

BEDDGELERT

Conservation Area Appraisal and Management Plan

Chambers Conservation Ltd.

Issue

Issues: - 5 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 legistlative context.

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

1.2 Overview of the conservation area

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

1.2.2 Beddgelert is the only Conservation Area in Snowdonia to have an Article 4 direction, which removes permitted development rights. Refer to section 8.0 and introductory document for more information.

Location & Setting

1.2.3 Beddgelert is a small village in Gwynedd. It is situated in the Eryri National Park, some 8km north of Porthmadog. It is an important communication point at the junction of roads from Caernarfon (A4085), Capel Curig (A498 – north) and Porthmadog (A498 – south). The roads meet in the village centre, crossing the Afon Colwyn just north of the church.

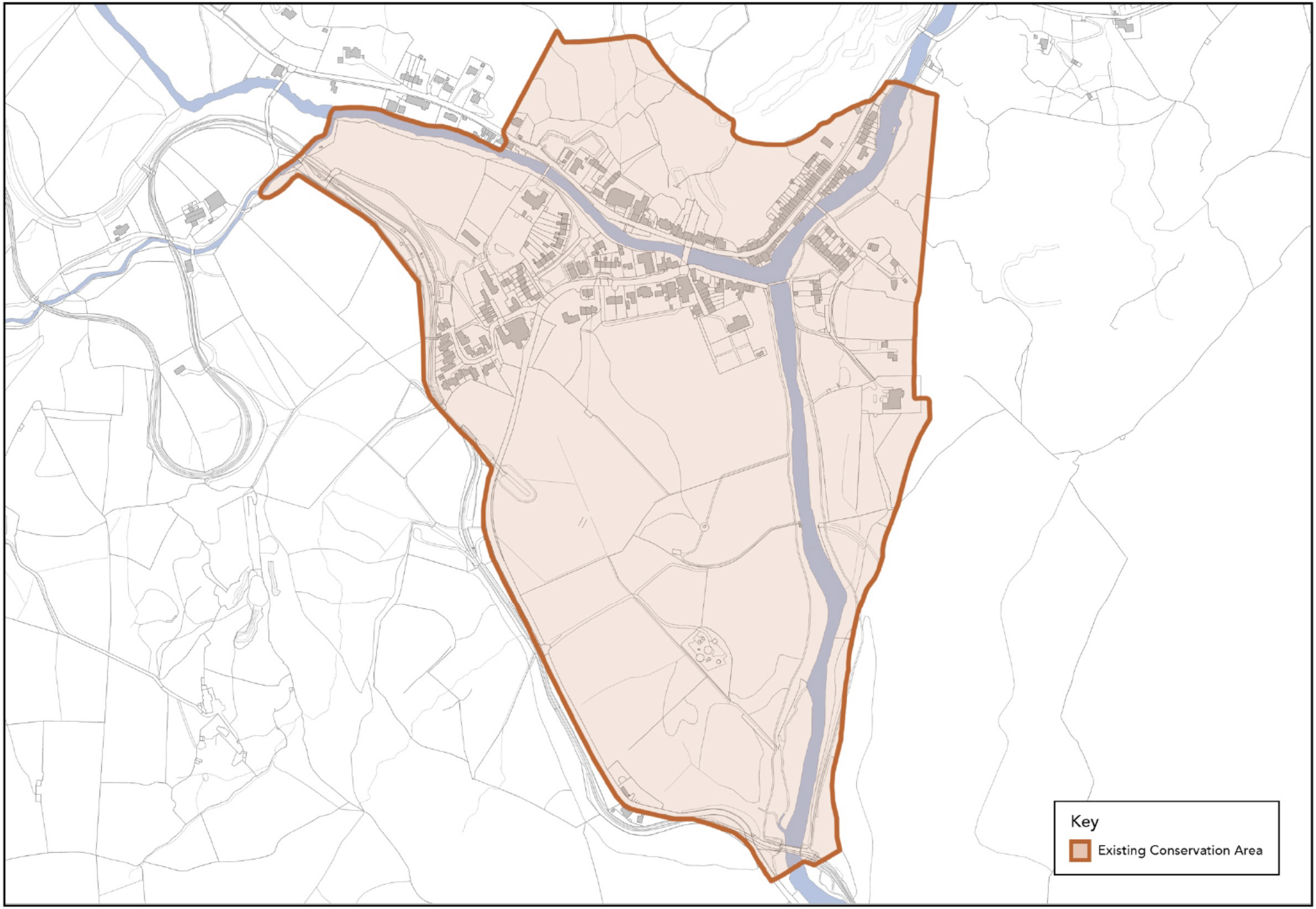
1.2.4 The village lies at the confluence of the Afon Glaslyn and the Afon Colwyn. The rivers combine, then to the south enter the renowned steeply sided Aberglaslyn gorge. Beddgelert is surroudnded by steeply sided hills, leading to some of the highest mountains of Eryri. To the west, the Hebog ridge,



01 Beddgelert from path to Mynydd Sygun (2021).

and Moel Hebog and to the north Craig Wen, and Yr Aran. To the east Mynydd Sygun with Cnicht beyond.

1.2.5 Designation date: 1974



Existing Conservation Area
1:6000 @ A4

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

2.0 Summary of Special Interest

2.1.1 Celtic and Medieval settlement at Beddgelert was restricted to the area around the former Priory, where the early religious community was established. The remaining elements are visible contributing to its historic value. There would also have been some early settlement around Pont Beddgelert, but this is not very well understood or documented, giving the area a high evidential value. Key elements and views bring definition to this, including:

- St. Mary's Church and the area comprising the early priory, together with key views showing the area in its setting.
- Tŷ Isaf (Y Priordy), which conveys the scale and proximity of early farmsteads and the Afon Colwyn/Afon Glaslyn.

2.1.2 The arrival of artists and picturesque tourists came to define the village since the late 18th century, underpinning high communal and aesthetic value. Key elements and views bring definition to this, including:

- The Royal Goat Hotel and remains of outbuildings and associated grounds.
- The grouping of 19th Century buildings to the north of and relationship with Pont Beddgelert.
- Views of St. Mary's and the village from the south.
- Gelert's grave and associated views.

2.1.3 The landscape setting and topography of Beddgelert is fundamental to the special interest, underpinning the development of the village and the arrival of visitors from early times and fundamental to the high aesthetic value as a whole. Views to and from from the surrounding hillside, and from the south of St. Mary's church are essential to the sense of place, as are the views to and from the river banks. These views are identified specifically later in this appraisal. Key views showing this relationship are:

- Views of the settlement from the path to Mynydd Sygun.
- Views on the approach from Aberglaslyn, showing the church and the village in context.
- Views along Sygun Terrace towards Mynydd Sygun.



03 St. Mary's Church, showing some of the early fabric. (2021).



04 Plas Colwyn (2021).

2.1.4 The current settlement at Beddgelert reflects two-centuries of tourist focus. The main built-heritage retains a significant proportion of the early-mid 19th century architecture and detail, enhancing communal, aesthetic and historic values. Primary elements include:

- The grouping of 19th Century buildings to the north of and relationship with Pont Beddgelert, including Plas Colwyn and the Prince Llywellyn.
- The Royal Goat Hotel.
- Early 19th century terraced housing, particularly to Stryd Gwynant and Stryd yr Eglwys, which also reflects the early important of the copper mining and associated industries.



05 Tithe map of Beddgelert, 1840.



06 Etching from the 'Beauties of England and Wales', by Wise from a drawing by J.F. Neale, 1814. Ty Isaf on the right.

3.0 Historic Timeline

Prehistoric

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

3.1.2 The highly significant fort at Dinas Emrys, some 2km north-east of the village is thought to contain remains from the Prehistoric, Roman, sub-Roman and Mediaeval periods[1]. Dinas Emrys is a site steeped in mystery, being associated with the story of Vortigern and Ambrosius, emerging from Historia Brittonium in the 9th Century.[2] The remains there include the base of a rectangular keep, which may have been constructed by Llywelyn ap Iowerth to protect the large areas of valuable upland grazing he controlled in the area in the 12th and 13th centuries.[3]

3.1.3 There are various recorded pre-historic remains in the area, including hut circle settlements at Oerddwr Uchaf (slightly north of the farm which was the birthplace of William Francis Hughes, the bard 'William Oerddwr'). Further remains are recorded at Afon Goch, some 2.5km south of the village on land between Moel Hebog and the Aberglaslyn pass as well as finds from the bronze age south of the church.[4] This demonstrates that there was widespread activity on higher ground at least.

3.1.4 As well as the evidence at Dinas Emrys, there is evidence to suggest a Roman road to the west, linking Segontium and Tomen-y-Mur, as well as the mining of copper and minerals.

The Priory

3.1.5 Gresham records the potential for occupation around the confluence of the rivers as early as the sixth-century, but the earliest records date from the 13th century[5], when Giraldus Cambrensis records a religious community or settlement.[6]

3.1.6 This settlement was taken into the Augustinian Order in around 1220. At this time time the priory was built from gritstone, perhaps quarried on Anglesey and transported to Beddgelert via the Afon Glaslyn.

3.1.7 The church suffered a fire, potentially during the Edwardian wars in 1283, but the damage to the church seems to have been minimal. The fortunes of



07 Snowdon and Dinas Emrys from above Beddgelert c.1799-1800, J.M.W. Turner c.1799. Tate Gallery - CC-BY-NC-ND 3.0 (Unported),



08 Etching (NLW via Wikimedia Commons), showing the church with the Goat Hotel beyond. Cottages and the early part of the Saracen's Head. c.1845.

[1] https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=&id=295
[2] Lynch, Frances, A guide to Ancient and Historic Wales – Gwynedd, HMSO, 1995, p.128.
[3] Voelcker & Davidson, Draft Conservation Area Appraisal, (GAT 1036) 2012, p.3
[4] https://www.archwilio.org.uk/arch/query/page.php?watprn=GAT3361&dbname=gat&tbname=core&sessid=CHl2r0x93nw&queryid=Q764148001641476744
[5] Gresham, C. A. (1969), Parish of Beddgelert, in Transactions of the Caernarvonshire Historical Society, vol.30, pp 21-28
[6] Ibid.

From the Dissolution

the priory declined from the mid fourteenth century onwards. The buildings were again damaged by fire c1432 and by the Dissolution it belonged to the Benedictine abbey of Bisham in Berkshire, it was latterly returned to the Crown and sold.

3.1.8 The settlement during this time must have been very small and the priory was probably ruined aside from the Church. Tŷ Isaf (then referred to as Y Priordy) probably existed before the dissolution and there would have been a house, later an Inn (perhaps from the mid seventeenth century), which is now part of the Saracen's Head Hotel where an extant timber screen remains from the 16th century.[7]

3.1.9 The earliest record of the bridge is 1623, when repairs are reported. It is likely that there had been a bridge in this location for some considerable time.

3.1.10 Copper mines at Aberglaslyn, Brynfelin and Sygun were worked from before the mid-Sixteenth century, and others worked veins of lead, zinc, iron, ochre and manganese.[8] Pennant noted the workings at Aberglaslyn in 1810. Slate quarrying also took place, but was generally unsuccessful as the quality of the material was generally low.

3.1.11 The village remained a small hamlet, with little recorded information, until the late 18th century, when the landscape began to attract artists and the early picturesque travellers.

3.1.12 Early artists to visit include J.M.W.Turner [9], John Boydell and Welsh landscape artist Richard Wilson as well as antiquaries and writers including Thomas Pennant.

Early 19th Century

3.1.13 The Royal Goat Hotel was originally built as the Beddgelert Hotel in 1802 by Thomas Jones whose wife had inherited the Beddgelert estate. It was conceived specifically to cater for the increasing numbers of tourists of the Picturesque. The first tenant manager, David Pritchard promoted the story of Gelert, the loyal hound of Llewelyn, mistakenly slain by his master. In a nearby field he created the monument henceforth known as Gelert's Grave.[10]



09 View towards the bridge, with the mill on the right, late nineteenth century.



10 Royal Goat Hotel (2021)

[7] https://historypoints.org/index.php?page=the-saracens-head-beddgelert
[8] Voelcker & Davidson, Draft Conservation Area Appraisal, (GAT 1036) 2012, p.5
[9] https://www.tate.org.uk/art/artworks/turner-snowdon-and-dinas-emrys-from-above-beddgelert-d03651
[10] https://sublimewales.wordpress.com/attractions/gelerts-grave-at-beddgelert/descriptions-and-illustrations-of-gelerts-grave/

Late 19th Century

3.1.14 The Act of Union (1800) combined with the interest in travel and a rise in industrial activity (notably the extraction of Copper ore), to lead to improvements in the roads and other infrastructure, making the village further accessible to visitors. Hyde-Hall refers to a 'double-turnpike' in the village.[11]

3.1.15 Roscoe, in Wanderings in North Wales paints a vivid picture of the changing social and landscape scene when he visited, staying at the Goat Hotel, in 1836.[12] He describes the peaks *'no longer wear their noble mantle of patriarchal oaks, - ill exchanged for the darker hews of the fir'.* He also notes that '*the children of the poor constantly beset strangers, offering to them crystals and specimens of spar'.*

3.1.16 The clearance and supplanting of trees referred to by Roscoe reflects the use of the hillsides which were less useful for agriculture, and wealthy incomers, such as Daniel Vawdrey, who bought the Plas Gwynant estate in 1803, spent significant sums on planting trees commercially, as well as encouraging cultivation at lower level.

3.1.17 The tithe map of 1840 shows just the church and Goat Hotel, but there would have been a collection of buildings around the bridge at this time.

3.1.18 Hyde-Hall (who refers to Beddgelert as 'Beddgelart'), writing in 1811, refers to a spring *'supposed to be efficacious in the cure of warts'* and the presence of three mills, one *'close upon the village' and a third of 'recent erection below Pont Aber Glasllyn'.* [13]

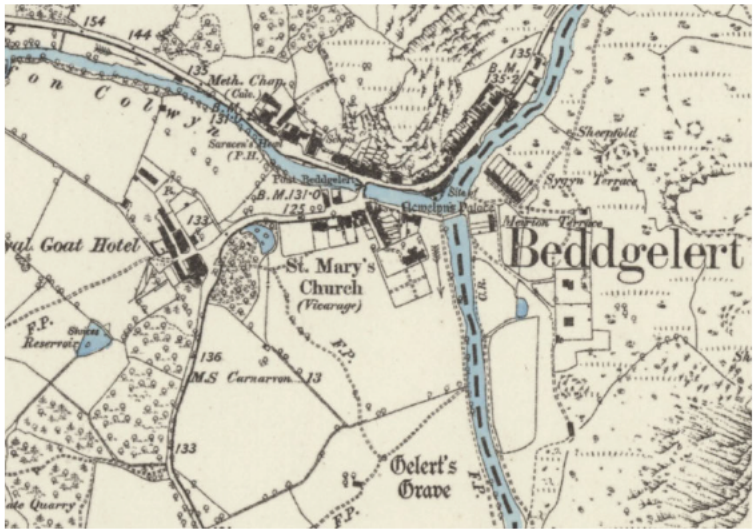
3.1.19 Wordsworth visited in 1824, climbing Snowdon with his friend Robert Jones, and remarking on the *'new and formal' houses [which] have in great measure supplanted the old rugged and tufted cottages.* These may be the houses in Church Street, the first of the villages terraced houses [14]

3.1.20 In the first-half of the nineteenth century the north side of the river was redeveloped, with new houses and small hotels replacing earlier buildings. To the east, terraced housing extended along Stryd Gwynant in particular, supporting the Copper mining industry primarily.

3.1.21 Public buildings were constructed to support the increasing community and visitors, including Congregational and Calvinistic Methodist Chapels,



11 The bridge abutments still stand from the proposed PBSSR east west of Gelert's grave. (2021).



12 OS Map, surveyed 1888, showing the village centre, and linear development along the roads.

[11] Hall, E. Hyde (1811), A Description of Caernarvonshire (1809–11) (1952 edition), p.220.
[12] Roscoe, T. (1853), Wanderings and Excursions in North Wales (London).Orig published 1836. P.151
[13] Hall, E. Hyde (1811), A Description of Caernarvonshire (1809–11) (1952 edition). P.220.
[14] Voelcker & Davidson, Draft Conservation Area Appraisal, (GAT 1036) 2012, p.5

National and British Schools (both opening in the 1850s) shops and other facilities.

20th Century

3.1.22 The railways would also play a significant role in shaping the village, albeit their life was, initially, a short one. The North Wales Narrow Gauge Railways (NWNGR) intended a line to Beddgelert (an extension from the line to Rhyd Ddu) in 1900, but this was never built. The Portmadoc, Beddgelert and South Snowdon Railway (PBSSR), backed by North Wales Power and Traction Company (who built the power station at Nant Gwynant), envisaged a line which would have connected Porthmadog and Beddgelert, to link up with the NWNGR's proposed Beddgelert extension. This was partly constructed, evidenced by the extant free-standing bridge abutments west of Gelert's grave, but later abandoned.

3.1.23 The PBSSR and NWNGR merged to create the combined Welsh Highland Railway in 1922, and the railway finally reached Beddgelert in 1923. The WHR railway operated, latterly under the control of the Ffestiniog Railway, before closing again in 1937.

3.1.24 The railway was restored between 1997 and 2011 and now runs services between Caernarfon and Portmadog, where it links to the Ffestiniog.

3.1.25 The village in the 20th century has largely been defined by tourism. Development and physical change have remained very limited since the late 19th Century, however many buildings have been turned into visitor accommodation.

4.0 Spatial Analysis

4.1 Settlement Form & Layout

4.1.1 The settlement form of Beddgelert is defined by the topographical arrangement of rivers and steeply sided valleys, and was settled probably by the Romans, then the Celts and then the Augustinians, before over 200 years of tourism defined the village.

4.1.2 The crossing points would be dictated, in part, by the form and opportunities presented by the river. The Afon Colwyn bridge is probably of considerably older than the earliest references from the mid-17th century. The roads follow the valleys, towards Nant Gwynant (and ultimately Capel Curig) to the north-east, Nant Colwyn (and Rhyd Ddu) to the north-west and the Aberglaslyn pass to the south (leading eventually to Porthmadog and



13 Terraced housing on Stryd Yr Eglwys. (2021)



14 Approach to the village from the Aberglaslyn pass. (2021).

the coast). The road to the Aberglaslyn pass skirts the flood plan, set slightly above the valley floor.

4.1.3 Development has consequently followed the roads, driven by the proximity of steep hillsides. Predominantly 19th century development occurred along Stryd Gwynant and Stryd Smith, along Ffordd Caernarfon (A4085) towards Rhyd Ddu and in a limited way along the road (A495) towards the Royal Goat and also Stryd Yr Eglwys. Before this, the village was largely focussed on the former priory and a number of small farmsteads adjacent.

4.1.4 An exception to this linear development is the area to the east of the river, where the mid-nineteenth century quarryman's row of Sygun terrace, creates a pleasing and distinctive arrangement, perpendicular to the river.

4.1.5 In the 20th century, there has been some 'infill' development, in particular between Ysgol Gynradd Beddgelert and the A498 towards Porthmadog, where some housing was constructed to Col Morys and Dol Fair. A small development of houses, of some interest in design terms, was also constructed between the Royal Goat Hotel and the station, at Oberon Wood, mostly on former Royal Goat land.

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 Fig 16):

A Dynamic views from Mynydd Sygun towards the village.

B View from the approach from Aberglaslyn towards the Village

C Dynamic view towards Mynydd Sygun from the Rheilfford Eryri station.

D View towards the Royal Goat Hotel from the south (looking north along the A498).



15 Setting of St. Mary's Church, note substantial yew tree (2021)



16 Sygun Terrace and Mynydd Sygun. (2021).

E Dynamic view of Mynydd Sygun along the frontage of Sygun Terrace across the green.

F Dynamic views from Gelert's Grave towards the village.

G View towards the Royal Goat Hotel on approach from the village.

H Dynamic views from Pont Beddgelert - west

I View from Pont Beddgelert towards the row of buildings between the Prince Llewelyn and Plas Colwyn.

J View from Pont Alyn

K View from footbridge over the Afon Glaslyn

L Dynamic views from Pont Beddgelert – east.

4.3 Green spaces & Trees

4.3.1 The green spaces of Beddgelert form a significant part of the conservation area, which extends as far as the Pont Aberglaslyn to the south. They comprise agricultural land, woodland, the start of the hillside and also more formal spaces within the main village.

4.3.2 The area which extends from the old priory site around St. Mary's Church, past Gelert's Grave to the Pont Aberglaslyn is a curious mix of agricultural land, wetland and public space as a setting for Gelert's grave and the route to the side of the Afon Glaslyn. It is grazed, is the site for a water treatment works, crossed by various footpaths, and the old PBSSR bridge piers stand like a monument to the folly of that scheme adding to the uniqueness of the area.

4.3.3 The area provides an important view and foreground setting to the church, wider village and provides significant views (see 4.2) with the backdrop of Yr Aran behind. Views and connections to Gelert's grave, are important, especially in terms of communal value.

4.3.4 The churchyard is of significant note, housing three listed tombs[15], including that of Charles Easton Spooner, chief engineer of the Ffestiniog Railway and also reflecting the earliest parts of the settlement.



17 Trees line the banks of the Afon Glaslyn (2021)



18 Substantial yew tree at the entrance to the churchyard is important in defining the entrance to the churchyard and also the end of Stryd Yr Eglwys (2021).

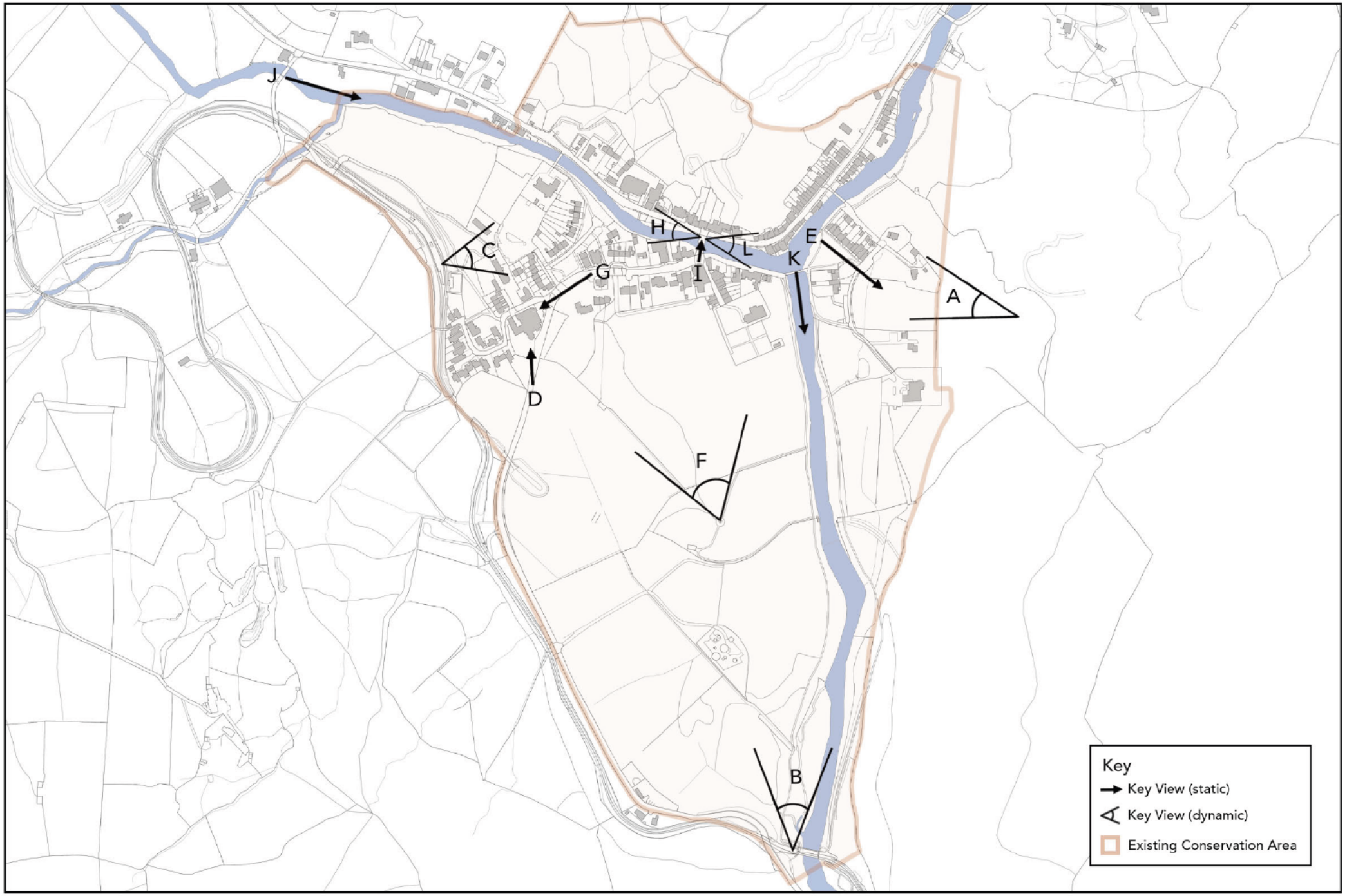
[15] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=20924

4.3.5 The agricultural land between the station and the Afon Colwyn, to the north-west provides important to long-views across the village to Mynydd Sygun.

4.3.6 The green in front of Sygun Terrace with views to Mynydd Sygun is important creating an open aspect to the hillside, as well as a characterful, designed space in front of the 19th century terrace.

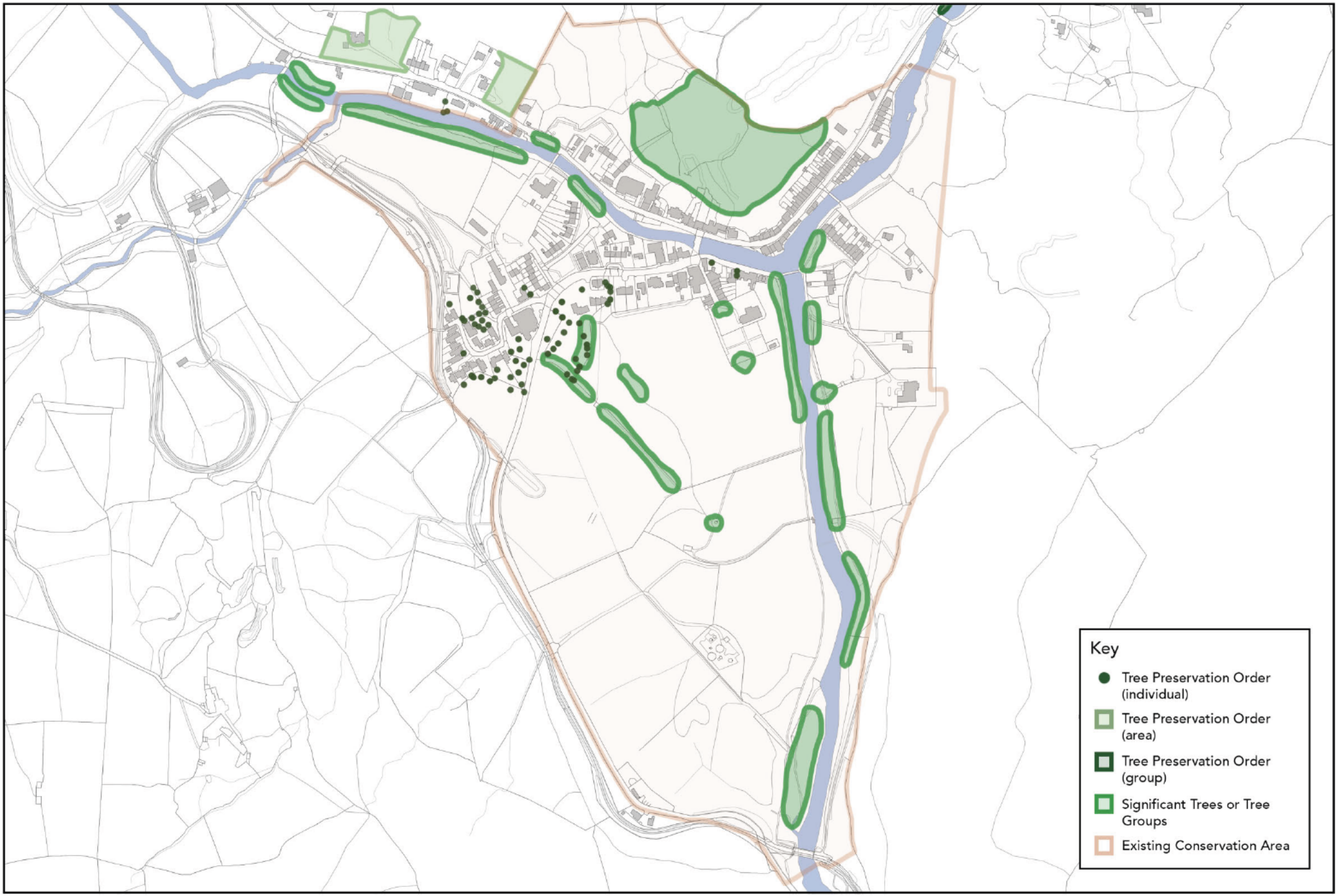
4.3.7 Distinctive groups of trees, some protected by preservation orders are shown on plan at Fig 20, these include:

- Individual yew trees in the churchyard, particularly that to the eastern corner and adjacent to the churchyard entrance at the end of Stryd Eglwys.
- Signficant numbers of trees lining the Afon Glaslyn and the Afon Colwyn.
- Small trees associated with Gelert's grave, potentially shown on early illustrations.
- Trees adjacent to the bridge to Ysgol Gynradd Beddgelert, which provide a break in the built fabric along the road and nicely frame views of the Afon Glaslyn.
- Avenue formerly part of the landscaping of the Royal Goat (visible south-west of the church).
- Trees in and around Oberon Wood and the Royal Goat (mostly protected by TPO).



Key Views
1:6000 @ A4

19 Key views (© Crown copyright and database rights 2021 Ordnance Survey 100022403)



Trees
1:6000 @ A4

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

5.0 Character

5.1 Overview

5.1.1 The character of Beddgelert can be found in the relationship of the two rivers to the built fabric of the village, views to the high mountains being somewhat restricted within the settlement, but important as a backdrop when viewed from further afield.

5.1.2 The early history of Beddgelert can still be understood around St. Mary's Church and the setting of the former priory. This is appreciated in views on the approach from the Aberglaslyn pass, where the church is viewed against the mountains beyond and when considering the relationship with the early building of Tŷ Isaf (Y Priordy).

5.1.3 The development of small-scale industry in the 18th and 19th centuries is evident in the terraced housing, in particular along Stryd Gwynant and Sygun Terrace, built to house workers in the slate and copper mining industries.

5.1.4 From the 18th Century, Beddgelert has been defined by picturesque tourism. The arrival of artists and their portrayal of the village have influenced external perceptions of its landscape, setting and the increasing awareness and adaption of local legend. The development of the village from this period reflects the growth of the tourist economy. From the development of the Royal Goat Hotel, and construction and rebuilding around the bridge, there has always been a consideration to the picturesque aspect of materials, form, scale and setting.

5.1.5 The relationship of the village to the rivers is key to its character. Building has taken place on both sides of the road to the east and west, which has obscured the river from view, especially along Stryd Gwynant. The centre of the village, around Pont Beddgelert, then faces the river, influenced by the early pattern of building and the picturesque potential of the views to and from the bridge.

5.1.6 Today, Beddgelert remains much of its 19th century (and earlier) character. With the areas around the village centre and key buildings protected by listing.



21 Tŷ Isaf (Y Priordy) (2021).



22 St Mary's Church. (2021).

5.2 Architectural Character

5.2.1 The early buildings of St. Mary's church and Tŷ Isaf (Y Priordy) represent pre-tourist Beddgelert and the site of the church with open-views to the south still enables a visual understanding of the early settlement. Both buildings are listed and generally well cared for. The current church, which includes some 13th century fabric, is in uncoursed rubble, with dressings and detail mainly from the 19th century. The late 17th Century Tŷ Isaf is now in the care of the National Trust (Ymddiriedolaeth Genedlaethol).

5.2.2 The over-arching character of the village is defined by the vision of the Regency period, but translated for a rural, mountain setting. Combining housing for small-scale industry and the tourist, the whole works together to create a picturesque and cohesive whole.

5.2.3 The architectural character of Stryd Gwynant is defined by terraced housing, with housing which lines the road. These buildings of c.1830 are largely protected by listing, which has ensured a high degree (but not complete) protection of their important details, such as characterful multi-pane sashes set in deep reveals, some with gothic detail.

5.2.4 To the south of the street are the row known as 'Club Terrace', which a tablet on the gable of Si-yr-Afon records as being built in 1841 by the *Benefit Society of Eryri in Beddgelert, founded 1st January 1832'.*

5.2.5 Opposite, Sygun terrace, perpendicular to the river, faces a small triangular green and comprises larger, some double-fronted, terraced houses finished in a mix of render and stone. Again the picturesque outlook of the village is evident, with a clearly conceived and highly rewarding composition combining green space in the foreground and the crag of Mynydd Sygun behind the buildings.

5.2.6 To the north of Pont Beddgelert the buildings create lively group. Of similar date but using different architectural devices to bring interest, they most likely replaced earlier buildings. The fine villa of Plas Colwyn has deep projecting eaves and is reminiscent of the Oakeley estate buildings at Maentwrog. Plas Gwyn has a raised ground floor, or piano nobile, reached by steps, and extends up to three storeys with extended eaves finished with decorative barge boards. Variation in floor levels characterises Colwyn



23 Sygun Terrace, Across the green (2021).



24 Sunday School, Calvinistic Methodist Chapel formerly stood to the right hand side of the photograph. (2021).

(formerly the Circulating Library and Temperance Hotel)[16] and Waterloo House, whilst the Prince Llewelyn introduces gothic details to the windows.

5.2.7 Further along Ffordd Caernarfon (A4085) the buildings line the north side of the road, including the Saracen's Head, set at a slight angle to the road. Beyond, the former Sunday School of Capel Mawr remains much of its original character and a 19th century stone terrace (Tai Bulkeley) is set back. In front once stood Capel Mawr, the Calvinistic Methodist Chapel, demolished in 1987.

5.2.8 Opposite is the Ysgol Gynradd Beddgelert (former British School) which retains much of its original character (including original windows) and is reached by a footbridge across the Afon Colwyn, creating views up and down stream.

5.2.9 The area beyond the Sunday School is a mix of modern in-fill buildings, including the now empty Y Warws outdoor shop. Brynach, adjacent, reached across a timber bridge is a well-considered contemporary addition.

5.2.10 Further west, outside the Conservation Area (see boundary), the road rises through a good area of varied woodland, reaching the listed vicarage, standing above the road, and the stone lodge 'the firs' (south of the road) The latter, combined with the adjacent Pont Alyn and landscape setting is very rewarding and provides very good views to the richly wooded setting of the Afon Colwyn.

5.2.11 To the south of Pont Beddgelert, behind Tŷ Isaf, a road runs parallel with the Afon Colwyn, and includes the former National School. A pleasant Victorian building of 1850, with large rubble stone walling and brick dressings and unusual lozenge cast-iron inset sashes (to the central recessed bay).[17] Adjacent, the flat roofed 'Gwynedd Crafts' and rear of the buildings on the road towards the Royal Goat are somewhat untidy and disjointed.

5.2.12 On the other side of Tŷ Isaf, Stryd Yr Eglwys has rows of terraces, probably some of the earliest in the village, which frame views towards the churchyard entrance. Unfortunately this once rewarding street is now dominated by vehicles, Many of the houses have suffered from later changes including uPVC replacement windows.



25 Former National School (2021).



26 1913 extract from the OS Map showing the Royal Goat Gardens, since developed.

[16] https://historypoints.org/index.php?page=former-circulating-library-beddgelert
[17] https://historypoints.org/index.php?page=former-national-school-beddgelert

5.2.13 Along the road towards Tremadog, a small group of 19th century buildings run from Tŷ Isaf, towards the Royal Goat. These include the Tanronnen, a much re-built inn and the post office, which has multiple dormers, with decorative bargeboards. Erw Fair is an altered 19th century house of some scale and the former home of Frank Jones Walker-Jones who inherited the land from Thomas Jones, developer of the Royal Goat. On the North Side of the road, Gelert House (rendered with a glazed awning) and Glanafon a substantial and important stone building on the corner, overlooking the river, retaining sash windows and other detail.

5.2.14 The land between here and the Royal Goat, was originally the landscaped grounds of the hotel, and the remants of an avenue is still visible in the landscape to the south.

5.2.15 Further west, the Congregationalist Chapel (c.1903 by T. Taliesin Rees)[18], which is now the Canolfan Hebog this building has interesting small split stone, with rendered dressings – a style most usually associated with flint facings.

5.2.16 Development after the second world war seems to have focussed on former Royal Goat land. A small group of council houses (c.1950) were erected at Dolfair (behind the Congregationalist Chapel and alongside the river). Cae Morys, a disappointing pseudo-vernacular group, was erected on the former kitchen gardens in c.1992. A terrace of houses (in Nanhoron Stone) was constructed to the east of the village on Stryd Gwynant in the 1980's.

5.2.17 Between the Royal Goat and the station, the development at Oberon Wood is more rewarding, bringing a distinctive quality, combining stone and render.

5.2.18 Some of the stabling and support structures for the Royal Goat still exist to the North, some of which are now in poor condition and one section has recently been fire damaged, although repair works were underway.

5.2.19 The Royal Goat Hotel, which visually 'book ends' the west of the village is an imposing Regency building[19]. It is a three to four storey building, part rendered and part semi-coursed rubble stone. It is a key moment on the arrival in the village from the south and has been a very visible element from



27 Former Congregationalist Chapel, now Canolfan Hebog (2021).



28 Royal Goat Hotel, South elevation. (2021).

[18] Haslam, R., Orbach, J. and Voelcker, A. (2009) The Buildings of Wales: Gwynedd (Yale University Press, London)
[19] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=20951

key view points for 200 years. At the time of the survey, the building was closed 'for the season' and its condition is of some concern (see section 2).

5.3 Materials & Details

5.3.1 The primary building material of Beddgelert is stone, quarried locally. The stone in Beddgelert is a very distinctive rust colour, with a high iron content. These are a mix of dolerite and rhyolites (igneous rocks), but some granite is evident, predominantly from a seam near the Sygun copper mine, which worked a deposit in the slate next to granite.[20]

5.3.2 The local stone can be worked and is evident in both random and coursed rubble with worked features and dressings.

5.3.3 The church, as previously referred to, has early parts in a gritstone from Anglesey.

5.3.4 Render is also a feature, notably at the Royal Goat, Gelert House and in the later developments. Pebbledash (as opposed to traditional roughcast) has made an unwelcome appearance too, especially at Cae Morys.

5.3.5 Beddgelert is almost devoid of visible brickwork (unlike Betws-y-Coed), a modest exception being the dressings of the former National School.

5.3.6 Roofs would originally have been in thick, rough-cut local slate, but today, even those on St. Mary's Church are in machine cut slate from Bethesda or Blaenau Ffestiniog.

5.4 Boundaries

5.4.1 Boundaries are most often marked through stone walls, mainly in the local stones, although most have been rebuilt in the 20th century.

5.4.2 The rubble stone walls around St. Mary's church, especially the earlier sections are of particular importance.

5.4.3 Dry stone walls mark the approach to the Royal Goat from Aberglaslyn, tight to the roadside, these form an important part of the approach from the south. The same applies to the approach from Caernarfon.

5.4.4 Many walls in the centre of the village have been rebuilt, although probably using salvaged stone. The walls to Erw Fair, late 19th century, have quartzite



29 Outbuildings of the Royal Goat, note the fire damage (2021).



30 Gelert's Grave from the south. (2021).

[20] Cosgrove, J. & Talbot, J. The Roadside Geology of Wales (Geologists Assoc. 69), Geologists Association, 2017. P.56.

copings, making an interesting contrast and an important reflection of the status of this house.

5.5 Other Features, Details and Surfaces.

5.5.1 The village has other features and objects which contribute to the quality and interest of the Conservation Area. These include:

5.5.2 These include the slate paving around Gelert's Grave,

5.5.3 The enclosure to the former Calvinistic Methodist Chapel, and the slate tablet recording the dates of the Chapel

5.5.4 Old gas lamps survive near to Pont Beddgelert.

5.5.5 Distinctive and important tombs and headstones in the churchyard with fine slate carving.

6.0 Historic Assets

6.1 Designated Historic Assets

The following designated historic assets (listed buildings and scheduled monuments are found in the conservation area (see Fig 34):

6.1.1 Scheduled Monuments

- *n/a*

6.1.2 Listed Buildings

- *3676 Pont Beddgelert*
- *3677 Prince Llewelyn Hotel*
- *3679 Llewelyn Cottage (Ty Isaf)*
- *3689 Parish Church of St Mary*
- *3690 1 Sygyn Terrace*
- *3691 2 Sygyn Terrace*
- *3692 3 Sygyn Terrace*
- *3693 4 Sygyn Terrace*
- *3694 5 Sygyn Terrace*
- *3695 6 Sygyn Terrace*
- *3696 7 Sygyn Terrace*
- *3697 8 Sygyn Terrace*
- *3698 9 Sygyn Terrace*
- *3699 10 Sygyn Terrace*



31 Pont Beddgelert and the Prince Llewelyn (2021).



32 Ivy House, Stryd Gwynant, showing gothic detail to ground floor windows. (2021).

- *3700 Lletty*
- *3701 Ivy House*
- *3702 Ger-y-Lli*
- *3703 4 Club Street*
- *3704 Gwynant House*
- *3705 Si-yr-Afon*
- *3706 Isfryn*
- *3707 Talafon*
- *3708 Meirionfa*
- *3709 Tegfan*
- *3710 Clydfan*
- *3711 Three Rivers*
- *3712 Glan-Awen*
- *3713 Pensarn*
- *3714 Waterloo House (Beddgelert Antiques and Tea Rooms)*
- *3715 Colwyn Guest House*
- *3716 Plas Gwyn*
- *3717 Abercolwyn*
- *3718 Renig*
- *3719 Frondeg*
- *3720 Encil*
- *3721 Ail Orau*
- *3722 Bryn Afon*
- *3723 Glwyndwr*
- *3724 Henfro*
- *3725 Hebog*
- *3726 7 Gwynant Street*
- *3727 Llys Trefor*
- *3728 Pen-y-Bont*
- *3729 Llys Emrys*
- *3730 11 Gwynant Street*
- *3731 12 Gwynant Street*
- *3732 Arosfa*
- *3733 Hafan*
- *3734 15 Gwynant Street*
- *3735 16 Gwynant Street*
- *3736 Bryn-Cilio*
- *3737 18 Gwynant Street*
- *3738 Tremafon*
- *3739 Tan-Rallt*
- *3740 Tan-y-Marian*
- *20924 Group of Three Railed Tombs in the churchyard of St Mary's Church*
- *20925 Gelert's Grave*
- *20951 The Royal Goat Hotel*
- *20952 Ty Popty*

- *20953 Colwyn Cottage*

6.1.3 Within Potential Boundary Extension (see 7.0)

- *21917 Ficerdy*

6.1.4 Potential Additional Designations.

It is considered that should be considered for listing on the national list:

- *Saracen's Head Hotel.*

6.2 Undesignated Historic Assets of Special Local Interest

6.2.1 The following undesignated historic assets in the conservation area have been identified as being of special local interest (see Fig 35):

- *Saracens Head Hotel (see note above).*
- *Sunday School to former Capel Mawr.*
- *Ael-y-Bryn*
- *Gwyndy Bach*
- *Hebog*
- *Plas Tan-y-Graig*
- *Ysgol Gynradd Beddgelert*
- *Terraced houses in Stryd Eglwys (both sides).*
- *Outbuildings (stables?) to Royal Goat Hotel (now garages and holiday let).*
- *Canolfan Hebog (formerly Congregationalist Chapel)*
- *Erw Fair*
- *Barn ruins south-west of Gelert's Grave.*
- *Meirion Terrace*

6.2.2 Within Proposed Extended Boundary:

The following assets are outside the current Conservation Area boundary, but would be within the extended boundary (see 7.0)

- *Glasfryn Terrace*
- *Pont Alyn (formerly The Firs).*
- *Terrace adjacent to the entrance to Y Ficerdy (north side of the road).*

6.3 Register of Traditional Buildings

6.3.1 Consideration should also be given to the Authority's 'Register of Traditional Buildings'. As this list is always under review, it would not be practical to

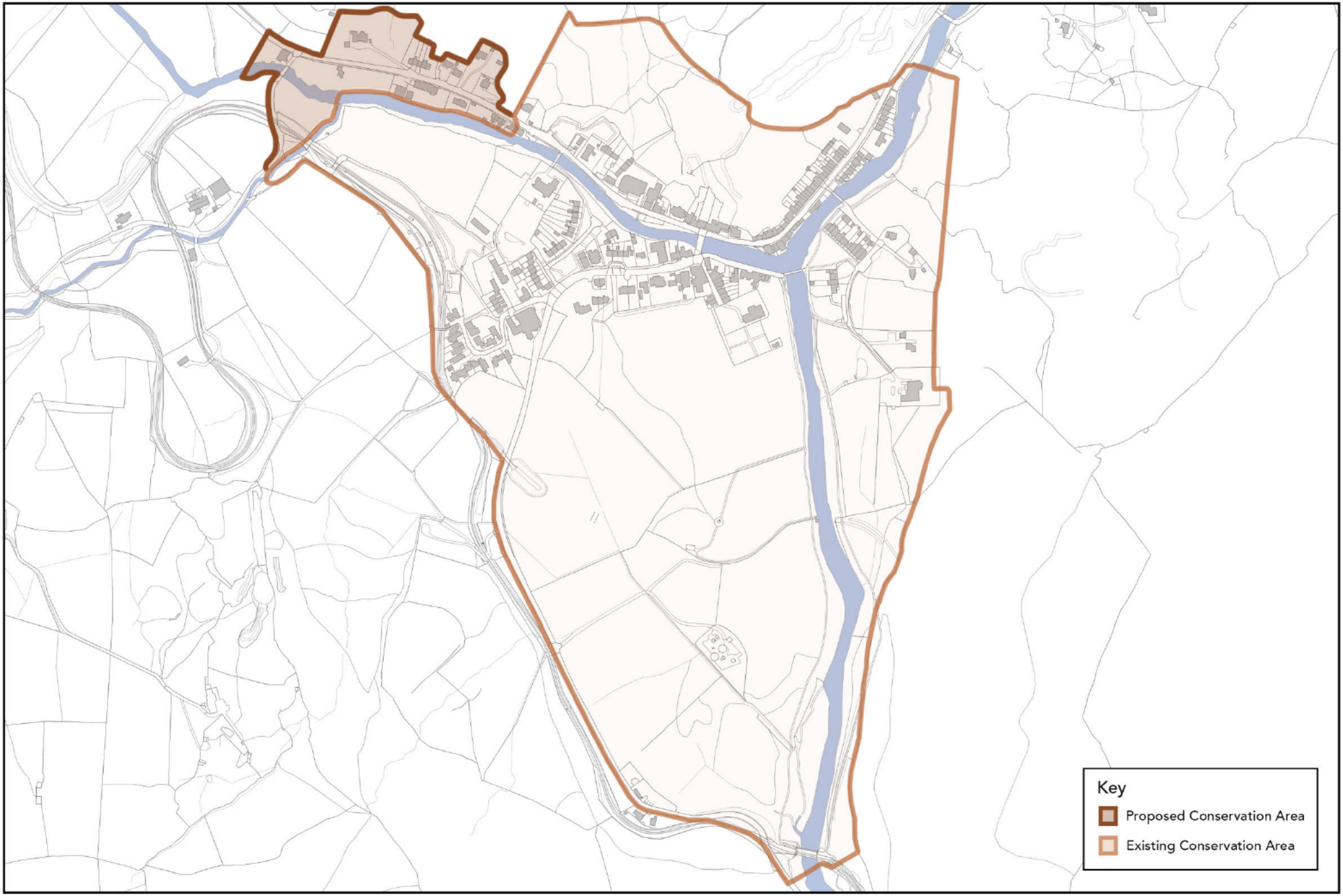
include within this Conservation Area Appraisal. Please contact the Authority should you have enquiries regarding the register.

7.0 The Conservation Area Boundary.

7.1.1 Following the appraisal, it is proposed that the conservation area boundary be slightly extended, to encompass Ffordd Caernarfon (A4085) up to Pont Alyn, and including the listed Y Ficerdy to the north of the road.

7.1.2 This is to encompass the rows of terraces, the river in this area, and fine setting of Pont Alyn and the Firs (a well preserved lodge) adjacent, all important to the Conservation Area.

7.1.3 Proposed boundary extension, see figure 33.



Proposed Conservation Area
1:6000 @ A4

33 Proposed Conservation Area boundary extension. (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

8.0 Article 4 Direction.

8.1.1 Beddgelert is the only one of Snowdonia's conservation areas to have an Article 4 direction, which removes further permitted development rights.

8.1.2 A copy of the direction is included the Appendices, but in general terms it covers elements such as changes to boundaries, roof slopes, hard-surfacing, boundary treatments, addition of porches, satellite dishes etc.

8.1.3 The current article 4 direction does not control the change of windows and other joinery (unless covered in the items above), which is unfortunate, although there is extensive protection via listing in Beddgelert.

8.1.4 It is recommended that the Article 4 direction be extended to include windows, doors and joinery details which are important to the special interest of the conservation area.

9.0 Hidden Histories (archaeological potential)

9.1.1 Beddgelert, or at least the surrounding landscape, has recorded history from the pre-historic times and is sited on a recorded Roman route. None of this early history in the immediate setting of the settlement is well understood.

9.1.2 There is a significant opportunity to better understand the early religious settlement and the priory, and the relationship to Dinas Emrys and the lands of Llywelyn ap Iowerth.

10.0 Other Designated Assets

10.1 National Nature Reserve (SSSI)

10.1.1 Coedydd Beddgelert a Cheunant Aberglaslyn is a designated National Nature Reserve, and overlaps the Conservation Area boundary near Oberon Wood.[21] See Fig 36.

10.1.2 All National Nature Reserves (NNRs) in Wales are legally protected as Sites of Special Scientific Interest (SSSI). Most are also declared under the EU

[21] https://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/protected-areas-of-land-and-seas/national-nature-reserves/?lang=en

Habitats Directive as Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsar (wetlands). These designations provide further legal protection.

10.1.3 Areas around the Beddgelert Conservation area are defined as considered significant under Section 3 of the Wildlife and Countryside (Amendment) Act 1985. This identifies areas of Mountain, Moor and Heath areas in Snowdonia National Park, the natural beauty of which the Authority considers it is particularly important to conserve.

10.2 Trees Preservation Orders

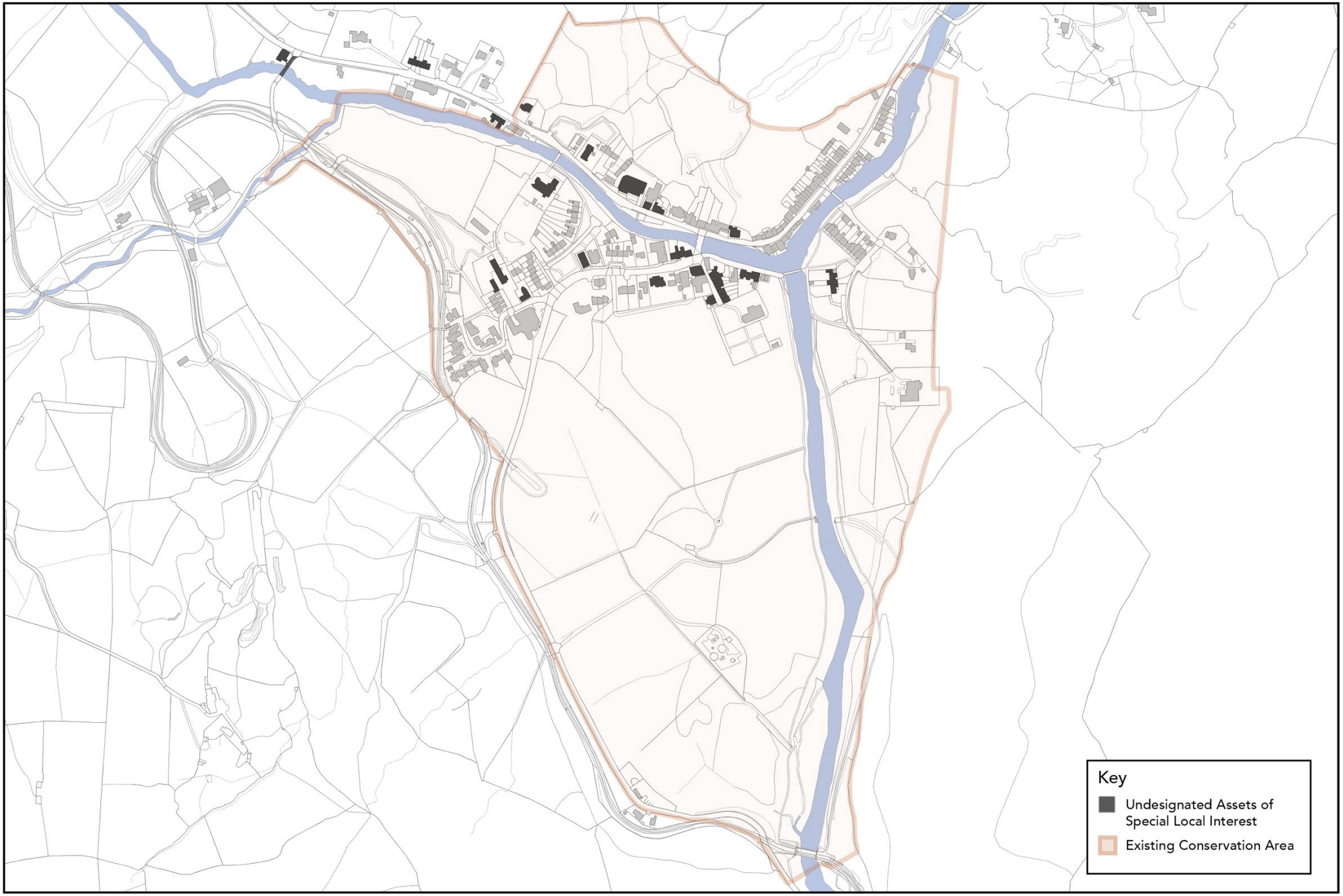
10.2.1 There are a variety of Tree Preservation orders in the Conservation Area (in addition to the protection that the area confers). See also fig 20. These are:

- Individual trees around the Royal Goat (ref 'Royal Goat Beddgelert').
    - Caerns41/T01-T64. Various including Ash, Beech, Oak, Silver Birch.
- Individual tree, Llewelyn Cottage (Ty Isaf), Beddgelert
    - SNP026/T01 Sycamore (Acer pseudoplatanus)
- Individual trees alongside the Afon Colwyn.
    - Caerns43/T01-02 Sycamore (Acer pseudoplatanus) & Horse-chesnut (Aesculus hippocastanum)
- Individual trees at Glascoed.
    - SNP011 (Glascoed, Beddgelert). T01-03 Douglas Fir & Sycamore.



Listed Buildings
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Undesignated Assets of Special Local Interest
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11.0 Biodiversity

11.1 Trees

11.1.1 See 9.2 for Tree Preservation Orders.

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

11.1.3 Areas of restored ancient woodland are to be found overlapping the northern and south-eastern parts of the conservation area.

11.1.4 The **Celtic Rainforests Wales Project** is active within several Conservation Area locations, including areas associated with Special Areas of Conservation, and seeks to protect and restore rare Atlantic woodland habitats by managing Rhododendron ponticum and other invasive alien species. When works, planting schemes, landscaping, maintenance or development are proposed within these Conservation Areas, consideration should be given to biosecurity, the prevention of new invasive species introductions, and the potential impact on nearby Celtic rainforest habitats. Early advice should be sought from Eryri National Park Authority where proposals may affect areas linked to the project or involve species replacement, vegetation clearance or habitat management.

11.2 Protected Species.

11.2.1 A number of key protected species are known to be present in and around the conservation area, bird species include:

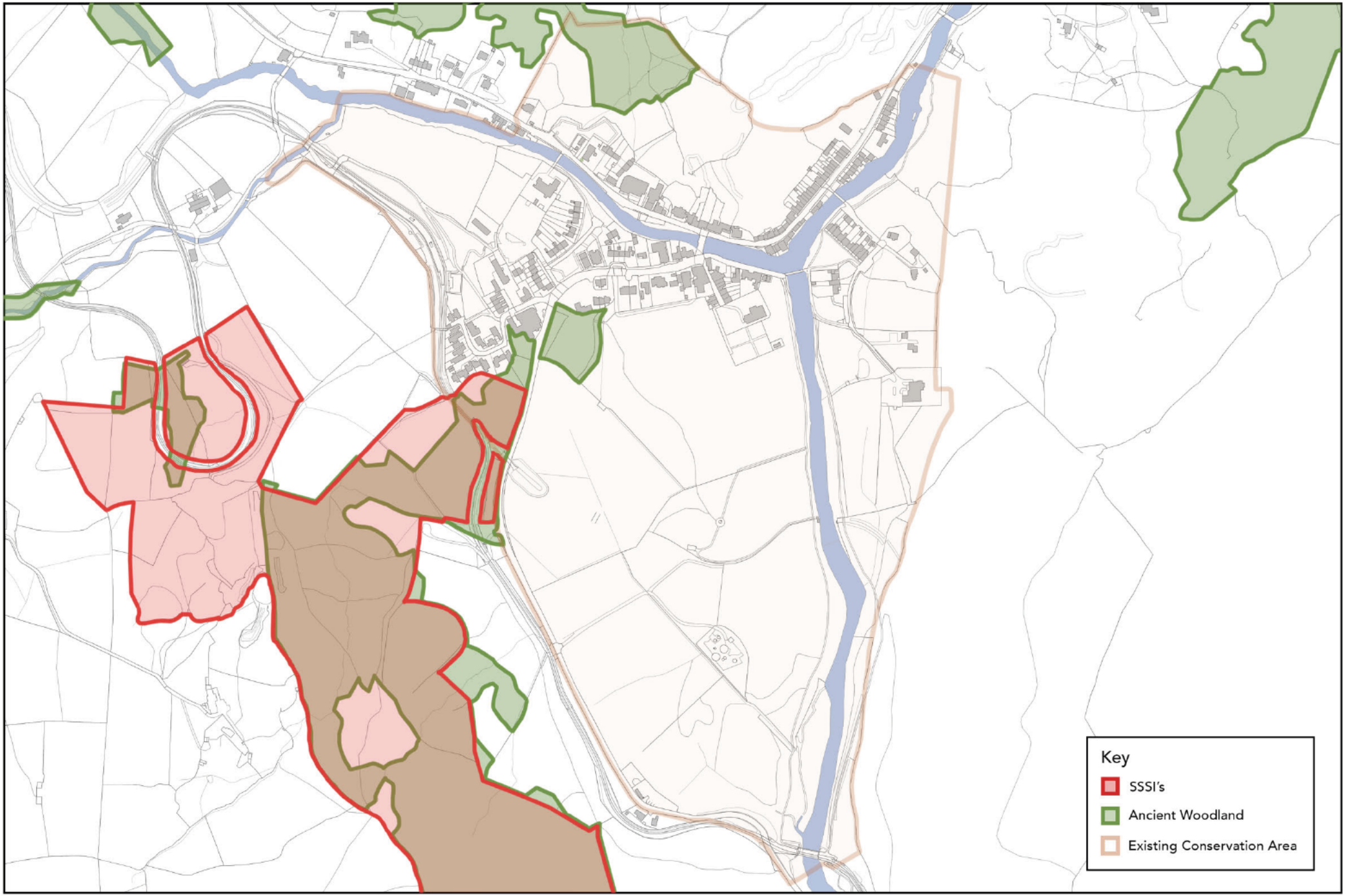
- Chough
- Peregrine
- Merlin
- Buzzard

Mammal species include:

- Pine Marten
- Feral Goats
- Brown Hare

- Fallow Deer
- Polecat

11.2.2 Migratory fish such as the salmonids salmon are known to be present in the Afon Glaslyn and Afon Colwyn.



Other Designations
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PART TWO – CONSERVATION AREA MANAGEMENT PLAN.

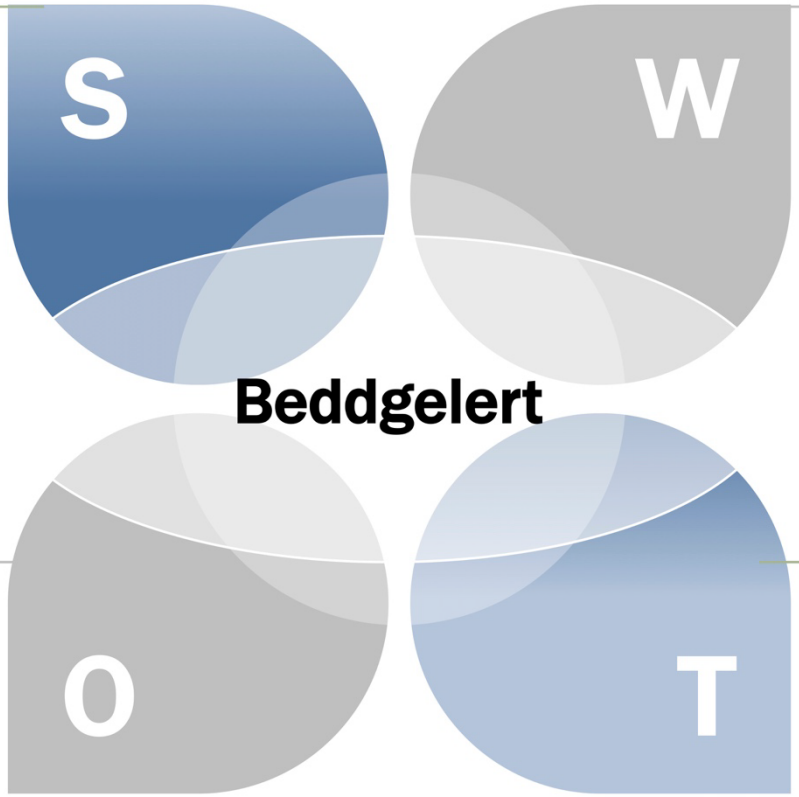
1.0 Summary SWOT Analysis

STRENGTHS

- Strong sense of ownership and history within the community.
- Footfall and popularity.
- Fine landscape setting. connections to Aberglaslyn pass.
- Quality of the 'core' of the village and a significant number of buildings protected by listing.
- Additional protection provided by the Article 4 direction.
- Welsh Highland Railway station and bus connection.
- Ecology and Biodiversity.
- National (and international) profile.

WEAKNESSES

- Apparent 'closure' of the village out of season.
- Amount of traffic to and through village, consequent parking in the village.
- Conflict between vehicles and pedestrians.
- Condition of the Goat Hotel is of some concern, including the Hotel itself and delapidated service buildings and former outbuidlings.
- Lack of good interpretation of local history beyond the story of Gelert.



OPPORTUNITIES

- Sensitive application of sustainable technologies where appropriate.
- Making more of the rich stories of Beddgelert, and improving interpretation and information available.
- Enhancement of the biodiversity and within the village and in the surrounding area.
- Better control of developments in and around the conservation area.
- Large vacant retail unit on A4087 formerly (Y Warws).
- Improve pedestrian connections through the village.
- Potential links to Yr Wyddfa Partnership Sustainable transport strategy.
- New Station building at Beddgelert Station.

THREATS

- Increasing presence of different types of tourists, particularly those in motorhomes, which don't necessarily contribute.
- Increasing level of inappropriate change (e.g. plastic windows, roofing materials, insensitive additions), threatens the intrinsic character of the village.
- Level of traffic and tourist pressure continues to increase.
- Large vacant retail unit on A4087 formerly (Y Warws).
- Article 4 direction not understood or enforced, leading to inappropriate change.
- Lack of control of detailing of change to existing buildings and new developments where not listed.

CHAMBERS
ARCHITECTURE · CONSERVATION

2.0 Understanding the Issues

2.1 The Condition of the Conservation Area

2.1.1 Beddgelert remains many legible and visible layers of its unique and important history and retains the essential components of its special character.

2.1.2 Many buildings in the conservation area are listed, which has helped significantly in protecting the special interest and character both overall and of individual buildings.

2.1.3 The Article 4 direction restricts inappropriate development, but it is unclear whether it is enforced or whether it's restrictions are understood.

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

- The Royal Goat Hotel is one of the most important buildings in the village. It is only open during the high-season, and there are significant concerns over general condition of the building and in particular the outbuildings.
- Y Warws (just outside the current Conservation Area boundary), is a substantial former outdoor shop which is currently vacant and starting to deteriorate.

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

- The replacement of historic joinery, windows and doors with modern, generally uPVC, replacements to non-listed buildings.
- Inappropriate or poor quality developments or extensions.
- Loss of traditional boundary treatments.
- Over dominance of vehicles, parking and traffic.
- Seasonal nature and pressures during high-season. Closure and lack of apparent activity in low-season.

2.1.6 Specific examples include:



37 Former outbuildings of the Royal Goat, now in a poor condition. (2021)



38 Dilapidated and damaged gates to the rear of the Royal Goat. (2021).

- Replacement of traditional windows in uPVC in particular the terraces to Stryd yr Eglwys.
- Ground floor bay windows of Plas Tan-y-Graig.
- Rear elevations of buildings on A498, Gwynedd Crafts buildings and yards are all untidy and much altered when viewed from adjacent to Beddgelert Woodcraft.

2.2 Buildings at Risk

2.2.1 The Royal Goat Hotel, and the existing and former outbuildings, whilst not designated as 'at risk' is of some concern in terms of its condition.

2.3 Overview of the SWOT Analysis.

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

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

- Support reinstatement of traditional building details and sustainable upgrading for improved environmental performance.
- Find a suitable new uses the deteriorating former outbuildings of the Royal Goat Hotel and support repairs to the main building.
- Extend the protection afforded by the article 4 direction to cover windows and doors and other details.
- Seek to extend the tourist season through provision of an 'all-year-round' economy and activity, to help alleviate pressure in the summer months.
- Enhance connections to the Welsh Highland Railway and provision of new station facilities.
- Consideration of opportunities for community-led sustainable energy generation.



39 Inappropriate change to terraces on Stryd yr Eglwys, modern windows, painted and rendered stonework (not in traditional lime or harling). (2021)



40 Current temporary station facilities at Beddgelert (Rheilfford Eryri) and floor slab for new station beyond (which has planning consent).

- Potential to improve interpretation of the highly significant history and ecological biodiversity of Beddgelert and better present and tell its stories through improved interpretation.
- Find a suitable new use for the Y Warws buildings and site.

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

- Seek positive engagement to address issues around the Royal Goat Hotel and outbuildings.
- Seek to extend the tourist season through provision of an 'all-year-round' economy and activity, to help alleviate pressure in the summer months.
- Extend the protection afforded by the article 4 direction to cover windows and doors and other details.
- Ensure that green spaces and key views are protected through local engagement and when considering applications for development.
- Enhance interpretation of the village, its heritage, history and biodiversity.
- Consider options to better manage and control vehicle flow and parking, especially in light of the potential role as a 'gateway' village as identified in the Partneriaeth Yr Wyddfa transport strategy documents.[22] Continue to work in parallel to ensure joined-up approach to transportation and the enhancement of the Conservation Area.

3.0 Positive Management.

3.1 Boundary Changes.

3.1.1 It is proposed to extend the conservation area boundary slightly to include the area around Pont Alyn and Y Ficerdy. See Section 1.

[22] https://www.snowdonpartnership.co.uk/parking-and-transport

3.2 Local & National Policy Protection

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

3.2.2 As noted in 6.1 of the CAA, it is recommended that The Saracen's Head Hotel considered for listing. If this is not possible it should be protected by extended or specific article 4 directions.

3.2.3 It is proposed that the current article 4 direction is extended to cover windows and doors and other details, to ensure these are protected on non-listed structures of local importance.

3.3 Enhancing the Special Interest of the Conservation Area

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

3.3.2 Specific issues and opportunities include:

- Potential implementation of improved development control measures, by increasing the provision of the article 4 direction to control loss of historic joinery details and features.
- Seek positive engagement to address issues around the Royal Goat Hotel and outbuildings.
- Consideration of a design brief to ensure that the redundant, or under-utilised buildings (e.g. Y Warws) are brought back into beneficial or enhanced use.
- Consider options to better manage and control vehicle and parking in conjunction with Partneriaeth Yr Wyddfa strategy.
- Enhance connections to the Welsh Highland Railway and provision of new station facilities.
- Enhance interpretation of the village, its heritage, history and biodiversity.
- Building upon and increasing awareness of the wide-range of species and special natural features in and around the village.

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

- Awareness with owners and the community of Beddgelert.
- Raising awareness and (with support in the future) skills for local contractors and crafts people.

3.4 Sustainability & Environmental Upgrading

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

3.4.2 Beddgelert has natural opportunities for micro-power generation and these have already started to be utilised, historically at the listed Cwm Dyli[23] and at nearby Craflwyn and Llyndy Isaf (National Trust).

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

3.5 Biodiversity

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

3.5.2 It is considered that the trees in the churchyard, predominantly yew and those around the village green, could be considered for preservation orders.

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

- Installation of bird and bat boxes and development of a box management plan.
- Appropriate use of grass roofs and other built features in extensions or new buildings, where appropriate to the built heritage, can enhance wildlife habitats.

[23] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=20926

- Hedgerow management and enhancement.
- Protection of trees during construction work
- Non-intervention to allow trees to mature
- Retention of standing deadwood and creation of deadwood piles for insects and other wildlife.

3.5.4 Ensuring that development is informed by, and is sympathetic to, the distinctive character areas of the Conservation Area and takes account of other evidence of historic characterisation and landscape sensitivity of the surrounding area.

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

3.5.6 Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create and improve habitats of nature conservation value.

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

3.5.8 Enhancing green infrastructure in a way which provides for the energy needs of the area without adverse impact no biodiversity or the character of the conservation area.

4.0 Consultation

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

- November 2021 with Beddgelert Community Council.
- Via the National Park's website.

Appendices:

Appendix A - Sources

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

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Appendix B – Current Article 4 Direction

WEBLINK

Dyddiad.....

CYFARWYDDYD TRWY ERTHYGL 4(2) O RHEOLIADAU DATBLYGIAD CANIATAËDI CYFFREDINOL 1995 YN CYFYNGU HAWI DATBLYGIAD CANIATAËDIG ARDAL CADWRAETH BEDDGELERT

DIRECTION UNDER ARTICLE 4(2) OF THE GENERAL PERMITTED DEVELOPMENT ORDER 1995 RESTRICTING PERMITTE DEVELOPMENT IN THE BEDDGELERT CONSERVATION AREA

Iwan G D Evans
Cyfreithiwr
Awdurdod Parc Cenedlaethol Eryri
Penrhyndeudraeth
GWYNEDD

DEDDF CYNLLUNIO GWLAD A THREF, 1990

GORCHYMYN CYNLLUNIO GWLAD A THREF (DATBLYGIAD CANIATAËDIG CYFFREDINOL) 1995

CYFARWYDDYD TRWY ERTHYGL 4(2) O'R RHEOLIADAU DATBLYGIAD CANIATAËDIG CYFFREDINOL 1995 YN CYFYNGU HAWLIAU DATBLYGIAD CANIATAËDIG ARDAL CADWRAETH BEDDGELERT

CEFNDIR

1. Mae Awdurdod Parc Cenedlaethol Eryri ("yr Awdurdod) yn Awdurdod Cynllunio Lleol ar gyfer y tir a amlinellir yn y Cyfarwyddyd.

2. Mae'r Awdurdod yn fodlon ei fod yn briodol na ddylai'r datblygiad a ddisgrifir yn Atodlen 2 i'r Gorchymyn Datblygiad Caniataëdig Cyffredinol 1995 ("y Gorchymyn") ac a amlinellir yn y Cyfarwyddyd yma gael ei weithredu heblaw gyda caniatâd a roddir ar ei gyfer trwy gais.

GAN HYNNY mae'r Awdurdod trwy Erthygl 4(2) o'r Gorchymyn a phob grym arall sydd yn caniatáu

YN CYFARWYDDO:

1. Na fydd y caniatâd a roddir trwy Erthygl 3 o'r Gorchymyn yn weithredol ar gyfer datblygiad a fanylir yn yr Atodlen Gyntaf i'r Cyfarwyddyd yma o fewn yr ardal a amlinellir yn yr Ail Atodlen i'r Cyfarwyddyd ("y Tir").

2. Daw'r Cyfarwyddyd, yn unol ag Erthygl 6(3) o'r Gorchymyn, i rym ar gyfer unrhyw ran o'r Tir ar y dyddiad y cyflwynir rhybudd o wneud y Cyfarwyddyd ar feddiannwr y rhan yna o'r Tir neu, os nad oes meddiannwr, y perchennog. Os yw'r Awdurdod o'r farn nad yw cyflwynon unigol ar berchnogion neu feddianwyr y tir yn ymarferol oherwydd fod eu nifer yn gwneud hyn yn anymarferol neu ei bod yn anodd adnabod neu gael hyd i un neu fwy ohonynt, cyhoeddir rhybudd o wneud y Cyfarwyddyd gan yr Awdurdod mewn papur newydd sydd yn cylchredeg o fewn yr ardal ble lleolir y Tir ac yn unol ag Erthygl 6(3) o'r Gorchymyn daw'r Cyfarwyddyd yma i rym ar y dyddiad y cyhoeddwyd y rhybudd am y tro cyntaf.

3. Derfu'r Cyfarwyddyd yma ar ddiwedd cyfnod o chwe mis o'r dyddiad y'i gwneir heblaw ei fod wedi ei gadarnhau gan yr Awdurdod yn unol ag Erthygl 6(8) a (9) o'r Gorchymyn.

YR ATODLEN GYNTAF

Datblygiad yn disgyn o fewn y dosbarthiadau canlynol o Atodlen 2 i'r Gorchymyn.

Yn yr Atodlen yma golygai "Lleoliad Perthnasol" briffordd (sydd heb ragfarn i gyffredinoldeb y term yn cynnwys ffyrdd a llwybrau), camlas neu dir agored.

Arwyddnod	Disgrifiad
RHAN 1	
Dosbarth A	Ehangu, gwella neu wneud newidiadau eraill i anhedd-dy ble mae unrhyw ran o'r ehangiad, gwelliant neu newidiadau yn gwynebu ar Leoliad Perthnasol.
Dosbarth C	Newidiadau i do anhedd-dy ble y mae'r newidiadau i lethr to sydd yn gwynebu ar Leoliad Perthnasol.
Dosbarth D	Codi neu adeiladu ports tu allan i unrhyw ddrws allanol anhedd-dy ble byddai'n gwynebu ar Leoliad Perthnasol.
Dosbarth E	Darparu unrhyw adeilad, lle caeëdig, pwll nofio neu bwll arall o fewn cwrtil anhedd-dy sydd ei angen ar gyfer defnydd is-wasanaethol i fwynhad yr anhedd-dy fel anhedd-dy neu gynnal, gwella neu unrhyw newid arall i'r fath adeilad neu fan caeëdig ble byddai'n gwynebu ar Leoliad Perthnasol.
Dosbarth F	Darparu gwyneb caled o fewn cwrtil anhedd-dy ble byddai'n gwynebu ar Leoliad Perthnasol,
Dosbarth H	Gosod, newid neu adnewyddu dysgl lloeren ar anhedd-dy neu o fewn ei gwrtil ble byddai'n gwynebu Lleoliad Perthnasol.
RHAN 2	
Dosbarth A	Codi, adeiladu, cynnal, gwella neu newid giât, ffens, wal neu fodd arall o amgau o fewn cwrtil anhedd-dy ble byddai'n gwynebu ar Leoliad Perthnasol.

YR AIL ATODLEN

Ardal Gadwraeth Beddgelert a dangosir ei ffiniau ag ymyl goch ar y cynllun cysylltiedig.

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION UNDER ARTICLE 4(2) OF THE GENERAL PERMITTED DEVELOPMENT ORDER 1995 RESTRICTING PERMITTED DEVELOPMENT IN THE BEDDGELERT CONSERVATION AREA

RECITALS

1. The Snowdonia National Park Authority ("the Authority") is the local planning authority in respect of the area of land specified in this Direction.

2. The Authority is satisfied that it is expedient that the development described in Schedule 2 to the General Permitted Development Order 1995 ("the Order") and specified in this Direction should not be carried out unless permission is granted for it on an application.

NOW THEREFORE the Authority in pursuance of Article 4(2) of the Order and all other powers thereby enabling

DIRECTS THAT :

1. The permission granted by Article 3 of the Order shall not apply to development specified in the First Schedule to this Direction in the area specified in the Second Schedule to this Direction ("the Land").

2. The Direction shall, in accordance with article 6(3) of the Order, come into force in respect of any part of the Land on the date on which notice of the making of the Direction is served on the occupier on that part of the Land or, if there is no occupier the owner. If the Authority consider that individual service on the owners or occupiers of the Land is impracticable because the number of them makes such impracticable or it is difficult to identify or locate one or more of them, the Authority shall publish a notice of making of the Direction in a newspaper circulating in the locality in which the Land is situated and, in accordance with article 6(3) of the Order, the Direction shall come into effect on the date on which the notice is first published.

3. This Direction shall expire at the end of six months from the date on which it is made unless confirmed by the Authority in accordance with Article 6(8) and (9) of the Order.

FIRST SCHEDULE

Development falling within the following classes of Schedule 2 to the Order.

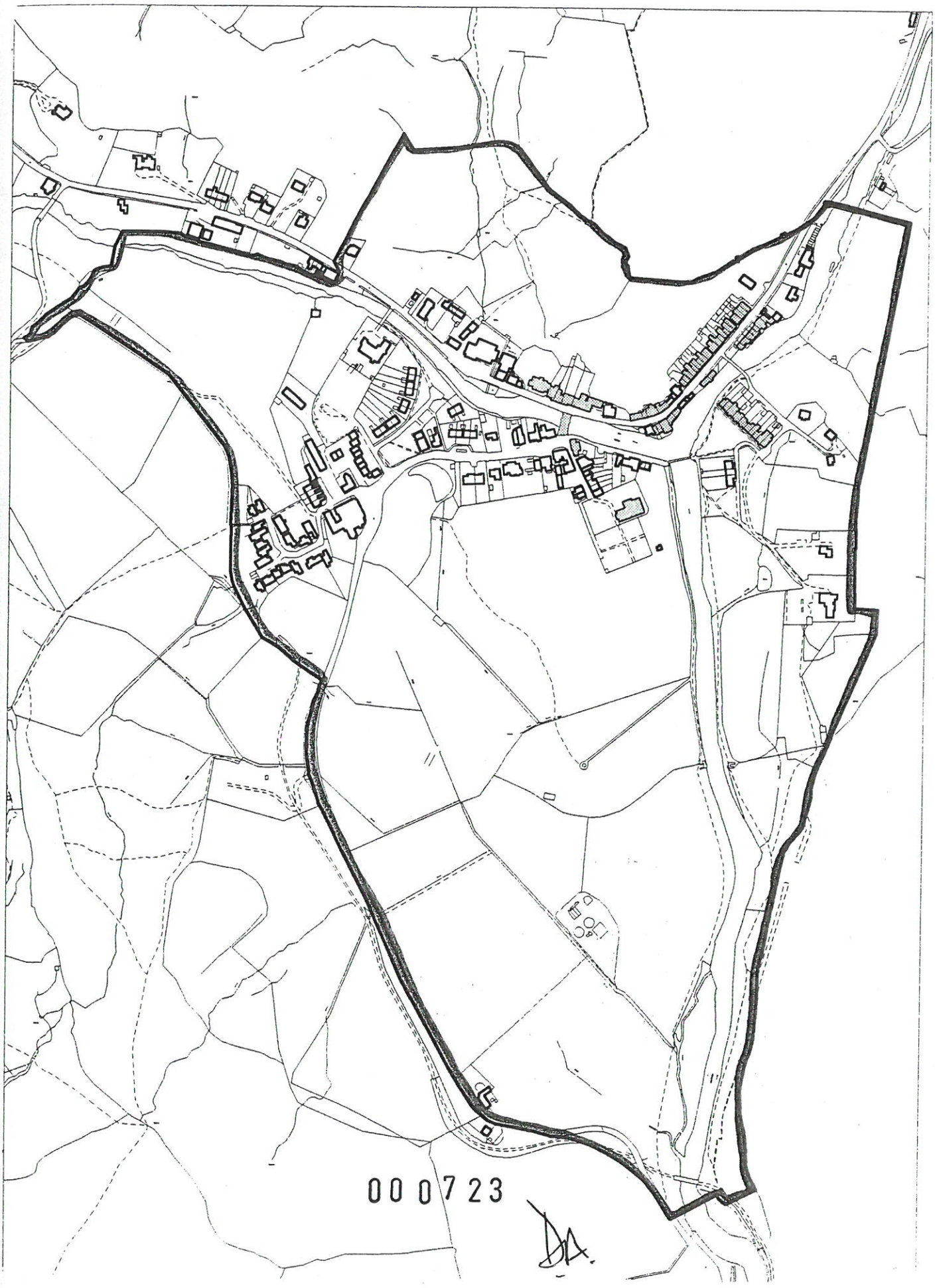
In this Schedule "Relevant Location" means a Highway (which without prejudice to the generality of the term includes both roads and footpaths), waterway or open space.

Designation	Description
PART 1	
Class A	The enlargement, improvement or other alteration of a dwellinghouse, where any part of the enlargement, improvement or alteration would front a Relevant Location.
Class C	Alteration to the roof of a dwellinghouse where the alteration would be to a roof slope which fronts a Relevant Location
Class D	The erection or construction of a porch outside any external door of a dwelling house where it would front a Relevant Location
Class E	The provision within the curtilage of a dwellinghouse of any building or enclosure swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such or the maintenance, improvement or other alteration of such a building or enclosure where it would front a Relevant Location.
Class F	The provision within the curtilage of a dwellinghouse of a hard surface where it would front a Relevant Location.
Class H	The installation, alteration or replacement of a satellite antenna on a dwelling or within its curtilage where it would front a Relevant Location
PART 2	
Class A	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where it would be within the curtilage of a dwelling house and would front a Relevant Location

SECOND SCHEDULE

The Beddgelert Conservation Area the boundaries of which are shown edged red on the Plan Annexed hereto.

ARDAL CADWRAETH ● CONSERVATION AREA



000723

RHODDWYD DAN SÊL GYFFREDINOL
AWDURDOD PARC CENEDLAETHOL ERYRI

GIVEN UNDER THE COMMON SEAL
of THE SNOWDONIA NATIONAL PARK AUTHORITY

ar y dydd o 2000

on the 12th day of September 2000

000724

Yng ngwŷdd
Before me

Swyddog Selio Cymwysedig
Authorised Sealing Officer

