely impact of development on the historic environment and how best to mitigate the impact. Advice on Conservation Areas and the Built Heritage is given by the National Park Planning Department through their Building Conservation Officer.

##### *Cyngor Gwynedd Council*

The Building Conservation Officer provides advice in Gwynedd on Conservation Areas and Listed Buildings. Advice on the management of the archaeological heritage is provided by Gwynedd Archaeological Planning Service.

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<sup>21</sup> Cyngor Gwynedd Council statement to be found at:  
[http://www.gwynedd.gov.uk/gwy\\_doc.asp?cat=5598&doc=19331&Language=1](http://www.gwynedd.gov.uk/gwy_doc.asp?cat=5598&doc=19331&Language=1)

## **Archaeology and Local Planning Context**

The local Planning authorities are recognised and identified as having the key role in protecting our archaeological heritage. Government advice and planning case law clearly establish archaeology as a ‘material consideration’ in the planning authorities’ assessment and determination of a planning application. This is seen both in national and regional policy documents and guidelines.

The protection of the vulnerable historic environment falls into two broad categories: Statutory protection and non-statutory protection.

Statutory protection is provided by the following Acts and Orders:

- The Ancient Monuments and Archaeological Areas Act 1979, as amended by the National Heritage Act 1983
- The Town and Country Planning Act 1990
- The Planning and Compensation Act 1991
- Statutory Instrument 1199, the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988
- Statutory Instrument 1995 No. 419, The Town and Country Planning (General Development Procedure) Order 1995

Designations arising from these Acts and Orders are Scheduled Ancient Monuments, Listed Buildings and Conservation Areas.

Non-statutory protection is provided by national policies and guidelines contained within:

- Planning Policy Wales, March 2002
- Welsh Office Circular 60/96, Planning and the Historic Environment: Archaeology, December 1996
- Welsh Office Circular 61/96, Planning and the Historic Environment: Historic Buildings and Conservation Areas, December 1996.

### ***Relevant Extracts from Welsh Office Circular 60/96***

*Archaeological remains are a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. [Paragraph 3]*

*Archaeological remains are part of our cultural heritage, not least in terms of the information they provide about the past, valuable both for their own sake, and for their role in education leisure and tourism. [Paragraph 3]*

*The key to the future of the great majority of archaeological sites and historic landscapes lies with local authorities, acting within the framework set by central government, in their various capacities as planning, highways, education and recreational authorities. [Paragraph 7]*

*Local planning authorities should expect developers to provide the results of such appraisals, assessments and/or evaluations as part of their applications for sites where there is good reason to believe there are remains of archaeological importance. [Paragraph 14]*

*Authorities will need to consider refusing permission for proposals which are inadequately documented. [Paragraph 14]*

*When planning applications are made without prior discussion with the local planning authorities, the authorities should seek to identify those applications which have archaeological implications, and to assess their likely impact by consulting the local authority Archaeological Officer, National Park Archaeologist or regional Welsh Archaeological Trust. [Paragraph 15]*



*In the case of a development proposal that is likely to affect the site of a scheduled ancient monument, planning authorities are required to consult the Secretary of State (Cadw). [Paragraph 15]*

*Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation in situ i.e. a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains. [Paragraph 17]*

*It may be possible to preserve important archaeological remains where developers prepare sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure or by careful siting of landscaped or open areas. [Paragraph 17]*

*Archaeological investigations such as excavation and recording should be carried out before development commences, working to a project brief prepared by the planning authority (with reference to their archaeological advisers). [Paragraph 20]*

*It is open to the local planning authority to impose conditions designed to protect a monument. [Paragraph 22]*

## APPENDIX 2 LIST OF SITES BY PRN

### GAZETTEER OF SITES (FIG. 8)

#### 7363 PONT LLAN

Assessment of Importance: B

Site Status Reference:

The small stone single arch bridge over the Afon y Llan is of late 18<sup>th</sup> or 19<sup>th</sup> century date, although the crossing point must be earlier, and at least of medieval date because of the presence of the church.

Easting: 26221

Northing: 36879

#### 7026 ST. LLECID'S CHURCH, LLANLLECHID (PLATE 2)

Assessment of Importance: A

Site Status Reference: LB II Ref: 22930

This is the parish church of Llanllechid. The medieval church was demolished in 1846 and a new church built a short distance to the west in 1846. The foundations of the earlier church are now densely covered in burials. The church was listed in the 1254 Valuation of Norwich, in which the returns were divided into two portions. The division into portions can be evidence for the presence of a pre-12<sup>th</sup> century church, that is a portionary or *clas* church. Such churches were responsible for pastoral care over a wide area, and responsible for other subsidiary churches. The medieval church was later described as a 'long, low ancient edifice consisting of a nave and chancel, with a small chapel or oratory on the south side.'<sup>22</sup> 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.<sup>23</sup> The chapel was 15ft by 15ft 10in wide. The church had a stone flagged floor and held 214 worshippers.<sup>24</sup> 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 early plans. The present church was built by *Henry Kennedy* in a neo-Norman style, possibly incorporating the doorway and stoup from the earlier church. The churchyard contains a number of memorials of late 17<sup>th</sup> and 18<sup>th</sup> century date, the earliest being a table tomb dating from 1682. These monuments must have surrounded the old church which was demolished in 1846.

Easting: 26219

Northing: 36869

#### 31850 SUNDIAL, LLANLLECHID CHURCH (PLATE 3)

Assessment of Importance: B

Site Status Reference: LB II Ref: 22941

A slate sundial (LB grade II, C22941), dated 1795, is located in the churchyard to the south-west of the main building. This was made by David Wilson, the schoolmaster of the time, and is a very fine sample of the slate carver's art and includes much astronomical information (Williams 1910). The sundial is an example of a type of the astronomical themed carved slates seen in the Llanllechid and Llandegai area (Caffell 18-20).

Easting: 26218

Northing: 36866

#### 12679 K6 TELEPHONE KIOSK, LLANLLECHID (PLATE 9)

Assessment of Importance: B

Site Status Reference: LB II Ref: 4149

In 1935 the K6 (kiosk number six) was designed to commemorate the silver jubilee of King George V. K6 was the first red telephone kiosk to be used extensively outside of London, and many thousands were deployed in virtually every town and village, replacing most of the existing kiosks and establishing thousands of new public telephone locations, of which Llanllechid was one.

Easting: 26230

Northing: 36860

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<sup>22</sup> Lewis 1833

<sup>23</sup> Gwynedd Archives XM/2170/46

<sup>24</sup> *Ibid.*, Hughes and North 1924, 145-7

**31851 TAI FYNWENT COTTAGES, NR. LLANLLECHID CHURCH (PLATE 4)**

Assessment of Importance: B

Site Status Reference

A long single storey building located against the north wall of the churchyard consists of two adjoining cottages, accessed via a gate in the churchyard wall to the east. It consists of three bays, with graded slate roof and walls of rubble construction. A rubble built porch surrounds the easternmost bay. A small single storey extension, of slightly lower height and of probable 19<sup>th</sup> century date, is attached to the building at the eastern end. The building formerly formed two cottages, with the door to the westernmost one partially blocked and a window inserted. The windows consist of six pane horizontal sash windows. The cottages are noted on the 1768 Penrhyn Map, 1844 churchyard plan and the 1855 Penrhyn estate map (Penrhyn Maps 45 and 242). They are believed to have formed part of the church property.

Easting: 26218

Northing: 36871

**31852 THE RED LION FARM**

Assessment of Importance: B

Site Status Reference:

The former Red Lion Inn set in a bend on the former road through the village, though now by-passed. It lies above the north bank of the Afon Llan. A number of outbuildings, some now converted, may be former stables for the inn and/or agricultural buildings. The main building, which may be of 18<sup>th</sup> century date, has a hipped roof and two large lateral chimneys.

Easting: 26216

Northing: 36877

**31853 THE MILL**

Assessment of Importance: B

Site Status Reference:

The remains of a former mill can be seen on the north bank of the river, east of the Red Lion. Hyde Hall travelling through the area between 1809-11 states that there 'were two corn mills, one upon the Coetmor property and the other upon that of Cochwillan [Penrhyn] (Hyde-Hall 1952, 95). This now forms part of the well-tended garden of Red Lion Farm on its north-western side. The walls of the mill building stand to eaves height, and the leat and mill pond are visible above the mill alongside the road.

Easting: 26218

Northing: 36876

**31854 SMITHY, NR. RED LION INN**

Assessment of Importance: C

Site Status Reference

A former single storey smithy, gable end on to the road has been much altered and converted into a dwelling. The original large doors can still be seen.

Easting: 26215

Northing: 36878

**31855 GREEN COTTAGE**

Assessment of Importance: C

Site Status Reference

Green Cottage is a two storey pebble-dashed cottage of probable 19<sup>th</sup> century date.

Easting: 26218

Northing: 36878

**31856 1-2 TYN LLAN**

Assessment of Importance: B

Site Status Reference

Two late 19<sup>th</sup> century two-storey rubble stone cottages with slate roofs. Both have small porches at the front. The upper windows of No. 2 have been extended into small dormer windows.

Easting: 26224

Northing: 36875

**31857 1 AND 2 BRYN EGLWYS, SIOP LLAN AND HAULFRYN (PLATE 11)**

Assessment of Importance: B

Site Status Reference

Two pairs of 19<sup>th</sup> century cottages. Houses can be seen at this location on the Penrhyn Estate map of 1855 (Fig. 5a). They have been significantly altered with the addition of porches and the replacement of windows with uPVC ones, but they do still reflect 19<sup>th</sup> century development. No.s 1-2 Bryn Eglwys retain their original rubblestone boundary wall.

Easting: 26229

Northing: 36868

**31858 TAI HWFA (PLATE 14)**

Assessment of Importance: B

Site Status Reference:

Tai Hwfa (NPRN 26712), forms the only building with known fabric of earlier than mid 19<sup>th</sup> century. It is a rubble built stone cottage with chimneys at both ends. An extension has been added at the north east end of the building, and more recently a dormer window and a timber and glass porch. The building appears on the 1768 Penrhyn Estate map.

Easting: 26236

Northing: 36860

**31859 CAPEL PENIEL (PLATE 13)**

Assessment of Importance: D

Site Status Reference:

The former Capel Peniel has been significantly altered and rebuilt in recent times. Its character is now entirely modern and it is difficult to identify any surviving features. The former 19<sup>th</sup> century ornamental gateway survives as the entrance to the new property, although it has been moved to closer to the building and the piers appear to have been reduced in height. The lower blocks of the northern pier survive in their original location, along with the former gateway slate threshold slab.

Easting: 26237

Northing: 36862

**31860 TY CAPEL (PLATE 13)**

Assessment of Importance: C

Site Status Reference:

Ty Capel is a two storey house built of coursed rubble, and was formerly the chapel house and of 19<sup>th</sup> century date. It retains some of its original character, although the windows and doors have been replaced.

Easting: 26238

Northing: 36858

**31861 TERRACE OF FOUR COTTAGES (TAN FYNDD) (PLATES 8 AND 10)**

Assessment of Importance: B

Site Status Reference:

At the beginning of the lane to Rachub and directly opposite the former Yr Hen Bwl a track runs at right-angles to the lane, on the south-eastern side of which is a terrace of four two storey cottages in two blocks of late 19<sup>th</sup> century character, with significant modern extensions to the rear. The southern pair has been converted into a single dwelling, with one doorway blocked.

Easting: 26233

Northing: 36860

**31862 TY HEN BWL (BULL TAVERN) (PLATE 10)**

Assessment of Importance: B

Site Status Reference:

The former Bull Tavern, known more recently as *Yr Hen Bwl* public house is a white-painted L-shaped 18<sup>th</sup> or 19<sup>th</sup> century building, with former outbuildings to the rear. It is now a private dwelling, with substantial exposed quoins. The porch is a later addition. The windows have been replaced with modern uPVC frames.

Easting: 26231

Northing: 36861

**31863 AGRICULTURAL BUILDINGS TO THE WEST OF HAULFRYN AND SIOP LLAN (PLATE 16)**

Assessment of Importance: C

Site Status Reference:

Two single storey rubble built buildings on the west side of the main street. One has now been converted. They are believed to have formerly been workshops, and appear from the evidence shown on the 25 inch Ordnance Survey Map of 1889 to have previously been more extensive, and are clearly 19<sup>th</sup> century in origin. An aqueduct is shown adjacent to the southern building on the OS 1889 map.

Easting: 26228

Northing: 36864

**31864 RELICT REMAINS TO SOUTH EAST OF CHURCH (PLATE 5)**

Assessment of Importance: E

Site Status Reference:

Relict remains of a rectangular building and other enclosures and former field boundaries, along with a channelled stream within the field to the south east of the church. They are of unknown date, but may be evidence of medieval settlement close to the church.

Easting: 26230

Northing: 36854



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