ABERDYFI

Conservation Area Appraisal and Management Plan

Chambers Conservation Ltd.

Issue

Issue: 4 – Final Version

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PART ONE – CONSERVATION AREA APPRAISAL

1.0 Introduction

1.1 How to use this document

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

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

01 Penhelyg

02 The view from the Conservation Area into the Dyfi Estuary

1.2 Overview of the conservation area

1.2.1 The extent of the study area is part defined by the Conservation Area boundary (see Fig 03), however the immediate surroundings (including the adjacent landscape areas) were included in order to both understand the wider context and determine whether any amendments to the boundary would be appropriate.

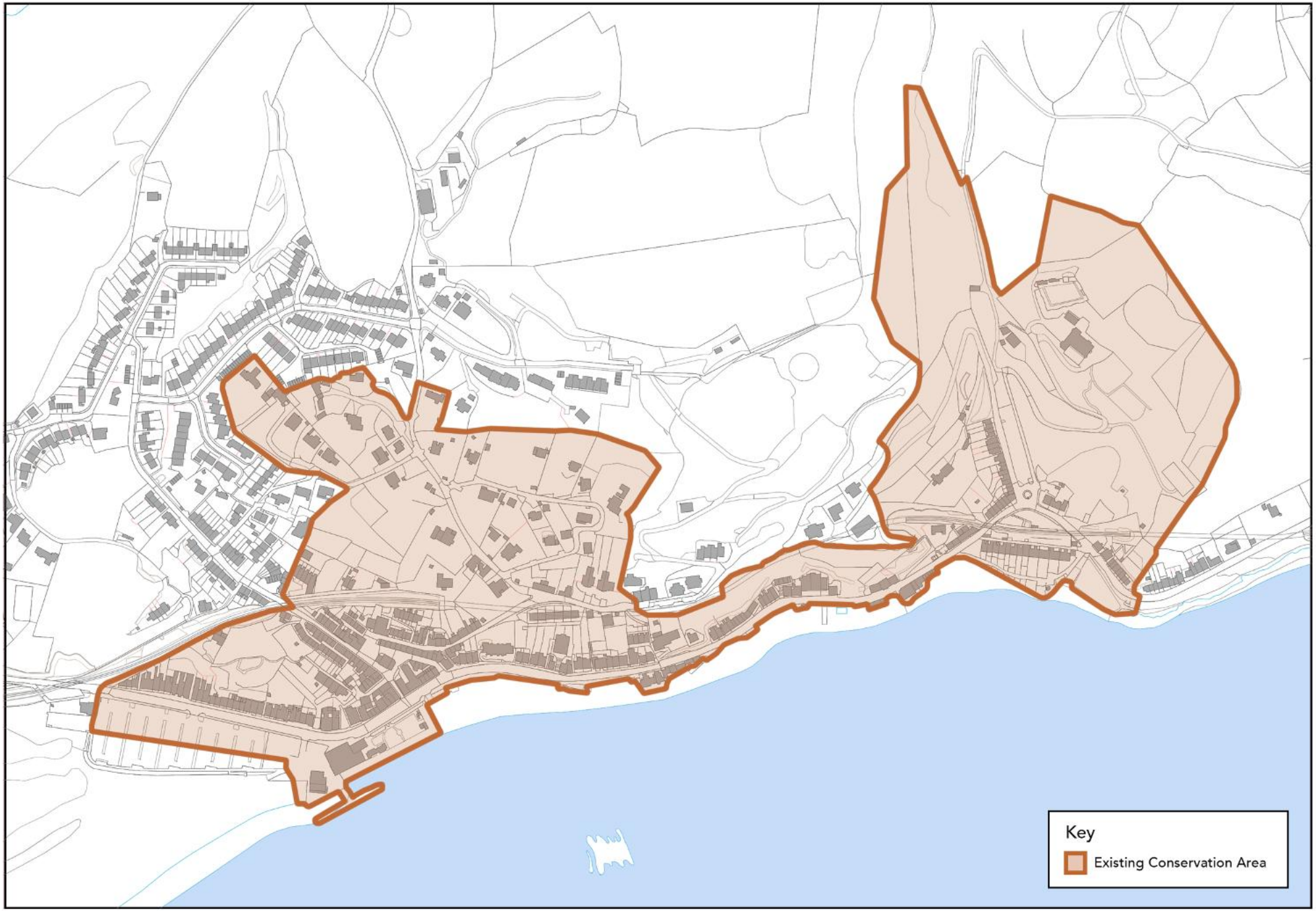
1.2.2 It should be noted that both the English (Aberdovey) and Welsh (Aberdyfi) spellings of the village's name are regularly used, but for purposes of simplicity, the latter is always referred to in this report. For street and building names the most commonly used is included but often with the alterative provided if it is not clear.

Location & Setting

1.2.3 Aberdyfi is a village and seaside resort at the mouth of the River Dyfi as it meets the waters of Cardigan Bay. It is ten miles west of Machynlleth and four miles south of Tywyn and within the modern-day county of Gwynedd but historically part of Merionethshire.

1.2.4 The village is dramatically positioned at the mouth of the River Dyfi estuary where it meets the sea at Cardigan Bay. At the back of the village, the landscape rolls up into gentle hills, from which there are spectacular views. The hills are a mixture of woodland, heathland and rocky outcrops. On the coastal side there are both dunes and extensive mudflats.

1.2.5 The Conservation Area was designated in 1979.



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

2.0 Summary of Special Interest

2.1.1 The historic interest of Aberdyfi is in it being a small coastal resort which developed out of its earlier status as a port. It is considered to be an attractive visitor destination and desirable place to live, with people enticed to its exceptional landscape setting, quality of light and stunning views.

2.1.2 The village survives fairly intact in its early 20th century form and the majority of its buildings date from this period or earlier. Buildings have a playful character that is often associated with a coastal location – this includes varied colour and form as well as a wealth of architectural detail.

2.1.3 Despite the predominant aesthetic character being of the late 19th and early 20th century resort, there are many older buildings which give historical interest and an indication of its past as a port.

2.1.4 The tall residential terraces along the seafront are striking but they are intermingled with individual buildings of contrasting characters including chapels, lifeboat stations and hotels, as well as the unusual Literary Institute. There are many high-quality larger houses with fine architectural detailing remaining both on the seafront and higher on the hillside at the back on the village.

2.1.5 Dominating Aberdyfi village is the extraordinary landscape setting of the Dyfi Estuary which is renowned for both the quality of its light and its wildlife interest.

2.1.6 The conservation area is long and extends to include the smaller village of Penhelyg. Within the journey of around one mile, the coast meanders gently giving several different views of the buildings and seafront beyond.

04a Westhaven on Glan Dovey Terrace

04b Smaller, older buildings on Copperhill Street / Market Square with the former school behind

3.0 Historic Timeline

Roman

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

3.1.2 There appears to be little evidence on the early history of Aberdyfi. There are some indications of possible Roman connections nearby with the extensive military settlement of Cefn Caer known to have been built on the end of a ridge near Pennal, further up the estuary[1].

Medieval

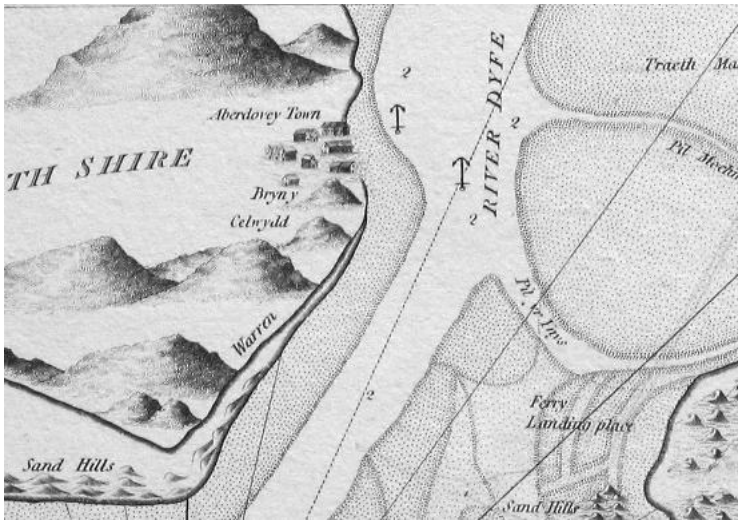
3.1.3 More begins to be known about the area around Aberdyfi in the medieval period. The year of 1216 saw a council heard in Aberdyfi by Llywelyn the Great.

3.1.4 There is various speculation about the potential site of fortifications or some form of castle. Pen-y-Byrn, in the centre of the town is an obvious location and there were possibly fortifications there in the 1150s[2] but the most likely site for a castle is thought to be on earthworks on the opposite side of the river near Glandyfi.

3.1.5 A ferry crossing was recorded in the 15th century, but again its exact location was not known. There remained very few buildings in the areas through to at least the 16th century. The harbour was reportedly small and dangerous to use.

18th Century Artists and Early Tourism

3.1.6 By the 18th century trade coming through the settlement had increased significantly – lead, timber and farm produce were being exported and grain, coal and timber brought in. By 1808, writer Fenton described his visit and the copperworks which were presumed to be around the area of Copperhill Street: 'Left Ynisymangwyn, accompanied by Mr. Corbet and the Ladies to Aberdovey, where I was shewn his Copper Works, now at a stand till his trial for Coal be determined that he may smelt the ore on the Spot. The Works occupy the broken ridge of Hills above the Port and just at the back of the Houses. A great deal of Copper, ready prepared lies on the



05 Extract from the Lewis Morris map of 1748 – describing Aberdyfi as a town and showing a cluster of buildings

06 Etching of 1860

[1] https://coflein.gov.uk/en/site/300159/

[2] Lewis, Hugh (1997). Aberdyfi: a chronicle through the centuries

Bank. In many places appear old Cavities, supposed to be the Works of the Romans,…'

19th century

3.1.7 Shortly after in 1838, Lewis was to describe Aberdyfi as a 'sea port and bathing place', marking the arrival of the tourists, when hotels and boarding houses were built. St Peter's Church was built as a chapel of ease in 1832. The coast road still used today had been built in 1828.

3.1.8 The 1841 tithe maps show a ribbon of development along the frontage which stops around half way to Penhelyg where there are just five buildings shown. Copperhill Street is shown together with only a few other buildings behind the frontage. 'Gardens' are shown as a backdrop to the village.

3.1.9 Ship building was an important industry in the estuary and the yards at Aberdyfi and Penhelyg were particularly active from around 1840-1880. The arrival of the railways from the 1860s started the decline of the ship building trade as rail became an efficient mode of transport.

3.1.10 Other industries continued to some extent -the 1900 OS map shows quarries at Penhelyg.

3.1.11 The 19th century in Aberdyfi saw the construction of a range of churches and chapels as well as the notable arrival of the temperance movement – a photograph from 1885 shows a large gathering in front of the Bethel Chapel and another photograph dated 1867 shows a Temperance Hotel on Chapel Square and an inn on Copperhill Street. Also, at this time, the Literary Institute was established.

3.1.12 In the mid 19th century, the inlet at Penhelyg was infilled and a long terrace built on the reclaimed land which had for a short time been used as a ship yard. An area of land was also created from the coast when the railway arrived to create a wharf near the village centre – this is now largely used as the public toilets and harbour master's office.

20th century

3.1.13 The late 19th and early 20th century saw houses in generous plots built on the steep hillside behind the village and further infilling along the frontage.

07 Aberdyfi tithe map - 1841

08 Penhelyg tithe map - 1841

4.0 Spatial Analysis

4.1 Settlement Form & Layout

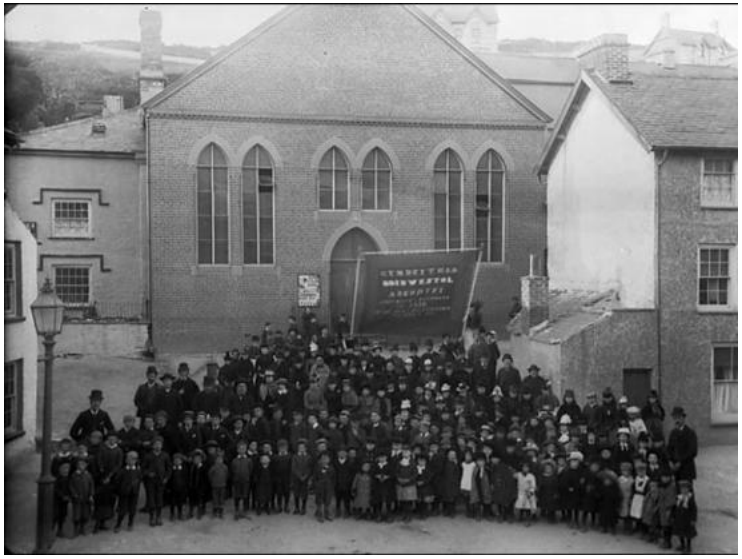
4.1.1 The current form of the village is largely derived from the period of significant expansion from the mid-late nineteenth century. The village developed in a linear fashion along the coastal road with a cluster around the Chapel Square / Copperhill Road area and a small group at Penhelyg. To the west, a further built-up area exists which was developed mostly later, in the 20th century.

4.1.2 The landscape would have strongly influenced the form of the settlement. There does not appear to be any definite evidence, but is likely that Pen-y-Bryn would have provided a natural defensive viewpoint and may have therefore been the original reason for the exact location of the settlement. The complex tidal conditions would have fixed positions for the original ferry crossing as well as the wharf and lifeboat stations.

4.1.3 The hillside into whilst the village nestles, influences the settlement in terms of providing microclimates, such as it Penhelyg, where trees and rich vegetation can survive in an otherwise harsh coastal environment – this has attracted development. The undulating line of the coast provides natural viewpoints – some of the more opulent buildings (such as Westhaven) were built to be as prominent as possible.

4.1.4 The 19th century development at the western end of the conservation is striking for being a nearly continuous wall of 3 ½ storey terraces. As Glan Dovey Terrace becomes Seaview Terrace, the buildings remain relatively high, but they are in smaller groups and there is more variety in form, for example with the ecclesiastical buildings and hotels / inns / public houses. Further to the east, buildings become smaller and generally more spaced out.

4.1.5 On the coastal side of the railway, the inland buildings are mainly terraces of 2 or 3 storeys with the focal point being Chapel Square, where the form opens up slightly. An unusual feature of the Chapel Square area is having terraces immediately parallel behind another, with only a narrow path for access. Beyond the railway, the settlement quickly opens up and the remaining housing in that part of the conservation area is low density with large gardens in curving lanes.



09 Temperance movement gathering outside the Bethel Chapel in 1885

10 Gwalia Temperance Hotel on Chapel Square in 1867 – the new railway line can be seen in the background

4.1.6 Moving eastwards the depth of the settlement becomes less until Penhelyg is reached, where it spreads slightly up a small valley. Here there are terraces and rows of tightly spaces buildings, but all set against a green backdrop.

4.2 Key views

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

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

4.2.3 These are as follows (see also Fig 14):

A Views from the dunes

B Views from the car park across the beach and estuary beyond

C View from the beach

D Views from the path running to the north of the railway track

E, F &G Panoramic views from Pen-y-Bryn

H Views down Copperhill Street

I Views from Capel Bach terrace over town

J Vista down Prospect Place with hillside buildings across the village in the backdrop

K Views down the seafront promenade towards Seaview Terrace

L Vista down steps from Church Streat with the coastal landscape in the distance

M Views down the seafront promenade from Glan Dovey Terrace

N Short view up to Capel y Tabernacl through gap in buildings

11 View from Pen-y-Bryn looking westwards (E)

12 View Capel Bach terrace over the town (I)

O Views down Church Street with the coastal landscape in the background

P Wide views from Hopeland Road across the village

Q Wide views across the village with the coastal landscape in the background from Church Street

R Coastal views from Brynhyfryd

S Coastal / estuary views from the path alongside Aberdyfi Hillside Village

T Coastal / estuary views from the path alongside Dyfi Heights

U Wide views from Terrace Road of the Penhelyg frontage with the estuary in the backdrop

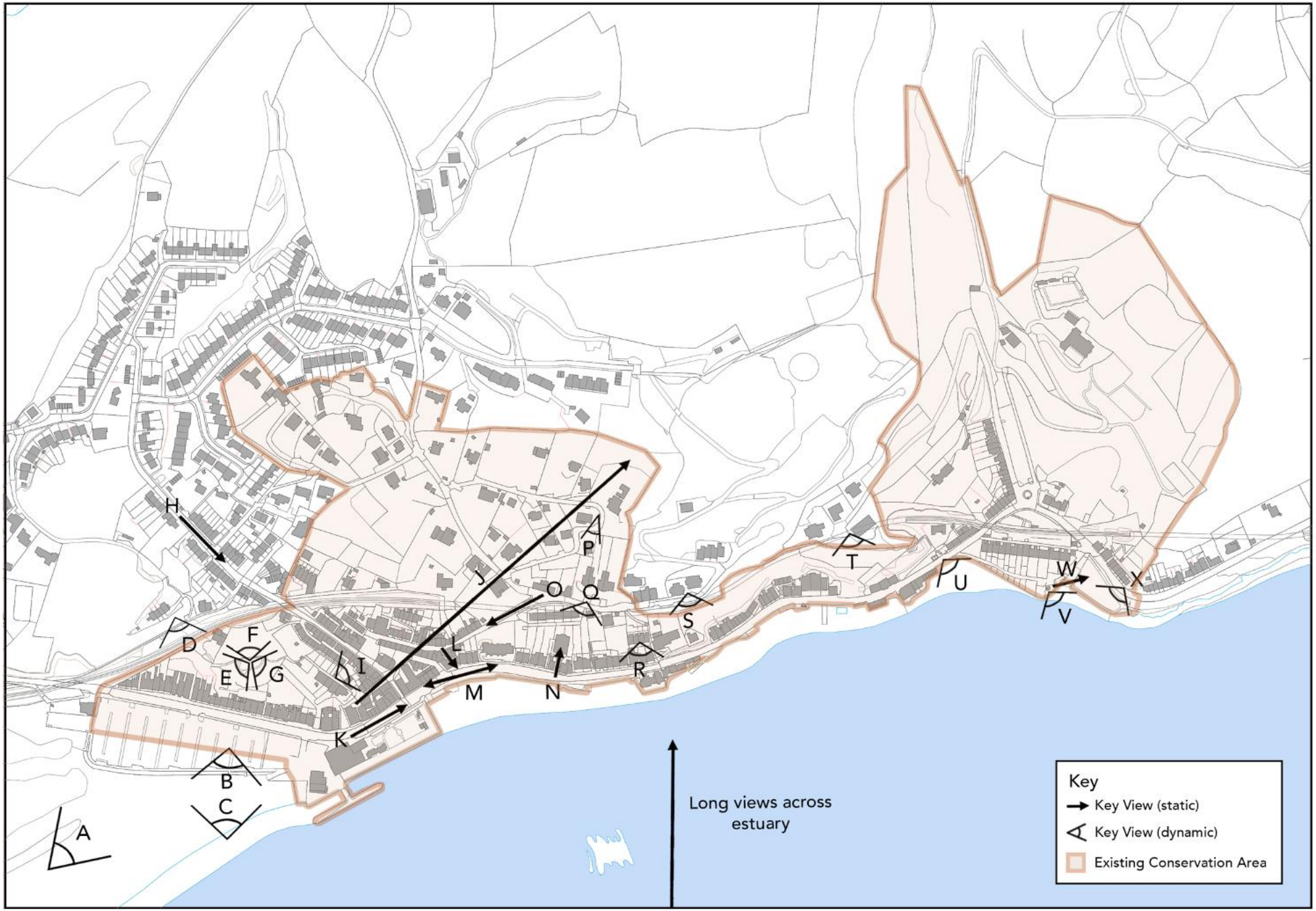
V Views of the estuary from Penhelyg Terrace / promenade path

W Views of the buildings on Penhelyg Road as it turns the corner from Penhelyg Terrace / promenade path

X Views from Penhelyg Road west across the seafront

Y Long range views from across the estuary

13 Views from the high level path (T)



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

Trees
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15 Plan Significant Trees Within the Conservation Area (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

4.3 Green Spaces & Trees

4.3.1 The green spaces and trees in Aberdyfi generally reflect its exposed coastal character. Throughout the town there is a general swathe of greenery around Pen-y-Bryn but this this does not includes specimen trees, just, for instance gorse and small trees that can survive in the shallow soil partly covering the rocky outcrop.

4.3.2 On the north side of the railway, there is a cluster of trees and generally planting in an undeveloped area. Whilst the types and condition of these trees is not known (as they are not publicly accessible), they add to the character of the conservation area by providing a visual break between the older buildings of the village centre and the often modern detached houses ascending the hillside.

4.3.3 The detached housing on Hopeland Road have good-sized gardens which include (for the most part) good numbers of trees and shrubs. In this area there are notable examples of single trees (probably scots pines) – it is likely these were planted at the same time as the housing development. A larger group, also including pines, wraps around the back of the houses and helps to visually define the edge of the village.

4.3.4 Further eastwards towards Penhelyg, the levels of greenery increases. There is an attractive path as higher level that runs along the top edge of the conservation area, collecting the two parts of the settlement. On the hillside adjacent to the path is a mix of formally planted and self seeded vegetation – there are breaks giving views across the statuary.

4.3.5 At Penhelyg there is a notable further increase in greenery. The main terrace has well-manicured private gardens which add to its character and significance. On the east side there is a small publicly accessible garden (Penhelyg Park Gardens) with a lawn and well-kept planting.

4.3.6 Penhelyg is surrounded by a deep bank of trees and greenery which extend up a natural valley. The area to the east of Nantiesyn (part of the Plas Penhelyg grounds is a designated Restored Ancient Woodland Site – there is clearly a large number of specimen trees planted as part of a historic designed landscape, but also presumably one that worked with traditional woodland trees found locally.

16 Greenery on the hillside path between the upper part of the town and Penhelyg

17 Specimen trees on Hopeland Road

4.3.7 There is only one area (and no individual trees) covered by tree preservation orders – this is the site of Coedfa, off Garth Road, which is identified on Fig 15 and in section 8. This area is not publicly accessible therefore the extent of survival of these trees is not known.

18 Part of the Restored Ancient Woodland Site at Penhelyg

5.0 Character

5.1 Overview

5.1.1 The overall character of Aberdyfi is of a coastal resort within an extraordinary landscape setting. Whilst the showier sea-fronting buildings are what gives the initial impression, the visitor's perception of the personality of the village is quickly shifted by the glimpses of historical connections to ports and local industries through the small-scale workers housing. Some of the colour and vivacity of the seafront terraces does spread to the older, simpler buildings. Greenery is vital to the character of the town and the trees and planting appear to creep down from the hills through the upper parts of the areas of housing.

5.2 Character Areas, Overview.

5.2.1 Aberdyfi is a larger conservation area and has a number of fairly distinct character areas. Defining the special interest of these areas is useful in helping to articulate the types of changes or development that might be appropriate or damaging in the future.

5.2.2 The locations of these character areas are shown on the map on figure 21 and more detailed plans of each character area included subsequently (these also include numbered undesignated buildings / assets of interest).

5.2.3 To summarise, the character areas are as follows:

5.2.4 **Character Area 1** (Penhelyg), is an almost distinctly separate settlement. It is visually dominated by Penhelyg Terrace built on reclaimed land but also includes several other smaller terraces as well as individual houses set within a green backdrop.

5.2.5 **Character Area 2** (Sea View Terrace East) is the middle section of the promenade. The buildings are mostly of a smaller scale with shorter terraces and fewer buildings of three storeys.

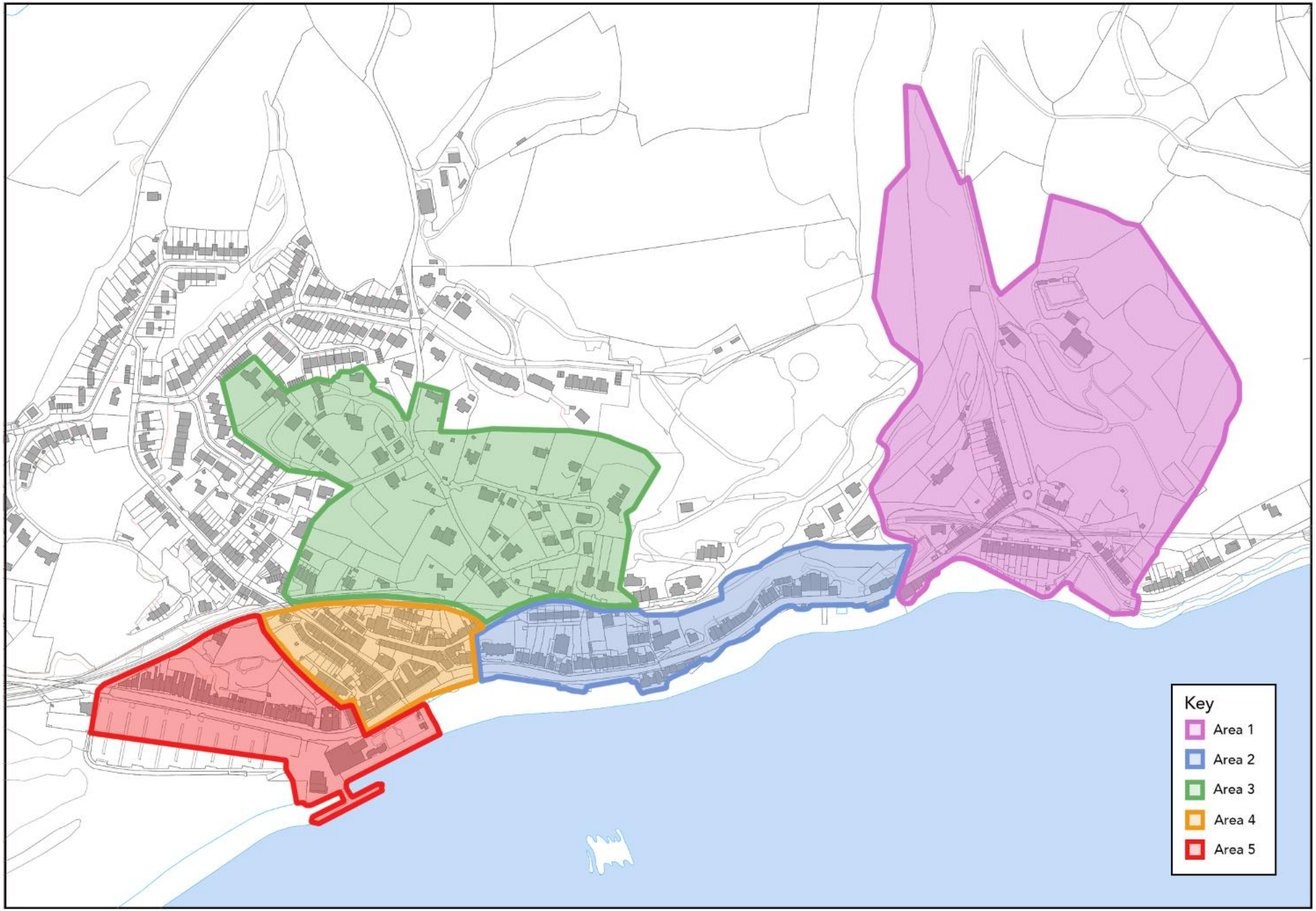
5.2.6 **Character Area 3** (Balkan Hill and Hopeland Road). This area has moderately large houses of individual designs, set within large gardens. Roads are curving and the area is designed to make the most out of the views. Many of the houses have a crafted character with simple vernacular detailing such as timber framing.

5.2.7 **Character Area 4** (Chapel Square). Unlike the rest of the village, the character relates less to the coastal location and most buildings are of a more functional nature. Terraces are simpler and smaller. There are a few key buildings focussed on the Square.

5.2.8 **Character Area 5** (Glan Dovey Terrace). This is simply dominated by the large terraces of 3 ½ storey boarding houses which are enlivened by bay windows and colourful render. Also included is the wharf.

19 Glan Dovey Terrace

20 Copperhill Street within the Chapel Square Area



Character Areas
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5.3 Character Areas.

5.3.1 Aberdyfi is a larger conservation area and has a number of distinct character areas. Detailed maps of these areas showing their unlisted assets are included further on in this document.

5.3.2 Penhelyg (**Character Area 1**), is almost distinctly separate settlement, linked only to the main village by the road and few houses. It is visually dominated by Penhelyg Terrace (69) due to its scale. It is built on reclaimed land and spans the width of the natural bay now defined by the sweep of the road. The terrace is two and a half storeys and has a cohesive character from a distance, but on closer inspection the terrace was built in more than one phase and there is variation to the detail of, for instance, dormers, chimneys and bays.

5.3.3 Now hidden behind the railway and terrace is the grade II listed Penhelyg Lodge, which is an early nineteenth century terrace of three houses, which were later altered to make them the lodge of Penhelyg House, with timber framing added to the first floor. This timber framing has since been removed (except to the end elevation).

5.3.4 To the west side is the Penhelig Arms (68) – at its core it has an older building predating the 1841 map, possibly simply fishermen's houses. It is now three-storeyed and rendered, with a more modern extension to the left hand side.

5.3.5 The tithe map also shows older buildings on the right hand side of the bay – these are likely to be the unassuming and plain two storeyed detached houses (76). With the exception of one building faced in stone (77) the other buildings in Penhelyg are rendered. There is a characterful row of terraces that step up the Nantiessyn (80, 81) hill – these are of two storeys with occasional dormers. Many still have sash windows and the (presumably later) houses near the top, bay windows. At the bottom of this hill is a circular feature in the road, which is presumably a part of an old watercourse (that shaped the valley and bay), but is now largely hidden below ground in a culvert.

5.3.6 Around the corner there is a plainer terrace (79) – these are pebbledashed but most have now been painted in lively pastel colours.

22 Penhelyg Terrace

23 Nantiessyn, Penhelyg

5.3.7 On the hillside are several detached houses – Plas y Coed (83) was shown as a vicarage on the 1900 OS map. Plas Penhelyg (82) is not visible from public areas but was built in the early 20th century and fairly recently was used as a hotel before reverting back to a private dwelling. Its former coach house is a separate house.

5.3.8 It is the cheery nature of the buildings in Penhelyg (with pastel colours and varying features such as bays and dormers) together with the green backdrop punctuated with detached buildings of individual characters that give it its character.

5.3.9 **Character Area 2** (Sea View Terrace East) is the middle section of the seafront, spanning from Penhelyg to touch the edge of the traditional village centre. The buildings are mostly of a smaller scale with shorter terraces and fewer buildings of three storeys. The promenade stops for some distance in this section.

5.3.10 In contrast to the western end, there are older buildings on the seawards side of the road. The first building on the left travelling west-wards is a semi-detached pair of cottages (67) with dormers – these are on the site of, or converted from, an old smithy. Adjacent is the Old Church Hall (66) – this has an arts and crafts character with its tapering walls. Slightly further along is a terrace of three (64) – its pebbledashed walls are badly stained and dormers have been crudely refaced, has a result the character of this nineteenth century building is currently lost.

5.3.11 On the other side is the former lifeboat station (63) – it was reportedly built in 1886 and the slipway improved in 1903, before being closed in 1931 but re-opened in 1963 before being replaced in the 1990s. The building has timber framing to its gable and a row of multipaned casements spanning the full width of the front elevation at first floor level. The ground floor is simply used for garaging.[3]

5.3.12 On the sea-side in an isolated position is a small, single storey building (59) – it is dated 1837 and was probably the first lifeboat house. Further down is a cluster of buildings – the first two are also single storey and of a simple nature (50-51) – these are probably from the mid nineteenth century and may have been used for fishermen. Adjacent is a contrasting and grander three bay, two storey house (Plas Dyfi, 49), with much higher proportions.

24 Penhelyg Arms

25 The former lifeboat station

[3] https://coflein.gov.uk/en/site/518513/

On the end is the Literary Institute – it is an early structure (visible on the 1841 tithe) and was reportedly originally a bathing house and meeting house for the Plymouth Brethren[4]. The Literary Institute established itself in the building in 1882 and is a rare surviving example of a long-standing reading room which remains open to the public. The former Capel Baddon Baptist Chapel built adjacent in 1901 was later incorporated into the institute building[5].

5.3.13 On the north side buildings in this area are richly varied group of houses. At the western end there are pairs of 3 ½ storey (plus basement) houses with a good amount of ornamentation (e.g. to bays, quoins, door surrounds etc). Nos. 17/18 Seaview Terrace (unlisted (44)) and 19/20 (grade II listed – notable for curved windows) are very good examples. No. 26 (grade II listed) is a single house with fine, elegant proportions and a particularly noteworthy arched doorway with a decorative fanlight over.

5.3.14 Other houses are less refined in their detail but have nonetheless fun mix of bay windows and colourful facades. Occasionally there are smaller, simpler two-storey buildings that probably predate their more exuberant neighbours.

5.3.15 Set back from the road are a few terraces – Mervinia Terrace is a grade II listed mid 19th century row of four very simple rendered cottages, noteworthy for their relation of original features. The Brynhyfryd terrace (also grade II listed) is similar in size and date, but of a slightly higher status, with an additional attic storey and more detailed architectural treatments around the doors. Immediately above it is a much plainer, unlisted terrace (54).

5.3.16 There are a few places of worship in the character area. St Peter's Church was built in 1882. The grade II listed building contrasts the character of the rest of the village, having a gothic character, tall lancet-arched windows and light brown stone walls (the stone is laid with a strong horizontal emphasis setting it apart visually from a traditional English parish church). Set back, almost hidden behind some of the houses is the Capel y Tabernacl (grade II listed), which was built in 1864. It is accessed via steep steps and has traditional appearance with rendered walls and large, arch-headed openings. It has been (relatively sensitivity) converted into apartments. The

26 Cliffside in the Seaview Terrace character area with the first lifeboat house on the shore in the background

27 Plas Dyfi with a contrasting smaller dwelling adjacent

[4] https://aberdyfi-council.wales/aberdovey-literary-institute/
[5] https://coflein.gov.uk/en/site/8612/

third church is the English Presbyterian Church of Wales. In appearance it joins in with the playful visual character of the village with yellow-painted rendered walls. It was built in 1893 and its features follow in the same spirit as its colour with simply shaped features that include a large stone window, bell tower and parapet with stepped plaster detail to the underside.

5.3.17 **Character Area 3** (Balkan Hill and Hopeland Road). This area has moderately large houses of individual designs, set within large gardens.

5.3.18 Balkan Hill is an older road, clearly marked on the 1841 tithe and would have connected the village to the hilltop communities behind – it may have been the original road access into the village before the first successful coast road was built. Bryn Dyfi is a house on this road which appears on the 1841 tithe map, together with its coach house.

5.3.19 Hopeland Road was laid out, presumably as a commercial development in around 1900 – it curves in an undulating U shape off Balkan Hill. Around nine detached houses were built off it at that time, together with two large semi detached pairs on Church Street. Perhaps the most striking feature of this development is the boundary walls the front onto the road. These are constructed of very thin slips of stone. The houses themselves are all rendered. They all have large amounts of glazing to make the most of the light and views. The form of the glazing is varied and includes tripartite sash windows, summer rooms / conservatories, large casements and bays. The original windows are all articulated with glazing bars in various patterns. The trees and planting in the gardens are a critical part of the character of this area.

5.3.20 The cluster of houses on the top end of Balkan Hill were also built at a similar date but the buildings of a slightly less showy character, for instance with smaller windows. Again, the unusual boundary walls are seen – Farcroft has particularly interesting gateposts. This area has a number of more modern buildings.

5.3.21 **Character area 4** is a small area focussed around Chapel Square. Unlike the rest of the village, the character relates less to the coastal location and most buildings are of a functional nature.

5.3.22 At the heart of the area on Chapel Square is an island group of buildings (18). In the middle is Imperial Hall. This building was constructed as a Calvinistic Methodist Chapel in around 1828 to the design of Rev Richard

28 Llwyn Onn on Hopeland Road

28 Looking down Balkan Road with Bryntegwel

Humphreys of Dyffryn[6]. It was thought to have been converted to an entertainment hall in around 1864. The building is rendered with quoins and hoodmould over the (unusually) square-headed windows. It is now used as a shop. On the far side is a characterful narrow building with first and second floor oriel windows and a traditional painted timber shop front.

5.3.23 Opposite is a row of three storey buildings (19) – part painted brick, part rendered but with sash windows retained. Numbers 8-9 Copperhill Street (20) are much lower in height than the other two storey houses further up the street, potentially indicating that they are older. The gable of the building to the right hand side (20) has exposed stonework, revealing that would probably have been its original elevational treatment. On this wall above the roof of numbers 8-9 is a stepped weathering. Most of the buildings on this section of the street have a textured rendered walls but with smooth render around the windows in a contrasting colour. A further group of three lower houses (nos 12-14 (22)) are again lower in height – there is a plaque on the wall reading 'Built by Anne Owen, Widow, 1733'.

5.3.24 Immediately behind this group is another row, known as Evans Terrace – it is grade II listed. A plaque reads bears datestone 'Built by Edward Price 1827'. Two of the houses have horizontal sliding sashes.

5.3.25 Also tucked behind the front buildings is Railway Terrace (24) – it is a 19th century building built, presumably, for railway workers, which would suggest possibly around the 1860s. Bridgend Cottages (25) are right next to the railway and also were probably connected to it.

5.3.26 The buildings on the opposite side of the road are of a similar character, but either generally have three storeys or an additional level provided later with dormer windows. There is a further terrace tucked behind and accessed off Chapel Square – these terraces that do not have road access, are a particular characteristic of the area.

5.3.27 In the corner of Chapel Square is Bethel Chapel (map ref 30). It was built as a Wesleyan Methodist Chapel originally in 1829, but rebuilt in 1868.

5.3.28 New Street has a colourful terrace of 3 storey houses (31) which are noteworthy for having preserved their original or early appearance with sash windows and door cases present. Nearer the seafront is a smaller building

29 Glan Dovey Terrace

29 14-15 Glan Dovey Terrace – very unusual curved sash bay windows

[6] https://coflein.gov.uk/en/site/97176/

(32) of very low proportions, but also retaining most of its original character and an early shopfront.

5.3.29 Church Street has a much more varied appearance with different heights of buildings – these variations are emphasised further by the road's gradient and curve. The rear wall and gate of St Peter's Church is a particular feature.

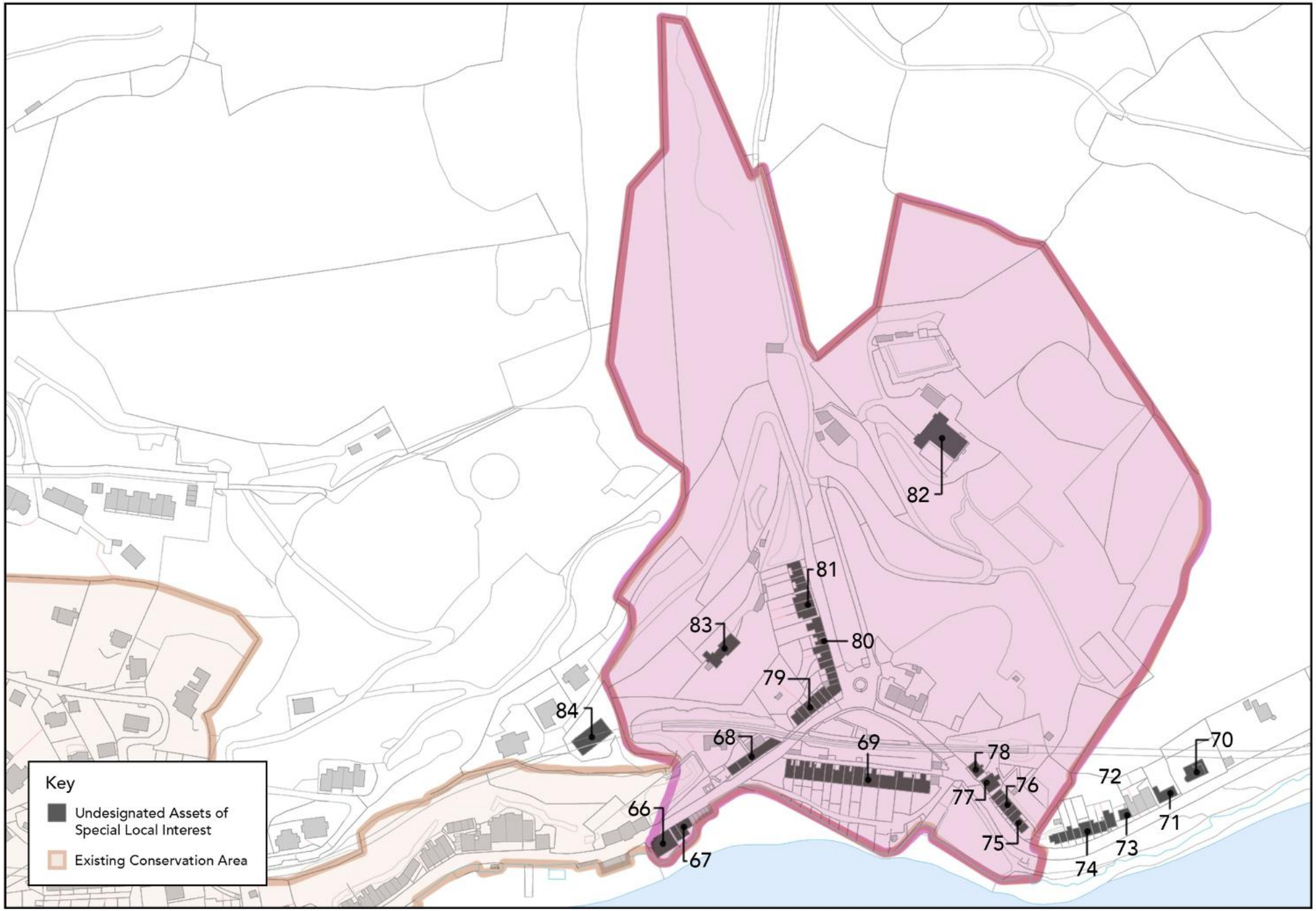
5.3.30 **Character Area 5** is Glan Dovey Terrace. This strip had been developed from the around the mid 19th century and the OS map of 1900 shows a complete row of buildings with only a few narrow gaps. However, what now appears at first glance to be a fairly harmonious group of similar buildings is actually very varied in quality, age and type. The 1900 map and historic photos shows some lower / small buildings near the middle – these have been replaced at an unknown time in the 20th century with taller terraces. Equally, the photo shows simpler fenestration, indicating that many of the bay windows are later.

5.3.31 Today the character of the Glan Dovey is primarily of the three storey terraces but often with additional attic and basement levels. The dormer windows have become increasingly large and prominent over the years. Bay windows are an important feature and many of the bays have architectural detailing such as columns or render panels. Many buildings have bracketed details at the eaves. Door surrounds, stepped entrances and railings are common features at ground level. Plasterwork quoins are seen around many windows and define the ends of the earlier blocks.

5.3.32 As the road bends around the corner there is a ground of higher quality and individual buildings including Westhaven (6), The Medical Hall and the Congregational Church.

5.3.33 Opposite is the wharf – most, if not all of its buildings are modern but the historic foot print of the old wharf built in around the 1882 for the shipping trade – it was built by the Cambrian Railway and included a sea wall, sidings and warehouses.

29 The Congregational Church



Character Area 1 - Penhelyg
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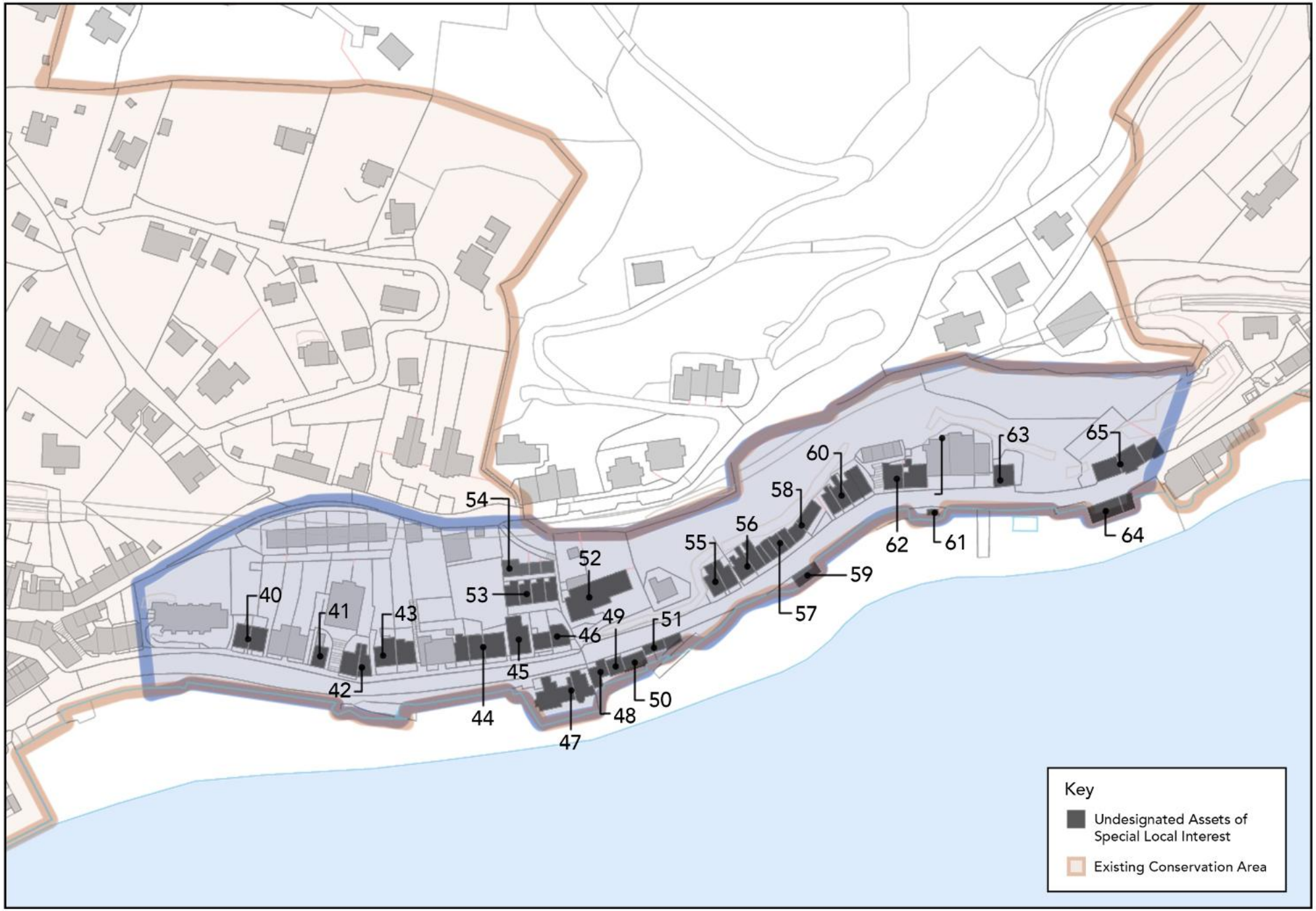

Character Area 2 - Sea View Terrace (East)

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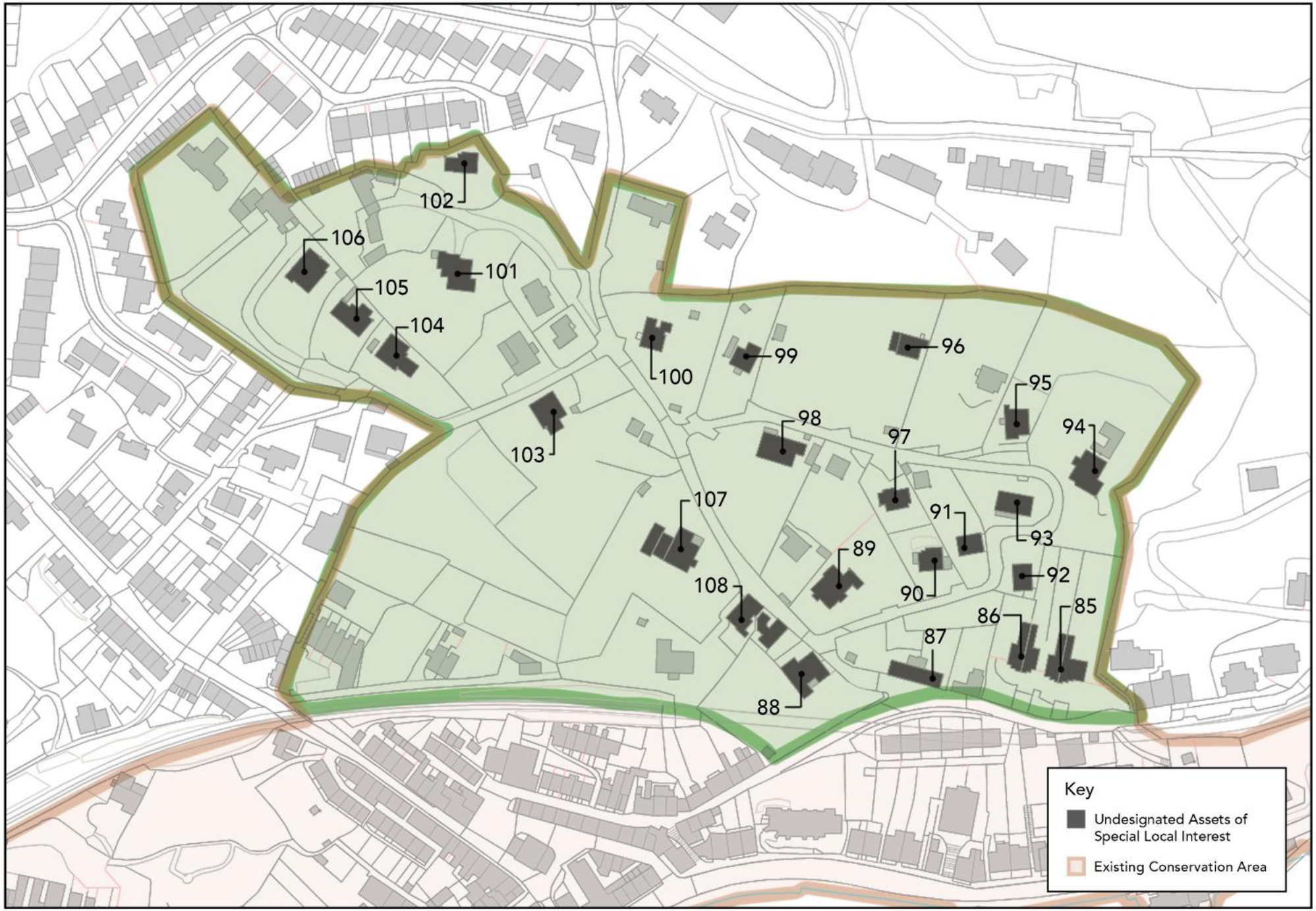

Character Area 3 - Balkan Hill and Hopeland Road
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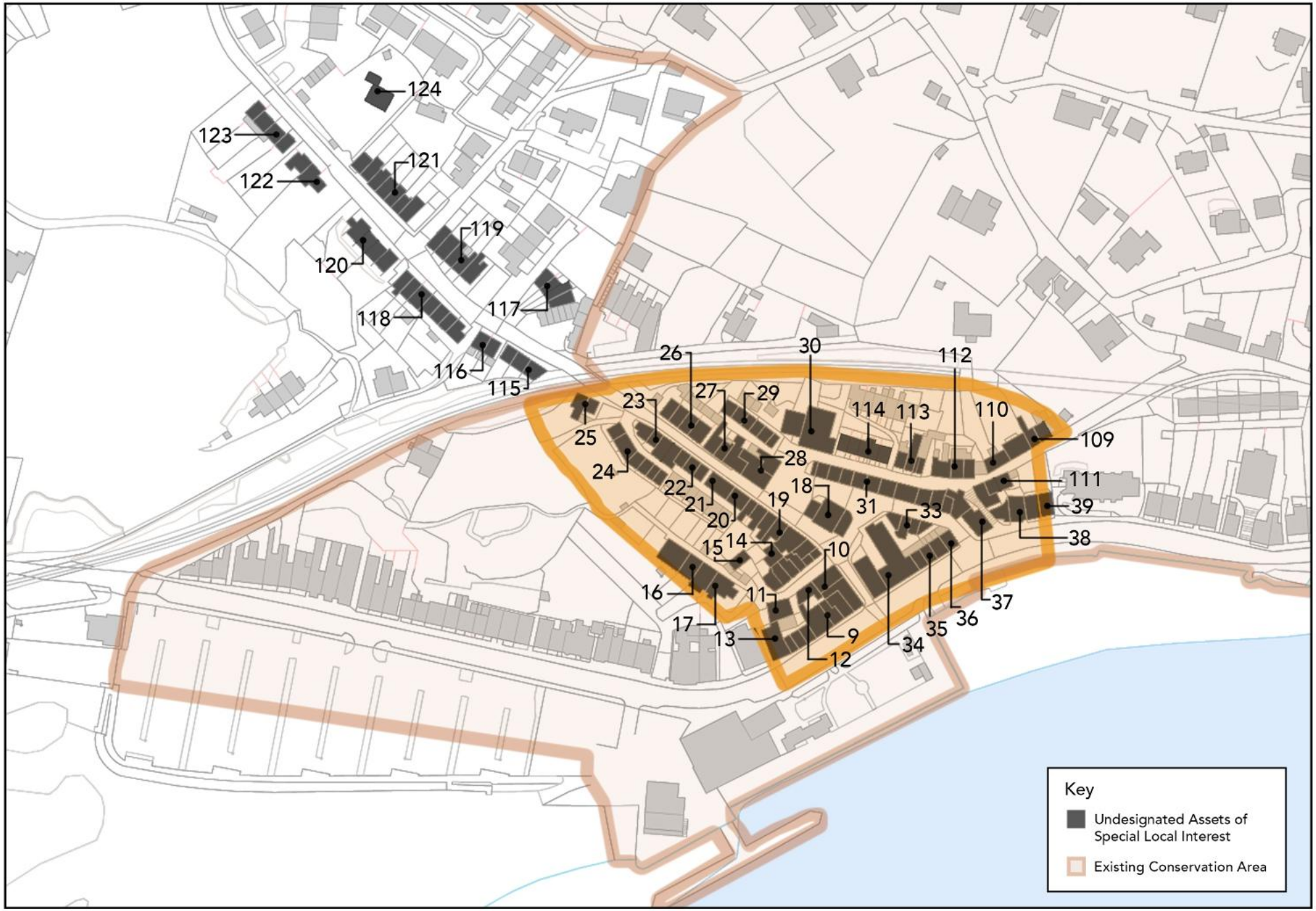

Character Area 4 - Chapel Square
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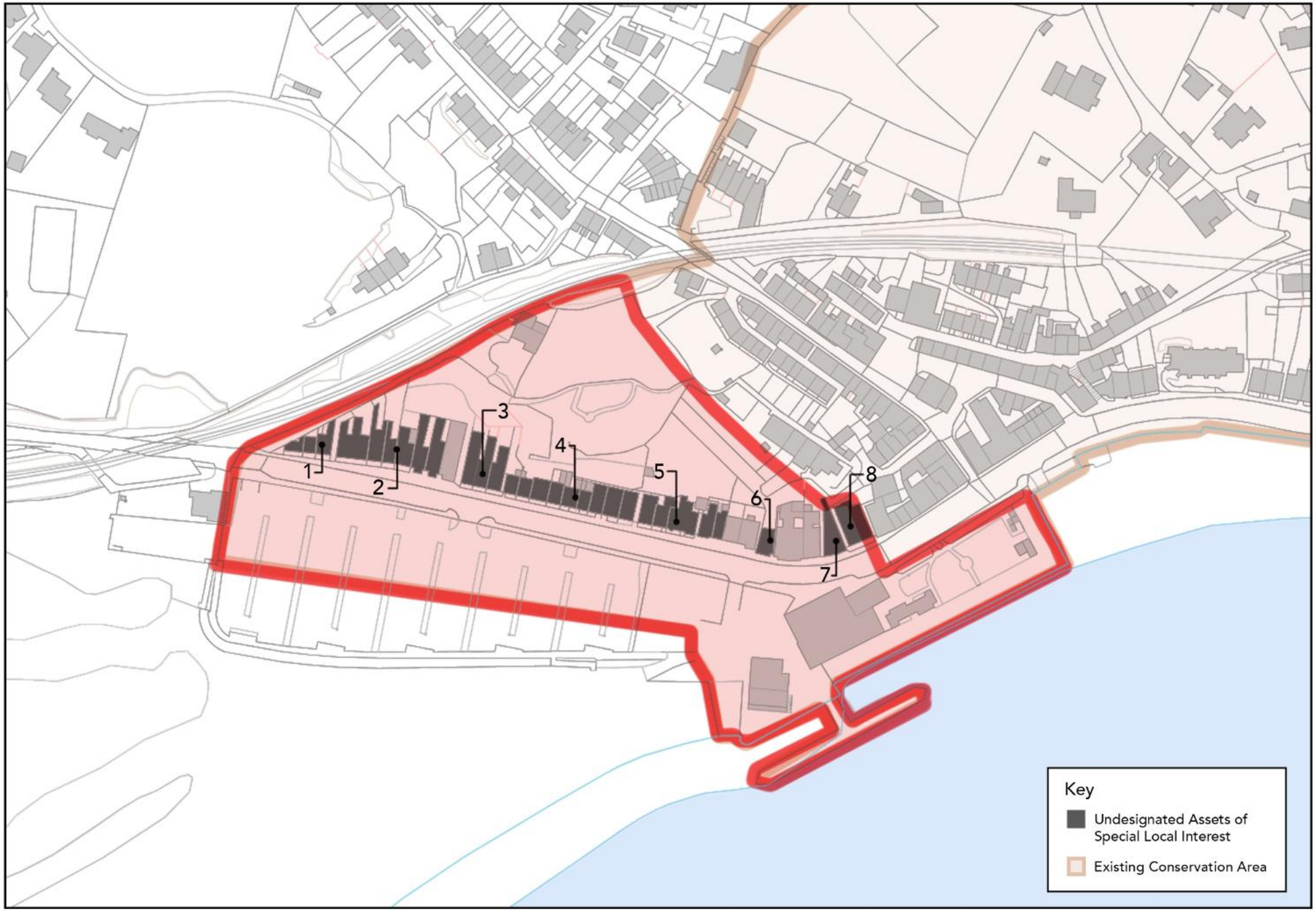

Character Area 5 - Glan Dyfi Terrace
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5.4 Materials & Details

5.4.1 The majority of buildings within the conservation area have painted render as the primary finish to their walls. There is variation to the texture of the older areas of render – some is relatively smooth but roughcast is widespread across the area. Edwardian style pebble-dashing is also seen but primarily to buildings built after around 1900 and these buildings are now mostly painted, giving nearly the same appearance as the most traditional roughcast (with a greater variety of stones, which are generally larger). Some of the older buildings have render that would have been applied using a wood float and repaired / patched repeatedly over time. This variation to the surface is even greater where it is over stone. This is in contrast to the very flat surfaces produced by modern rendering.

5.4.2 Most of these buildings have additional details formed out of render, for instance emulating quoins and framing the openings.

5.4.3 Colour is very important to the character of the conservation area today. The wide range of generally pastel or muted shades animate the streetscape and adds to the fun feel of the coastal resort. A few buildings are painted in brighter colours which are normally considered less compatible with traditional buildings and may unduly attract attention, for example where the colour stops a terraced being read as a whole.

5.4.4 It is probable that most of the earlier buildings would been built of stone but it is possible that it was not left fully exposed in all cases – it is likely that mortar may have partially been spread over the surface of the stone and the walls limewashed.

5.4.5 The few older buildings with elements exposed stonework show it was horizontally laid, relatively thin layers of schist stone. There are two buildings outside of the current area just beyond Penhelyg that are fully constructed of stone in this manner. Before lead was easily obtainable, slate or thin layers of stone would have projected out of the base of chimneys or the abutments to neighbouring buildings to provide some weathering.

5.4.6 Some of the Victorian buildings of greater status have dressed stone from further afield.

5.4.7 A few buildings are constructed of brick, but with the exception of the frontage of a single house, the rest are painted.

35 Doorway to house on Seaview Terrace

36 New Street joinery and plasterwork

5.4.8 The sea-fronting buildings mostly have decorated facades. Bay windows are seen widely to make the most of views but also to give rhythm to the often long elevations of the terraces. Ornamental plasterwork is often seen on these bays.

5.4.9 Roofs are slated – the more modest buildings have simple pitched roofs, but the more elaborate 'resort' buildings have roof forms ornamented by dormers.

5.4.10 Windows would mostly have been vertical sashes – these remain to many buildings. The pattern of glazing varies considerably in according to the style of the building. On Evans Terrace there are a few remaining horizontal sliding sashes. Leaded glass is seen occasionally, e.g. as a feature to shop fronts.

5.4.11 Doors, in particular to the seafront terraces and larger often have elaborate surrounds. Often using classical elements such as columns. A few have noteworthy fanlights. Doors to the more decorative buildings were mostly panelled, often with the upper parts glazed. The simpler buildings probably had vertically boarded doors – these are now mostly replaced due to the desirability of having some glazing.

5.4.12 There are a number of good, high quality shop fronts – the most notable is the grade II listed Medical Hall, but others include high quality joinery such as turned corner posts.

5.5 Boundaries

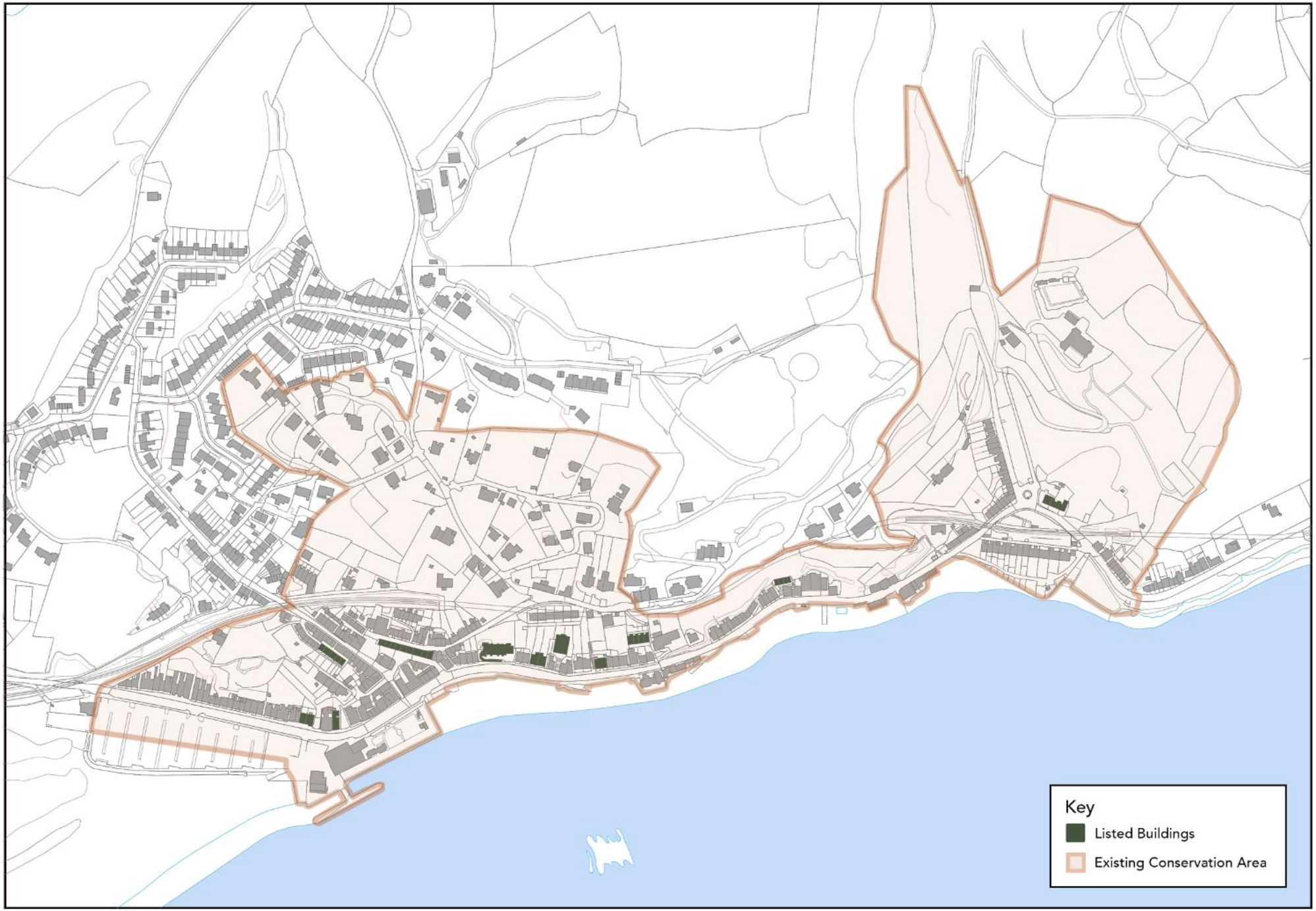
5.5.1 Boundary treatments vary throughout the area. Along the seafront, where a building is set back it would traditionally have had a low wall (often rendered), topped with a decorate cast iron railing. A fair number of these survive.

5.5.2 Off the seafront, the older buildings front directly onto the roads, but there are examples of other tall and distinctive boundary walls constructed from horizontally laid, relatively thin layers of schist stone.

5.5.3 The late 19th century development around Hopeland Road explores the vernacular characteristics of the traditional walls and adds to their charm and unusual appearance by using thinner pieces of stone, often adding a coping where stone is laid vertically and including gateposts of various designs.

37 The decorative façade of the Dovey Inn

38 Stone boundary wall



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

6.0 Historic Assets

6.1 Designated Historic Assets

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

6.1.1 Scheduled Monuments

- *n/a*

6.1.2 Listed Buildings

- *14913 - 5 New Street (II)*
- *14260 - 9 New Street (II)*
- *14300 - 8 New Street (II)*
- *14257 - 10 New Street (II)*
- *5526 – Bryhyfryd / 1 Sea View Terrace (II)*
- *5527 – Bryhyfryd / 2 Sea View Terrace (II)*
- *14957 – Bryhyfryd / 3 Sea View Terrace (II)*
- *14958 – Bryhyfryd / 4 Sea View Terrace (II)*
- *14915 - Clifton (II)*
- *14313 - House Attached to the Gallery (II)*
- *4639 - Leadenhall (II)*
- *14914 - Maclona (II)*
- *14912 - Medical Hall (II)*
- *14959 - Mervinia (II)*
- *14962 - Mervinia Terrace (II)*
- *4640 - Minafon (II)*
- *14907 - 1 Evans Terrace (SE side), Copperhill Street (II)*
- *14908 - 2 Evans Terrace (SE side), Copperhill Street (II)*
- *14909 - 3 Evans Terrace (SE side), Copperhill Street (II)*
- *14916 - 4 Evans Terrace (SE side), Copperhill Street (II)*
- *14917 - 5 Evans Terrace (SE side), Copperhill Street (II)*
- *14911 - 6 Evans Terrace (SE side), Copperhill Street (II*
- *4636 - 14 Glan Dovey Terrace (N side) (II)*
- *4635 - 15 Glan Dovey Terrace (N side (II)*
- *4641 - 26 Sea View Terrace (N Side) (II)*
- *14963 - Penhelig Lodge (II)*
- *14291 - South Entrance Archway Ramp, Wall and Railings to St Peter's Churchyard (II)*
- *14302 - St Peter's Church (II)*
- *5255 - Tabernacle Chapel (II)*
- *14960 - Tegfan (II)*

40 St Peter's Church

41 19-20 Seaview Terrace

- *14256 - The Gallery (II)*
- *14961 - Ty Fferi (II)*

6.1.3 Potential Additional Designations:

It is not currently suggested to recommend many additional buildings onto the national list, but this may change if further knowledge emerges that effects the significance of buildings. It is worth, however considering the following by virtue of the extent of survival of features, importance in views and proximity to other listed buildings:

- *Westhaven (17 Glan Dovey Terrace)*

6.2 Undesignated Historic Assets of Special Local Interest

The following undesignated historic assets in the conservation area have been identified as being of special local interest and contributing to the character of the conservation area (these are identified on the character area plans):

- *1 – Tryfel, Gwendon and Beach House (Bodfor Terrace)*
- *2 – 1-7 Bodfor Terrace (no. 8 not included as character lost)*
- *3 – 9-11 Bodfor Terrace*
- *4 – 1-13 Glan Dovey Terrace*
- *5 – 16 Glan Dovey Terrace*
- *6 – 17 Glan Dovey Terrace (Westhaven)*
- *7 – 19 Glan Dovey Terrace*
- *8 - Congregational Chapel*
- *9 – 1-6 Sea View Terrace*
- *10 – 1—2 Copperhill Street*
- *11 – 1-4 Prospect Place*
- *12 – 12-12a Prospect Place*
- *13 – 9 Prospect Place*
- *14 – 5 Prospect Place*
- *15 – 7 Prospect Place*
- *16 – 2 – 4 (Terrace above Prospect Place)*
- *17 – 1 (Terrace above Prospect Place)*
- *18 – Imperial Hall & 16-17 Chapel Square*
- *19 – 3-7 Copperhill Street*
- *20 – 8-9 Copperhill Street*
- *21 – 10-11 Copperhill Street*
- *22 – 12-14 Copperhill Street*
- *23 – 15-17a Copperhill Street*

42 Medical Hall

43 Imperial Hall

- *24 – 1-8 Railway Terrace*
- *25 – 1-2 Bridgend Cottages*
- *26 – 47-50 Copperhill Street*
- *27 – 51-53 Copperhill Street*
- *28 – 1-2 Chapel Square*
- *29 – 3-8 Chapel Square*
- *30 – Bethel Chapel and 11 Chapel Square*
- *31 – 5-12 New Street*
- *32 – 13-14 New Street*
- *33 – 1-4 New Street*
- *34 – 7 Seaview Terrace and Dovey Inn*
- *35 – 9-10 Seaview Terrace*
- *36 – 11-12 Seaview Terrace*
- *37 – 13 Seaview Terrace*
- *38 – Britannia Inn 14-14a Seaview Terrace*
- *39 – 15-16 Seaview Terrace*
- *40 – 17-18 Seaview Terrace*
- *41 – 21 Seaview Terrace (Xanthus)*
- *42 – 22-23 Seaview Terrace*
- 43 – 24-25 Seaview Terrace
- 44 – 27-29 Seaview Terrace
- 45 – English Presbyterian Church of Wales (30 Seaview Terrace)
- 46 – 31-32 Seaview Terrace
- 47 – Literary Institute
- 48 – Dovey Cottage, Bath Place
- 49 – Plas Dyfi, 5 Bath Place
- 50 – Gwel-Afon, 6 Bath Place
- 51 – 7 Bath Place
- 52 – The Old School House / Dovey Studio (off Bath Place)
- 54 – 5-8, Bryhyfryd (Off Bath Place)
- 55 – 1-2 Terrace Road
- 56 – 3-4 Terrace Road
- 57 – 5-8 Terrace Road
- 58 – 9 Terrace Road
- 59 – Tabernacle, 10 Terrace Road
- 60 – 1-4 Cliffside
- 61 – Shelter, Terrace Road
- 62 – Yelland, Terrace Road
- 63 – Clwydfa, Terrace Road
- 64 – 20/21 Terrace Road
- 65 – Cartrefle / Marlais / Hafn, Terrace Road
- 66 – The Old Church Hall, Terrace Road
- 67 – 22 Porthfa / 23 Bro Gwylan, Terrace Road
- 68 – 25 / 26 Terrace Road / Penhelig Arms

44 13-14 New Street

45 13-14 Bethel Chapel

- 69 – 1-12 Penhelig Terrace
- 70 – Tanyrallt, Penhelig *
- 71 – Copper Cottage, Penhelig *
- 72 – The Cottage, Penhelig *
- 73 – 19 Plas Merion, Penhelig *
- 74 – 12-18 Plas Merion, Penhelig *
- 75 – 10-11 Penhelig Road
- 76 – 5-9 Penhelig Road
- 77 – 3(?) Penhelig Road
- 78 – Brynhelig, 1 Penhelig Road
- 79 – 30-36 Terrace Road, Penhelig
- 80 – 1-9 Nantiesyn, Penhelig
- 81 – 10-14 Nantiesyn, Penhelig
- 82 – Plas Penhelig Hotel,
- 83 – Plas y Coed, Penhelig
- 84 – Plas Prian, Penhelig
- 85 – Hillside / Clifton, Church Street
- 86 – Hyfrydale / ?, Church Street
- 87 – Bryn Eglwys, Church Street
- 88 – Bryn-Dyfi, Balkan Hill (Rhiw Balkan)
- 89 - Brig-y-Don, Hopeland Road
- 90 – Rose Hill, Hopeland Road
- 91 – Rossetti, Hopeland Road
- 92 – Llwyn Onn, Hopeland Road
- 93 – Bryn Eira, Hopeland Road
- 94 – Plas Ucha, Hopeland Road
- 95 – Morwylfa, Hopeland Road
- 96 – Killiegray, Hopeland Road
- 97 – Garreglwyd, Hopeland Road
- 98 – Brynmeddyg, Hopeland Road
- 99 – Haulfryn, Hopeland Road
- 100 – Farcroft, Balkan Hill (Rhiw Balkan)
- 101 – Balkan Hill House, Balkan Hill Drive
- 102 - The Firs, Balkan Hill Drive
- 103 – Brynderw, Garth Road / Argoed Road
- 104 – Preswylfa, Garth Road / Argoed Road
- 105 – Brynarfor, Garth Road / Argoed Road
- 106 – Argoed, Garth Road / Argoed Road
- 107 – Bryntegwel, Balkan Hill (Rhiw Balkan)
- 108 – The Old Coach House, Balkan Hill (Rhiw Balkan)
- 109 – 20-23 Church Street
- 110 – 18-19 Church Street
- 111 – 23-25 Church Street
- 112 – 15-17 Church Street

46 The English Presbyterian Church of Wales

47 30-36 Terrace Road Penhelyg

- 113 – 10-12 Church Street
- 114 – 1-5 Church Street (+ Gibraltar Terrace behind)
- 115 – 18-19 Copperhill Street*
- 116 – 20-21 Copperhill Street*
- 117 – 1-4 Copperhill Walk*
- 118 – 22-28 Copperhill Street*
- 119 – 41-45 Copperhill Street*
- 120 – 1-4 Tai Newyddion*
- 121 – 31-38 - Copperhill Street*
- 122 – 9-10 Tai Newyddion*
- 123 - 5-8 Tai Newyddion*
- 124 - Frondeg, Tai Newyddion*

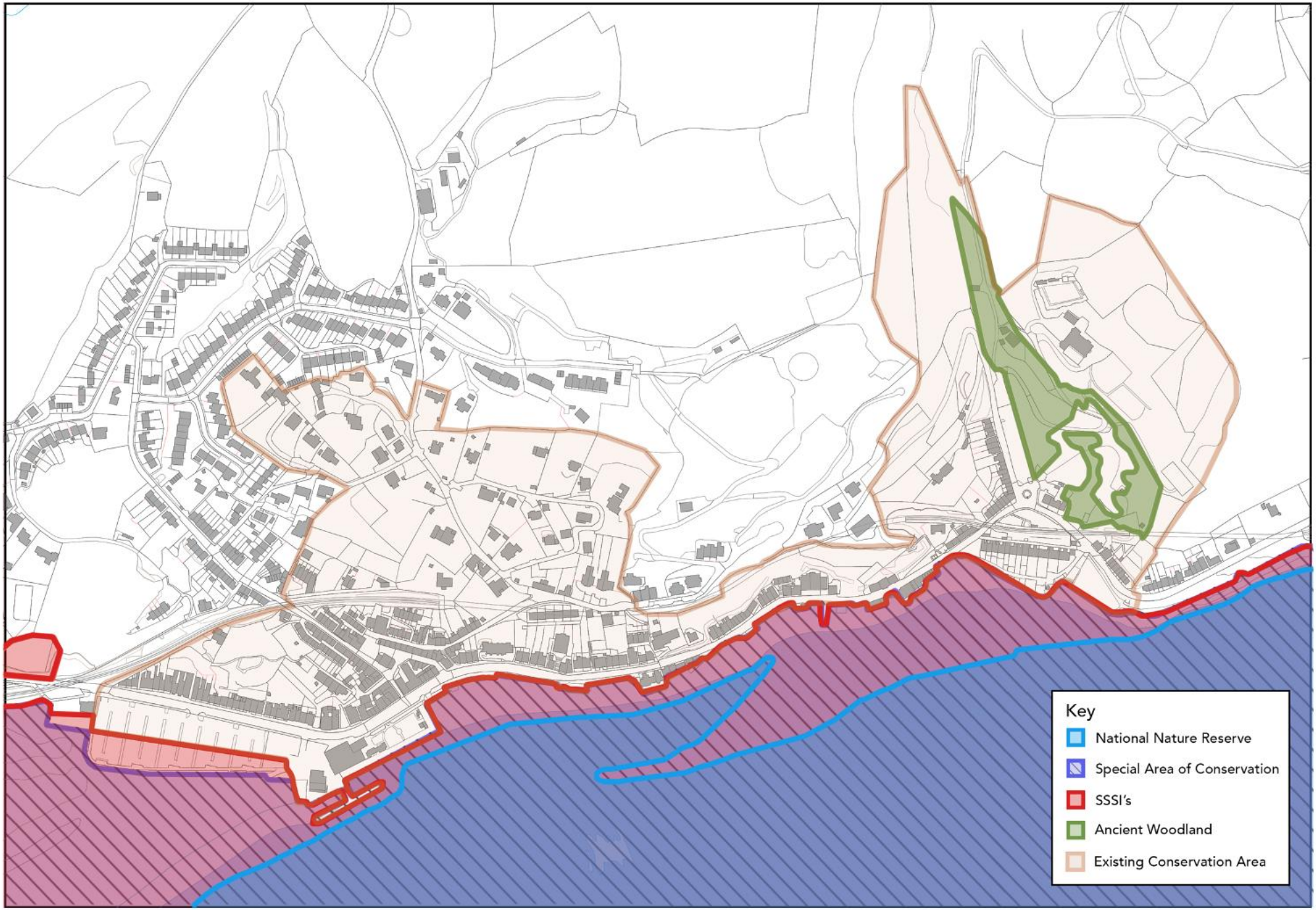
Where buildings are marked with an asterisk (*), they are outside the current boundary but recommended for future inclusion and contribute in a positive way to the setting of the existing area.

In Aberdyfi it is difficult to define a small number of undesignated assets as most buildings within the core of the settlement were built during the core Victorian and Edwardian periods and almost all contribute to its special character and are a component in key views and vistas. This therefore makes part of the case for other protection measures across the conservation area. See section 2.0 of this report.

48 Plas Ucha

6.3 Register of Traditional Buildings

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



Other Designations
1:5000 @ A4

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

7.0 Hidden Histories (archaeological potential)

7.1.1 The archaeological potential of sites within the conservation area specifically is not known. Whilst there is strong evidence for pre-historic activity in the surrounding area, the conservation area is more associated with more recent centuries.

7.1.2 However, very little is known about the village before it became a tourist resort and any recording of the older buildings, for example around Chapel Square and Penhelyg would greatly enhance this understanding.

50 Potential older buildings within the Chapel Square area

8.0 Other Designated Assets

8.1 Sites of Special Scientific Interest (SSSI)

8.1.1 The Dyfi Site of Special Scientific Interest (SSSI) runs up to the edge of the conservation area - see fig 49.

8.2 Trees Preservation Orders

8.2.1 There is currently only one Tree Preservation order in the Conservation Area:

- Area Order Gwynedd07 - Land West of Argoed, Aberdyfi.

8.3 Designated Historic Landscape

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

8.4 Other Designations

8.4.1 The Dyfi National Nature Reserve (NNR) covers an area abutting the coastal edge of the conservation area. National Nature Reserves are created to protect important wildlife habitats, while also providing a resource for scientific research and recreation.

51 Aberdyfi viewed from the dunes

8.4.2 The following designations also covers the coastal area to the south of the conservation area:

- The Cors Fochno and Dyfi Ramsar Site
- The Dyfi Estuary / Aber Dyfi Special Protection Area (SPA)
- The Pen Llyn a'r Sarnau / Lleyn Peninsula and the Sarnau Special Area of Conservation (SAC)
- Dyfi (Core Zone) Biosphere Reserve

9.0 Biodiversity

9.1 Trees and Planting

9.1.1 See 8.3 for Tree Preservation Orders.

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

9.1.3 The Community Council website refers to a programme of species identification on Pen-y-Bryn in 2014.

9.2 Protected Species.

9.2.1 The Dyfi Estuary is internationally remarkable for its wildlife and there are numerous designations (mostly listed above) to protect its special interest.

9.2.2 Whilst many of these species are water-dwelling, others may utilise the surrounding land. There is comparatively little information on the village itself – the Community Council's website refers to ospreys and red kites. The nearby RSPB reserve also mentions buzzards, hen harriers, merlins and peregrine falcons.

9.2.3 The nearby dunes are also home to relatively unusual species, for instance lizards and snakes.

52 View from Pen-y-Bryn

53 View up the estuary

PART TWO – CONSERVATION AREA MANAGEMENT PLAN.

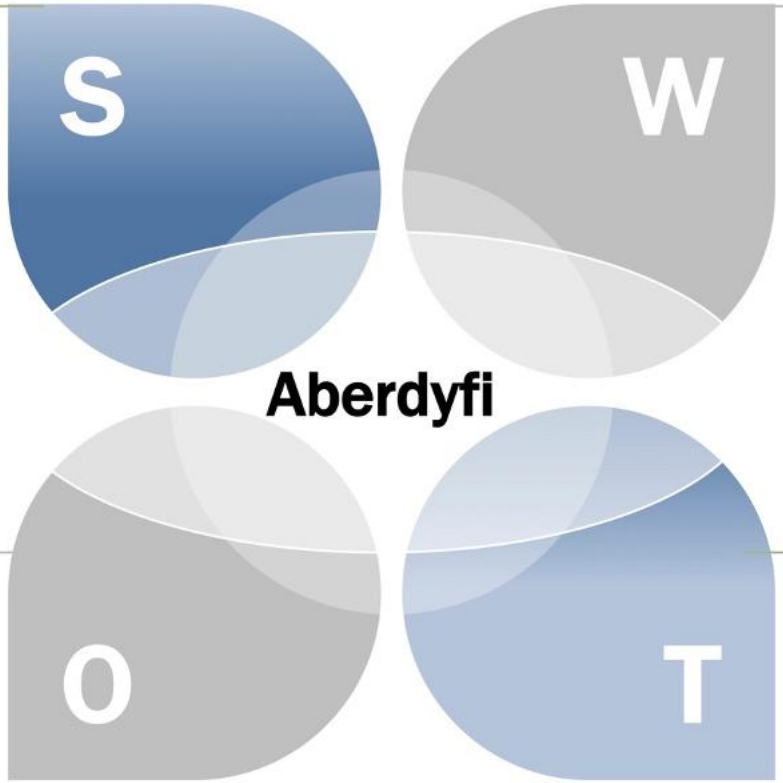
1.0 Summary SWOT Analysis

STRENGTHS

- Footfall and popularity
- Fine landscape setting
- High percentage of traditional buildings
- Cohesive character
- Railway station and connection
- Ecology and biodiversity

WEAKNESSES

- Reliance on seasonal tourism
- The lack of space around some of the smaller dwellings (e.g. terraces) leaves insufficient room for bins and other everyday needs
- Difficult to access / find public viewpoints with basic facilities and no information
- Little / no interpretation available on historic features of the town



OPPORTUNITIES

- Listing key buildings and better protecting others
- Identify key older or important building and help enhance their special interest
- Sensitive application of sustainable technologies where appropriate
- Enhancement of the biodiversity and within the village and in the surrounding area.
- Encourage an assessment of rare and protected species in the village area
- Better control of developments in and around the conservation area.

THREATS

- Increasing level of inappropriate change (e.g. plastic windows, roofing materials, insensitive additions), threatens the intrinsic character of the village.
- Increasing value and desirability of buildings may lead to a greater pressure for change
- Lack of control of detailing of change to existing buildings and new developments

CHAMBERS
ARCHITECTURE · CONSERVATION

2.0 Understanding the Issues

2.1 The Condition of the Conservation Area

2.1.1 Aberdyfi retains its special character as a small coastal village which developed out of both its earlier purpose as a port but then, since the arrival of the railways as a visitor destination with people attracted to its exceptional landscape setting, quality of light and stunning views.

2.1.2 The village is highly desirable which brings pressures, both for development and change to the existing buildings. At the current time, a significant amount of detail relating to its early 20th century form remains.

2.1.3 Most buildings are occupied or in beneficial use.

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

- The replacement of historic joinery, such as windows, doors and shopfronts with modern, generally uPVC alternatives.
- The loss of features that are part of the rhythm of terraces or symmetry of pairs
- Inappropriate or poor-quality developments or extensions.
- Inappropriate re-rendering of older buildings
- Lack of external space around some buildings leading to, for instance, bins becoming visually intrusive into the streetscene.

2.1.5 Specific examples include:

- Examples on specific sea-fronting terraces where the architectural detail has been removed (e.g. door and window surrounds) – most notable on Bodfor and Glan Dovey Terraces
- The widescale use of UPVC windows on the smaller terraced houses on Copperhill Street – as they are of a much simpler nature this change becomes very visually intrusive
- The modern windows and (re)rendering of the wings of the Literary Institute – comparison with old photos show that its original character has been largely lost.

54 Glan Dovey Terrace buildings with little detail / few features remaining

55 The impact of modern render on the appearance of the middle units of 5-8 Brynhyfryd Terrace

- The crude textured render and replacement windows of the old school / schoolhouse almost opposite the Literary Institute
- The basic modern dormers and windows of the short terrace nearly opposite the Old Lifeboat Station – the appearance is worsened by the stained pebblesdashed render
- The modern render of the middle units of the 5-8 Brynhyfryd Terrace (in contrast to the older render on the end)

2.2 Buildings at Risk

2.2.1 As most buildings are in use / occupied and the area is highly desirable there were no individual buildings noted as being at significant risk. However, certain buildings are harder to put into appropriate use if they become redundant – the primary example of this is churches and chapels, therefore they should be supported where necessary to remain open.

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

3.0 Overview of the SWOT Analysis.

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

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

- Support reinstatement of traditional building details and sustainable upgrading for improved environmental performance.
- Ensure that the significant remaining original details of the Conservation Area are protected through the implementation of enhanced development controls (article 4 directions).

56 The current very basic appearance of the wing buildings of the Literary Institute

57 The Literary Institute – in contrast its previous appearance in an undated photograph – the single storey element had timber framing and both parts had traditional multipaned windows

- Enhancement of the biodiversity and within the village and in the surrounding area.
- Encourage an assessment of rare and protected species in the village area

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

- Seek positive engagement to reverse damaging alterations to key buildings and features.
- Ensure that green spaces and key views are protected through local engagement and when considering applications for development.
- Decrease reliance on seasonal tourism by measures including encouraging a high-quality environment and improved facilities for people living in the area
- Assess spatial issues around some of the smaller dwellings (e.g. terraces), which often leaves insufficient room for bins and other everyday needs and provide managed solutions
- Provide signage and improved access to the public viewpoints (e.g. Pen-y-Bryn) and improve their facilities such as benches, shelters and interpretation boards. In the longer-term Pen-y-Bryn would benefit from a more appropriate replacement to its bandstand
- Provide interpretation on historic features of the town (for example the Imperial Hall and old lifeboat stations)

4.0 Positive Management.

4.1 Boundary Changes.

4.1.1 It is proposed to extend the conservation area to include the following additions:

- A small area at the eastern end to include a small group of late 19th century buildings just beyond the eastern edge of the

58 The basic quality of the current bandstand on Pen-y-Bryn

59 The town would benefit from more information on historic buildings such as the Imperial Hall

existing conservation area along Penhelig Road. This will include Tanyrallt, a three-bay, two storey detached house, which is in good, original condition and provides a picturesque gateway to Penhelyg and Aberdyfi beyond. Old OS maps indicate that this may have once been a police station. This area would probably be added to the Penhelyg character area.

- It is also recommended that the area is extended to include the area of Copperhill Street beyond the railway. This relatively small area will encompass a good number of the 19th century buildings previously excluded and incorporate some more of the hillside that features in the immediate backdrop of views of the town from the coast. These buildings have much of the special interest of other buildings in the town and have a good level of surviving features. This area would warrant its own character area.

4.1.2 Extending the conservation are to the west beyond the railway crossing is not recommended. Whilst there is a small number of buildings of architectural, historical or community interest, the area is separated physically and visually from the main part of the town by a small hill and the elevated railway crossing. Inclusion may weaken the strength of character of the existing area.

4.2 Local & National Policy Protection

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

4.2.2 It is recommended that an article 4 direction is introduced to the Aberdyfi conservation area. The village retains a large number of historic features and there is an opportunity to check further inappropriate change, removal of historic windows, joinery and rainwater goods.

4.2.3 As noted in 6.1 of the CAA, it is recommended that the Westhaven (17 Glan Dovey Terrace) considered for inclusion on the national list. If this is not possible they should be protected either by individual or overall article 4 directions.

60 It is proposed to extend the conservation area boundary to include a short run of buildings in Penhelyg – it would take in Tanyrallt

61 It is proposed to extend the conservation area boundary to include buildings on the upper section of Copperhill Street

4.3 Enhancing the Special Interest of the Conservation Area

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

4.3.2 Potential actions to enhance the Aberdyfi Conservation Area include:

- Potential implementation of development control measures (article 4 direction) to control loss of historic joinery details and features
- Encouraging reinstatement of more appropriate joinery details to locally significant buildings, in place of modern uPVC replacements.

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

- Appropriate detailing to windows, doors and new joinery (such as shopfronts).
- Information on traditional materials and detailing (e.g. rendering)
- Guidance on building colours
- Scale, massing and materiality of new buildings and extensions.

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

- Awareness with owners and the community of Aberdyfi.
- Raising awareness and (with support in the future) skills for local contractors and crafts people.
- Ensuring that development is informed by, and is sympathetic to, the distinctive character areas of the Conservation Area and takes account of other evidence of historic characterisation and landscape sensitivity of the surrounding area.

62 Westhaven has a very high level of architectural detail remaining – inclusion on the national list may be beneficial

63 A design guide should advise on the suitability of colours within the conservation area

4.4 Sustainability & Environmental Upgrading

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

4.4.2 Aberdyfi has some natural opportunities for micro-power generation. Sustainable energy generation schemes should be supported and encouraged where they do not adversely affect the special character or biodiversity of the conservation area. Advice should be sought on the possibilities of using wind or solar power without affecting the highly significant bird population. Harnessing power from local streams may be an option.

4.5 Biodiversity

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

4.5.2 Whilst there are huge amounts of information about the biodiverse species that inhabit or visit the Dyfi Estuary there appears to be very little knowledge readily accessible of the wildlife of the area of the village itself. The opportunity should therefore be taken to understand what is currently there and what could be done to enhance it, with particular reference to any cross-over with breeds / species important to the SSSI area.

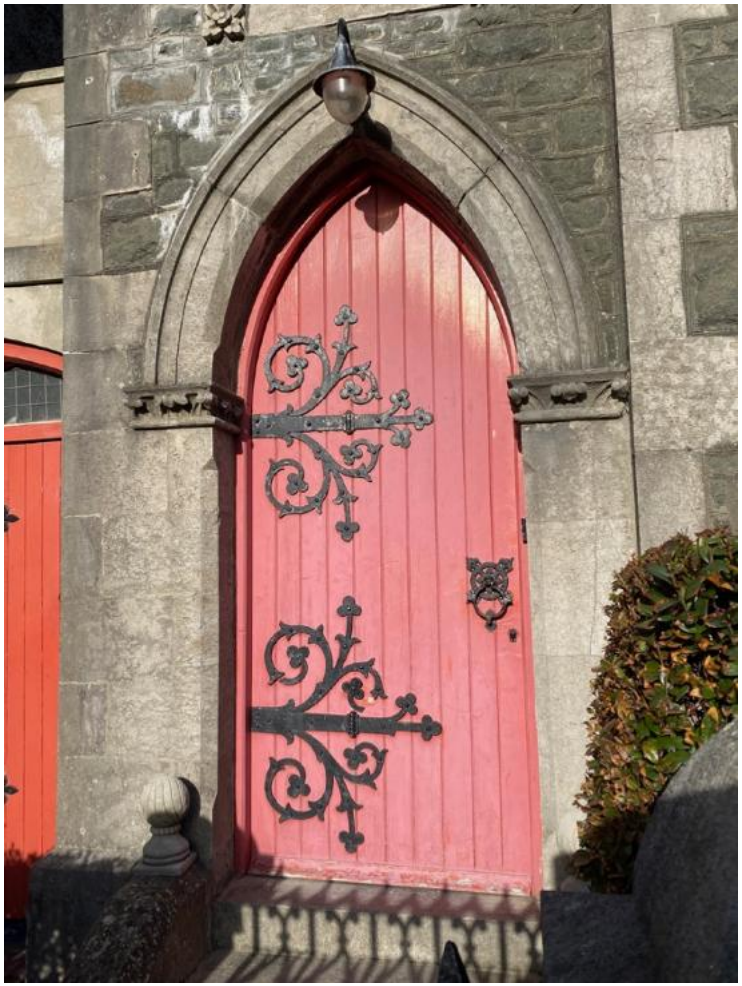
4.5.3 The potential to enhance biodiversity in the conservation area is significant, example actions could include:

- An ecological survey of the village, identifying the most important and biodiverse sites
- Providing information on species known to be within the SSSI area that might also use the land within the conservation area
- Proving a management plan for protected species that use the conservation area.

64 A traditional shopfront on Glan Dovey Terrace

65 A Seaview Terrace semi-detached pair

- In new building work, appropriate use of features such as grass roofs which can enhance wildlife habitats
- Generally ensuring that development proposals will enhance biodiversity and geodiversity interests.
- Protection of trees during construction work
- Non-intervention to allow trees to mature
- Retention of standing deadwood and creation of deadwood piles for insects and other wildlife.
- Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create and improve habitats of nature conservation value.
- Enhancing green infrastructure in a way which provides for the energy needs of the area without adverse impact no biodiversity or the character of the conservation area.

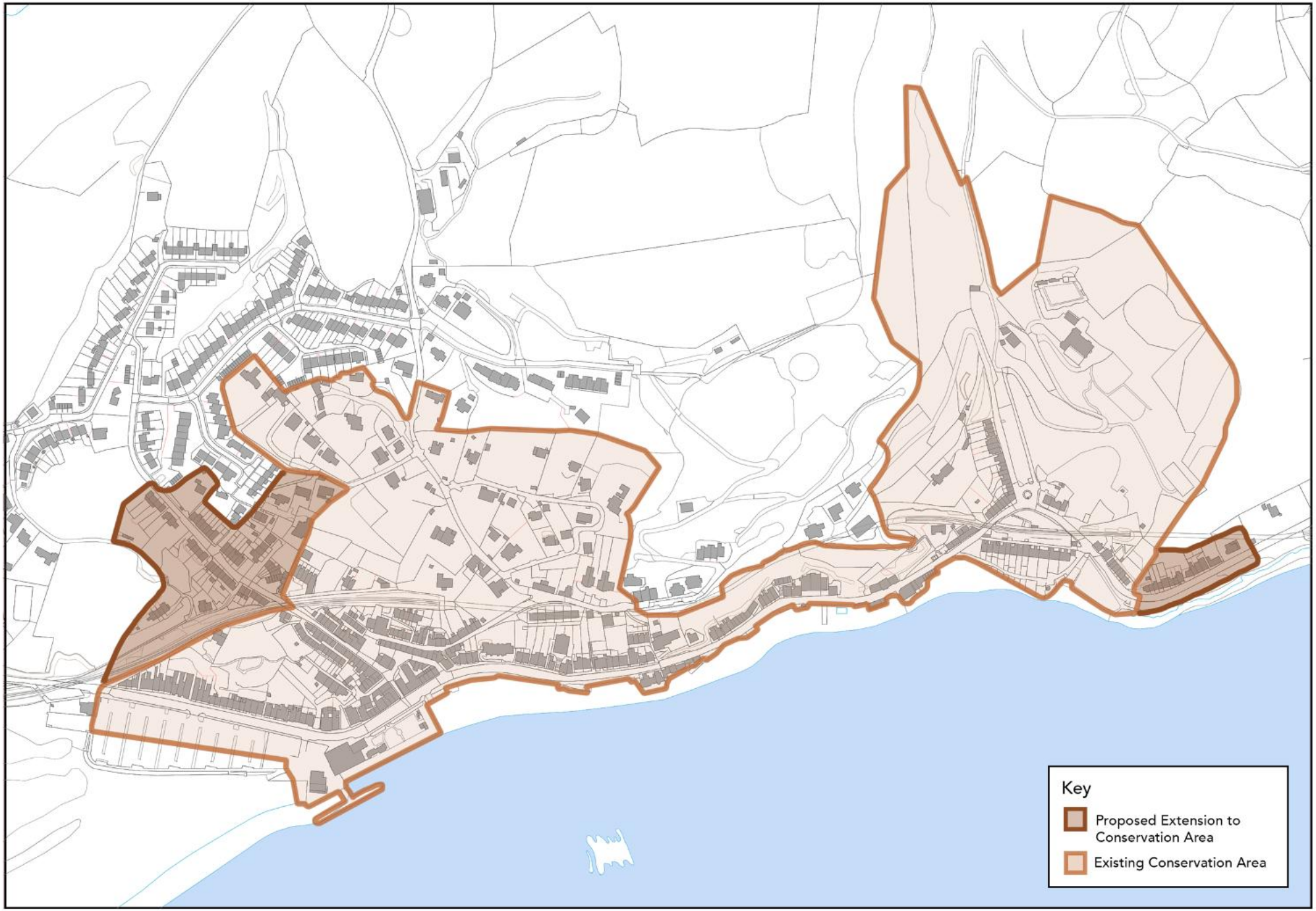


66The door of the Congregational Chapel

5.0 Consultation

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

- In 2021 the Aberdyfi Community Needs Group commisioned Resources for Change to undertake a community- wide survey to identify the changing needs of the community in the wake of the CoviD-19 pandemic. The report, published in October 2021 may be developed further into a Community Place Plan for Aberdyfi.



Proposed Extension to Conservation Area
1:5000 @ A4

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

Appendices:

Appendix A - Sources

A good amount of information and historic photographs has been found on the Aberdyfi Community Council's website, found at https://aberdyfi-council.wales/aberdovey-pictures-from-the-past/

Also very useful is https://aberdoveylondoner.com/2019/01/21/the-calvinistic-methodist-chapel-established-1828/

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

Fenton, R. (1810), *Tours in Wales (1804–1813)* (republished by the Cambrian Archaeological Association in 1917)

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Roscoe, T. (1853), *Wanderings and Excursions in North Wales* (London)

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