

GWYDIR PARK, LLANRWST

Historic Asset Setting Impact Assessment Full Report



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Yr Amgylchedd Hanesyddol yn Cofnodi Prif Gyfeirnod /
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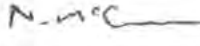


Llun clawr / Cover photo: View of Pont Fawr DE025 from Pen-y-Bont Inn LB 3616 in the Llanrwst Conservation Area (archive ref G2650_028).

Cyhoeddwyd gan Ymddiriedolaeth Archaeolegol Gwynedd
Ymddiriedolaeth Archaeolegol Gwynedd
Craig Beuno, Ffordd y Garth,
Bangor, Gwynedd, LL57 2RT

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Cadeirydd / Chair David Elis-Williams MA(Oxon), MSc, CPFA
Prif Archaeolegydd/Chief Archaeologist - Andrew Davidson, BA., MCIfA

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	Role	Printed Name	Signature	Date
Originated by	Document Author	Neil McGuinness		17/07/2020
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CRYNHODEB ANHECHNEGOL

Comisiynwyd Ymddiriedolaeth Archeolegol Gwynedd gan Gyngor Bwrdeistref Sirol Conwy i gynnal Asesiad Effaith Gosod Asedau Hanesyddol cyn gwneud gwaith adnewyddu cyfleustra cyhoeddus ym Mharc Gwydir, Llanrwst. Gofynnodd Adran Datblygu a Rheoli Adeiladu Cyngor Bwrdeistref Sirol Conwy am Asesiad Effaith Gosod oherwydd agosrwydd y datblygiad arfaethedig at wyth ased hanesyddol dynodedig. Cwblhawyd asesiad pedwar cam yn unol â'r canllawiau yn "Gosod Asedau Hanesyddol yng Nghymru" Cadw. Aseswyd bod effeithiau gweledol y datblygiad arfaethedig wedi'u cyfyngu i rai golygfeydd o Heneb Restredig Pont Fawr, y Wal i'r De o Adeilad Rhestredig Pont Fawr, Adeilad Rhestredig Tu Hwnt I'r Bont ac Ardal Gadwraeth Llanrwst. Ni fydd y datblygiad arfaethedig yn cael unrhyw effaith weledol ar y Wal i'r Gogledd o Adeilad Rhestredig Pont Fawr, Adeilad Rhestredig Castell Gwydir, Bwa'r Teras a Waliau Gardd Gysylltiedig yn Adeilad Rhestredig Castell Gwydir na Pharc a Gardd Hanesyddol Gofrestredig Castell Gwydir. Mae effeithiau niweidiol ar elfennau anweledol o leoliadau a chymeriad yr asedau hanesyddol megis eu pellenigrwydd, eu synnwyr o le a'u cyfraniad at hunaniaeth ddiwylliannol yn debygol o fod yn fach iawn. At ei gilydd, aseswyd bod effaith y datblygiad arfaethedig ar leoliadau Pont Fawr, y Wal i'r De o Bont Fawr, Tu Hwnt I'r Bont ac Ardal Gadwraeth Llanrwst yn gadarnhaol ac mae maint yr effaith hon yn fach fel y mae bydd yn arwain at newidiadau cadarnhaol bach ond amlwg i osodiadau'r asedau. Aseswyd bod effaith gyffredinol y datblygiad arfaethedig ar y Wal i'r Gogledd o Bont Fawr, Castell Gwydir, Bwa'r Teras a Waliau Gardd Gysylltiedig yng Nghastell Gwydir a Pharc a Gardd Hanesyddol Gofrestredig Castell Gwydir yn niwtral gan y bydd yn arwain at ddim newid i osodiadau'r asedau hanesyddol. Nid oes angen unrhyw fesurau i liniaru effaith y datblygiad arfaethedig ar leoliadau'r asedau hanesyddol a allai gael eu heffeithio.

NON-TECHNICAL SUMMARY

Gwynedd Archaeological Trust was commissioned by Conwy County Borough Council to undertake a Historic Asset Setting Impact Assessment in advance of public convenience replacement works at Gwydir Park, Llanrwst. A Setting Impact Assessment was requested by Conwy County Borough Council Development and Building Control Section due to the proximity of the proposed development to eight designated historic assets. A four-stage assessment has been completed in accordance with the guidance in Cadw's "Setting of Historic Assets in Wales". The visual impacts of the proposed development have been assessed as being restricted to some views from the Pont Fawr Scheduled Monument, the Wall to the South of Pont Fawr Listed Building, the Tu Hwnt I'r Bont Listed Building and the

Llanrwst Conservation Area. The proposed development will have no visual impact on the Wall to the North of Pont Fawr Listed Building, the Gwydir Castle Listed Building, the Terrace Arch and Associated Garden Walls at Gwydir Castle Listed Building or the Gwydir Castle Registered Historic Park and Garden. Detrimental impacts on non-visual elements of the historic assets' settings and character such as their remoteness, sense of place and contribution to cultural identity are likely to be minimal. Overall, the impact of the proposed development on the settings of Pont Fawr, the Wall to the South of Pont Fawr, Tu Hwnt I'r Bont and the Llanrwst Conservation Area has been assessed to be positive and the magnitude of this impact minor as it will result in slight but noticeable positive changes to the settings of the assets. The overall impact of the proposed development on the Wall to the North of Pont Fawr, Gwydir Castle, the Terrace Arch and Associated Garden Walls at Gwydir Castle and the Gwydir Castle Registered Historic Park and Garden has been assessed to be neutral as it will result in no change to the settings of the historic assets. No measures to mitigate the impact of the proposed development on the settings of the potentially affected historic assets are required.

1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been commissioned by *Conwy County Borough Council* (CCBC) to carry out a *Historic Asset Setting Impact Assessment* in advance of proposed public convenience replacement works at Gwydir Park, Llanrwst (LL26 0PL; NGR SH7982761327; Figure 01). The existing public convenience at the park will be replaced by a new amenity building on a similar footprint. The new amenity building will include a raised platform and construction materials will include a steel/aluminium frame, weatherboard cladding, blockwork, concrete base, polycarbonate sheet panel, PVC wall cladding sheet, and solar panel (Figure 02).

The assessment has been requested by CCBC further to a pre-planning enquiry response from the CCBC Development and Building Control Section (ref. DC/ENQ/29143) and is being undertaken following feedback from Cadw. The pre-planning enquiry response identifies the following designated historic assets in proximity to the proposed development, which lies approximately:

- 140m from the Pont Fawr Scheduled Monument (DE025) and Grade I Listed Building (LB 16951; LB 3612);
- 170m from the Wall to South of Pont Fawr Grade II Listed Building (LB 3614);
- 190m from the Wall to North of Pont Fawr Grade II Listed Building (LB 3613);
- 140m from the Tu Hwnt l'r Bont Grade II Listed Building (LB 3162);
- 360m from Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161);
- 340m from the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936);
- 290m from Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON));
and
- 75m from the Llanrwst Conservation Area.

Due to the proximity of the proposed development to these designated historic assets (Figure 03), the proposed development may have an impact on their significance and the way that the assets are experienced, understood and appreciated. *Planning Policy Wales, 10th edition* states that the impact on the assets' settings will be a material consideration when

determining the outcome of the planning application (Welsh Government 2018, sec 6.1.23). Consequently, an assessment of this impact is being undertaken in accordance with the *Setting of Historic Assets in Wales* (Cadw, 2017).

The methodology used for the impact assessment will incorporate a four-stage assessment process as set out in *Setting of Historic Assets in Wales* (Cadw, 2017) (Sec. 3.0). Cadw has reviewed the findings of stages 1 and 2 before the assessment proceeded to stages 3 and 4.

The Historic Asset Setting Impact Assessment will be undertaken from April 2020 and will be undertaken in accordance with the following guidance:

- *Conservation Principles for the sustainable management of the historic environment in Wales* (Cadw 2011);
- *Design Manual For Roads And Bridges Volume 11, Section 3, Part 2 HA208/07 Cultural Heritage* (Highways Agency 2007);
- *Guidelines for digital archives* (RCAHMMW 2015).
- *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (Version 1.1)* (The Welsh Archaeological Trusts, 2018);
- *Management of Archaeological Projects* (English Heritage 1991);
- *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England 2015);
- *Planning Policy Wales, 10th edition* (Welsh Government 2018);
- *Setting of Historic Assets in Wales* (Cadw 2017);
- *Standard and Guidance for Archaeological Field Evaluation* (Chartered Institute for Archaeologists 2014); and
- *Standard and Guidance for Desk-Based Assessment* (Chartered Institute for Archaeologists, 2014).

The assessment has been undertaken by Neil McGuinness BA MA MCIfA, a GAT archaeologist with over 15 years of experience working as a historic environment

professional and experienced in the production of Historic Asset Setting Impact Assessments.

Gwynedd Archaeological Trust is certified to ISO 9001:2015 and ISO 14001:2015 (Cert. No. 74180/B/0001/UK/En) and is a Registered Organisation with the Chartered Institute for Archaeologists and a member of the Federation of Archaeological Managers and Employers (FAME).

The project has been monitored by Cadw and the content of this report has been approved by Cadw prior to issue.

The Gwynedd Historic Environment Record (HER) Event Primary Reference Number for this project is 45814; the Gwynedd HER Enquiry number is GATHER1244.

2 IMPACT ASSESSMENT METHODOLOGY

The Historic Asset Setting Impact Assessment has been undertaken in accordance with the best-practice guidance set out in *Setting of Historic Assets in Wales* (Cadw, 2017). As stated in the guidance, the document “outlines the principles used to assess the potential impact of development or land management proposals within the settings of World Heritage Sites, ancient monuments (scheduled and unscheduled), listed buildings, registered historic parks and gardens, and conservation areas” (ibid., ii). Setting is defined in the guidance as the broader landscape context into which the individual historic asset is set; this context includes physical and cultural factors specific to that location.

The assessment of the impact of the proposed development on the setting of the identified designated historic assets has been carried out following the four stages specified in the Cadw guidance document:

- **Stage 1:** Identify the historic assets that might be affected by a proposed change or development;
- **Stage 2:** Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced;
- **Stage 3:** Evaluate the potential impact of a proposed change or development on that significance; and
- **Stage 4:** If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

Stages 1 and 2 were reviewed by Cadw before Stage 3 of the process was initiated. This report contains the findings of the full four-stage assessment process.

More detailed information regarding the individual assessment stages is included overleaf.

2.1 Stage 1: Identify the historic assets that might be affected by a proposed change or development.

This was undertaken as follows:

- i. The location, size and scale of the proposed development was examined; and
- ii. The location and nature of identified historic assets were considered.

The historic assets that might be affected by the proposed development have already been identified by the CCBC Development and Building Control Section as:

- Pont Fawr Scheduled Monument (DE025) and Grade I Listed Building (LB 16951; LB 3612);
- the Wall to South of Pont Fawr Grade II Listed Building (LB 3614);
- the Wall to North of Pont Fawr Grade II Listed Building (LB 3613);
- Tu Hwnt l'r Bont Grade II Listed Building (LB 3162);
- Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161)
- the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936);
- Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON)); and
- Llanrwst Conservation Area.

The regional Historic Environment Register (HER) Gwynedd Archaeological Trust, Craig Beuno, Ffordd y Garth, Bangor, Gwynedd LL57 2RT) was examined for information concerning the affected assets; The National Monuments Record of Wales (Royal Commission on the Ancient and Historical Monuments of Wales, Plas Crug, Aberystwyth SY23 1NJ) was also checked for additional data including aerial photographs.

1m resolution LiDAR data available from National Resources Wales (<http://lle.gov.wales/Catalogue/Item/LidarCompositeDataset/>) has been used to construct 600m Zone of Theoretical Visibility (ZTV) models for the proposed development in a GIS using both Digital Surface Model (DSM) and Digital Terrain Model (DTM) data. These

models enabled an assessment of the degree of visibility of the proposed development from impacted historic assets.

2.2 Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.

The setting of a historic asset is made up of:

- its current surroundings;
- our present understanding and appreciation of the historic asset; and
- what (if anything) survives of its historic surroundings.

The significance of each historic asset is considered with reference to the guidelines for establishing a heritage asset's 'value' as set out in out in *Design Manual for Roads and Bridges* (DMRB) (Volume 11, Section 3, Part 2) (Highways Agency 2007, Table 5.1; Table 6.1). The designation based criteria set out in DMRB may not always reflect the true significance of a historic asset but still provide a useful starting point. The final assessment of the overall significance of the asset is made based upon professional judgment and expressed as either **Very High, High, Medium, Low, Negligible, or Unknown**.

The significance of each historic asset is then considered with respect to the four contributory component values as set out in *Conservation Principles* (Cadw 2011, 10): its **evidential** value; its **historical value**; its **aesthetic** value; and its **communal** value in order to understand how the setting of the asset contributes to its significance.

The *Setting of Historic Assets in Wales* (Cadw 2017) provides a series of questions to help to define and understand the significance of the asset:

- How do the present surroundings contribute to our understanding and appreciation of the historic asset today?
- Thinking about when the historic asset was first built and developed:
 - what were its physical, functional and visual relationships with other structures/historic assets and natural features?

- what topographic or earlier features influenced its location/what was its relationship to the surrounding landscape/was it constructed to take advantage of significant views or to be a part of a significant view?
- Thinking about changes since the historic asset was built:
 - has its function or use changed?
 - what changes have happened to the surrounding landscape/streetscape?
 - have changes happened because of changes to the historic asset or to its historical setting?
 - has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure/ has the presence of the historic asset influenced the character of the surrounding landscape/streetscape/ have historic and designed views to and from the historic asset changed?
- Thinking about the original layout of the historic asset and its relationship to its associated landscape:
 - were these relationships designed or accidental/how did these relationships change over time?
 - how do these relationships appear in the current landscape; are they visual or buried features?
 - are there other significant factors, such as historical, artistic, literary, placename or scenic associations, intellectual relationships (for example, to a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?

Stage 2 also identifies the viewpoints from which the impact of the proposed change or development should be assessed, taking into account:

- views to, from and across the historic asset that were designed and developed when the historic asset was first created;
- views to, from and across the historic asset which are linked with a time in its history;

- important modern views to, from and across the historic asset – for example, popular visitor viewing points.

2.3 Stage 3: Evaluate the potential impact of a proposed change or development on that significance.

The *Setting of Historic Assets in Wales* states that at the end of Stage 3, the assessor should be able to identify the impact that the proposed development will have upon the setting of a historic asset.

For Stage 3, the *Setting of Historic Assets in Wales* lists 11 factors to be considered:

1. the visual impact of the proposed change or development relative to the scale of the historic asset and its setting;
2. the visual impact of the proposed change or development relative to the location of the historic asset;
3. whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it — for example, its functional or physical relationship with the surrounding landscape and associated structures and/or buried remains;
4. the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this;
5. the lifespan of the proposed change or development and whether or not the impact might be reversible;
6. the extent of tree cover, whether it is deciduous or evergreen, and its likely longevity;
7. the impact of artificial lighting — for example, on night-time view; *direct knowledge of*
8. the capability of a landscape setting to absorb change or new development without the erosion of its key characteristics;
9. the impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses
10. the impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell;

11. the cumulative effect of the proposed change or development — sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.

At the end of Stage 3 the impact of the proposed development on each of the potentially impacted historic assets has been expressed as **positive**, **negative** or **neutral**. Following the guidance set out in Design Manual for Roads and Bridges (Volume 11, Section 3, Part 2) (Highways Agency 2007, Table 6.3), an indication of the magnitude of the impact is given as either **major**, **moderate**, **minor**, **negligible** or **no change** using the criteria shown in Table 2.1.

Magnitude of Impact	Criteria
Major	Comprehensive changes to the setting of an historic asset
Moderate	Considerable changes to the setting of an historic asset that significantly modify the setting and affect the character of the historic asset
Minor	Slight but noticeable changes to the setting of an historic asset
Negligible	Very minor changes to setting of an historic asset that hardly affect it
No change	No change to the setting of an historic asset

Table 2.1 Criteria used to assess the magnitude of impact of proposed development on setting

Field visits were undertaken for the Stage 3 assessment of the impact of the proposed development on the viewpoints identified in Stage 2. On-site observations were recorded on GAT pro-forma sheets and a photographic record made in RAW format using a digital SLR set to maximum resolution (Nikon D5100; resolution: 4,928 × 3264 [16.2 effective megapixels]). Photographic images have been archived in TIFF format; the archive numbering system starts from G2650_020.

Photographs taken from the viewpoints identified in Stage 2 have been used to assess and explain the impact of the proposed development along with the results of desk-based GIS analyses including terrain models and Zones of Theoretical Visibility.

2.4 Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance

This involves any proscribed action taken to avoid or minimise any harm to the significance of the historic asset and its setting, should this have been identified at the conclusion of Stage 3. The measures would need to be within the planning application boundary being considered and could include the relocation of the development or elements therein or the introduction of screening. The potential impact of the proposed development on the setting of the historic asset will then be reassessed in the light of mitigation recommendations.

3 RESULTS

3.1 Stage 1: Identify the historic assets that might be affected

3.1.1 The location, size and scale of the proposed development

The proposed development comprises the replacement of an existing public convenience with a new amenity in Gwydir Park, Llanrwst (LL26 0PL; NGR SH7982761327; Figure 01). The park, a sports and recreation facility owned by CCBC, covers a sub-rectangular area of 3.67 ha on a flat floodplain on the southwestern side of the Afon Conwy. It is separated from the main part of the town which lies on the northeastern bank of the river. The existing toilet block is located at the centre of the park on the northern side of a boundary that bisects it. The main car park lies on the northern side of the boundary along with recreation facilities including a play area, a bowling green and clubhouse, and a Gorsedd Circle built in 1951 to commemorate the Eisteddfod in the town that year. The former Llanrwst Café Cabin, a wooden lodge on stilts, sits 70m to the north. The Llanrwst Cricket Club pitch and pavilion and the Llanrwst United FC football ground are located on the southern side of the boundary. The northern half of the park is fringed and subdivided by frequent mature deciduous trees; the southern half containing the cricket and football facilities is similarly screened along its eastern side.

CCBC proposes the replacement of the existing public convenience with a new amenity on a similar footprint to the existing block. The existing block is constructed of basic concrete blockwork with a painted pebble dash exterior render and a flat roof with windows on the north face and entrances set on the east and west and west sides of the building. It measures approximately 10.2m x 4.3m x 3.3m (W x D x H). The proposed new amenity building (excluding an access ramp) measures approximately 8.9m x 4.4m x 4m (W x D x H). Its design has been described as 'unconventional' and 'contemporary with some industrial influence' (ref. DC/ENQ/29143). The new amenity building will include a raised platform and construction materials include a steel/aluminium frame, weatherboard cladding, blockwork, a concrete base, polycarbonate sheet panel, PVC wall cladding sheet, and solar panel (Figure 02).

The proposed development (Figure 03) lies approximately:

- 140m to the south of the Pont Fawr Scheduled Monument (DE025) and Grade I Listed Building (LB 16951; LB 3612);

- 170m to the southwest of the Wall to South of Pont Fawr Grade II Listed Building (LB 3614);
- 190m to the south of the Wall to North of Pont Fawr Grade II Listed Building (LB 3613);
- 140m to the south of Tu Hwnt I'r Bont Grade II Listed Building (LB 3162);
- 360m to the northeast of Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161)
- 340m to the northeast of the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936);
- 290m to the northeast of Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON)); and
- 75m to the southwest of the Llanrwst Conservation Area.

3.1.2 The location and nature of potentially impacted historic assets

The historic assets impacted by the proposed development have been identified by CCBC Development and Building Control Section in their response to a pre-planning enquiry (ref. DC/ENQ/29143) (Figure 03). They are:

- the Pont Fawr Scheduled Monument and Grade I Listed Building (DE025; LB 16951; LB 3612; Gwynedd HER PRN 4618; RCAHMW NPRN 24053; NGR SH7984561490);
- the Wall to South of Pont Fawr Grade II Listed Building (LB 3614; Gwynedd HER PRN 69012; NGR SH7988461499);
- the Wall to North of Pont Fawr Grade II Listed Building (LB 3613; Gwynedd HER PRN 24052; NGR SH7984561527);
- Tu Hwnt l'r Bont Grade II Listed Building (LB 3162; Gwynedd HER PRN 11530; RCAHMW NPRN 16919; NGR SH7981561466);
- Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161; Gwynedd HER PRN 4633; RCAHMW NPRN 26555; NGR SH7959561037) ;
- the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936; Gwynedd HER PRN 67004; RCAHMW NPRN 309166; NGR SH7958861065);
- Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON)); Gwynedd HER PRN 4413; RCAHMW NPRN 86386; NGR SH7976760371); and
- the Llanrwst Conservation Area (Gwynedd HER PRN 3194 / 68575; RCAHMW NPRN 33096; NGR SH7983361655).

3.1.2.1 The location and nature of Pont Fawr Scheduled Monument (DE025) and Grade I Listed Building (LB 16951; LB 3612; NGR SH7984561490)

Pont Fawr bridge is located on the southern side of Llanrwst (Plate 07). It spans the Afon Conwy carrying the B5106 which links the town to Gwydir Castle on the opposite bank and the village of Trefriw approximately 2.4km downstream to the northwest. The scheduled area comprises the remains described below and areas around them within which related evidence may be expected to survive.

The bridge is thought to have been built in 1636. It is a steeply ramped stone road bridge with a tarmacked surface, built from coursed local gritstone and slate rubble. It has been constructed with three segmental arches: the central arch has an approximately 18m span, the outer arches have a span of approximately 13.5 metres. Cutwaters on each side of the central arch continue upwards to form refuges on the bridge parapet. The arch voussoirs are slightly recessed and the masonry of the western arch (known to have been rebuilt in 1675 and again in 1703) is constructed from smaller blocks. The bridge parapet is constructed with heavy chamfered coping stones secured with iron cramps. The inner parapet has carriage stones to protect the masonry.

Above the apex of the central arch, the southern parapet has a stone relief of the Stuart Arms (plus the initials 'CR') set in a frame with superimposed fluted columns supporting floral entablature and ogee cresting; below the arms is the date '1636'. A sundial above was installed to mark the tercentenary of the bridge. In the same position on the northern parapet, a weathered stone relief shows the Prince of Wales feathers springing from a crown flanked by initials 'CP'. It is framed by columns with ogee cresting above and weathered relief pinnacles. Behind this, on the inner parapet, is the date '1636'. A stone on the inner south parapet above the rebuilt western arch has initials 'TR'.

(Sources: Cadw Scheduled Monument DE025 Full Report; Cadw LB 16951 and LB 3612 Full Reports; RCAHMW Record NPRN 24053)

3.1.2.2 The location and nature of the Wall to South of Pont Fawr Grade II Listed Building (LB 3614; NGR SH7988461499) and the Wall to North of Pont Fawr Grade II Listed Building (LB 3613; NGR SH7984561527)

The Pont Fawr bridge has flared approach walls on its north-eastern (Llanrwst) side which run along the western side of the A470. The walls are not thought to be contemporary with the bridge and are believed to date to the late 18th or early 19th century.

The approach wall on the southern side connects at its northern end with the approach parapet of the bridge. It is approximately 94m long, and stands at a height of between 0.8m-1m above the pavement but extends down below river level on its eastern side acting as revetment to the bank of the Afon Conwy. It is constructed of rubble with flat slate copings. An approximately 7m length at its southern end has replacement copings.

The northern approach wall on the Llanrwst side of Pont Fawr bridge connects at its southern end with the bridge parapet. Like the approach wall to the south, it is believed to date to the

late 18th or early 19th century. It is again constructed of rubble with flat slate copings. It is approximately 37m long; and stands at a height of between 0.8m-1m above the pavement but extends down below river level on its eastern side acting, like the wall to the south, as revetment to the bank of the Afon Conwy.

(Source: Cadw LB 3614 Full Report; Cadw LB 3613 Full Report)

3.1.2.3 The location and nature of Tu Hwnt I'r Bont Grade II Listed Building (LB 3162; NGR SH7981561466)

Tu Hwnt I'r Bont is located at right-angles with the B5106 in a prominent location immediately on the southwestern approach to the Pont Fawr bridge (NGR SH7981561466). It faces the Afon Conwy and the town of Llanrwst on the opposite bank (Plate 13; Plate 19), and its immediate rural setting sits in contrast to the historic townscape on the other side of the river. It is a small two-storey cottage, the oldest parts of which date to the 17th century and are probably contemporary with the bridge.

The building is constructed of rubble stone with modern casement windows, old, graded rough-dressed slate roof, gable-end chimneys and three gabled dormers. The river-facing entrance with stable doors is off-centre towards the eastern end of the building. A former, similar entrance to the west is blocked.

Internally, each of the two floors in the building forms a single room with fireplaces at each gable on the ground floor. The 17th century eastern end of the house has a notable stone newel stair around its wide fireplace. The eastern ceiling beam and some joists are stop-chamfered and original, although those to the west are modern. The western end of the building was extended some 6ft (1.83m) in the 18th century, possibly when the building was converted into two cottages. The roof was also rebuilt at this time and dormer windows added. The roof principles have curved feet and appear to have been reused from an earlier roof which had a steeper pitch and a different arrangement of collars. There is some evidence of the position of partitions under the trusses. The western fireplace and chimney are slightly later than these 18th century alterations. In the 19th century, an additional range was added to the rear of the eastern end of the building.

It is currently leased from the National Trust and used as a Tea Room and Gallery, the river-facing frontage overgrown with Virginia creeper. A car park and outdoor seating area have been constructed to the rear of the building during the 20th century.

(Sources: Cadw LB 3162 Full Report; RCAHMW Record NPRN 16919)

3.1.2.4 The location and nature of Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161; NGR SH7959561037)

Gwydir Castle is sited within its gardens at the foot of a rocky crag on the edge of the flood plain to the west of the Afon Conwy. It is low-lying and subject to flooding, with the steep, tree-covered hill Carreg-y-gwalch above. The town of Llanrwst lies 0.5km to the northeast on the opposite side of the river.

Gwydir Castle is an extensive and irregularly planned house in late Perpendicular Gothic style with some late 16th century Renaissance detailing. It is roughly J-shaped in plan, approximately 38m long and a maximum of 30m wide. It is constructed of large squared slate-stone blocks with sandstone dressings and slate roofs with leaded parapet gutters. Many of the building materials came from the Cistercian abbey at Maenan following Henry VIII's 16th century dissolution. Its earliest parts date to the early 16th century but there are also 19th century and later additions. Similar stone has been used throughout however and the style of the earlier buildings has been copied so that the whole house appears uniform. In 1912 and 1922 the house was gutted by fire but has since been restored.

Its principal elevations face southeast and northwest onto a courtyard. The primary blocks, the early 16th century Solar Tower and the mid-16th century Upper Hall, also known as the Hall of Meredith, stand at right-angles to each other facing southwest and southeast respectively. A stair-turret on the northern side of the Solar Tower and the porch on its southern elevation were added about 1540. The porch has a Tudor-arched opening with stopped-chamfered reveals, eagle and lion relief carvings to the spandrels, and a moulded, returned label. The label stops are carved with the initials I and W (for Iohannes Wynn; the same letters are carved on the main castle entrance gateway arch along with heraldic shields bearing the Wynn arms and an 1855 datestone). The porch appears to have been heightened at the end of the century and a large square-framed, moulded recess below its eaves contains a sculpted heraldic cartouche with the Wynn eagle. The Main Hall range has a semi-octagonal stair projection on the courtyard side re-used from Maenan which also dates to circa 1540.

.A north wing (built about 1600) and a west wing (a 19th century copy of the north wing built to house a kitchen) join the Upper Hall range at either side forming a 'U' shaped plan with it to the rear. The Upper Hall is connected to the Solar Tower and North wing by an L-shaped

addition which is a modern replacement of a 16th century structure. A mid and late 16th century gabled cross-wing adjoins the later west wing, facing the courtyard. The single storey gatehouse to the southeast was also constructed in the mid-16th century, but has been much altered since.

The Solar Tower is three storeys tall plus an attic (originally four); the remaining ranges are two storeys. The castle has eleven tall ashlar chimneys, all at gable ends except one lateral chimney to the rear (terrace side) of the Solar Tower; these have distinctive crenellations of carved slate above the capping. There are stone-coped gable parapets throughout, with shaped kneelers to the Solar Tower

(Sources: Cadw LB 3161 Full Report; Gwynedd HER Record PRN 4633; RCAHMW Record NPRN 26555)

3.1.2.5 The location and nature of the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936; NGR SH7958861065)

The Terrace arch at Gwydir is situated within the Gwydir Historic Park and Garden (PGW (Gd) 4 (CON)), 13m to the north of the north wing of Gwydir Castle. It is located at the northwest end of the Great Terrace, a raised terrace on the immediate northern side of Gwydir Castle, and marks the access point from the terrace to the Dutch Garden (Plate 23; Plate 25).

It is a late 16th century garden arch in restrained Classical style constructed of slate rubble, with traces of originally render and pink/buff sandstone dressings and large dressed slate-stone coping slabs. The arch is approximately 1m thick and 4m high. A fine sandstone inner arch is recessed slightly within a round-arched opening. It has simple bases and impostes and slightly sunk-panelled treatment to the sides. The voussoirs on the Dutch Garden side of the arch have plain projecting roundels, whilst those to the terrace side are carved. The carvings include initials I.W flanking a carved eagle at the top, all contained within shields, with the fleurs-de-lis and lion rampant heraldic badges of the Wynn arms. A shallow pediment sits above in the centre with rounded and stepped edging to the capping stones. Flanking this are sandstone obelisks (reduced in height) on plain bases, with a further obelisk at the apex of the pediment. The ground level is lower on the Dutch Garden side, and there is a stepped descent down to it via 6 slate steps.

A slatestone garden wall with flat slate capping steps down on either side of the arch and, to the south, runs for approximately 5m where it returns at a 90 degree angle to join the corner of the castle's north wing. To the north, the wall continues for some 7m where it steps down. The wall is at its highest at this point (3m on the Dutch Garden side), and the end coping stone is neatly finished. The stepped-down section is half the height and has plain capping; the centre is partially collapsed. The wall continues for another 7m before terminating in a large square pier with plain capping.

(Sources: Cadw LB 16936 Full Report; Gwynedd HER Record PRN 67004; RCAHMW Record NPRN 309166)

3.1.2.6 The location and nature of the Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON); NGR SH7976760371)

The Gwydir Castle Grade I Historic Park and Garden is located on the western side of the Afon Conwy, 0.5km to the southwest of Llanrwst. It covers an area of 5.56 ha around Gwydir Castle encompassing parts of the floodplain of the Afon Conwy and the higher ground behind it on the slopes of Carreg-y-gwalch.

Gwydir Castle garden contains six Listed Buildings, one of which is also a Scheduled Monument (Figure 04):

- Gwydir Castle, including Gatehouse, Grade I Listed Building (LB 3161);
- the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936);
- the Former Coachhouse at Gwydir Castle including Associated Wall and Entrance Arch adjoining to the east Grade II Listed Building (LB 16935);
- the Knot-garden Arch at Gwydir Castle with Associated Courtyard Walls Grade II Listed Building (LB 16937);
- Gwydir Uchaf Chapel Scheduled Monument (CN113) and Grade I Listed Building (LB 16944); and
- Gwydir Uchaf House Grade II Listed Building (LB 16943).

There are also several trees within the garden subject to preservation orders.

The garden at Gwydir, containing formal and informal gardens and pleasure grounds, can be separated into two parts. The castle garden lies on the northern side of the B5106 and spreads out to the north, west and southeast of the castle. Parts of the sixteenth-century garden contemporary with the earlier elements of the Castle include terraces (including LB 16938), walls and gateways (including LB 16936, LB 16937 and parts of LB 16935) all survive. Later features of interest including an octagonal pool with a fountain, a yew avenue and 19th century large circular box parterre representing a Tudor rose. The garden is bounded on the northeast by a 19th century or earlier ha-ha, separating it from what would originally have been parkland stretching down to the banks of the Afon Conwy.

The other part of the garden is predominately located at Gwydir Uchaf, on top of the hill behind Gwydir Castle and linked to the castle garden by a zig-zag path up the hill which is known as Lady Mary's Walk. The majority of the garden elements here are focused around the Gwydir Uchaf Grade II Listed Building (LB 16943) (Plate 28), built as a summer house adjunct to Gwydir Castle in 1604. Early 17th century garden elements include the remains of a rubble-revetted viewing platform at the east end of the house, a viewing mount 50 m in diameter with a spiral path which encircles it three times before reaching the top, and the surviving walls of a kitchen garden. A separate bowling green, also thought to be 17th century, is located in woodland approximately 600m to the southeast of the Gwydir Uchaf summerhouse. The Chapel at Gwydir Uchaf, Scheduled Monument (CN113) and Grade I Listed Building (LB 16944) (Plate 30), was built in 1673.

The essential setting of the Gwydir Castle Grade Historic Park and Garden extends from the garden's boundary on all sides and covers 63 ha of wooded hillslope and floodplain.

(Sources: Cadw Registered Historic Park and Garden (PGW (Gd) 4 (CON)) Full Report; Gwynedd HER Record PRN 4413; RCAHMW Record NPRN 86386)

3.1.2.7 The location and nature of the Llanrwst Conservation Area (NGR SH7983361655)

Llanrwst is a compact nucleated settlement located on the eastern bank of the Afon Conwy. It sits just above the river's tidal limit and is the first point on the river which could historically be crossed without the use of a ferry. It is the major inland settlement in the broadened Conwy valley and has its origins as a medieval or earlier market town. The town grew notably in the nineteenth century following the construction of the Conwy and Llanrwst Railway and there has also been modern expansion to its north, south and east. The historic

core of the town includes a small market square surrounded by three-storey stone buildings; other fine buildings front the river. The Llanrwst Conservation Area defines the town's historic core and covers an area of approximately 10 ha.

The conservation area contains 28 Listed Buildings, 2 of which are designated at Grade I (Figure 04). One of these is the 17th century Pont Fawr Grade I Listed Building (LB 3612 /16951), the other is the oldest surviving building in the town, the late 15th century Parish Church of St Grwst Grade I Listed Building (LB 3622). Other notable historic structures include: the restored 17th century Almshouses Grade II Listed Building (LB 3618); the older, 18th century part of the Eagles Hotel Grade II Listed Building (LB 3610); an early 18th century building now occupied by the National Westminster Bank Grade II Listed Building (LB 3605); a probable 18th century shop Siop Sian Grade II Listed Building (LB 3580); an 18th century commercial building the Pied Piper Grade II Listed Building (LB 3579); and the late 18th century Cornucopia Hotel Grade II Listed Building (LB 3615).

(Sources: Gwynedd HER Record PRN 3194; RCAHMW Record NPRN 33096)

3.1.3 The visibility of the proposed development

The proposed development is situated at the centre of the Gwydir Park recreation ground on the western side of the Afon Conwy. It lies approximately:

- 140m to the south of the Pont Fawr Scheduled Monument (DE025) and Grade I Listed Building (LB 16951; LB 3612);
- 170m to the southwest of the Wall to South of Pont Fawr Grade II Listed Building (LB 3614);
- 190m to the south of the Wall to North of Pont Fawr Grade II Listed Building (LB 3613);
- 140m to the south of Tu Hwnt I'r Bont Grade II Listed Building (LB 3162);
- 360m to the northeast of Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161)
- 340m to the northeast of the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936);
- 290m to the northeast of Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON)); and
- 75m to the southwest of the Llanrwst Conservation Area.

1m resolution LiDAR data available from National Resources Wales (<http://lle.gov.wales/Catalogue/Item/LidarCompositeDataset/>) has been used to construct multipoint Zone of Theoretical Visibility (ZTV) models for the proposed development in a GIS (4 points, one at each corner of the development area; development height 4m; observer height 1.8m; radius 600m). These enable an assessment of the degree of visibility of the proposed development from the potentially impacted historic assets. ZTV models for both a Digital Surface Model (DSM) (includes details of buildings and trees captured during the survey) and a Digital Terrain Model (DTM) (filtered to represent the underlying ground surface only) have been examined.

The DTM ZTV model presents a 'worst-case scenario' for the visibility of the proposed development (Figure 05). The DTM ZTV suggests that the entire development will be

potentially visible from all of the identified historic assets and its impact on all eight will, therefore, need to be assessed in Stages 2 and 3 (Table 3.1).

The DSM ZTV attempts to account for the obstruction of views by vegetation or buildings (Figure 06). It generally supports the findings of the DTM ZTV but suggests that views of the proposed development may be restricted from the Wall to North of Pont Fawr Grade II Listed Building (LB 3613), the Gwydir Castle Grade I Listed Building (LB3161), the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936), the Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON)), and the parts of the Llanrwst Conservation area that lie away from the Afon Conwy. The DSM ZTV results cannot be taken to be conclusive however and require truthing by field assessment.

Historic Asset	Potentially visually impacted according to the DTM ZTV
Pont Fawr Scheduled Monument and Grade I Listed Building (DE025; LB 16951; LB 3612)	Yes
Wall to South of Pont Fawr Grade II Listed Building (LB 3614)	Yes
Wall to North of Pont Fawr Grade II Listed Building (LB 3613)	Yes
Tu Hwnt I'r Bont Grade II Listed Building (LB 3162)	Yes
Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161)	Yes
Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936)	Yes
Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON))	Yes
Llanrwst Conservation Area	Yes

Table 3.1 Historic Assets that the proposed development may potentially visually impact

3.2 Stage 2: Define and analyse the setting of the potentially impacted historic assets

3.2.1 The current surroundings of the potentially impacted historic assets

Llanrwst sits on the eastern side of the Afon Conwy on the flat floor of the Conwy Valley. Both sides of the valley have steep wooded sides, the mountains of Snowdonia lie to the west, and the hills of the Denbigh Moors to the east. The modern A470 road from Betws y Coed skirts the riverbank to the south of the town before it turns northwards to the north of Pont Fawr, weaving its way through the historic town centre before snaking northwards along the eastern side of the Conwy Valley. The Conwy and Llanrwst Railway passes through the eastern side of Llanrwst, marking what would have been the limit of the early 19th century town before its expansion to the north, south, and east during the 19th and 20th centuries. The riverside location and rural setting of Llanrwst, with views along the sparsely populated valley, and across to Gwydir and Snowdonia, create a pleasing contrast with the tight historic town core with its fine buildings. Newer housing estates intrude on this aesthetic to an extent, most noticeably to the east on the steep valley slopes.

The Pont Fawr Bridge carries the B5106 across the Afon Conwy on the western side of the town. The road runs from the west side of the bridge to Gwydir Castle, and is thought to be a contemporary with the bridge (Gwynedd HER PRN 24051). To the immediate west of the bridge, straddling the B5106, lies the Virginia creeper covered Tu Hwnt I'r Bont and the tree-fringed Gwydir Park recreation ground, the location of the proposed development.

The 1785 Gwydir Estate map (Figure 07), the 1840-45 Llanrwst Tithe award map and Early Ordnance Survey maps (Figure 09; Figure 10; Figure 11) show the northern part of the present-day Gwydir Park as a nursery and orchard until the 20th century, probably a detached part of the kitchen garden of Gwydir Castle separated from the main part of the garden by parkland. The Second Edition Ordnance Survey Map of 1901 (Figure 10) shows the southern part of the recreation ground as an enclosed football and cricket field.

The walled and tree-lined B5106 runs from the bridge in a straight line across the floodplain, through a landscape of hedged fields and drainage ditches with mature trees growing along the boundaries, which eventually gives way to wooded slopes and the gardens and buildings of Gwydir Castle and its Historic Park and Garden. Some of the field boundaries immediately to the west of Tu Hwnt I'r Bont are visible on the 1785 Gwydir Estate map (Figure 07) and may be 18th century or earlier in origin (Davidson 2005), the majority of the remainder, defining large and regularly patterned fields, date from the early 19th century.

The Pont Fawr B5106 meets the B5106 Conwy to Betws y Coed road just to the west of Gwydir Castle. The former road was probably built around the same time as the bridge and dates to the mid 17th century (Davidson 2005). The Conwy to Betws-y-Coed road may well have been used in Roman times, though the present road is largely based on a 19th century turnpike road, except for a length a short distance north of Gwydir Castle built after the construction of flood defences in the early 19th century (Davidson 2005).

3.2.2 Our present understanding and appreciation of the potentially impacted historic assets

3.2.2.1 Our present understanding and appreciation of Pont Fawr Scheduled Monument (DE025) and Grade I Listed Building (LB 16951; LB 3612)

The Pont Fawr bridge was authorised in 1634 and built in 1636 for the second baronet Richard Wynn of Gwydir Castle (1588-1649). It was constructed at a fording point over the river (replacing an earlier, probably wooden, structure) to provide access from Gwydir Castle to the town of Llanrwst and elements of the Gwydir Estate on the eastern side of the Afon Conwy (Davidson 2005; Evans 2010). The bridge's central arch had the largest span in Wales when it was built. It has been designated because it is of national importance for its potential to enhance our knowledge of transport and construction.

The crests and initials on the bridge both commemorate King Charles I (1625-49). There is a long tradition (but no stronger evidence) that attributes the design of the bridge to Inigo Jones, largely because Richard Wynn was appointed treasurer to Queen Henrietta Maria in 1625 and would have been responsible for paying Jones and his master mason Nicholas Stone, from whom Richard Wynn commissioned a plaque for the Parish Church of St Grwst in 1634.

The western arch of the bridge collapsed in 1675, possibly weakened by damage sustained during the civil war, and emergency repairs were carried out; further repair work was carried out in 1703 when the western arch gained its current appearance (Evans 2010).

The picturesque nature of the bridge and its setting has led to it being the subject of several artistic depictions from the 18th century onwards (see Plate 01; Plate 02; Plate 03; Plate 04). Its aesthetic qualities are still valued today and the bridge is a popular tourist attraction.

(Additional sources: Cadw Scheduled Monument DE025 Full Report; Cadw LB 16951 and LB 3612 Full Reports; RCAHMMW Record NPRN 24053)

3.2.2.2 Our present understanding and appreciation of the Wall to South of Pont Fawr Grade II Listed Building (LB 3614) and the Wall to North of Pont Fawr Grade II Listed Building (LB 3613)

The flared approach walls to Pont Fawr bridge are not thought to be contemporary with the bridge and are believed to date to the late 18th or early 19th century. As well as providing an aesthetically pleasing approach to the bridge, they also have an important practical function as a revetment to for the riverbank on this side of the river. A document from 1793 details an agreement for repairs to the road surface of the bridge and its approach walls suggesting that the walls are a replacement of earlier structures:

the present walls along the river being out of repair [are] to be taken down and rebuilt from a mark in the...of the Bridge in a line to the west corner of the present turnpike house. To have the bottom of the walls set in ..and flushed with hot mortar to the level of the road, four feet thick at the bottom, to batter from the river one inch to the foot and to be three feet thick at the level of the road and one foot six inches thick above the road at least three feet six inches high including the coping which is to be of the best stone from Trefriw, not less than three feet six inches in length worked to the thickness of the battlement...

(Denbighshire Record Office, Agreement and Repairs for Llanrwst Bridge 1793
(QSD/AB/1/425(a)) quoted in Evans, 2010)

The walls (or their earlier incarnations) are included in many of the artistic depictions of the bridge (Plate 01; Plate 03). They also provide a popular vantage point for modern visitors to take in views along the river and across it to Tu Hwnt I'r Bont, Gwydir Castle, and the Snowdonia mountains.

3.2.2.3 Our present understanding and appreciation of Tu Hwnt I'r Bont Grade II Listed Building (LB 3162)

Tu Hwnt I'r Bont is listed as a fine example of a vernacular 17th century house in a prominent location at the end of Pont Fawr and for its group value with the contemporary bridge. It was constructed as a cottage in the 17th century and expanded and divided into two cottages during the 18th century. The building was reportedly used as a courthouse for a period in the mid to late 19th century. By the early 1930s it had fallen into a state of dereliction, with damage to the roof as well as being subject to flooding due to its position close to the river bank. It came under the ownership of the National Trust in the late 1930s when an attempt

was made to raise funds by subscription for its preservation. It was then decided to repair rather than to restore the building and it was converted into its current internal plan with one room on each storey. It is currently leased from the National Trust and used as a Tea Room and Gallery and is a popular visitor attraction in Llanrwst.

Many of the artistic depictions of Pont Fawr as viewed from the Llanrwst side of the Afon Conwy include the cottage in the composition (Plate 01; Plate 02; Plate 03). The Virginia creeper that now covers the main elevation changes colour with the seasons making the appearance of the building particularly striking during the autumn months. Views of the photogenic cottage and bridge as seen from the Llanrwst side of the Afon Conwy are particularly attractive to modern visitors.

(Sources: Cadw LB 3162 Full Report; RCAHMMW Record NPRN 16919)

3.2.2.4 Our present understanding and appreciation of Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161)

Gwydir Castle has been designated as a Grade I listed building because it is a nationally important Tudor mansion house incorporating earlier medieval elements, and for its significance as the seat from circa 1500 to 1678 of the notable Wynn family. The house is a fortified manor house built according to the 'unit system' which occurs elsewhere in north-west Wales (for example Parc, Meirionnydd, and Plas Berw, Anglesey) and consists of several almost separate blocks. The surviving buildings date from around the year 1500 onwards; there were alterations and additions circa 1540, circa 1600 and circa 1828. Two serious fires occurred early in the 20th century but the buildings have since been restored. The castle is currently in private ownership but opens to the public for visits and tours in the summer months. It also provides bed and breakfast and self-catering accommodation and an event hosting service.

There was already a house at Gwydir when Maredudd ap Ieuan, a leading regional supporter of King Henry VII and the founder of the Wynn dynasty, bought the site from Hywel Coetmor in about 1500 (Roberts 1959). Gwydir went on to become the primary residence of the Wynn family for 200 years and they dominated Caernarvonshire in terms of politics and patronage until the end of the 17th century. The earliest elements of the house were built by Maredudd and his son John (d.1559) in the early and mid-16th century, and added to by John's eldest son Maurice Wynn (d.1580) later in the century. John's third son, Robert (d.1598) built the Elizabethan townhouse Plas Mawr, at Conwy between 1576 and 1585. Katheryn of Berain, a

cousin of Elizabeth I, lived at Gwydir Castle following her to marriage Maurice Wynn sometime before January 1573. Katheryn, known as 'Mam Cymru' ('The mother of Wales'), lived at the castle until the death of her husband Maurice in 1580 (Ballinger 1929).

Much of the building as it stands today is the work of the most famous of the Wynn family, Maurice Wynn's son Sir John Wynn (1553-1627), North Wales' first baronet and author of *The History of the Gwydir Family*, written around 1600 but first published in 1770 (Roberts 1959). The youngest son of Sir John Wynn, the second baronet Richard Wynn (1588-1649), commissioned the building of a new chapel on the south side of the Parish Church of St Grwst in Llanrwst in 1633 and the bridge at Pont Fawr in 1636. King Charles I is said to have visited Gwydir in 1645 as the guest of Richard Wynn. In 1678 the house and estate at Gwydir passed by marriage to the Willoughby De Eresby family when the heiress Mary Wynn (1661-1689) married Robert Bertie, the first Duke of Ancaster. The Willoughby De Eresby family were responsible for much of the agricultural and industrial development in the Conwy Valley during the 18th and 19th centuries particularly the lead mines and slate quarries. They continued to own the estate until 1921.

(Additional sources: Cadw Registered Historic Park and Garden (PGW (Gd) 4 (CON)) Full Report; Cadw LB 3161 Full Report; Gwynedd HER Record PRN 4633; RCAHMW Record NPRN 26555; Davidson 2005)

3.2.2.5 Our present understanding and appreciation of the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936)

The arch is a highly aesthetic late 16th century pedimented garden arch in restrained Classical style. It is listed as Grade I because it is a highly important example of Elizabethan garden architecture, apparently without surviving parallel in Wales. It is set into a wall at the northwestern end of the Great Terrace which is adjacent and parallel to the northeast facing elevation of the castle.

The arch has the initials and heraldic badges of Sir John Wynn (1553-1627) who was knighted in 1606 and became North Wales' first baronet in 1611. Work is known to have been carried out in the castle gardens in the 1590s but In 1604, a new summer house, Gwydir Uchaf Grade II Listed Building (LB 16943), was built on the hill overlooking the castle and Sir John appears subsequently to have had less of an interest in the primary 'lower house.' This evidence, together with the fact that no reference is made in the carved initials

of the knighthood or baronetcy would suggest that the arch predates 1606, and is probably likely to date to the 1590s.

(Sources: Cadw LB 16936 Full Report; Gwynedd HER Record PRN 67004; RCAHMW Record NPRN 309166)

3.2.2.6 Our present understanding and appreciation of the Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON))

The Gwydir Castle Historic Park and Garden is designated because it is a rare partial survival of a sixteenth-century garden, including walls and gateways, set around a contemporary unit-system house. Later features add to the picturesque nature of the gardens. It is 1 of 40 Grade I Historic Park and Gardens in Wales, and 1 of 4 in Conwy.

The castle garden is complemented by the 17th century garden at Gwydir Uchaf. Gwydir Uchaf Grade II Listed Building (LB 16943) was built as a summer house by Sir John Wynn in 1604, the site, on an elevated plateau immediately above the main house, being chosen for its views. Later in the 17th century, it and its gardens became the principal residence of the Wynn family. The Gwydir Uchaf Chapel Grade I Listed building (LB16944) was constructed adjacent to the house in 1673 by fourth baronet Sir Richard Wynn (1625-1674) in 1673. In the 18th century, the castle again became the principal house and Gwydir Uchaf became derelict through neglect. It was eventually partly demolished before being restored in the 19th century. The building is now the headquarters of Forest Enterprise, Llanrwst.

The main elements of the setting of the Gwydir Castle Historic Park and Garden are the buildings and garden features within it. However, both parts of the garden have elements that have been designed to capitalise on more distant views. The 16th century Great Terrace on the northeast side of Gwydir Castle has views out over the gardens and former parkland towards the Afon Conwy and Llanrwst. This would have formed the main aspect from the house and garden, any other distant view being blocked by the hillside.

On the higher ground at Gwydir Uchaf, the remains of the rubble revetted viewing platform at the eastern end of the house is now used as a car park. In the 17th century, this would have given spectacular across the Conwy valley and of Gwydir and its gardens below.

Viewing mounts were a common feature of grander Tudor and Stuart gardens, and the circular viewing mount at Gwydir Uchaf would also have provided spectacular panoramic

views, not only over Gwydir Uchaf, Gwydir Castle and the park and garden, but also over Llanrwst and a stretch of the Conwy valley.

(Sources: Cadw Registered Historic Park and Garden (PGW (Gd) 4 (CON)) Full Report; Gwynedd HER Record PRN 4413; RCAHMW Record NPRN 86386)

3.2.2.7 Our present understanding and appreciation of the Llanrwst Conservation Area

The Llanrwst Conservation Area encompasses the historic core of the town. Llanrwst is located on the eastern bank of the Afon Conwy, at the head of navigation and at the first place that the river could be forded. This would have encouraged early settlement, including the foundation of St. Grwst's church on the eastern the river bank. The town is referred to in the Norwich Taxation of 1254 and the Lincoln Taxation of 1291, and reference to a market there is first recorded in the early fourteenth century. By 1316 its market had become so important as to cause complaints that it was drawing trade away from Conwy. There was also a 14th century borough at Llanrwst, but there is no record of its foundation. The majority of the burgesses were Welsh suggesting the reorganization of a native town, rather than a new foundation. Owain Glyndwr attacked and devastated the town in 1401. The Parish Church of St Grwst Grade I Listed Building (LB 3622) appears to have been rebuilt in early Tudor times, as the town recovered after the Glyndwr uprising and the Lancastrian wars.

The town's fortunes were tied up closely with the Gwydir Estate and the Wynn family, patrons of the town, from the beginning of the 16th century. During the early 17th century Llanrwst once again had a flourishing market and was a centre of both the cattle and woollen industries. The Almshouses and School Grade II Listed Building (LB 3618), known as 'Jesus College', were built circa 1610-1612 by Sir John Wynn. The Almshouses was restored in the late 1990s and opened as a community museum and visitor attraction in 2002. The town was further improved in 1661 when a town hall was built in the spacious market square. This building was demolished in 1963.

During the 18th and 19th centuries, as well as being the main market town for a wide hinterland in both Denbighshire and Caernarvonshire, the town developed significantly as new industries were established, including a foundry, tannery, brewery, dye works and rope works. Llanrwst was also known for its makers of clocks, and harps. The town also grew notably in the nineteenth century following the construction of the Conwy and Llanrwst Railway in 1863, the terminus of which was in Llanrwst before being extended to Betws y Coed in 1867.

Pennant (1782 cited in Evans 2010) describes the town of Llanrwst as ‘small and ill built, and has nothing remarkable except the church’ (Pennant 1783, 152). Bingley (1814 cited in Evans 2010) describes the Eagles Inn Grade II Listed Building (LB3610) as being ‘the only one where post horses are kept, [and] in general found a very comfortable house; but during the summer season it is often so much crowded by company as to render it very unpleasant to the wearied tourist’.

The historic town today is a popular visitor destination and tourism is an important industry. The visual relationships of Llanrwst, Gwydir Castle, the Pont Fawr Bridge, the Afon Conwy, and the broader landscape, are distinctive and unique to the town.

(Sources: Gwynedd HER Record PRN 3194; RCAHMW Record NPRN 33096; Davidson 2005; Evans 2010)

3.2.3 What (if anything) survives of the historic surroundings of the potentially impacted historic assets?

With the exception of some of the 19th century Listed Buildings in the Llanrwst Conservation Area, the potentially impacted historic assets are post-medieval (16th, 17th and 18th century) in date with one building that dates to the 15th century. Older buildings in the town of Llanrwst have been demolished as the town has evolved, notably the 17th century town hall in the 20th century. The Parish Church of St Grwst (LB 3622) is the only late 15th century survival within the conservation area, though it is broadly contemporary with the earliest buildings at Gwydir Castle (LB 3161). Both the church and the earlier buildings at the castle would have been familiar to the people of Llanrwst when the Almshouses (LB 3618), Pont Fawr bridge (DE025) and Tu Hwnt I'r Bont (LB 3162) were built in the 17th century, along with the Old Grammar School Grade II Listed Building (LB 3592), constructed to the northeast of the town by Sir John Wynn in 1612. Gwydir Uchaf (LB 16943) and the Gwydir Uchaf Chapel (LB16944) would also have been visible from places in the 17th century town given their deliberately selected elevated position on the other side of the Afon Conwy. The 1770 Mostyn Estate map of Llanrwst (Figure 08) shows all of the early Llanrwst town centre buildings along with some of the earlier 18th century survivals: the 18th century building now occupied by the National Westminster Bank (LB 3605) and the older part of the Eagles Hotel (LB 3610).

The river valley landscape around the assets is one of predominately improved 19th century fields, former parkland and woodland and, with the exception of the development of Llanrwst, including its urban expansion to the north, east and south during the 19th and 20th centuries, it is little changed from that depicted on the early Ordnance Survey Maps of the area (Figure 09; Figure 10; Figure 11). Some of the current field boundaries immediately to the west of Tu Hwnt I'r Bont (Gwynedd HER PRN 24059) are also depicted on the 1785 Gwydir Estate map and appear to have escaped 19th century reorganisation (Figure 07) and may be 18th century or earlier in origin (Davidson 2005).

A desk-based assessment conducted by GAT in 2005 identified the route of an early trackway (Gwynedd HER PRN 24059) that ran from Trefriw to the fording point on the Afon Conwy now occupied by the Pont Fawr Bridge (DE025) (Davidson 2005). It runs from Tu Hwnt I'r Bont (LB 3162) in a westerly direction winding through the area of earlier fields (Gwynedd HER PRN , before turning south-west to cross a footbridge and join the B5106 Trefriw to Betws y Coed road by the former tithe barn. At the point where it turns south-west, a footpath continues west towards Trefriw. This route may be one of the earliest tracks

leading from Trefriw to the ford, and later the bridge, across the Afon Conwy at Llanrwst, and may perhaps be medieval or earlier in origin. The track would have been in use prior to the construction of the Pont Fawr bridge (DE025) and the road that runs from it towards Gwydir in the 17th century, and its use would have been broadly contemporaneous with the earlier phases of occupation at Gwydir Castle (LB 3161) and St. Grwst's Church (LB 3622).

A ruined building lying west of the gardens at Gwydir was identified in the same 2005 desk-based assessment (Gwynedd HER PRN 24054; Davidson 2005). It measures some 15m by 5.5m, and the walls remain some 1m high. It appears to be the remains of an 18th century or earlier structure; it is present on the 1785 estate map (Figure 07), and on the 1889 First Edition Ordnance Survey map it is marked 'Capel' (Figure 09). It is depicted as roofed on the 1900 Second Edition (Figure 10) and the 1913 Third Edition (Figure 11).

A 16th century feature associated with the house and gardens at Gwydir, a stone causeway or raised walk, approximately 2m high and 1.5m wide, runs from the south end of Gwydir gardens across the flat former parkland between the gardens and the Afon Conwy. The Raised Walk at Gwydir Castle Grade II* Listed Building (LB 16938) was known as the 'Chinese Walk' in the 19th century. The top of the causeway is of large flat slabs, and at the Gwydir end steps lead up to its top. It is marked as a 'F.P. on top of wall' on early Ordnance Survey maps (Figure 09; Figure 10; Figure 11). The causeway and steps are late 16th century in style, contemporary with much of the other work at Gwydir, and therefore probably built by Sir John Wynn during improvements in the 1590s (Davidson 2005). It is likely the causeway served several purposes, including flood defence, deer park boundary and raised access to the river. The causeway turns to the north when it reaches the river, and runs towards Llanrwst for a distance of about 120m before it terminates and is replaced by a 19th century stone wall. The surviving remains of what appears to have been a quay also appear at the end of the causeway. Given its late 16th century origins, it predates the current bridge at Pont Fawr, and possibly formed an early route from Gwydir Castle to the former quay or possibly also the earlier bridge or fording point.

A programme of archaeological work was conducted along the riverbank between the visible end of the causeway and Pont Fawr in 2006 (Roberts 2006). Two evaluation trenches revealed evidence for substantial stone wall revetments (Gwynedd HER PRNs 24754; 24756), built to stabilise the riverbank from erosion. A stone-built flood embankment and a cobbled path were identified in each of the trenches (Gwynedd HER PRNs 24753; 24757) which had been constructed over the revetment to improve the quality of the riverside

footpath leading towards the Pont Fawr bridge. It was not possible to date the features but they were assumed to date between the 16th and the 19th centuries and relate to improvement works carried out by the Gwydir Estate.

Trenches cut during archaeological works on the opposite bank of the Afon Conwy, on the A470 close to the end of Pont Fawr in 2010, identified either surviving fragments of the 17th century bridge parapet, or possibly the remains of the earlier incarnation of the bridges southern approach wall (LB 3614). A cobbled surface 1.1m below the current ground level was thought to probably represent a road that pre-dates the raising of the approach walls in 1794, after which the ground surface appears to have been raised to its current level.

3.2.4 The contribution of setting to the significance of the potentially impacted historic assets

Conservation Principles (Cadw 2011, 10) identifies four component values which contribute to the significance of an historic asset: its **evidential** value; its **historical** value; its **aesthetic** value, and its **communal** value.

3.2.4.1 The contribution of setting to the significance of Pont Fawr Scheduled Monument (DE025) and Grade I Listed Building (LB 16951; LB 3612)

As a Scheduled Monument and Grade I Listed Building, Pont Fawr is a structure of exceptionally special architectural and historic interest, and its overall significance is assessed as **high**.

The bridge is of national importance for its **evidential** value as a rare 17th century structure with significant potential to enhance our knowledge of transport and construction during the period. The bridge's scheduled area retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The discovery of the buried remains of the cobbled pathway in 2006 and the early road surface in 2010, outside of the scheduled area but within the setting of the bridge, illustrates that elements of its setting may also contain associated archaeological features and deposits. Our understanding of the monument is further enhanced by the relatively high numbers of artistic depictions of the bridge in its setting together with other contemporary assets such as Tu Hwnt I'r Bont. It is of high **historical** value because it connects the past with the present by illustrating a 17th century bridge design and, along with other nearby assets in its setting, is also associated with the nationally important historic market town of Llanrwst and the powerful and influential Wynn family. Its (albeit possibly misguided) historical association with Inigo Jones, the first English Renaissance architect, still adds to its historic value. Its high **aesthetic** value comes from the bridge's design, appearance and its setting on the Afon Conwy, which is further enhanced by the presence of the nearby assets such as Tu Hwnt I'r Bont, Gwydir Castle, the historic town of Llanrwst and the surrounding natural and agricultural landscape. The iconic bridge is of high **communal** value as a famous structure that symbolises the town and adds to its distinctive character and strong sense of place. Additionally, its popularity as a tourist attraction, which is further enhanced by its group value with other assets in its setting, generates an important source of income for the wider town.

The primary contribution of the setting of Pont Fawr to its significance is aesthetic; however, its setting also contributes significantly to its evidential, historical and communal values.

3.2.4.2 The contribution of setting to the significance of the Wall to South of Pont Fawr Grade II Listed Building (LB 3614) and the Wall to North of Pont Fawr Grade II Listed Building (LB 3613)

As Grade II Listed Buildings, the Wall to South of Pont Fawr and the Wall to North of Pont Fawr are of special architectural and historic interest and their overall significance are assessed as **medium**.

The walls are of special interest for their **evidential** value as rare late 18th or early 19th century structures with potential to enhance our knowledge of engineering and construction during the period, and their evidential group value with the Pont Fawr Bridge. Their **historic** value derives predominately from their association with the bridge and their location in the historic market town of Llanrwst. The walls are substantial structures, and their form and appearance, especially when viewed from the opposite bank of the Afon Conwy, contribute to their **aesthetic** value as does their setting at the end of the bridge with the historic town of Llanrwst in the background. They are of high **communal** value as they are part of a group of assets that are a popular tourist attraction, but would most likely not be if they were divorced from their setting.

The contribution of the setting of the Wall to South of Pont Fawr and the Wall to North of Pont Fawr to their significance is to their evidential, historical, aesthetic and communal values.

3.2.4.3 The contribution of setting to the significance of Tu Hwnt I'r Bont Grade II Listed Building (LB 3162)

As a Grade II Listed Building, Tu Hwnt I'r Bont is of special architectural and historic interest and its overall significance is assessed as **medium**.

The **evidential** value of Tu Hwnt I'r Bont lies in its origins as a vernacular 17th century house and the survival of its external, and to a lesser degree internal historic fabric. Its evidential value is increased by its inclusion in many of the artistic depictions of the Pont Fawr bridge. Its **historical** value as an illustrative example of a 17th century cottage, is enhanced by its location on the edge of remnants of an 18th century or earlier field system, its proximity the

possible medieval trackway that runs from the former fording point of the Afon Conwy to Trefriw, and its location at the end of the broadly contemporary Pont Fawr bridge. Its form, construction and appearance contribute to its **aesthetic** value as does its rural, riverside setting and its prominent location at the end of the bridge. It is a popular and busy tea room and it is both a source of social interaction, local employment and a popular tourist destination giving it a high **communal** value.

The contribution of the setting of Tu Hwnt I'r Bont to its significance is primarily to its historical, aesthetic and communal values.

3.2.4.4 The contribution of setting to the significance of Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161)

As a Grade I Listed Building, Gwydir Castle is a structure of exceptionally special architectural and historic interest, and its overall significance is assessed as **high**.

Gwydir Castle is a rare and nationally important Tudor mansion house incorporating earlier medieval elements. Its **evidential** value as a rare example of a fortified manor house is high. Its **historical** value is high as it illustrates an outstanding surviving example of a 16th century 'unit system' house, and this is further enhanced by its setting within the Gwydir Castle garden with its surviving contemporary features and structures. Its historic value is further increased by its inseparable historical association with the nationally important and powerful Wynn Family, who had their principal seat here between 1500 and 1678, and their connection with the Town of Llanrwst. The **aesthetic** value of the castle comes from its design and appearance, but it is also amplified by its setting within its gardens and the surrounding natural landscape. Its **communal** value is high as a famous building that contributes to the distinctive character and sense of place of the wider Llanrwst area. Again, it is a popular tourist attraction, due in no small part to its own historic values but also for its group value with other historic assets in its setting.

The setting of Gwydir Castle is an important contributor to its significance and its historic, aesthetic and communal values.

3.2.4.5 The contribution of setting to the significance of the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936)

As a Grade I Listed Building, the Terrace Arch and Associated Garden Walls at Gwydir Castle are structures of exceptionally special architectural and historic interest, and its overall significance is assessed as **high**.

The Terrace Arch is a highly important example of Elizabethan garden architecture, apparently without surviving parallel in Wales and it is of high **evidential** value. Its **historical** value is both illustrative and associative as it was commissioned and built by the most famous of the illustrious Wynn family, Sir John Wynn at the end of the 16th century. It is an important survival of one of the early elements of the garden at Gwydir and has significant historical group value with the castle and other 16th century features and structures which give it additional historical context. It is an aesthetically pleasing structure in its own right, but its **aesthetic** value is further enhanced by its setting in the Gwydir Castle gardens and its location adjoining the castle. Its **communal** value is derived predominately from its setting within the castle gardens and the visitors that go there.

The contribution of the setting of the Terrace Arch and Associated Garden Walls at Gwydir to their significance is primarily to their historical, aesthetic and communal values.

3.2.4.6 The contribution of setting to the significance of the Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON))

As a Grade I Registered Historic Park and Garden, the garden at Gwydir Castle is of exceptionally special historic interest, and its overall significance is assessed as **high**.

Its **evidential** value comes from the fact that it contains the physical remains of terraces, walls and gateways of a rare partially surviving 16th century garden, set around the contemporary Gwydir Castle, with an exceptional, possibly early 17th century complex of summer house, viewing mount and bowling green at Gwydir Uchaf. It also contains 3 Grade I Listed Buildings, one of which is also a Scheduled Monument, one building listed at Grade II* and three at Grade II. It is of **historical** value because it illustrates examples of 16th and 17th century buildings and structures set within contemporary gardens, and because of its association with the Wynn family during the 16th and 17th centuries. The **aesthetic** value of the garden derives from the form and layout of the buildings and garden elements within it, and also the designed views outwards from it into its wider setting. The garden is of high **communal** value as it contributes to the essential character of the wider Llanrwst area and

adds to its strong sense of place, and additionally is an important visitor attraction in the area.

The contribution of the setting of the Gwydir Castle Historic Park and Garden to its significance is primarily to its aesthetic, historical, and communal values.

3.2.4.7 The contribution of setting to the significance of the Llanrwst Conservation Area

As a nationally important conservation area containing very important buildings of exceptionally special historic interest, the overall significance of the Llanrwst Conservation Area is assessed as **high**.

It is of high **evidential** value as it contains the physical remains of 28 Listed Buildings, 2 of which are designated at Grade I. The availability of documentary sources, historic maps (Figure 08) and historic artistic depictions of elements of the conservation area, particularly the Pont Fawr bridge (Plates 01 – 04), add to its evidential value and show how it has changed over time. It is of high **historical** value because connects the past with the present by illustrating an example of a historic medieval market town and its development from the 15th century onwards. Its associative historical value is high because of its links with the powerful and important Wynn Family, patrons of the town from the beginning of the 15th century until 1678. The high **aesthetic** value of the conservation area is due to the form and arrangement of the structures within it, its location on the Afon Conwy, its visual relationship with Gwydir Castle, and the contrast between the appearance of the conservation area and the surrounding rural landscape, natural and agricultural. Its high **communal** value comes from its strong sense of place as an historically important market town in a uniquely distinctive location, and its popularity as a tourist destination and the income that that provides.

The contribution of the setting of the Llanrwst Conservation Area to its significance is to its evidential, aesthetic, historical, and communal values.

3.2.5 Viewpoints

The 18 viewpoints listed in Table 3.2 have been identified as those from which the impact of the proposed development on the settings of potentially impacted historic assets should be assessed (Figure 12).

Viewpoint		Reason
01	View southwest from the apex of Pont Fawr (DE025) towards Gwydir Castle (LB 16936)	Historic viewpoint / Modern visitor viewpoint
02	View southeast from the apex of Pont Fawr (DE025) along the Afon Conwy	Historic viewpoint / Modern visitor viewpoint
03	View southwest from the apex of Pont Fawr (DE025) along the B5106 (PRN 24051)	Historic viewpoint
04	View southwest towards Tu Hwnt l'r Bont (LB 3162) and Pont Fawr (DE025) from the Wall to North of Pont Fawr (LB 3613)	Historic viewpoint / Modern visitor viewpoint
05	View west-southwest towards the medieval trackway (PRN 24059) from the Wall to North of Pont Fawr (LB 3613)	Historic viewpoint
06	View southwest towards Gwydir Castle (LB 3161) from the Wall to South of Pont Fawr (LB 3614)	Historic viewpoint/ Modern visitor viewpoint
07	View south from Tu Hwnt l'r Bont (LB 3162) towards the proposed development	Modern visitor viewpoint
08	View east from the medieval trackway (PRN 24059) towards the former fording point of the Afon Conwy at Pont Fawr	Historic viewpoint
09	View north-northwest from the end of the Raised Walk (LB 16938) towards Pont Fawr (DE025)	Historic viewpoint
10	View northwest from the location of the cobbled pathway (PRN 24753; PRN 24757) towards Pont Fawr (DE025)	Historic viewpoint

Viewpoint		Reason
11	View northeast from the Great Terrace on the northeast side of Gwydir Castle (LB 3161) within Gwydir Castle Historic Park and Garden (PGW (Gd) 4 (CON)) towards Llanrwst	Designed view / Historic viewpoint / Modern visitor viewpoint
12	View northeast towards the proposed development from the Terrace Arch (LB 16936) within Gwydir Castle Historic Park and Garden (PGW (Gd) 4 (CON))	Modern visitor viewpoint
13	View northeast from former viewing terrace to the east of Gwydir Uchaf (LB 16943) within Gwydir Castle Historic Park and Garden (PGW (Gd) 4 (CON)) towards Llanrwst	Designed view / Historic viewpoint / Modern visitor viewpoint
14	View northeast from the viewing mount at Gwydir Uchaf within Gwydir Castle Historic Park and Garden (PGW (Gd) 4 (CON)) towards Llanrwst	Designed view / Historic viewpoint / Modern visitor viewpoint
15	View south from the Pen-y-Bont Inn (LB 3616) within Llanrwst Conservation Area towards Pont Fawr (DE025)	Historic viewpoint / Modern visitor viewpoint
16	View south towards Pont Fawr (DE025) from Bridge Street within Llanrwst Conservation Area	Historic viewpoint / Modern visitor viewpoint
17	View southeast from the churchyard of the Parish Church of St Grwst (LB 3622) within Llanrwst Conservation Area towards Pont Fawr (DE025)	Historic viewpoint / Modern visitor viewpoint
18	View south from the churchyard of the Parish Church of St Grwst (LB 3622) within Llanrwst Conservation Area towards Gwydir Castle (LB 16936)	Historic viewpoint / Modern visitor viewpoint

Table 3.2 Assessment viewpoints

3.3 Stage 3: Evaluate the potential impact of a proposed change or development on that significance

3.3.1 Field assessment

Field visits were undertaken initially in March 2020 and again in June 2020 in order to assess the impact of the proposed development on the settings of the impacted historic assets, in particular the impact on the key viewpoints identified in Stage 2 (sec 3.2.5). The location of the proposed development on the flat floodplain of the Afon Conwy suggests that it will have high visibility in the surrounding landscape (Figure 05), however the field visits largely confirmed the findings of the DSM ZTV model (Figure 06) that views of the proposed development will be heavily restricted by existing vegetation and buildings. The results of the assessment of the key viewpoints are detailed below.

3.3.1.1 Viewpoint 01: View southwest from the apex of Pont Fawr (DE025) towards Gwydir Castle (LB 16936) (Plate 08; Plate 09)

The historic association between the 17th century Pont Fawr and the ancestral home of its builders at Gwydir Castle makes this view both an important historic viewpoint and a modern visitor viewpoint. Views of the low-lying castle from the bridge are obscured by intervening deciduous trees in both the summer and winter months. The proposed development will appear in views in this direction, much the same as the current toilet block located 140m away to the south does. The building will be most noticeable in the winter months (Plate 08) as in the summer the new building will be partly screened by deciduous trees on the river bank and around the edge of the park (Plate 09).

3.3.1.2 Viewpoint 02: View southeast from the apex of Pont Fawr (DE025) along the Afon Conwy (Plate 10)

The picturesque southeast view along the river from the sundial on the apex of Pont Fawr bridge is both a historic viewpoint and a popular modern visitor viewpoint. The new building may be sensed on the periphery of this view in the same location as the current toilet block 140m to the south, particularly in the winter months. It will not obstruct the view or appear directly in it however and the view will therefore not be impacted by the proposed development (Plate 10).

3.3.1.3 Viewpoint 03: View southwest from Pont Fawr (DE025) along the B5106 (PRN 24051) (Plate 11)

The B5106 road that crosses Pont Fawr and runs southwestwards towards Gwydir Castle follows a route that most likely originated in the 17th century when the bridge was built. As with Viewpoint 02 above, the new building 130m to the south may be sensed on the periphery of this historic view along the tree-lined road, particularly in the winter months, but will not appear in it and the view will therefore not be impacted by the proposed development (Plate 11).

3.3.1.4 Viewpoint 04: View southwest towards Tu Hwnt I'r Bont (LB 3162) and Pont Fawr (LB 16951; LB 3612) from the Wall to North of Pont Fawr (LB 3613) (Plate 12; Plate 13)

The historic views from the Wall to the North of Pont Fawr towards Pont Fawr and Tu Hwnt I'r Bont have been the subject of numerous artistic representations (Plate 01; Plate 02; Plate 03). Viewpoint 04 is also a popular modern visitor viewpoint. The DSM ZTV model (Figure 06) suggested that the proposed development would be completely screened from view in this location. Field visits confirmed this; views of the development to 190m to the south-southwest will be completely blocked by the bridge and the views of Pont Fawr and Tu Hwnt I'r Bont from Viewpoint 04 will not be impacted.

3.3.1.5 Viewpoint 05: View west-southwest towards the medieval trackway (PRN 24059) from the Wall to North of Pont Fawr (LB 3613) (Plate 14)

The proposed development 190m to the south-southwest does not appear in the historic view towards the medieval trackway that originally led from Trefriw to the fording point upon which the Pont Fawr bridge was built. It will therefore have no impact on Viewpoint 05 (Plate 14).

3.3.1.6 Viewpoint 06: View southwest towards Gwydir Castle (LB 3161) from the Wall to South of Pont Fawr (LB 3614) (Plate 15; Plate 16)

There are no available views of Gwydir Castle from the Wall to South of Pont Fawr as the low-lying castle is screened by mature deciduous trees in both the winter and summer. This historic and popular modern visitor viewpoint will however offer some of the clearest views of the proposed development from any of the assessed viewpoints. The new toilet block, like

the existing facility, the play area and the former Llanrwst Cabin Café, will be clearly visible at a distance of 170m in the middleground of southwesterly views, most notably when the screening effect of intervening deciduous trees is reduced in the winter months (Plate 15; Plate 16).

3.3.1.7 Viewpoint 07: View south from Tu Hwnt I'r Bont (LB 3162) towards the proposed development (Plate 17; Plate 18)

Tu Hwnt I'r Bont is a popular modern visitor attraction. The building has no windows or doors in the southeastern gable end which abuts the B5106. There will however be ground-level views of the proposed development 130m to the south, along with other buildings in the park, for visitors exiting the car park to the southwest of the building and for those entering or exiting the building on foot via the steps to the northeast onto Pont Fawr bridge. The proposed development will be partially screened during the summer months when the mature deciduous trees around and within the park are in full leaf (Plate 17; Plate 18).

3.3.1.8 Viewpoint 08: View east from the medieval trackway (PRN 24059) towards the former fording point of the Afon Conwy at Pont Fawr (Plate 20)

The proposed development will not appear in the historic view along the medieval trackway towards the former fording point across the Afon Conwy upon which Pont Fawr is sited (Plate 20). Intervening mature deciduous trees and hedges along the boundaries of the fields to the south, and mature deciduous trees on the northern side of the B5106 and around and within the existing recreation ground also ground block ground-level views to the proposed development which lies 200m to the southeast. The proposed development will therefore have no impact on Viewpoint 08.

3.3.1.9 Viewpoint 09: View north-northwest from the end of the Raised Walk (LB 16938) towards Pont Fawr (DE025) (Plate 21)

Historic views of Pont Fawr from the end of the Raised Walk are blocked by a number of mature deciduous trees along the riverbank and those fringing the Gwydir Park recreation ground (Plate 21). The proposed development site lies 200m to the northwest on the northern side of the football and cricket fields and views towards it from this point are obscured by a modern football stand in the foreground. The proposed development will have no impact on Viewpoint 09.

3.3.1.10 Viewpoint 10: View northwest from the location of the cobbled pathway (PRN 24753; PRN 24757) towards Pont Fawr (DE025) (Plate 22)

The location of the cobbled pathway on the southern bank of the Afon Conwy gives clear unobstructed views towards Pont Fawr to the northwest (Plate 22). The proposed development site lies 100m to the east and does not appear in the historic view towards the bridge from this location. The proposed development will have no impact on Viewpoint 10.

3.3.1.11 Viewpoint 11: View northeast from the Great Terrace on the northeast side of Gwydir Castle (LB 3161) within Gwydir Castle Historic Park and Garden (PGW (Gd) 4 (CON)) towards Llanrwst (Plate 24)

The 16th century Great Terrace on the northeast side of Gwydir Castle was designed to provide good views out over the Afon Conwy and Llanrwst. The northern side of the terrace is currently defined by a thick, tall mature beech hedge. Mature deciduous and coniferous trees within the garden and along its northern perimeter also further block northeasterly views for modern visitors (Plate 24). The proposed development site lies 350m to the northeast, and it is likely that even in the winter months, the trees within the Historic Park and Garden and within Gwydir Park to the immediate southwest of the proposed development (Plate 35) would serve to effectively screen it from any available views as suggested by the DSM ZTV model (Figure 06) (see also Plate 27). The proposed development will, therefore, have no impact on Viewpoint 11.

3.3.1.12 Viewpoint 12: View northeast towards the proposed development from the Terrace Arch (LB 16936) within Gwydir Castle Historic Park and Garden (PGW (Gd) 4 (CON)) (Plate 26)

The Terrace Arch is situated to be approached and appreciated from the Great Terrace to the southeast and the Dutch Garden to the northwest. A modern visitor to the arch has no available long distance views towards the proposed development 340m to the northeast for the same reasons as those discussed for Viewpoint 11 above (Plate 26). The proposed development will, therefore, have no impact on Viewpoint 12.

3.3.1.13 Viewpoint 13: View northeast from former viewing terrace to the east of Gwydir Uchaf (LB 16943) within Gwydir Castle Historic Park and Garden (PGW (Gd) 4 (CON)) towards Llanrwst (Plate 29)

The viewing terrace to the east of Gwydir Uchaf was sited to take advantage of elevated views over the historic park and garden and along and across the Conwy Valley. These historic designed views are now however blocked by thick mature shrubs and deciduous trees growing in close proximity to the former terrace which is now used as a car park (Plate 29). The proposed development lies 480m to the northeast, and it is likely that even if winter views are available through the vegetation, the proposed development would be screened by the trees within Gwydir Park that lie to its immediate southwest as suggested by the DSM ZTV model (Figure 06). The proposed development will, therefore, have no impact on Viewpoint 13.

3.3.1.14 Viewpoint 14: View northeast from the viewing mount at Gwydir Uchaf within Gwydir Castle Historic Park and Garden (PGW (Gd) 4 (CON)) towards Llanrwst (Plate 31)

Viewing mounts were a common feature of grander Tudor and Stuart gardens from the mid 16th century onwards. The mount at Gwydir Uchaf would have provided spectacular panoramic views, not only over Gwydir Uchaf, Gwydir Castle and the park and garden but also over Llanrwst and a stretch of the Conwy valley. Tall, mature deciduous trees currently grow on the viewing mount at Gwydir Uchaf, obscuring northeasterly views towards Llanrwst for the modern visitor (Plate 31). As with views from the terrace, it is likely that the proposed development 550m to the northeast would also be screened from views here by the trees within Gwydir Park that lie to its immediate southwest, even in the winter months. The proposed development will, therefore, have no impact on Viewpoint 14.

3.3.1.15 Viewpoint 15: View south from the Pen-y-Bont Inn (LB 3616) within Llanrwst Conservation Area towards Pont Fawr (DE025) (Plate 32)

The historic view southwards from the Pen-y-Bont Inn gives a clear view of the bridge and Tu Hwnt I'r Bont. The proposed development, which lies on the opposite side of the Afon Conwy 200m to the south, will not be visible to the modern visitor as Pont Fawr blocks views towards it from this location (Plate 32) from this location. The proposed development will therefore have no impact on Viewpoint 15.

3.3.1.16 Viewpoint 16: View south towards Pont Fawr (DE025) from Bridge Street within Llanrwst Conservation Area (Plate 33)

The historic view from Bridge Street towards Pont Fawr was chosen as the DSM ZTV model (Figure 06) suggested that glimpses of the proposed development may be visible to the modern visitor from this viewpoint. In practice, as with Viewpoint 15 above, Pont Fawr blocks long-distance views to the south from this location and the proposed development will not be visible (Plate 33). The proposed development will, therefore, have no impact on Viewpoint 16.

3.3.1.17 Viewpoint 17: View southeast from the churchyard of the Parish Church of St Grwst (LB 3622) within Llanrwst Conservation Area towards Pont Fawr (DE025) (Plate 34)

Due to the covid-19 pandemic, the gates to the churchyard were locked at the time of the site visit (June 2020) and the churchyard could not be accessed. An approximation of the impact of the proposed development on the historic view from the churchyard towards Pont Fawr was however obtained from the riverbank path beside the churchyard (Plate 34). The location of the proposed development, 280m to the southwest on the floodplain on the opposite side of the river, does not appear in the view. It is screened by mature deciduous trees along the sides of B5106 and Gwydir Park. The distance of the proposed development, its low lying location, the density of intervening tree cover and the presence of another modern building in the park to its northeast suggests that the proposed development will not be visible in the background of this view to a modern visitor, even in the winter months. The proposed development will, therefore, have no impact on Viewpoint 17.

3.3.1.18 Viewpoint 18: View south from the churchyard of the Parish Church of St Grwst (LB 3622) within Llanrwst Conservation Area towards Gwydir Castle (DE025) (Plate 35)

The impact of the proposed development on the historic view from the churchyard towards Gwydir Castle was assessed from the same location as Viewpoint 17. The southwards view towards the castle is obscured by mature deciduous trees in the middleground on the opposite side of the river (Plate 35). The proposed development, 280m to the southeast, cannot be seen and it is highly unlikely that it will be visible in the background of this view to the modern visitor even in winter for the same reasons as those outlined above for Viewpoint 17. The proposed development will, therefore, have no impact on Viewpoint 18.

3.3.2 Assessment of the impact of the proposed development

3.3.2.1 Assessment of the impact of the proposed development on the Pont Fawr Scheduled Monument (DE025) and Grade I Listed Building (LB 16951; LB 3612);

The visual impact of the proposed development on Pont Fawr is largely limited to southwesterly views towards Gwydir Castle from the apex of the bridge, with a much less pronounced impact on southeasterly views from the apex of the bridge along the Afon Conwy and to southwesterly views along the B5106 from the southwest end of the bridge. These visual impacts are increased in magnitude due to the relatively close proximity of the proposed development which lies approximately 130-140m away to the south. The proposed development will not however block or restrict any currently available views. The presence of existing deciduous tree cover in and around Gwydir Park will screen views of the proposed development to a degree, and the screening effect will be more pronounced in the summer months.

The proposed development is a replacement for a run down and tired looking public convenience, it is comparable in size to the existing facility and represents an improvement, both in amenity value and, due to its contemporary adventurous design, also in an aesthetic sense. The new toilet block will accompany more recently constructed structures within the park, and its modern appearance will not be out of place. The relatively small scale of the proposed development means that it will not dominate Pont Fawr or detract from our ability to appreciate or understand it or its setting any more than the existing facility at the proposed development site already does.

The key characteristics of the existing landscape setting of the bridge, crossing the Afon Conwy on the floodplain between the mountains of Snowdonia to the west, and Llanrwst and the hills of the Denbigh Moors to the east will remain the same. The current toilet block within Gwydir Park is not a key or attractive component of the existing landscape, and the changes brought about by its replacement will be absorbed with no impact on the landscapes key characteristics.

Nor will it impact the non-visual elements of the setting and character of Pont Fawr, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity. The proposed development is unlikely to generate increased vehicle traffic in the vicinity of the bridge as it is a replacement for an existing facility with the same function. Further non-visual

impacts of the proposed development, such as the introduction of noises or smells are likely to be minimal and limited in duration to the demolition and construction phases of the proposed development.

Overall, the impact of the proposed development within the setting of Pont Fawr (DE025; LB 16951; LB 3612) has been assessed to be **positive**, and the magnitude of this impact **minor**, as the proposed development will result in slight but noticeable positive changes to the setting of the monument.

3.3.2.2 Assessment of the impact of the proposed development the Wall to South of Pont Fawr Grade II Listed Building (LB 3614)

The Wall to the South of Pont Fawr will be the most visually impacted of all of the historic assets. The proposed development 170m to the southwest will appear clearly in the middleground of views across the Afon Conwy towards Gwydir Castle from the Wall, along with the park's play area and the former Llanrwst Café Cabin. The proposed development will not however block or restrict any views. The presence of existing deciduous tree cover in and around Gwydir Park will partially screen the proposed development in these views in the summer months.

The proximity of the Wall to the Pont Fawr bridge means that the proposed development will have a similar range of impacts to those discussed above for the bridge. The proposed development is a replacement for a run down and tired looking public convenience, it is comparable in size to the existing facility and represents an improvement, both in amenity value and, due to its contemporary adventurous design, also in an aesthetic sense. The new toilet block will accompany more recently constructed structures within the park such as the play area and the former Llanrwst Café Cabin, and its modern appearance will not be out of place. The relatively small scale of the proposed development means that it will not dominate the Wall to the South of Pont Fawr or detract from our ability to appreciate or understand it or its setting any more than the existing facility at the proposed development site already does.

The key characteristics of the existing landscape setting of the Wall, sitting as it does on the eastern bank of the Afon Conwy with the striking Pont Fawr to its immediate north, the mountains of Snowdonia to the west, and Llanrwst and the hills of the Denbigh Moors to the east will remain the same. The current toilet block within Gwydir Park is not a key or attractive component of the existing landscape, and the changes brought about by its replacement will be absorbed with no impact on the landscapes key characteristics.

Nor will it impact the non-visual elements of the setting and character of the Wall to the South of Pont Fawr, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity. The proposed development is unlikely to generate increased vehicle traffic in the vicinity of the Wall. Further non-visual impacts of the proposed development, such as the introduction of noises or smells are likely to be minimal and limited in duration to the demolition and construction phases of the proposed development.

Overall, the impact of the proposed development within the setting of the Wall to the South of Pont Fawr (LB 3614) has been assessed to be **positive**, and the magnitude of this impact **minor**, as the proposed development will result in slight but noticeable positive changes to the setting of the listed building.

3.3.2.3 Assessment of the impact of the proposed development on the Wall to North of Pont Fawr Grade II Listed Building (LB 3613)

The proposed development will have no visual impact on the Wall to North of Pont Fawr due to the screening effect of the bridge. Nor will it impact the non-visual elements of the setting and character the Wall to the North of Pont Fawr, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity. The proposed development is unlikely to generate increased vehicle traffic in the vicinity of the Wall and further non-visual impacts of the proposed development, such as the introduction of noises or smells are likely to be minimal and limited in duration to the demolition and construction phases of the proposed development.

Overall, the impact of the proposed development within the setting of the Wall to the North of Pont Fawr (LB 3613) has been assessed to be **neutral**, and the magnitude of this impact **no change** as it will result in no noticeable change to the setting of the listed building.

3.3.2.4 Assessment of the impact of the proposed development on Tu Hwnt I'r Bont Grade II Listed Building (LB 3162)

The visual impact of the proposed development Tu Hwnt I'r Bont is limited to southerly views for visitors exiting the car park to the southwest of the building and for those entering or exiting the building on foot via the steps to the northeast onto Pont Fawr bridge. The primary aspect of the building faces the river and the town of Llanrwst, and the proposed

development has no impact on views in this direction or on views towards the building showing it in its context with the Pont Fawr bridge from the opposite side of The Afon Conwy.

Where it is visible, the proposed development 140m to the south will be seen on the opposite side of the play area in the centre of the park with the modern Llanrwst Café Cabin in the foreground to its right. The proposed development will not however block or restrict any currently available views and existing deciduous tree cover in the and around the Park will partially screen it in the summer months.

The proposed development is a replacement for a run down and tired looking public convenience, it is comparable in size to the existing facility and represents an improvement, both in amenity value and, due to its contemporary adventurous design, also in an aesthetic sense. The new toilet block will accompany more recently constructed structures within the park, and its modern appearance will not be out of place. The relatively small scale of the proposed development means that it will not dominate views from Tu Hwnt l'r Bont or detract from our ability to appreciate or understand it or its setting any more than the existing facility at the proposed development site already does.

The key characteristics of the existing landscape setting of Tu Hwnt l'r Bont, it's rural riverside setting and its prominent location at the end of the Pont Fawr Bridge will remain the same. The current toilet block within Gwydir Park is not a key or attractive component of the existing landscape, and the changes brought about by its replacement will be absorbed with no impact on its key characteristics.

The proposed development will not impact the non-visual elements of the setting and character of Tu Hwnt l'r Bont, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity and it is unlikely to generate increased vehicle traffic in the vicinity of the building as it is a replacement for an existing facility with the same function. Further non-visual impacts of the proposed development, such as the introduction of noises or smells are likely to be minimal and limited in duration to the demolition and construction phases of the proposed development.

Overall, the impact of the proposed development within the setting of Tu Hwnt l'r Bont (LB 3162) has been assessed to be **positive**, and the magnitude of this impact **minor**, as the proposed development will result in slight but noticeable positive changes to the setting of the listed building.

3.3.2.5 Assessment of the impact of the proposed development on Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161)

The DSM ZTV model suggested that the screening effect of deciduous trees within Gwydir Park to the southwest of the proposed development, and deciduous and coniferous trees in the Castle's Gardens, would block views of the proposed development from Gwydir Castle. Field visits confirmed this to be the case, and like the current toilet block, the proposed development will have no visual impact on northeasterly views from Gwydir Castle even in the winter months. Nor will it impact the non-visual elements of the setting and character Gwydir Castle, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity. The proposed development will not generate increased vehicle traffic in the vicinity of the Castle and further non-visual impacts of the proposed development, such as the introduction of noises or smells during the demolition and construction phase are likely to be minimal given its location 360m to the northeast.

Overall, the impact of the proposed development within the setting of on Gwydir Castle (LB 3161) has been assessed to be **neutral**, and the magnitude of this impact **no change** as it will result in no noticeable change to the setting of the listed building.

3.3.2.6 Assessment of the impact of the proposed development on the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936);

The Terrace Arch within the Gwydir Castle Historic Park and Garden is intended to be viewed from the Great Terrace to the southeast or the Dutch Garden to the northwest. Northeasterly views from the arch towards the proposed development 340m away are blocked by deciduous and coniferous trees within the garden itself and the proposed development is further screened by trees to its southwest within Gwydir Park. The proposed development will therefore have no visual impact on northeasterly views from the Terrace Arch even during the winter. Nor will it impact the non-visual elements of the setting and character the Terrace Arch, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity. The proposed development will not generate increased vehicle traffic in the vicinity of the Arch and further non-visual impacts of the proposed development, such as the introduction of noises or smells during the demolition and construction phase are likely to be minimal given its location 340m to the northeast.

Overall, the impact of the proposed development within the setting of the Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936) has been assessed to be **neutral**, and the magnitude of this impact **no change** as it will result in no noticeable change to the setting of the listed building.

3.3.2.7 Assessment of the impact of the proposed development on the Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON));

The proposed development lies 290m to the northeast of the northeastern boundary of the Gwydir Castle Historic Park and Garden and outside of its Essential Setting. The DSM ZTV model suggested that the screening effect of deciduous and coniferous trees within the garden itself and those within Gwydir Park to the southwest of the proposed development would block views of the proposed development from the vast majority of points in the garden. Field evaluations, including those conducted from elevated positions within the garden around Gwydir Uchaf, confirmed this and this will likely be the case even in the winter months.

The proposed development will not negatively impact the non-visual elements of the setting and character Gwydir Castle Historic Park and Garden, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity. The proposed development will not generate increased vehicle traffic in the vicinity of the garden and further non-visual impacts of the proposed development, such as the introduction of noises or smells during the demolition and construction phase are likely to be minimal.

Overall, the impact of the proposed development within the setting of Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON)) has been assessed to be **neutral**, and the magnitude of this impact **no change** as it will result in no noticeable change to the setting of the garden.

3.3.2.8 Assessment of the impact of the proposed development on the Llanrwst Conservation Area

The majority of potential views towards the proposed development from within the Llanrwst Conservation Area are blocked by the buildings within it. The only parts of the area that will be subject to visual impacts are the southwestern riverside parts of the conservation area including the views discussed above from Pont Fawr Bridge (sec 3.3.2.1), the Wall to the

South of Pont Fawr (sec 3.3.2.2) and Tu Hwnt l'r Bont (sec 3.3.2.4). As has already been discussed, the proposed development will not block or restrict any currently available views from them, and it will be at least partially screened during the summer months by deciduous tree cover in and around Gwydir Park.

The proposed development is comparable in size to the existing facility and represents an improvement, both aesthetically and in amenity value. The new toilet block will be located in an area with existing modern structures and its modern appearance will not be out of place in the park. It's relatively small scale means that it will not dominate the Llanrwst Conservation Area or detract from our ability to appreciate or understand it or its setting any more than the existing facility at the proposed development site already does.

The key characteristics of the existing landscape setting of the tight historic town core of the Llanrwst Conservation Area, its rural riverside location with views along the Conwy Valley and across to Gwydir and Snowdonia, will not be impacted and the proposed development will be easily absorbed into the landscape.

Nor will it impact the non-visual elements of the setting and character of the Llanrwst Conservation Area, such as sense of remoteness, evocation of the historical past, sense of place or cultural identity. The proposed development is unlikely to generate increased vehicle traffic in the Conservation Area and further non-visual impacts of the proposed development, such as the introduction of noises or smells are likely to be minimal and limited in duration to the demolition and construction phases of the proposed development.

Overall, the impact of the proposed development within the setting of the Llanrwst Conservation Area has been assessed to be **positive**, and the magnitude of this impact **minor**, as the proposed development will result in slight but noticeable positive changes to the setting of the Conservation Area.

3.3.3 Summary of impacts

The assessed impacts of the proposed development on the settings of potentially affected historic assets are summarised in Table 3.3 below.

Historic Asset	Impact	Magnitude
Pont Fawr Scheduled Monument and Grade I Listed Building (DE025; LB 16951; LB 3612)	Positive	Minor
Wall to South of Pont Fawr Grade II Listed Building (LB 3614)	Positive	Minor
Wall to North of Pont Fawr Grade II Listed Building (LB 3613)	Neutral	No Change
Tu Hwnt I'r Bont Grade II Listed Building (LB 3162)	Positive	Minor
Gwydir Castle (Including Gatehouse) Grade I Listed Building (LB 3161)	Neutral	No Change
Terrace Arch and Associated Garden Walls at Gwydir Castle Grade I Listed Building (LB 16936)	Neutral	No Change
Gwydir Castle Grade I Historic Park and Garden (PGW (Gd) 4 (CON))	Neutral	No Change
Llanrwst Conservation Area	Positive	Minor

Table 3.3 Summary of the impacts of the proposed development on potentially affected historic assets

3.4 Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance

The guidance *Setting of Historic Assets in Wales* (Cadw 2017) states that ‘depending on the level of impact, mitigation measures to reduce the negative impact of the proposals should be considered’ (Cadw 2017, sec 4.4). The proposed development has been assessed to have a potential positive impact of minor magnitude on four of the eight potentially impacted historic assets, and a neutral impact with a magnitude of no change on the remaining four historic assets. In this instance, no mitigatory measures will be recommended.

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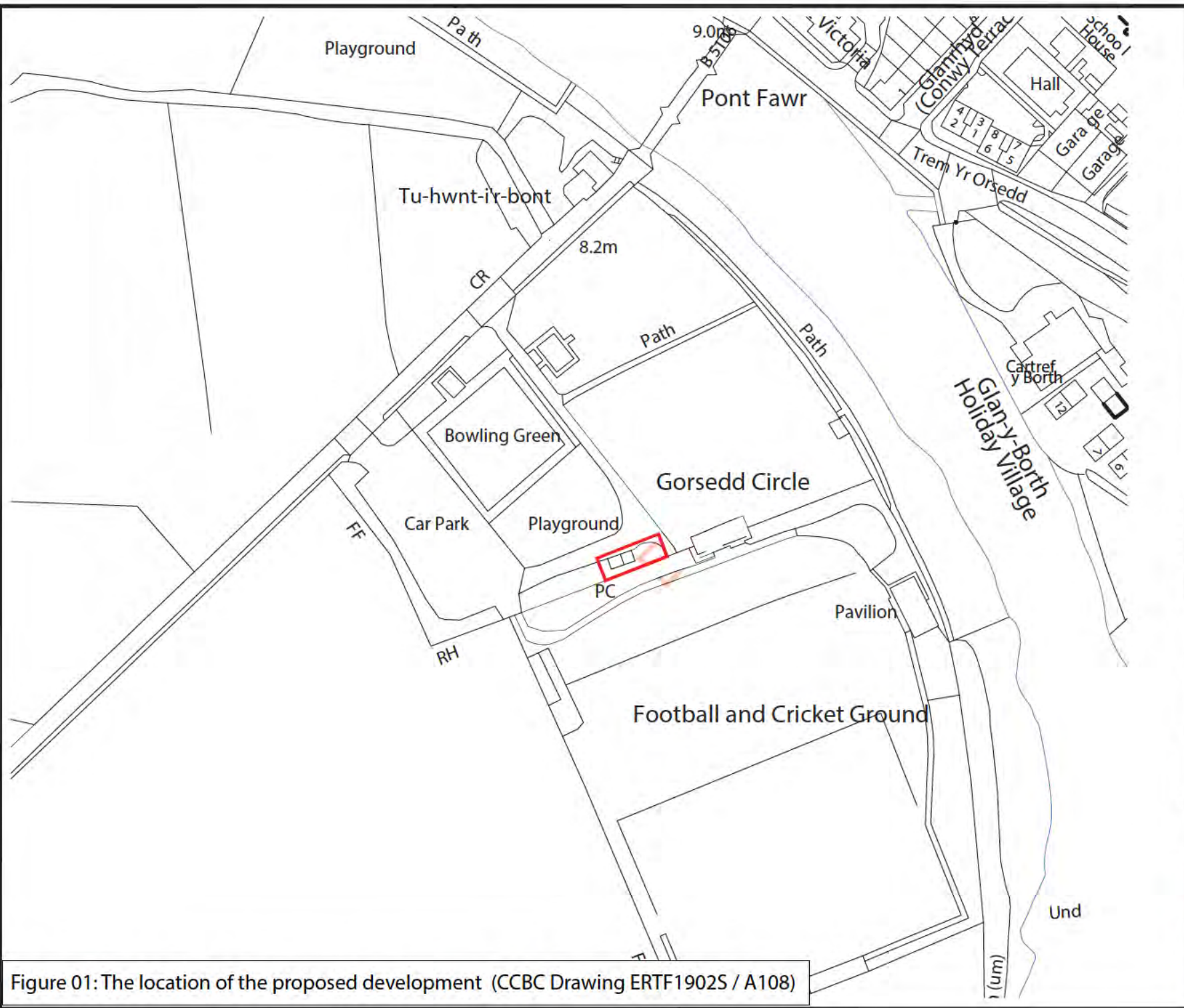
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FIGURES



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NOTES

KEY

REV	DETAIL	DRAWN	CHECKED	DATE

PROJECT
Public Convenience Unit
Gwydir Park

TITLE
Location Plan

CLIENT
Facilities Management
ERF

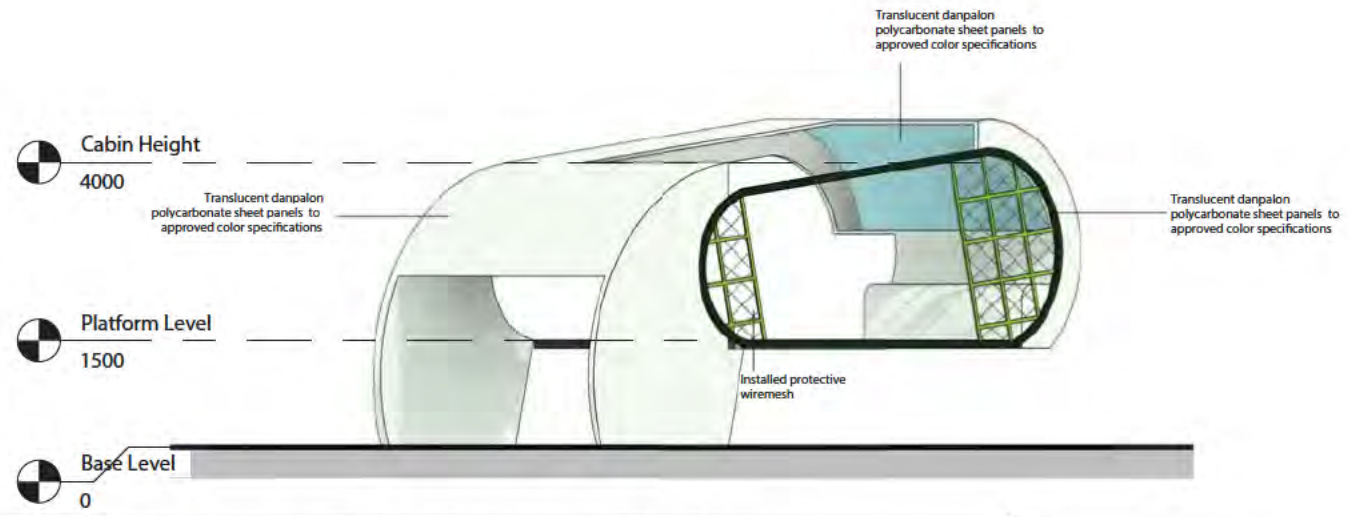
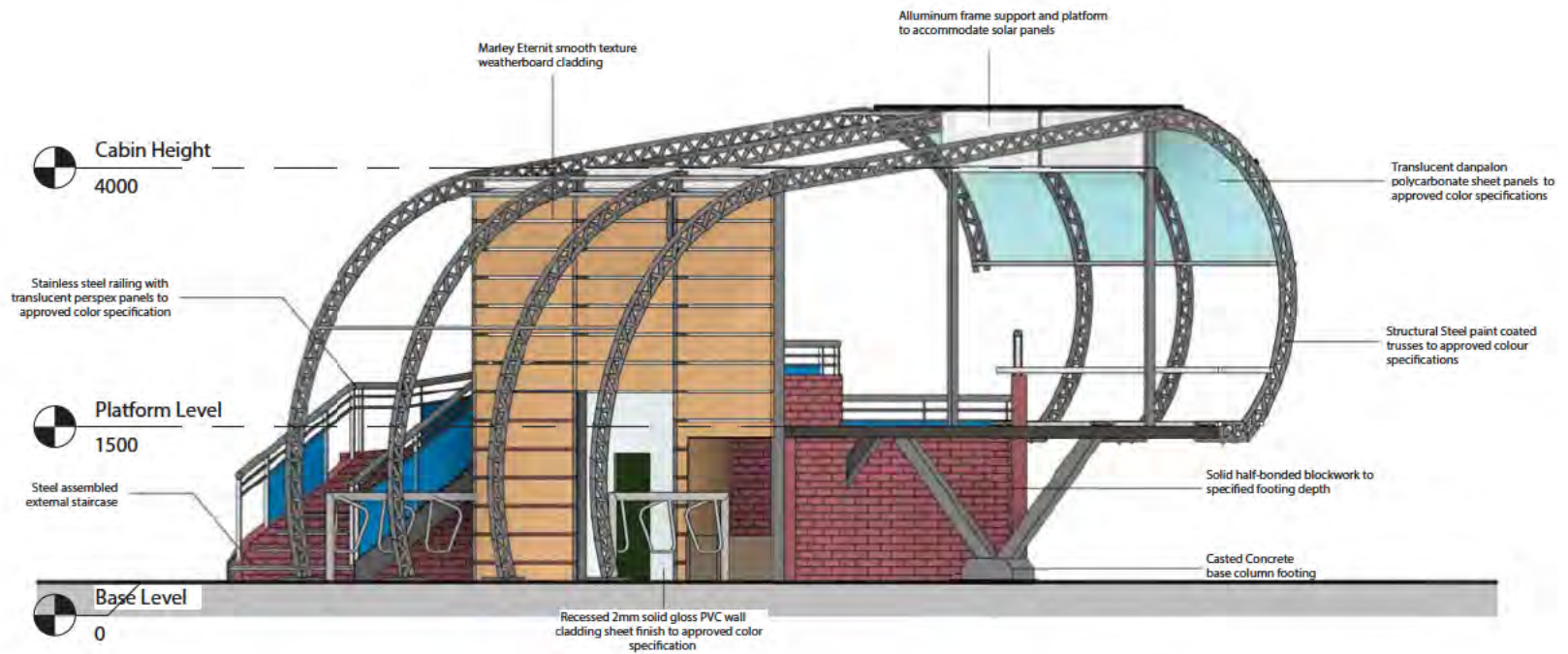
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	24-10-19	24-10-19	24-10-19	

CONWY
 ENVIRONMENT, ROADS & FACILITIES
 G.B. Edwards (Eng (Hons)) (Eng FCE)
 Head of Environment Roads & Facilities,
 Mochins Office, Conwy Road,
 Mochins, LL20 5AA.
 Tel: 01492 575337 Fax: 01492 575199

PROJECT Ref:	DRAWING No:	REV
ERTF1902S	/ A108	

Figure 01: The location of the proposed development (CCBC Drawing ERTF1902S / A108)

The information is for planning purposes only.



NOTES

KEY

REV	DETAIL	DRAWN	CHECKED	DATE

PROJECT
PUBLIC CONVENIENCE PROJECT

TITLE
MATERIAL OPTIONS

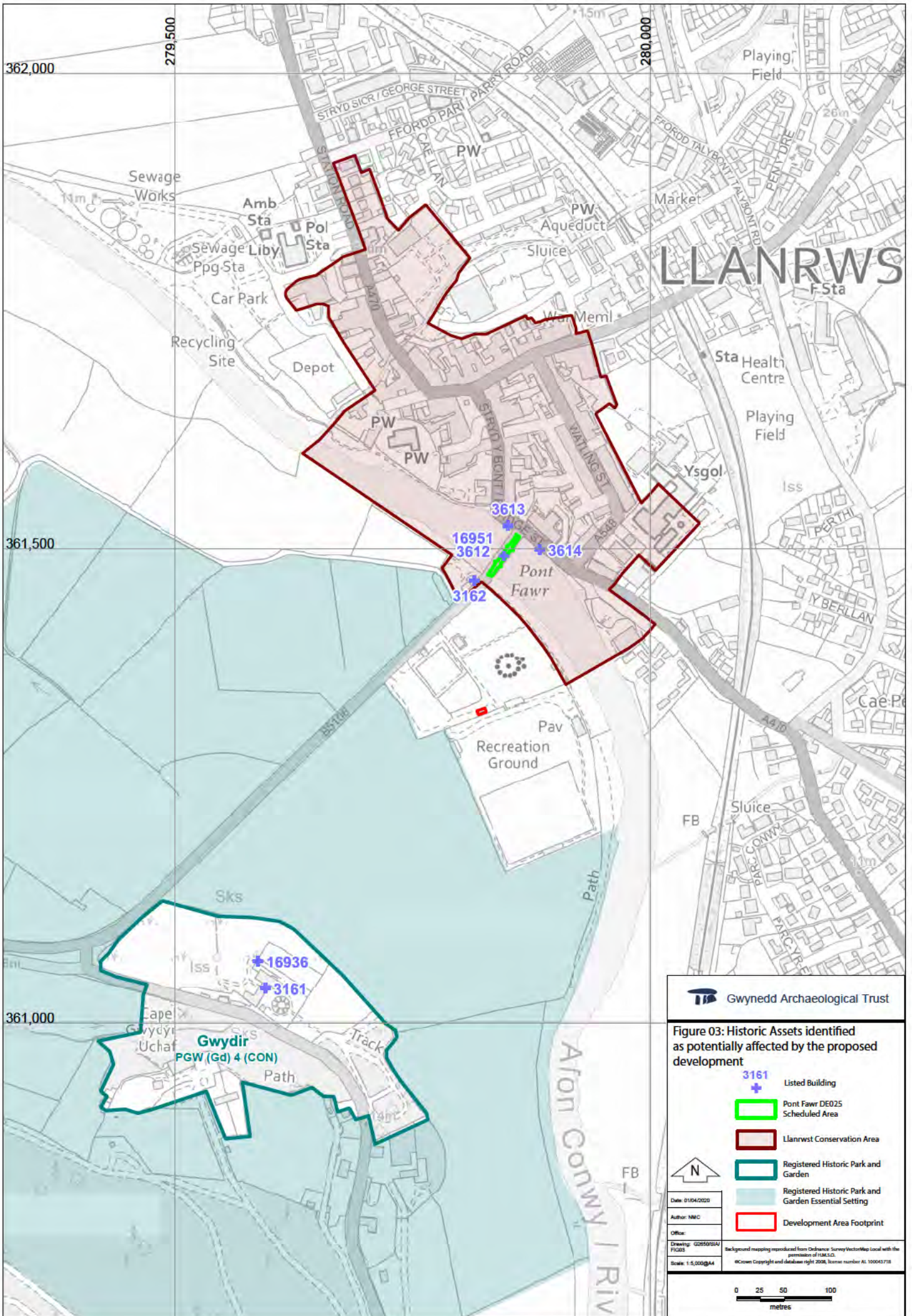
CLIENT
FACILITIES MANAGEMENT ERF

SCALE @ A3:	DRAWN:	CHECKED:	APPROVED:	DWG STATUS:
As Indicated	Author DATE: 13-09-19	Checker DATE: 13-09-19	Approver DATE: 13-09-19	CONCEPT

ENVIRONMENT, ROADS & FACILITIES
CONWY
 G.B. Edwards BEng (Hons) CEng FICE
 Head of Environment Roads & Facilities,
 Mochras Offices, Conwra Road,
 Mochras, LL28 5AB.
 Tel: (01492) 575337
 Fax: (01492) 575199







PROJECT Ref: ERTF1902S / DRAWING No: A107 / REV

Figure 02: The proposed development (CCBC Drawing ERTF1902S / A107)



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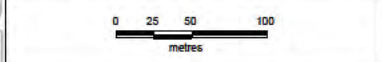
Figure 03: Historic Assets identified as potentially affected by the proposed development

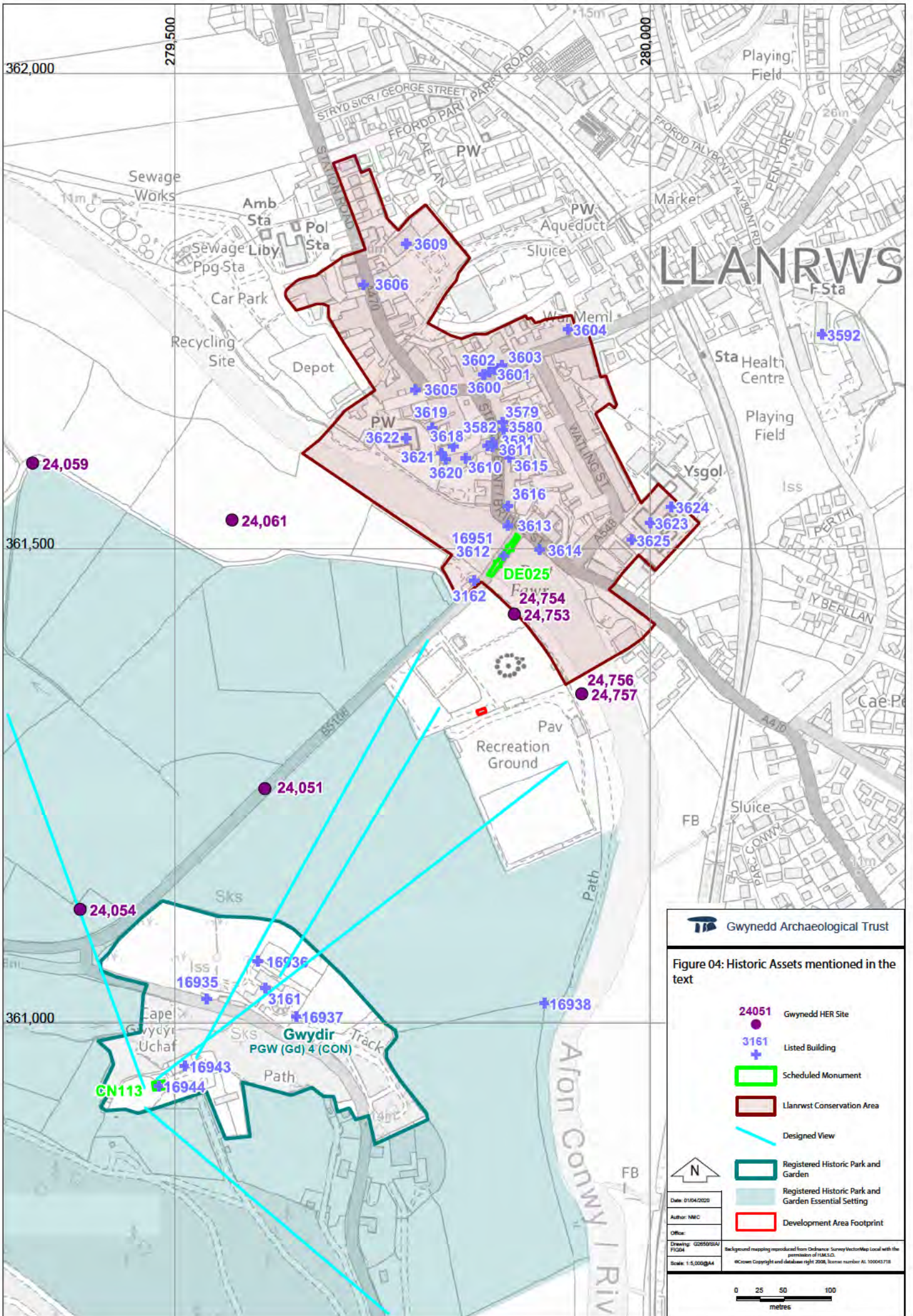
-  3161 Listed Building
-  Pont Fawr DE025 Scheduled Area
-  Llanrws Conservation Area
-  Registered Historic Park and Garden
-  Registered Historic Park and Garden Essential Setting
-  Development Area Footprint



Date: 01/04/2020
 Author: NMC
 Office:
 Drawing: G2850314
 FIG03

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Figure 04: Historic Assets mentioned in the text

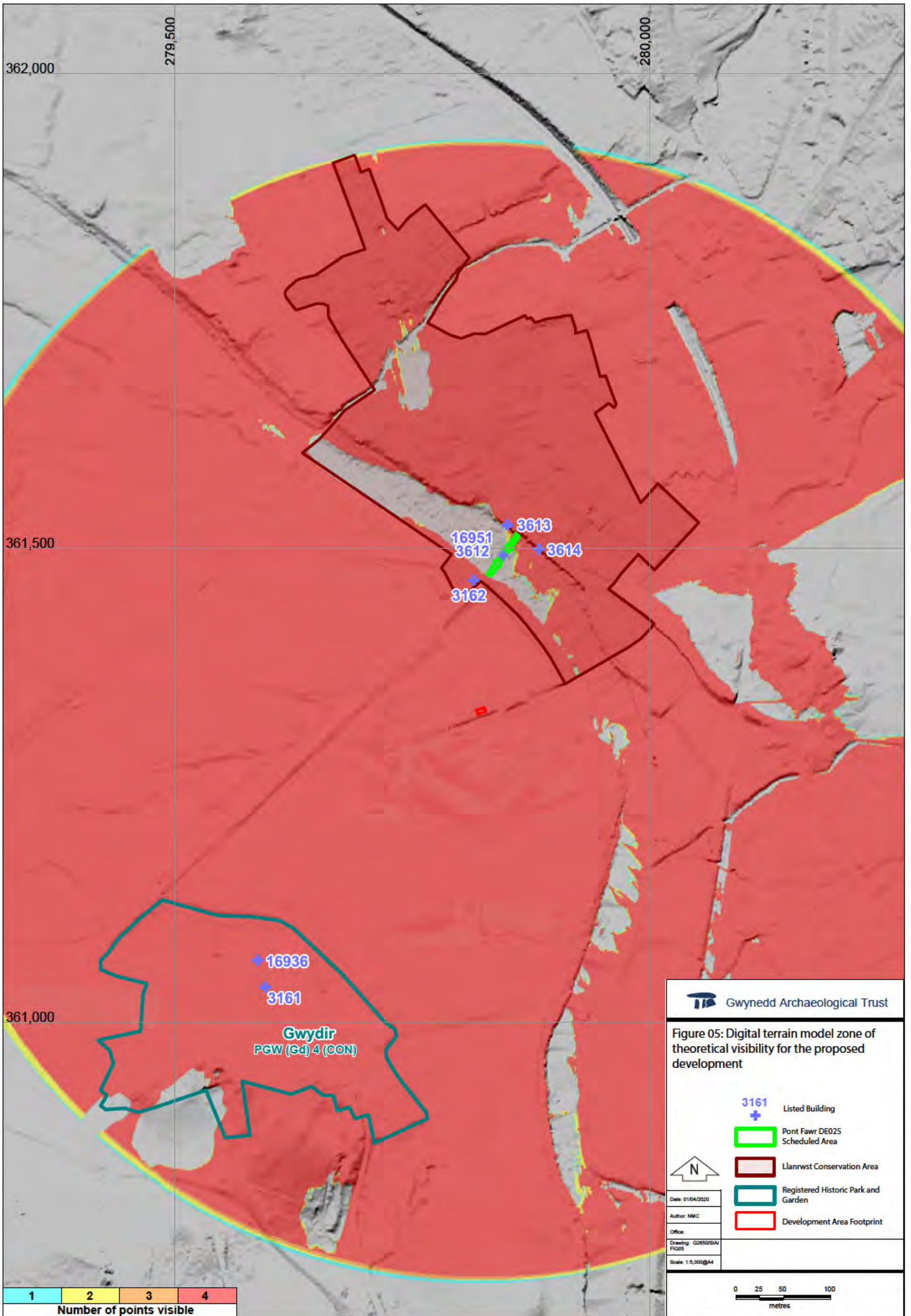
- 24051 Gwynedd HER Site
- + 3161 Listed Building
- Scheduled Monument
- Llanrws Conservation Area
- Designed View
- Registered Historic Park and Garden
- Registered Historic Park and Garden Essential Setting
- Development Area Footprint

Metadata:

Date: 01/04/2020
 Author: NMC
 Office:
 Drawing: G285/03/14
 FIG04
 Scale: 1:5,000@A4

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0 25 50 100 metres



362,000

279,500

280,000

361,500

361,000

+16936

+3161

Gwydir
PGW (Cd) 4 (CON)

16951

3612

3162

+3613

+3614



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Figure 05: Digital terrain model zone of theoretical visibility for the proposed development

3161



Listed Building



Pont Fawr DE025 Scheduled Area



Llanrwst Conservation Area



Registered Historic Park and Garden



Development Area Footprint



Date: 01/04/2020

Author: NMC

Office:

Drawing: G2850514/

FIG05

Scale: 1:5,000@A4

0 25 50 100
metres

1 2 3 4

Number of points visible

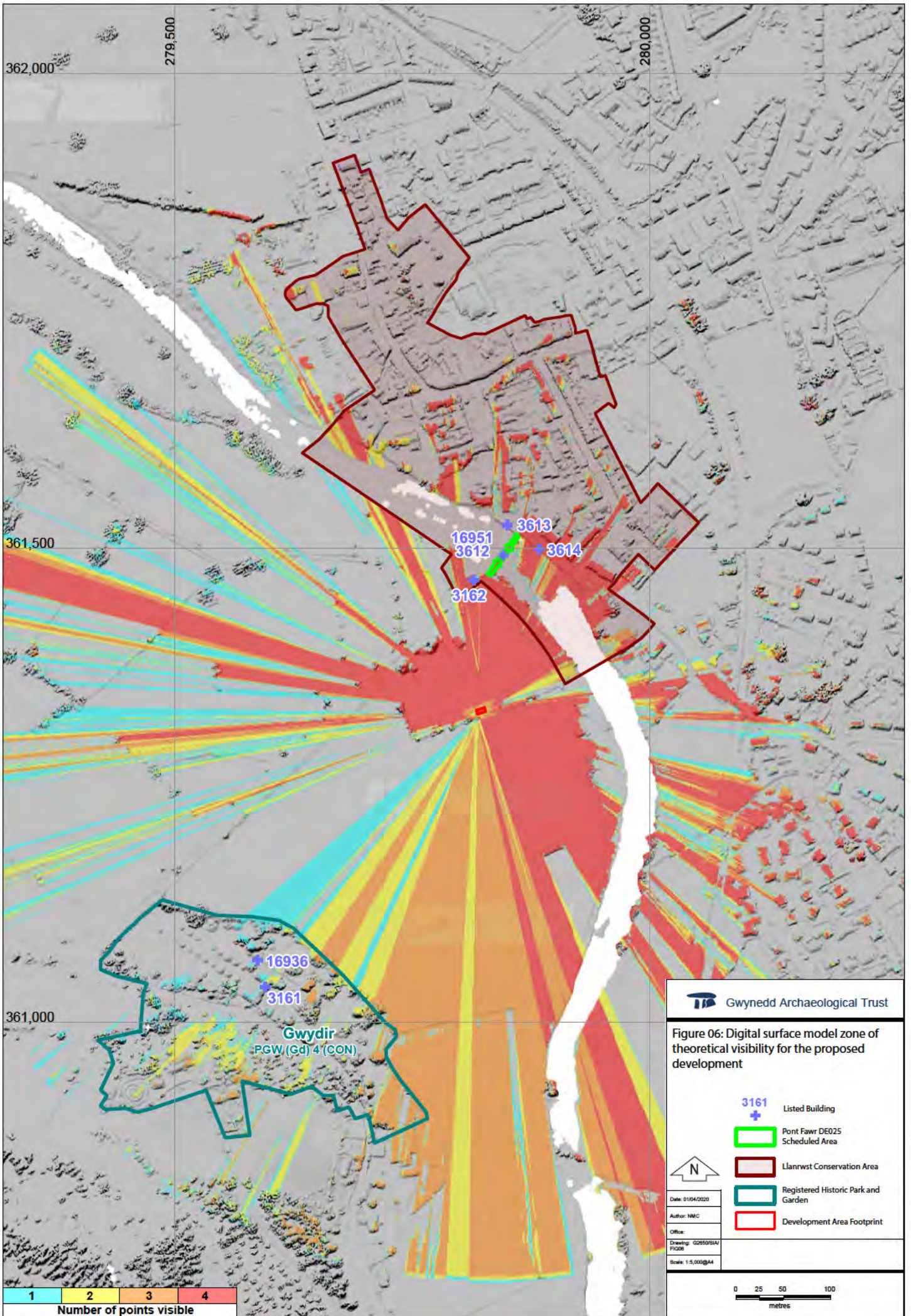


Figure 06: Digital surface model zone of theoretical visibility for the proposed development



Figure 08: Mostyn Estate Map of Llanrwst (1770s) (Mostyn MSS S8535)

Date: 01/04/2020

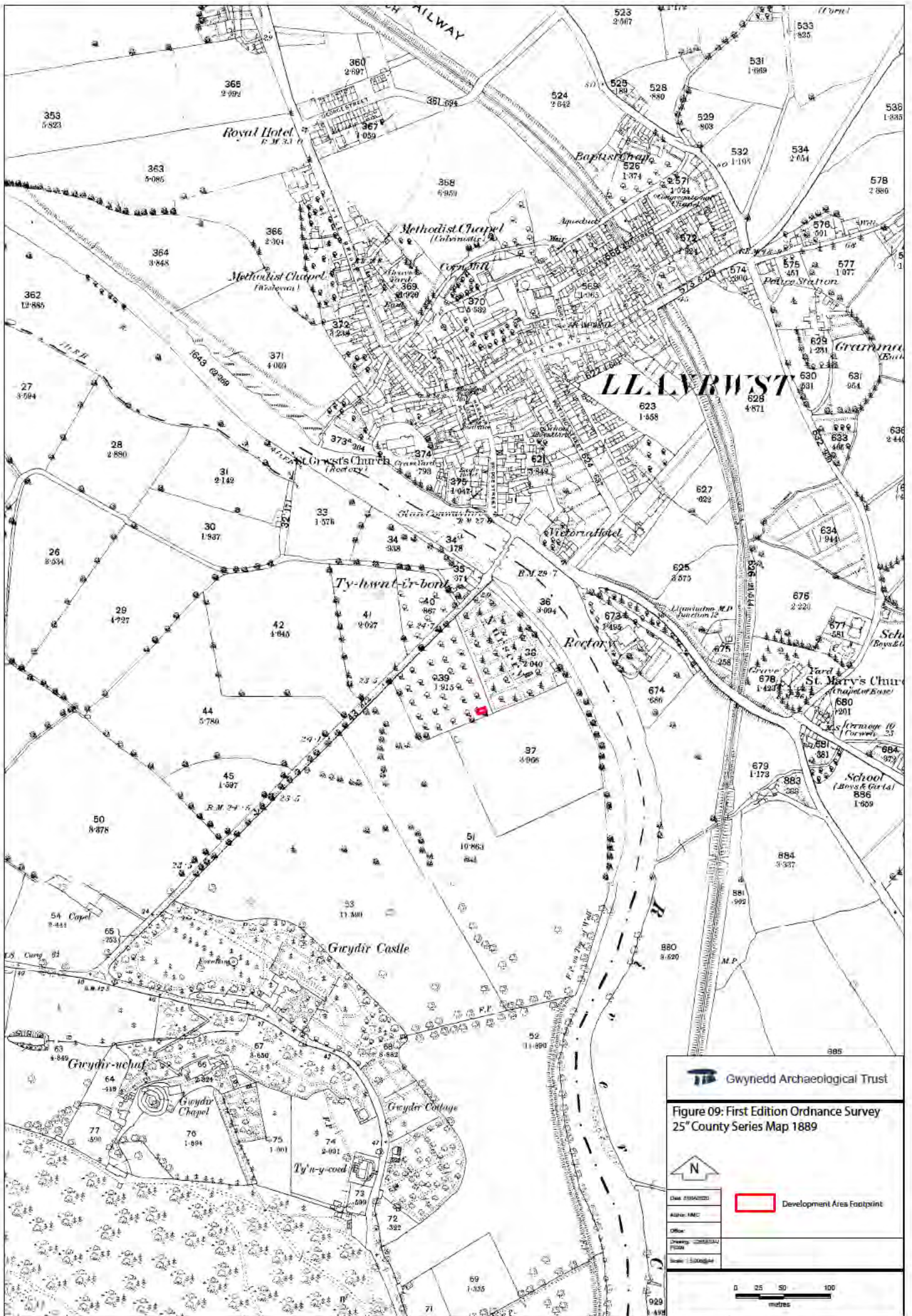
Author: NMC

Office:

Drawing: G28505IA/

FIG08

Scale: N/A



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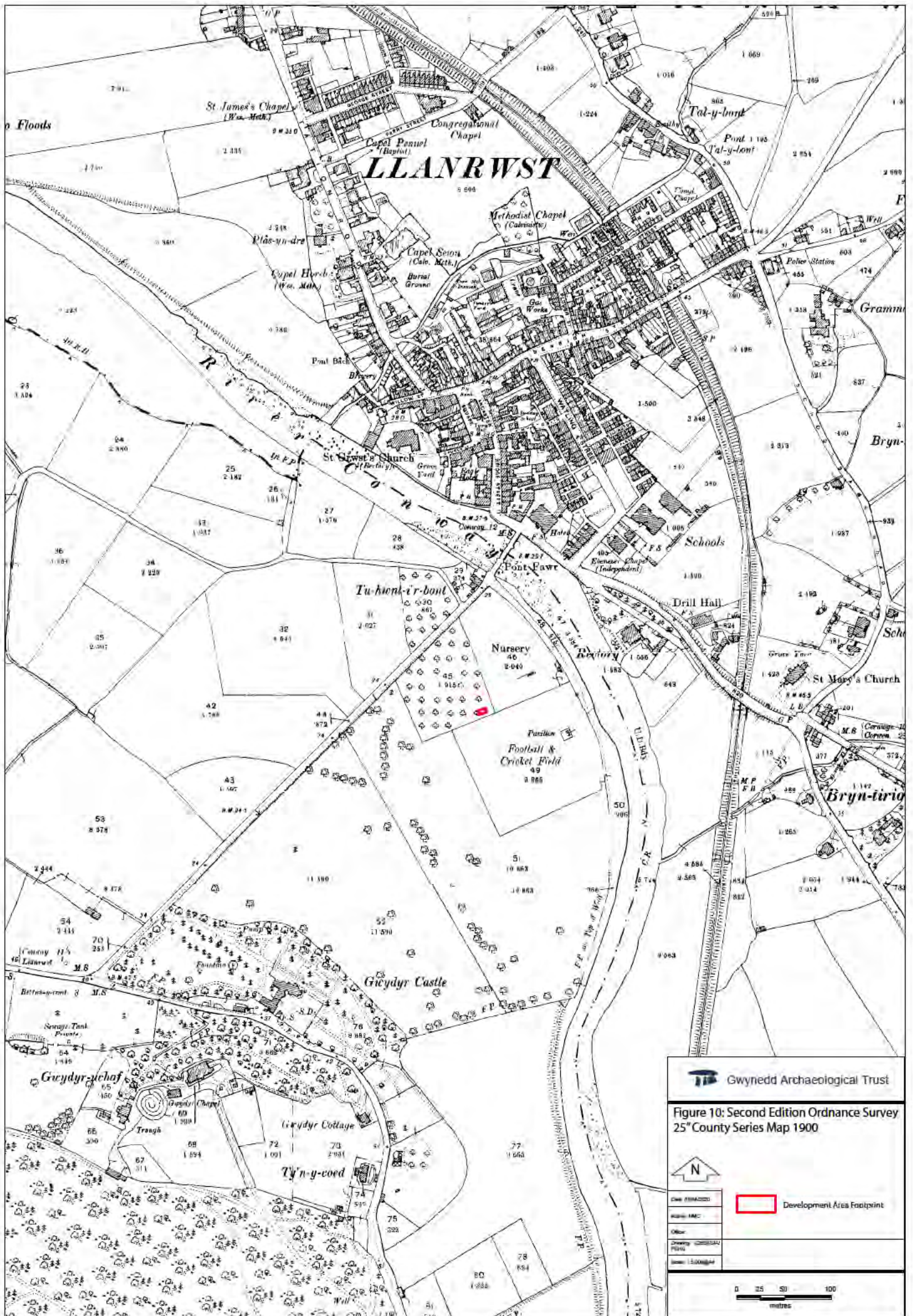
Figure 09: First Edition Ordnance Survey
25" County Series Map 1889

N

Date: 03/02/2020
 Author: NAC
 Office:
 Drawing: 03/02/2020
 P1204
 Scale: 1:5000

Development Area Footprint


0 25 50 100
metres



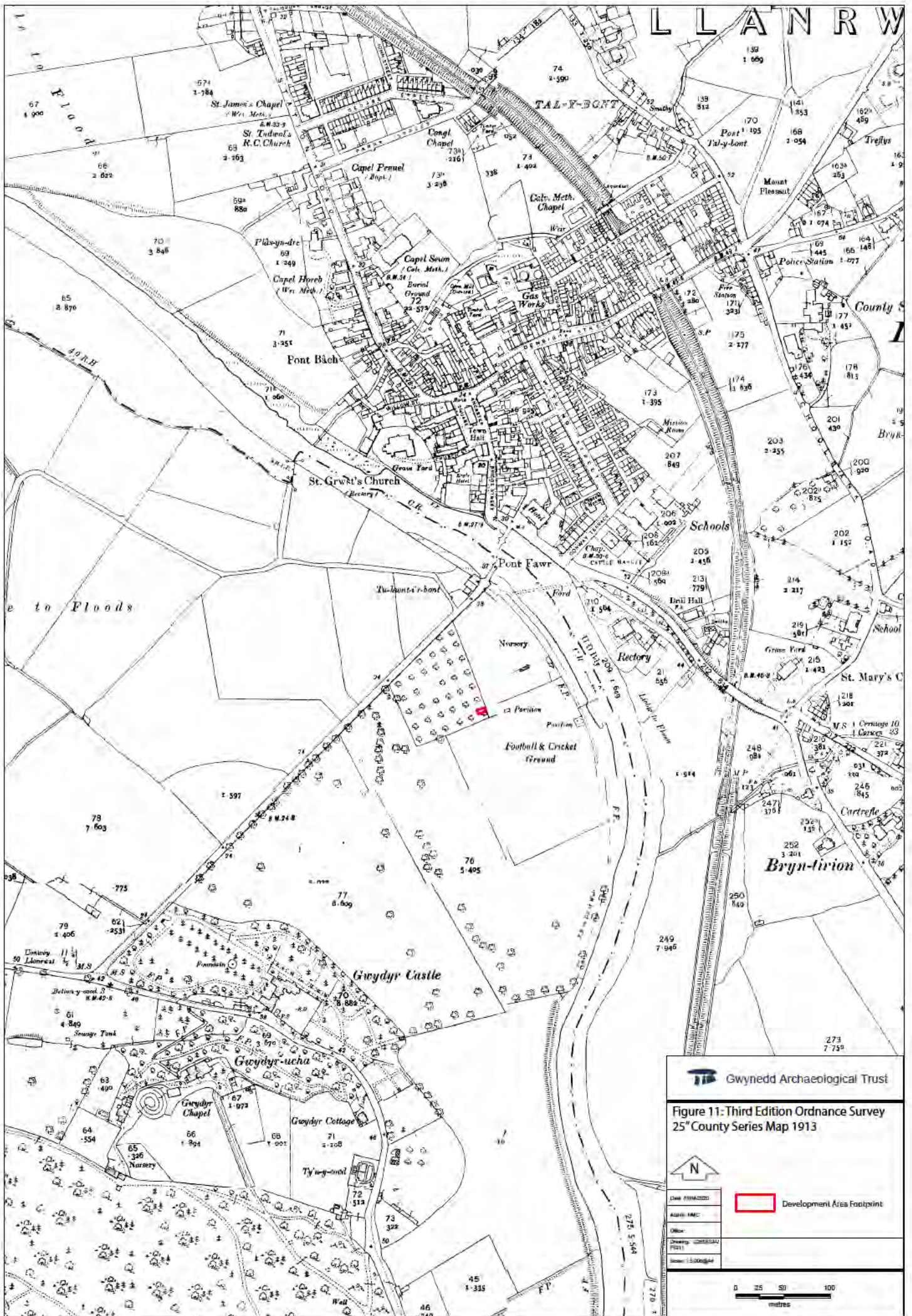
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Figure 10: Second Edition Ordnance Survey 25" County Series Map 1900

N

Scale: 1:50,000	 Development Area Footprint
Map: 1900	
Sheet: 100000000	
Scale: 1:50,000	


0 25 50 100 metres



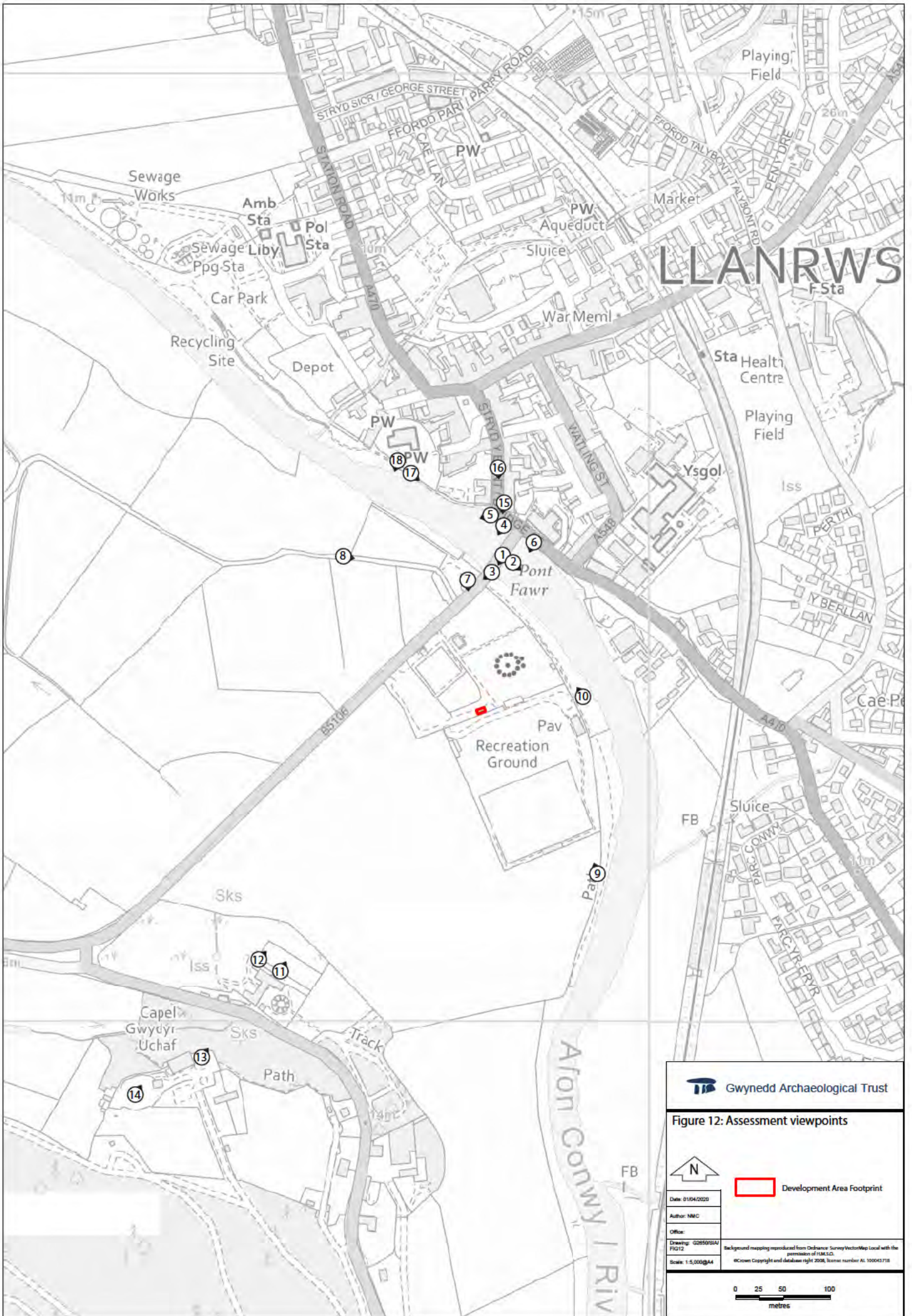
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Figure 11: Third Edition Ordnance Survey 25" County Series Map 1913

N

Drawn: H.M.C.	 Development Area Footprint
Checked: H.M.C.	
Drawn: H.M.C.	
Checked: H.M.C.	

0 25 50 100 metres






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Figure 12: Assessment viewpoints

 N

 Development Area Footprint

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Author: NMC	
Office:	
Drawing: G2850314/FIG12	
Scale: 1:5,000@A4	

0 25 50 100 metres

PLATES



Plate 01: The Bridge of Llanrwst in Denbighshire, Sparrow (engraver) (1780) (DAS B6/4 B083)



Plate 02: Llanrwst Bridge, John Buckler (1810) (NLW Drawing Volume 85)



Plate 03: Llanrwst bridge over the River Conway - the work on Inigo Jones, Warwick Smith (between 1784 and 1806) (NLW Pictures Box B113)



Plate 04: View of Llanrwst Bridge, Laport (1800) (BL Ktop/XLVII/72)



Plate 05: Current toilet block, viewed from the north (archive ref G2650_001).



Plate 06: View from the toilet block across the Gorsedd Circle towards the town centre, viewed from the south (archive ref G2650_003).



Plate 07: View of Pont Fawr DE025 from the Wall to the South of Pont Fawr LB 3164, viewed from the southeast (archive ref G2650_015).



Plate 08: View southwest from the apex of Pont Fawr (DE025) towards Gwydir Castle (LB 16936), viewed from the north (Viewpoint 1; archive ref G2650_009).



Plate 09: View toward Gwydir Castle LB 3161 from apex of Pont Fawr DE025, viewed from the northeast (Viewpoint 1; archive ref G2650_023).



Plate 10: View along the Afon Conwy from the apex of Pont Fawr DE025, viewed from the northwest (Viewpoint 2; archive ref G2650_024).



Plate 11: View along B5106 from Pont Fawr DE025, viewed from the northeast (Viewpoint 3; archive ref G2650_021).



Plate 12: View toward toilet block and of Pont Fawr DE025 from the Wall to the North of Pont Fawr LB 3163, viewed from the north-northeast (Viewpoint 4; archive ref G2650_016).



Plate 13: View toward Tu Hwnt l'r Bont LB 3162 and Pont Fawr DE025 from the Wall to North of Pont Fawr LB 3163, viewed from the northeast (Viewpoint 4; archive ref G2650_026).



Plate 14: View towards medieval trackway PRN 24059 from Wall to North of Pont Fawr LB 3163, viewed from the east-southeast (Viewpoint 5; archive ref G2650_027).



Plate 15: View toward Gwydir Castle LB 3161 from the Wall to South of Pont Fawr LB 3614, viewed from the northeast (Viewpoint 6; archive ref G2650_013).



Plate 16: View toward Gwydir Castle LB 3161 from the Wall to South of Pont Fawr LB 3614, viewed from the northeast (Viewpoint 6; archive ref G2650_025).



Plate 17: View of current toilet block from southeast end of Tu Hwnt l'r bowt LB 3162, viewed from the north-northwest (Viewpoint 7; archive ref G2650_008).



Plate 18: View of current toilet block from southeast end of Tu Hwnt l'r bowt LB 3162, viewed from the north-northwest (Viewpoint 7; archive ref G2650_020).



Plate 19: View of Tu Hwnt I'r Bont LB 3162 from the southwest end of Pont Fawr DE025, viewed from the east-northeast (archive ref G2650_050).



Plate 20: View along former medieval trackway PRN 24059 to Pont Fawr DE025, viewed from the west (Viewpoint 8; archive ref G2650_034).



Plate 21: View from the end of the Raised Walk LB 16938 towards Pont Fawr DE025, viewed from the south-southeast (Viewpoint 9; archive ref G2650_036).



Plate 22: View along pathway from the location of the cobbled pathway PRN 24753 PRN 24757 towards Pont Fawr DE025, viewed from the southeast (Viewpoint 10; archive ref G2650_035).



Plate 23: The Great Terrace within Gwydir Castle Historic Park and Garden PGW (Gd) 4 (CON), viewed from the west (archive ref G2650_039).



Plate 24: View from the Great Terrace at Gwydir Castle LB 3161 toward Llanrwst, viewed from the southwest (Viewpoint 11; archive ref G2650_037).



Plate 25: Location shot of the Terrace Arch LB 16936 at Gwydir Castle, viewed from the northwest (archive ref G2650_041).



Plate 26: View towards the proposed development from the Terrace Arch LB 16936, viewed from the southwest (Viewpoint 12; archive ref G2650_040).



Plate 27: View from boundary wall of Gwydir Castle Historic Park and Garden PGW (Gd) 4 (CON) to the west of Gwydir Castle LB 3161 looking toward toilet block, viewed from the south-southwest (archive ref G2650_018).



Plate 28: Location shot of Gwydir Uchaf LB 16943 from car park, viewed from the south (archive ref G2650_049).



Plate 29: View from the former viewing terrace to the east of Gwydir Uchaf LB 16943, viewed from the southwest (Viewpoint 13; archive ref G2650_045).



Plate 30: Location shot of Gwydir Uchaf Chapel CN113, viewed from the southeast (archive ref G2650_048).



Plate 31: View from the viewing mount at Gwydir Uchaf within Gwydir Castle Historic Park and Garden PGW (Gd) 4 (CON) towards Llanrwst, viewed from the southwest (Viewpoint 14; archive ref G2650_047).



Plate 32: View of Pont Fawr DE025 from Pen-y-Bont Inn LB 3616 in the Llanrwst Conservation Area, viewed from the north (Viewpoint 15; archive ref G2650_028).



Plate 33: View towards Pont Fawr DE025 and the Pen-y-Bont Inn LB 3616 from Bridge Street in the Llanrwst Conservation Area, viewed from the north-northeast (Viewpoint 16; archive ref G2650_017).



Plate 34: View from bank of the Afon Conwy beside the Parish Church of St Grwst LB 3622 churchyard in the Llanrwst Conservation Area towards Pont Fawr DE025, viewed from the northwest (Viewpoint 17; archive ref G2650_032).



Plate 35: View toward Gwydir Castle LB 3161 from the bank of Afon Conwy beside the Parish Church of St Grwst LB 3622 churchyard in the Llanrwst Conservation Area, viewed from the north (Viewpoint 18; archive ref G2650_033).



Plate 36: View towards Gwydir Castle LB 3161 from the southwest end of the current toilet block, viewed from the northeast (archive ref G2650_005).



Gwynedd Archaeological Trust
Ymddiriedolaeth Archaeolegol Gwynedd

Craig Beuno, Ffordd y Garth, Bangor, Gwynedd. LL57 2RT
Ffon: 01248 352535. Ffacs: 01248 370925. email: gat@heneb.co.uk

