DOLGELLAU

Conservation Area Appraisal and Management Plan

Chambers Conservation Ltd.

Issue

Issues: **- 5** Final version.

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

Contents

Part One, Conservation Area Appraisal.

1.0 Introduction
- 1.1 How to Use this Document
- 1.2 Overview of the Conservation Area

2.0 Summary of Special Interest

3.0 Historic Timeline

4.0 Spatial Analysis
- 4.1 Form & Layout
- 4.2 Key Views
- 4.3 Green Spaces & Trees

5.0 Character
- 5.1 Character Areas Overview
- 5.2 Character Areas
- 5.3 Materials
- 5.4 Boundaries
- 5.5 Other Features, Details and Surfaces

6.0 Historic Assets
- 6.1 Designated
- 6.2 Undesignated

7.0 Hidden Histories (Archaeological Potential)

8.0 Other Designated Assets

9.0 Biodiversity

Part Two, Conservation Area Management Plan.

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

PART ONE – CONSERVATION AREA APPRAISAL.

1.0 Introduction

1.1 How to use this document

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

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

1.2 Overview of the conservation area

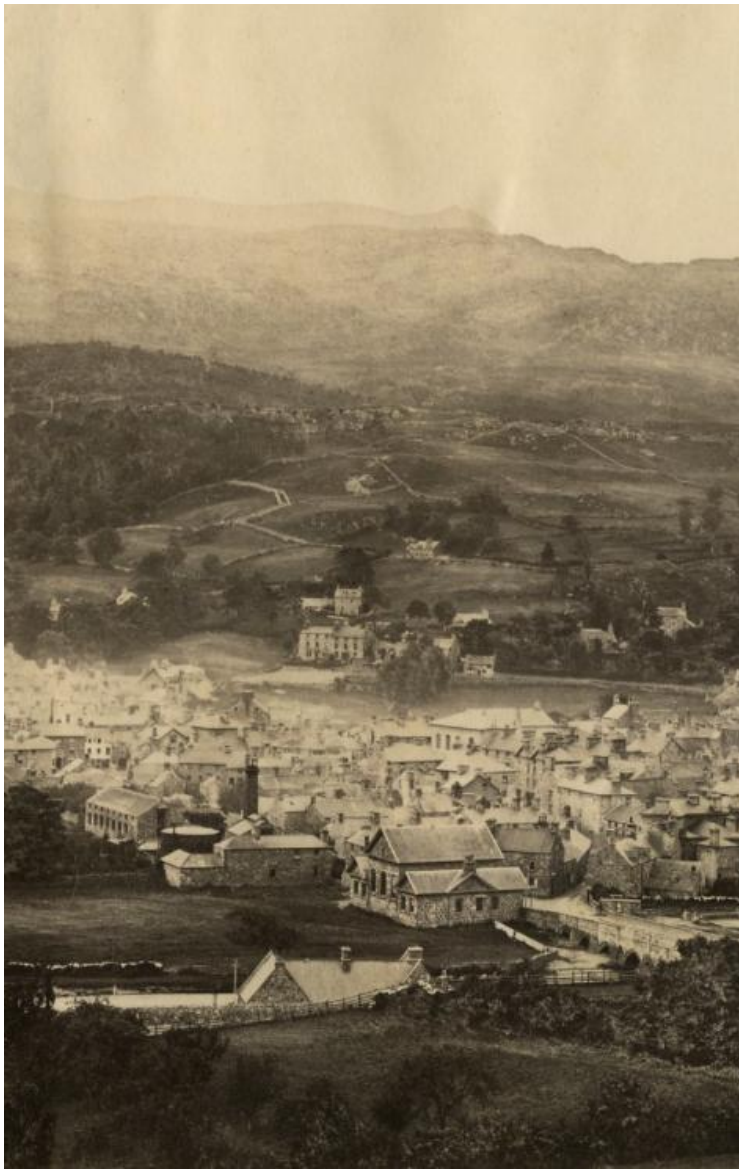
1.2.1 The extent of the study area is part defined by the Conservation Area boundary (see Fig 02), however the immediate surroundings (including the adjacent landscape areas) were included in order to both understand the wider context and determine whether any amendments to the boundary would be appropriate.

Location & Setting

1.2.2 Dolgellau is a small town in Gwynedd. It lies in the shallow valley of the Afon Wnion as it gradually widens before joining the Mawddach near Llanelltyd then into the Aber Mawddach beyond. The Afon Arran runs through the town, joining the Wnion east of Y Bont Fawr.

1.2.3 South of the town, and very visible, is the prominent ridge of Cadair Idris with a summit at 893m AOD. North-west are the Rhinogydd and north west, towards Y Bala, the hills rising to Aran Fawddwy at 905m.

1.2.4 The town lies at an important road junction, to the west roads diverge either side of the Mawddach, crossing at Llanelltyd, towards Barmouth and



01 Dolgellau c.1880. Courtesy Photography.Wales.

Tywyn, northern roads to Blaenau Ffestiniog and Y Bala. To the east to Y Trallwng (Welshpool) and south to Machynlleth.

Background

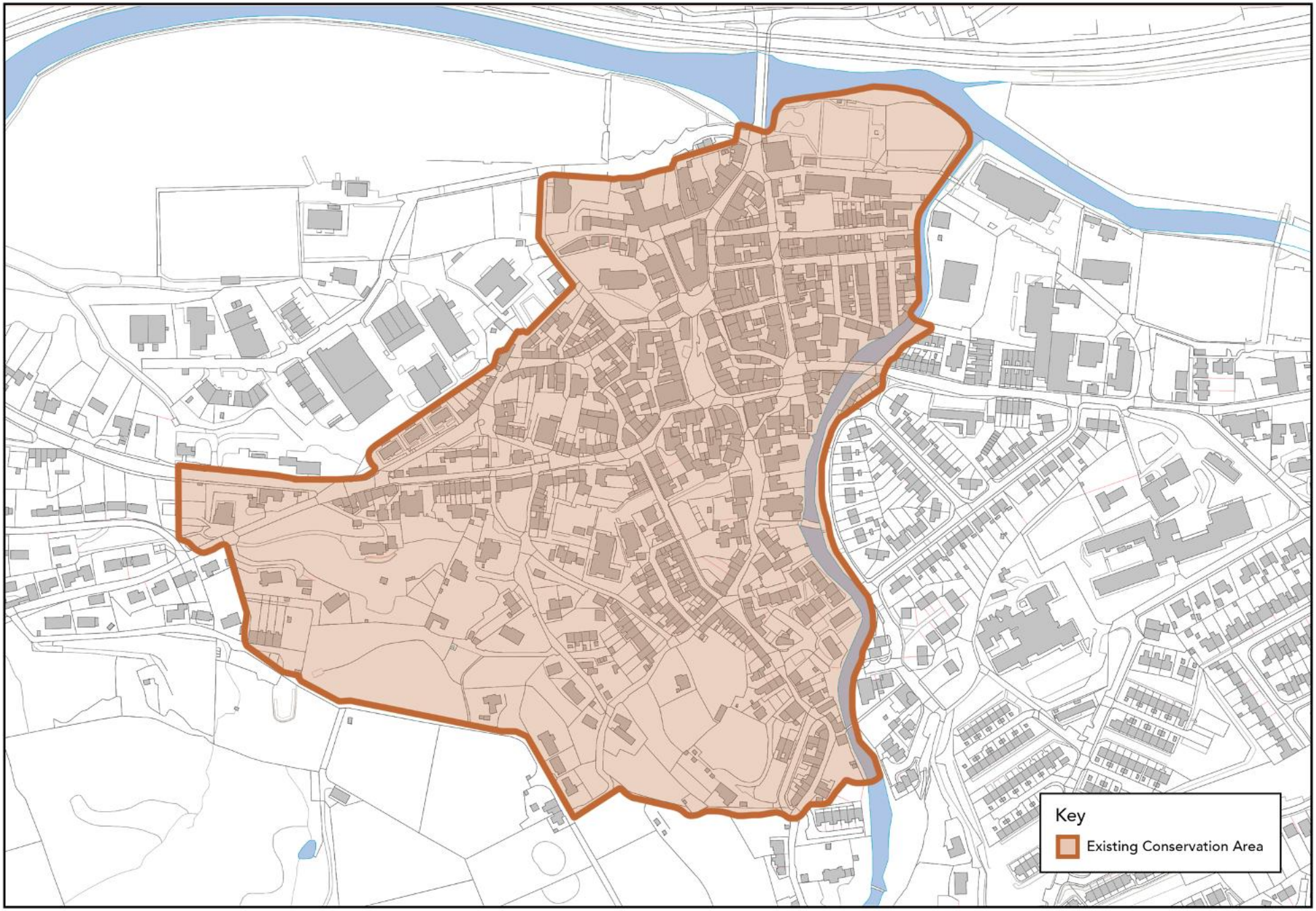
1.2.5 This report draws upon and references to Cadw's detailed Urban Characterisation Study, 2010. This document was prepared in support of the very successful townscape heritage scheme in the town, which has made a significant difference in enhancing the town and securing the future of a number of under-utilised and at-risk buildings.

1.2.6 This document can be accessed here:

https://cadw.gov.wales/sites/default/files/2019-05/Dolgellau-%20Understanding%20Urban%20Character_0.pdf

Designation

1.2.7 The Conservation Area was designated in 1978.



Existing Conservation Area
1:4000 @ A4

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

2.0 Summary of Special Interest

2.1.1 Dolgellau is a unique and complex town. It's medieval origins are very evident, through its irregular plots interspersed with narrow alleyways linking wider spaces.

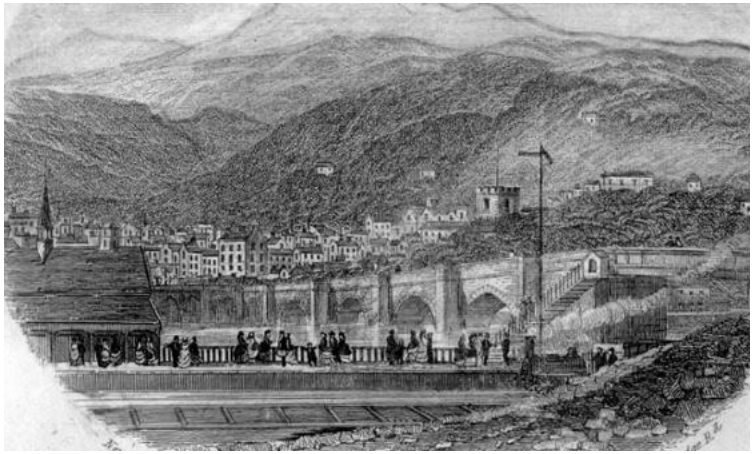
2.1.2 The buildings follow the shape of the plots resulting in unusual angles, unexpected details and distinctive views. The residual medieval plan form contributes to our understanding of the town's development and consequently its historic and aesthetic values.

2.1.3 The scale and form of building is an essential part of special interest. Early buildings are often one-and-a-half storey, domestic scale, of which a number remain. These sit immediately adjacent to buildings of up to four storeys. The aesthetic value of the town is to be found in this contrast of scales and building forms overlaid with a highly irregular plan resulting in many rewarding and important views.

2.1.4 Landscape setting is important to the special interest and consequent aesthetic value. The essential character is well captured by the Picturesque traveller Roscoe who, in 1853, who describes the town as being '*encircled by mountains'*.[1] The experience of the mountains is at once immediate, then screened before re-emerging as a street becomes wider or changes orientation. The remaining agricultural land, within and adjacent to the conservation area is also significant and important in key views.

2.1.5 The materials, fundamentally the stone, with many different types of treatment as well as its characteristic brown-grey and green colour give the town a distinct aesthetic consistency. Historically there would have been significant quantities of limewash and render, but today Dolgellau is a town of stone and slate, which references a cultural and communal significance as the town becomes a 'mountain resort' in the 19th century.

2.1.6 The quality of fenestration of the town is fundamental to its special interest. There is a very significant amount of original or early joinery, particularly sash windows, but also some shop fronts and other details. Historic glass also remains in some quantity, contributing both to historic and aesthetic value.



03 Etching of Y Bont Fawr & Dolgellau, c.1878, soon after the arrival of the railway.

04 Y Stryd Fawr (Eldon Square). (2022).

[1] Roscoe, T. (1853), *Wanderings and Excursions in North Wales* (London), p.218.

2.1.7 The present day character is still influenced by the town's role as place of commerce, especially the Woollen and Tanning industries. This is very important to the communal value of the town, but also has strong aesthetic and historical significance. Key aspects include

- Buildings built or adapted for weaving uses, including high-level access doors, lifting beams and other details. These include Forden House, Ty Seren and the former school room to Capel Salem.
- Mills and warehouses (not all for the woollen industry) including those east of Ffos-y-Felin and on Mill Street.

2.1.8 The coming of the railway and the development of the town as a resort has given it another layer of distinct character, essential to its aesthetic significance. Key elements include

- Large villas set in their own grounds to the west of the town, above Ffordd Cader Idris.
- Development of larger buildings in the town to become boarding houses.

05 Materiality, topography and the irregularity of space. Off Maes-y-Pandy (2022)

06 Large villas overlook the town above Fford Cader idris. Bryntirion (2022).

3.0 Historic Timeline

Prehistoric

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

3.1.2 There is evidence of prehistoric activity along the Mawddach, with finds of Neolithic stone axes.[2]

3.1.3 Ritual and Funerary sites, such as Pentre Farm Barrow[3] near Llanelltyd and Hafod Dywyll, Islaw'r Dref, where there are seven cairns close together, are much in evidence in the Dolgellau area, evidencing significant activity in the Early Bronze Age, although it is understood that the first evidence of human activity can be traced back to around the fourth millennium BC.[4]

3.1.4 On the upland around Dolgellau there are clusters of domestic settlement from the later prehistoric period as well as defensive structures, such as Coed Pen-y-Bryn[5] and Moel Offrwm[6] both to the north and Tyddyn-y-Coed to the south-west.

Early Medieval

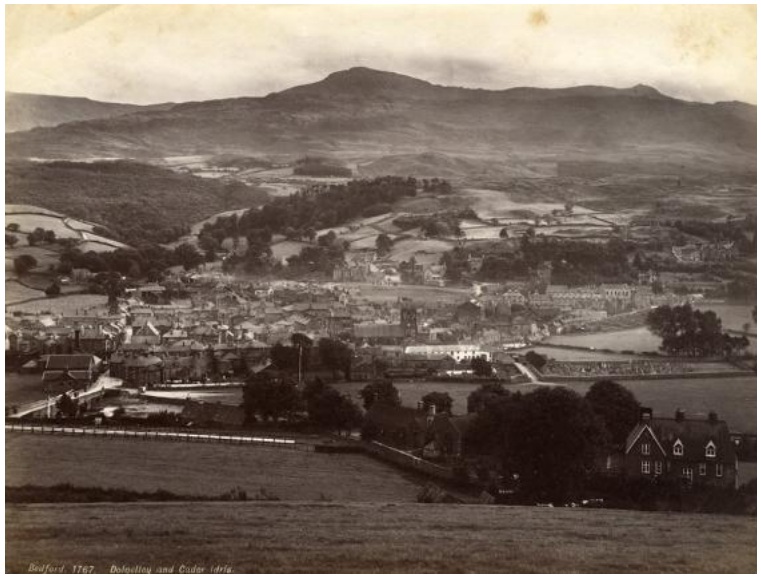
3.1.5 It is probable that there was settlement in the lower parts of the valley, which has been obscured by later farming or development as it would have been valuable agricultural land.

3.1.6 Whilst there are roads and military sites (including a fort at Brithdir), there is limited evidence of Roman settlement at the lower levels, although finds of Roman coins are referenced in 1834 at Ffynnon Mair.[7]

3.1.7 Dolgellau is first referenced in 1284, when it was listed as being held by 'unfree' tenants as one of the nineteen townships in the cwmwd of Talybont. Founded, it has been suggested, by Cadwgan ap Bleddyn, the Prince of Powys. The town originated as a native Welsh settlement, a bond settlement within the Cwmwd. At this time the settlement was very small, only three taxpayers being listed in 1292-3.

3.1.8 It had a church from early times (referenced in T*he Valuation of Norwich* 1253)[8], although Abaty Cymer was the primary religious focus locally.

07 Extract from the Tithe Map (1842)



08 Late 19th Century view of Dolgellau and Cadair Idis. (courtesy Photography.Wales)

[2] https://www.archwilio.org.uk/arch/query/page.php?watprn=GAT4122&dbname=gat&tbname=core&sessid=CHI2t5x7pp5&queryid=Q684001001646141440
[3] https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=&id=1149
[4] Gwynedd Archaeological Trust (GAT) report no. 1030 (Evans, R & Davidson A), Pandy'r Odyn Draft Conservation Area Appraisal, 2012.
[5] https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=&id=926
[6] https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=&id=2457
[7] Brooks, I.P. (2017), *Plas Newydd, Eldon Square, Dolgellau, Meirionnydd.* P.4
[8] Lunt W.E (ed) *The Valuation of Norwich* (1926), Clarendon Press

Late Medieval

3.1.9 Cwrt Plas yn Dre was the oldest documented building in town and it is reported that Owain Glyndŵr used the building to assemble his allies in 1404, although this is subject of much dispute. The building was demolished in 1885 and partially re-erected near Newtown. T H Roberts (Parliament House) now stands on the site.

3.1.10 During the fourteenth century Dolgellau became the seat of the cwmwd, or hundred court, and a market was developed reflecting the town's location beside the river and between the upland livestock farms and arable land in the valley. By the mid-fifteenth century this market had developed a monopoly of trade in the area.[9] It was, however still being referred to as 'a village' in the 1530s.[10]

17th Century Quakers and the Woollen Industry

3.1.11 Early in the 17th century, the Town Hall was completed reflecting the emerging importance of the town as an administrative centre. Wales' first grammar school was established in 1665 by the then Rector of Dolgellau, Dr John Ellis, at Pen Bryn.

3.1.12 Dolgellau is also noted for having a significant community of Quakers.[11] It is likely that there was a group of friends (as Quakers called themselves) in Dolgellau already, but one of the movements founders, George Fox made a visit to the town in 1657 helping increase the numbers. However, following significant persecution, many Welsh quakers left for the newly established colony in Pennsylvania.[12]

3.1.13 The textile industry in the town flourished for a time producing significant amounts of Welsh flannel. In the 16th & 17th centuries woollen cloth was exported, via Shrewsbury, as far afield as America. As a consequence of this success Dolgellau eventually became the county town.

3.1.14 In 1791 (in the Universal British Directory) Dolgellau is described as follows – '*Here is a modern-built parish-church. The buildings, in general, are low and irregular. The markets are on Tuesdays and Saturdays; and there are seven fairs in the year. The tide flows within a mile of the town. The town and its vicinity are remarkable for the manufacture of what they call webbing or white plains, a kind of coarse woollen cloth undyed, chiefly for exportation.*[13]

09 *'Parliament House of Owen Glyndwr Dolgelley' (Plas yn Dre)*, from a 19th century etching (Wikimedia Commons).

10 Eldon Square, c.1900 (courtesy Photography.Wales)

[9] Brooks, I.P. (2017), *Plas Newydd, Eldon Square, Dolgellau, Meirionnydd.* P.4
[10] Cadw (2010), *Dolgellau, Understanding Urban Character*. P.7.
[11] http://daibach-welldigger.blogspot.com/2021/07/the-quakers-of-dolgellau-1-beginnings.html
[12] http://daibach-welldigger.blogspot.com/2021/08/the-persecution-of-dolgellau-quakers.html
[13] https://www.genuki.org.uk/big/wal/MER/Dolgellau/UniDir1791

18th Century

3.1.15 By the late 18th century Dolgellau had achieved a significant degree of prosperity. Local landowners were influential in the development of the town after 1800. The Vaughans of Nannau and Hengwrt were particularly significant. The reconstruction of Eldon Row (c1830) under the instruction of Sir R.W. Vaughan was the start of a significant period of reconstruction 1830-50, and much of this built fabric survives. Vaughan was responsible for the reconstruction of the Golden Lion, and influential in the construction of the courthouse (1825) and gaol (1811) as well as the National School.

3.1.16 The tithe mapping (c.1842) generally shows settlement south of the Afon Wnion. The settlement layout is discernibly that of the current town.

19th Century

3.1.17 At the height of the Woollen industry there were 19 fulling mills in and around Dolgellau, before mechanisation led to a rapid decline. There was gold mined in the hills north of the town from the 19th century onwards and the town benefited from the trade generated by the miners. The most notable mine is Clogau in Bontddu. Since 1923 gold from this mine has been used to make royal wedding rings.

3.1.18 Dolgellau also had a significant tanning industry, which turned animal skins into leather using the plentiful oak bark locally. Dolgellau's last tannery closed in the 1980s.

3.1.19 Since the 18th century, visitors and artists have come to the area to appreciate the landscapes of Cadair Idris and the Mawddach estuary. The railways arrival underlined Dolgellau's status as mountain resort and made the town more accessible to visitors, having already become an important staging post for stagecoaches in the late 18th century.

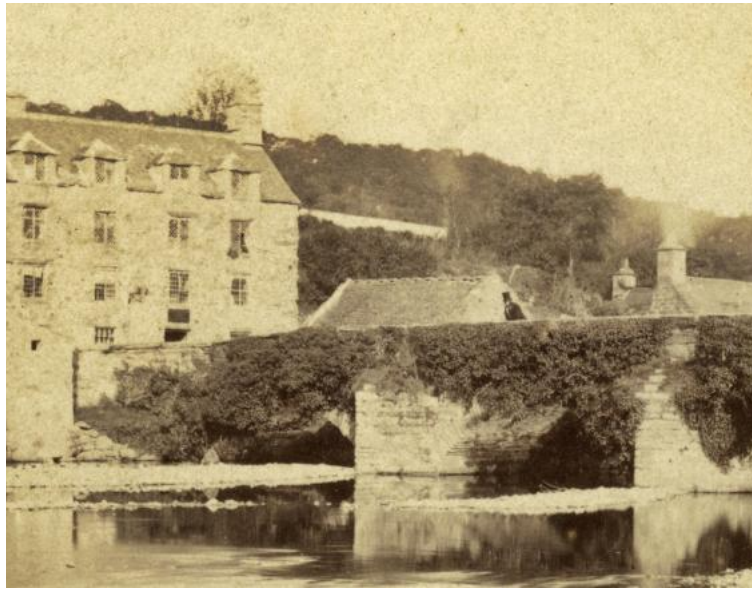
3.1.20 After the railway arrived, there was a significant increase in development in the town in subsequent years, including the construction of a significant number of villas and boarding houses.

3.1.21 Following the decline of the textile industry the town largely reverted to an agricultural centre, with an emerging tourist trade and an increasing importance as the county town.

20th Century

3.1.22 During the 20th century Dolgellau became increasingly important as an administrative centre, with a significant emphasis on a destination for tourists and visitors.

3.1.23 In the 1920's the land north of the Y Bont Fawr and east of the Afon Arran were developed. The area to the north was further expanded after the



11 The Hen & Chickens Inn and Y Bont Fawr (courtesy Photography.Wales)

12 Plas Newydd, c.1900. (courtesy Photography.Wales)

second world war. The town continues to expand, to the north and east, as well as towards Pandy'Odyn to the west.

4.0 Spatial Analysis

4.1 Settlement Form & Layout

4.1.1 Dolgellau has long been noted as a town of irregular plan, a survey of 1888 noted *'The Town has been built with an entire absence of preconceived plan, being an irregular network of narrow lanes, and the houses are often extremely cramped for space'.*[14]

4.1.2 Cadw's *Understanding Urban Character* report identifies how the town seems to respect the boundaries of early land-holdings, which would have been arranged around an area of open space, such as the medieval market which presumably became Eldon and Queen's squares.

4.1.3 The irregular and meandering street pattern would seem to respect these earlier boundaries, leading to the characteristic and yet unusual corners, junctions, angles and curved elements which make the town very distinctive.

4.1.4 The linking roads, paths and alleyways are often narrow, but open out onto wider spaces. These are particularly characteristic of the town especially the smaller areas with a building set at right angles, such as Heol Feurig in front of Tan-y-Gader, the junction of Maes-y-Pandy and Y Domen Fawr and the area in front of the former police station on Y Lawnt.

4.1.5 The encroachment of development into the open spaces is also a distinguishing characteristic, with buildings or groups standing in 'isolation' within a wider space. This is particularly evident around Eldon Square, where Tŷ Meirion, Y Sospan Fach and The Royal Ship Hotel. These plots create distinct islands of development within the medieval marketplace. [15]

4.1.6 Population growth through resulted the plots becoming 'infilled' and by the end of the 19th century parts of the town were very densely built, with the creation of courts, back-to-back houses and tiered houses. Almost all this

13 Dolgellau Station c.1950.

14 Streetscape widens in front of Tan-y-Gader (2022).

[14] Cadw (2010), *Dolgellau, Understanding Urban Character*. P.16, from an 1888 report.
[15] Cadw (2010), *Dolgellau, Understanding Urban Character*. P.39

development has disappeared, but vestiges remain south of Y Lawnt (see Fig.16).[16]

4.1.7 Until the mid-nineteenth century the town was largely restricted to the south of the Afon Wnion, except for a row immediately north of Y Bont Fawr (see fig. 11), which included the substantial Hen and Chickens Inn.

4.1.8 In the late 19th century more regular streets were cut through east of Eldon Square, the creation of Heol Glyndwr and Plas yn Dre saw the demolition of Cwrt Plas yn Dre and other earlier structures.

4.1.9 The land form has also influenced the development pattern, with villas occupying the higher ground to the south from the late 18th century, land which was previously agricultural. This also reflects the emerging popularity of the town as a visitor destination.

4.1.10 The arrival of the railway promoted development but resulted in the demolition of hen and chickens and modification to the northern end of Y Bont Fawr to accommodate the line and station.

4.1.11 The town has a number of distinct character areas, explored in more detail in section 5.

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 23):

A Dynamic views from Y Bont Fawr towards the town (1) and across the bridge towards the later developments to the north (2).

B Dynamic view from in front of County Hall looking south.

[16] Cadw (2010), *Dolgellau, Understanding Urban Character*. P.16

15 The narrow winding nature of the roads characteristic of Dolgellau. Wtra'r Felin (2022).

16 Terrace running perpendicular to Y Lawnt, a reflection of the density of this area historically. (2021).

C Views around later 19th century terraces and industrial development east of the town centre. **(1)** view alongside the former cobblers workshop off Heol Glyndwr. **(2)** Views along Heol Glyndwr. **(3)** View off Cae Tanws Bach into perpendicular row at Minafon and **(4)** Views along alley linking English Terrace and Talyrafon Buildings.

D View across to the rear and outbuildings of the Golden Lion Royal Hotel.

E Views around the church, across Lion Yard **(1)** and towards the façade of the Golden Lion Royal Hotel **(2)**.

F View along Stryd Plas-yn Dre.

G Views around Eldon Square & Llys Owain. Alongside Y Sospan Fach **(1)**, Towards Rhesdai Islwyn **(2)**, Dynamic view towards the Royal Ship Hotel **(3)**, towards Neuadd Idris with Cadair Idris in the background **(4)**, Dynamic view towards Tŷ Meirion **(5)**, Alongside Neuadd Idris **(6)**, from arches of Neuadd Idris towards listed buildings opposite **(7)**, Into square from junction of Heol Feurig **(8)**.

H Views along Wtra y Felin.

I Dynamic views from Pont yr Arran, towards Rhesdai Fro Heulog **(1)** & Pont-yr-Arran cottage **(2)**.

J Views around Heol Feurig. Dynamic view of the façade of Capel Ebenezer with Catholic Church and other buildings **(1)**. View of Star House **(2)**, Dynamic view of widening road and Tan-y-Gader **(3)**[17], Dynamic view of Catholic Church & Heol Feurig **(4)**.

K Views around Bryn Teg, Heol Plas Uchaf and Y Domen Fawr/Llys Meyrick. Dynamic view across open land behind Capel Ebenezer, Ty Meurig and Cemlyn Cottage **(1)**. Narrow view along Upperfield Street **(2)**, Dynamic views across the town from Bryn Teg with Foel Offrwm **(3)**, Dynamic view across open land at end of Bryn Teg towards Maes-y-Pandy **(4)**, View north-east along Heol Feurig **(5)**, Dynamic view past Frondeg at opening of the road **(6)**, View south-east along Y Domen Fawr **(7)**.

L Views around Maes-y-Pandy. Dynamic view towards Y Graig & Roslyn **(1)**, Narrow view south-east **(2)**, Views along rear of buildings from footbridge **(3)**, Across footbridge between 'Riverside' and the former workshop

17 View past Lion Yard to the church. (2021).

18 Eldon Square towards Cadair Idris. (2021).

[17] NB referred to as 'Tay-y-Gader in listing: https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=5045

towards Maes-y-Pandy **(4)**. Along Maes-y-Pandy looking north-east **(5)**, View across open land from footpath **(6)**.

M Views from Tylau Mair (Love Lane) and upper part of Heol Feurig (Meyrick Street). Dynamic view from footpath below Pen-y-Banc **(1)**, View along Tylau Mair past Pen Brynbella with hills beyond **(2)**, Dynamic view adjacent to gates to Bryn Mair **(3)**, Dynamic view of Bryn Mair past Ffynnon **(4)**. View of the rear of Erw Wen, with hills behind **(5)**. View towards Capel Judah **(6).**

N Narrow around periphery of conservation area around Ffordd Bodlondeb. Glimpsed views of town through woodland above Ffynnon Fair **(1)**, Dynamic views along Ffordd Bodlondeb and across open farmland with dry-stone walling **(2)**, from woodland towards farm drive **(3)**, Dynamic view across villas below Ffordd Bodlondeb **(4)**, Dynamic view from Path above Brynhyfryd **(5)**.

P Views around Brynhyfryd. Dynamic view across façade forwards town and hills **(1)**. View down road adjacent looking north-east **(2)**, Dynamic view with stablau **(3)**.

R Views around Y Lawnt (north-eastern section). Views towards police station **(1)** and from former school site **(2)**, view along Ffordd Cader Idris **(3).**

S Views around Y Lawnt and Lôn Popty. Dynamic view towards 'Old Merionethshire Bank'[18] and adjacent listed buildings **(1)**. View where Y Lawnt widens alongside terrace opposite police station **(2)**. View of terrace perpendicular to Y Lawnt **(3)**, see also fig. 16

T Views around Heol-y-Capel. View towards Capel Tabernacl and rear of 'Mawddach Whole Foods' building **(1)**.[19] Glimpsed view of Capel from Ffordd Cader Idris **(2)**, Dynamic view towards Capel from Ffordd Cader Idris **(3)**.

V Views around Porth Canol (Finsbury Square). View wwest along Porth Canol towards terrace on corner of Heol Ffynnon **(1)**. Narrow view of down Heol Ffynnon with mill **(2)**, Dynamic view towards Ivy House and Maldwyn House **(3)**.

19 Views from Bryn Teg towards Foel Offrwm. (2022).

20 Across footbridge towards Maes-y-Pandy. (2022).

[18] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=5018
[19] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=4995

4.3 Green spaces & Trees

4.3.1 The primary green spaces in Dolgellau conservation area are the remnants of agricultural land. This is now particularly important and provides context to good views of the historic town.

4.3.2 The farmland is most extensive to the south of the conservation area, along Ffordd Bodlondeb, around Fron Arran and Pen-y-Bryn, extending down to the end of Bryn Teg. This area is particularly sensitive to development.

4.3.3 The graveyard of St. Mary's Church has several good yew trees but is otherwise a relatively simple space. It is important in the context of the church and the adjacent historic structures.

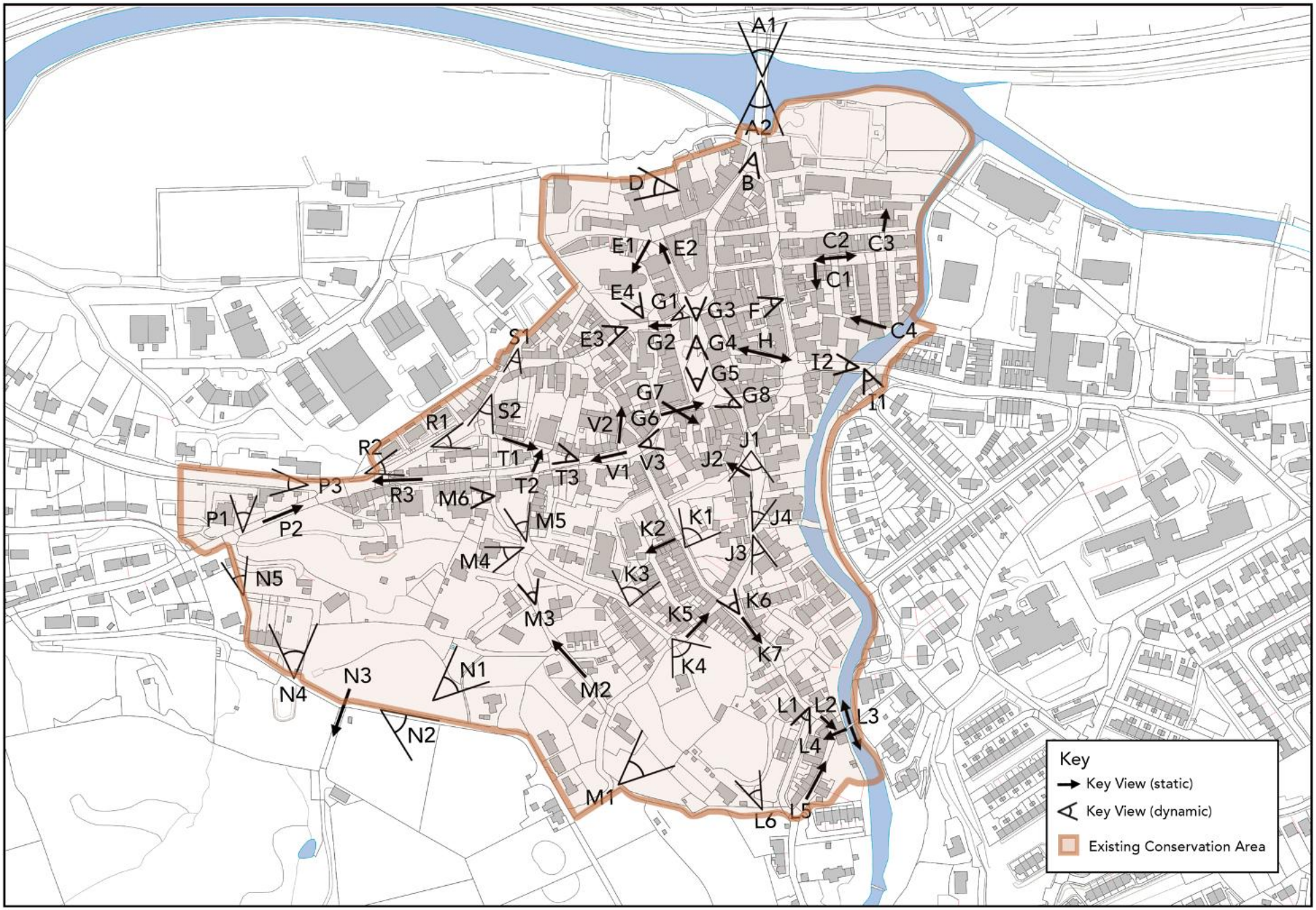
4.3.4 The banks of the Afon Arran again provide an important setting, particularly around Maes-y-Pandy.

4.3.5 There are a number of remaining larger garden areas, associated with the larger houses, which punctuated the dense development of the main town, these are important in terms of the understanding of the town as well as bringing a distinctive quality. These include the areas off Heol Plas Uchaf, behind Cemlyn, Ty Meurig and Springfield.

4.3.6 Similarly the large gardens and setting of houses such as Bryn Mair and Craig-y-Ffynnon, set above the town provide important punctuation to the dense pattern of building. The trees through these landscaped garden areas, extending up onto the hillside near Bodlondeb are important.

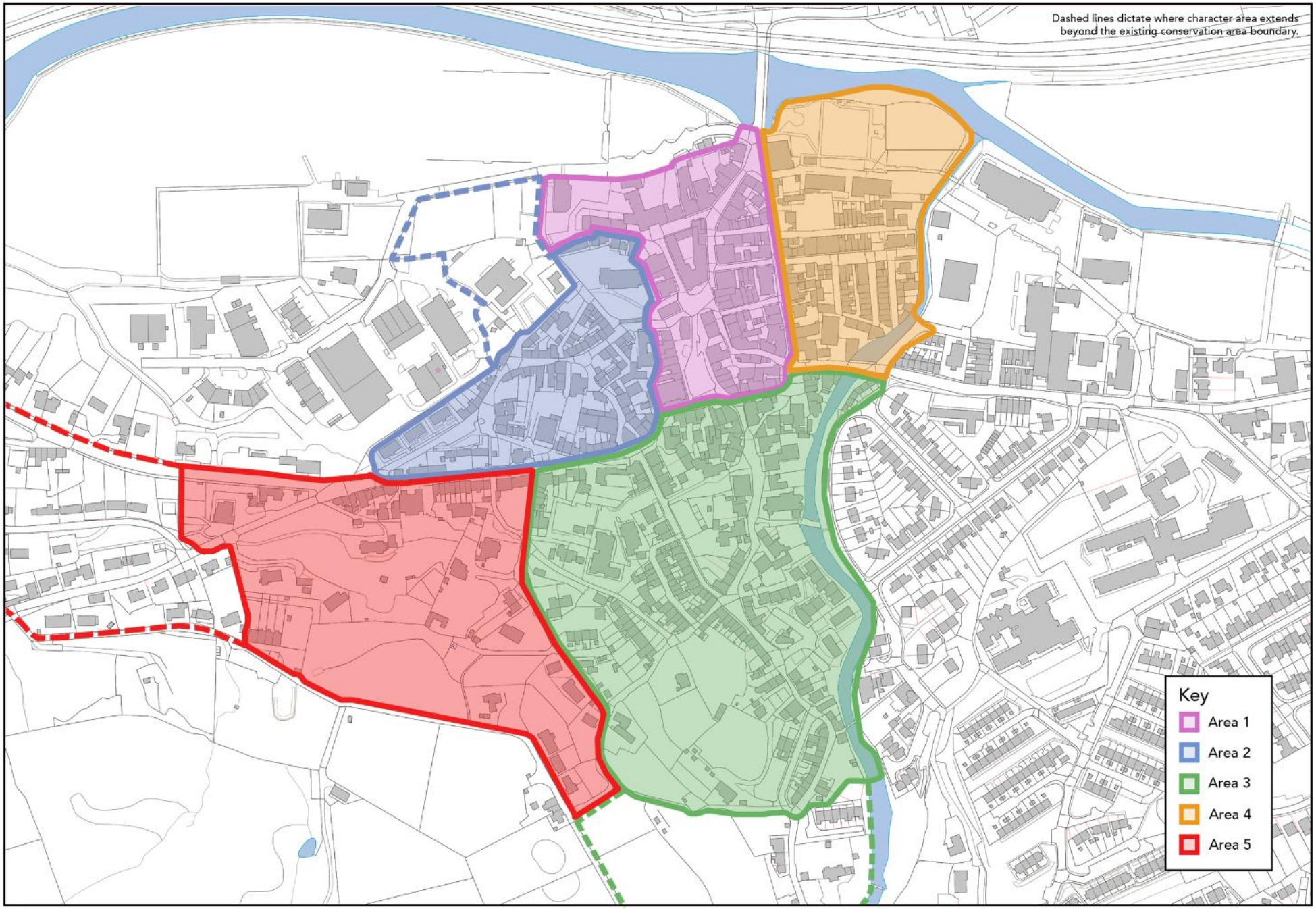
21 View past Pen Brynbella to the hills beyond. (2022).

22 Open farmland around Pen-y-Bryn. Note the earlier building behind the house with corrugated roof. (2022).



Key Views
1:4000 @ A4

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



Character Areas

1:4000 @ A4

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

5.0 Character

5.1 Character Areas, Overview.

5.1.1 Dolgellau is a larger conservation area and has a number of distinct character areas. A number of character areas are defined in Cadw's detailed *Understanding Urban Character*. This study extended beyond the conservation area to encompass the wider built fabric of the town and surrounding area. For consistency the Conservation Area appraisal uses the well-defined boundaries in the from Cadw's study, but just those which are relevant to the conservation area (i.e. areas 1-5).[20] These are shown on Fig. 24

5.1.2 Llys Owain (Queen's Square) and Y Stryd Fawr (Eldon Square) reflect the early market place of the medieval settlement, around which dense development took place. **Character Area 1** is defined by this area with the 'encroachments' referred to previously, together with the linear streets to the east (Heol-y-Dwr, Heol Glyndwr and Heol Plas-yn-Dre) and Heol-y-Bont to Y Bont Fawr.

5.1.3 West of Y Stryd Fawr is St Mary's Church and the areas around Y Lawnt. Comprising the westerly extents of the early town, developing in irregularly shaped plots divided by narrow lanes, this area comprises **Character Area 2.**

5.1.4 South of the Y Stryd Fawr, **Character Area 3**, is bounded by the Afon Arran to the east, extending to Maes-y-Pandy in the south, it captures the characteristically dense area behind Plas Newydd, as well as later areas of development where the land rises towards Bryn Teg and the farmland between Bryn Teg and Maes-y-Pandy.

5.1.5 The area to the east of Ffos-y-Felin (the former mill leat) was developed from the late 18th century, with the new Courthouse (1825) and the gas works (1850). Development is largely from the late 19th century, but vestiges of the first phase of industrial development (which included a tannery) and earlier rural housing survive within an area of industrial character. See **Character Area 4.**

25 From the arcade of the Neuadd Idris (Tŷ Siamas) (2022).

26 St Mary's Church, gate piers by Coalbrookdale. (2022).

[20] Cadw (2010), *Dolgellau, Understanding Urban Character*. p.45.

5.1.6 **Character Area 5** captures the area to the west of Tylau Mair (Love Lane). The land here rises up to Ffordd Bodlondeb, some 50m above Ffordd Cader Idris. Largely undeveloped until the 19th century, substantial villas were constructed here as the popularity of the town increased for visitors. 20th century developments have started to encroach on the settings and landscape of the villas.

5.2 Character Areas.

Character Area 1, The Central Area

5.2.1 Whilst extensively rebuilt in the 18th and 19th century Llys Owain (Queen's Square) and Y Stryd Fawr (Eldon Square) are likely to reflect the early market place of the medieval settlement, around which dense development took place in the adjoining plots.

5.2.2 Buildings 'encroach' into the spaces, creating quite an unusual set of spaces, this encroachment started as early as the 16th or 17th century. The earlier town hall (Y Sospan Fach), The Royal Ship, Central Buildings and Eldon Row are all characteristic on semi-island plots.[21]

5.2.3 Around the market place, plots of land were developed around the perimeter which resulted in unusual angles, frontages and alignments, all of which contribute significantly to the character of the town today. Latterly the 'court', created by building around the plot boundaries, was also developed, resulting in a very dense pattern of building.

5.2.4 The Afon Wnion, spanned by Y Bont Fawr, defines the northern edge of the medieval town and the northern edge of the conservation area. The bridge is listed and dates in part from the 17th century. It was rebuilt and widened in the 19th century and inclined to bridge the Cambrian railway line to the north. Y Bont Fawr is outside the current conservation area boundary.

5.2.5 The County Hall, built 1825 by Edward Haycock of Shrewsbury, forms the threshold of the town (see Character Area 4).

5.2.6 Opposite, Beechwood house is a well preserved 19th century building. Three storeys with hipped roof, recently repaired. The road widens, creating a distinctive space, in front of the County Hall which reflects the alignment of mill leat, which later became Ffos-y-Felin, and the early plot boundary

27 Y Stryd Fawr (Eldon Square), looking north towards Tŷ Meirion. 2022.

28 County Hall, 2022.

[21] Cadw (2010), *Dolgellau, Understanding Urban Character*. p.24.

reflected by the angle of 1-3 Bridgend. Bridgend is a characterful and well preserved early terrace (rather than free standing dwelling) of the 18th century. Behind is a laundry building which, importantly, reflects the infill development within the plot boundaries.

5.2.7 Continuing down Heol-y-Bont (Bridge Street), a mix of buildings characterise the north of the street, with the late 18th century row (c.1773) of the Stag Inn, now rendered in modern render, and 2-3 Heol-y-Bont. The sequence of small dormers is distinctive. The corner into Lion Street is turned by a substantial three-storey building (part Bwthyn-y-Gof) in well-detailed ashlar. Adjacent is a Plas Isaf a large house owned by the Nannau estate, which was rebuilt in the 19th century and incorporated into the Golden Lion adjacent.

5.2.8 The Royal Golden Lion is a fine building, rebuilt by Robert Vaughan in 1839. It is unusual, with projecting gables (with characteristic deep pedimented eaves) in rougher ashlar than the recessed, arcaded central section. It may be that the gables were rendered or limewashed originally. Currently it's setting to Lion Street, an interesting space overlooking the church and Lion Yard, is compromised by parking and a slightly 'back of house' feel. Opposite are the modern outbuildings of the Royal Ship.

5.2.9 Along Lion Street, one of the few brick buildings in the town is now the Ty Bwyta Da. Otherwise retaining original detail, this significant 3 storey building has unsightly ventilation to the rear (which appears to be in hung slate) overlooking the churchyard.

5.2.10 Lion Street and Heol-y-Bont meet at Llys Owain. The Royal Ship faces onto the square from the north, Y Sospan Fach to the east, which is a fine building, recently repaired, with significant 17th century fabric surviving. The relationship and scale of the two buildings speaks about the change in the town in the 18th and 19th century.

5.2.11 East is TH Roberts (Parliament House), a well preserved and ambitious building. A former Ironmongers (now a café) it preserves significant original detail internally. It is also noted as the former site of Plas-yn-Dre (see fig 09).

5.2.12 Tŷ Meirion (formerly Canolfan Croeso) a substantial three-storey early 19th century building, stands in isolation between Llys Owain and Y Stryd Fawr (Eldon Square). This prominent building would appear to be out of use and in need of some repair.

29 Alignment of Ffos-y-Felin and Bridgend (2022).

30 Royal Golden Lion, its setting adversely effected by parking (2022).

5.2.13 Eldon Row now lines the western side of the square, running up to Neuadd Idris. This is a particularly fine row, in coursed squared rubble, reflecting the ambition of Robert Vaughan of Nannau.

5.2.14 Neuadd Idris (now Tŷ Siamas) is the former Market Hall[22], constructed in 1870 with assembly rooms above, it was originally open to the ground floor. In snecked rubble, with an arcade (presumably originally an open market) now partly infilled. The stair introduced to the south-eastern corner is unslightly and the first-floor windows appear to be of modern pattern.

5.2.15 Opposite, Central buildings, originally *The Royal Welsh Woollen Warehouse* with a retail space on the ground floor. A well preserved, 4 storey, late 19th century Italianate building, the shop front, window dressings and projecting balcony are of particular quality. Adjacent the classical HSBC building dates from 1924, again retaining a high-level of original detail externally. Both are listed.

5.2.16 Crosby Buildings are 1881 (by W Jones of Dolgellau), a unified group with bay windows over the projecting shop front cornices, sweeping around onto Upper Smithfield Street.

5.2.17 The varied row on the north of Upper Smithfield Street terminates in a two-storey building with a curved façade ending in a gable. It is very unusual and full of character, reflecting the adherence to the early plot boundaries. (see Fig 32).

5.2.18 Between this row and Wtra'r Felin is a sense of the dense development pattern with narrow alleyways. North of Wtra'r Felin, The Torrent Walk hotel signifies the point where the 19th century rationalisation meets the earlier buildings, the splay on the east elevation of the building and the change in material from rubble to snecked semi-coursed ashlar.

5.2.19 Wtra'r Felin is a street full of character. The tall Forden House (Fig 33), originally only two-storeys, was developed with a weaving loft and retains loading doors and canopy. Beyond is the much lower Cross Keys Inn, limewashed with dormers in early domestic style, this relationship of scale is characteristic of the town. Facing the rear of Central Buildings is the recently restored Free Library (1911 by Edmund A Fermaud of London). The

31 Eldon Row and Neuadd Idris (Tŷ Siamas), 2022.

32 End of the row on Upper Smithfield Street, note the curve of the elevation into the gable and the resulting distinctive roof form. (2022).

[22] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=4963

recent works included the reinstatement of the original Welsh inscription to the façade.

5.2.20 19th century streets link the squares to Ffos-y-Felin. On the corner of Heol Plas-yn-Dre, the Spar is housed in a former chapel. Adjacent is the Plas-yn-Dre clinic, a single storey building with sashes and hipped roof of distinct character.

Character Area 2 – Around Y Lawnt

5.2.21 The area running from Y Lawnt to St. Mary's Church is also part of the early town, with characteristic development around the plot boundaries.

5.2.22 St. Mary's is, unusually for Wales, a church entirely from the early Georgian period. The nave (completed 1723) with its large arched windows and good glass of the period is based on the design of that at Whitchurch, Shropshire, but with real distinctiveness brought by the use of the local stone and the challenges of working the material. The entrance to the church has cast piers from Coalbrookdale (1881) with well detailed curved walls (in dolerite with sandstone copings).

5.2.23 The picturesque cottages of Lion yard (see Fig 17), raised with stepped access (intact with sashes and detail), combined with the Royal Golden Lion, views of the church and the characteristic widening in the road create a fine space, albeit compromised by parking and poor surfaces.

5.2.24 Ffordd-y-Marian runs along the western boundary of the churchyard. Opposite is Tan-y-Fynwent, a substantial late 17th/early 18th century house with classic dormers and rubble stone. It has a picturesque trelliswork porch probably from the early 19th century.[23] The junction of Ffordd-y-Marian and Lombard Street is another mix of curious angles. No. 1 Ffordd-y-Marian (formerly the Crown Inn) has a fine early shop front. Further along the terrace some have later replacement windows.

5.2.25 Adjacent to the 20th Century Plas Brith (a well preserved building of the period), terrace runs perpendicular (see Fig 16), a reflection of the density of development, still evident on late 19th century mapping. Beyond, the former bank, unusually domestic with a tall stair window, combines in substantial rubble as a faceted elevation again creating a characterful wider space in front.

33 Forden House, Wtra'r Felin (2022).

34 Tan-y-Fynwent. (2021).

[23] Haslam, R., Orbach, J. and Voelcker, A. *The Buildings of Wales: Gwynedd*, p.593.

5.2.26 Y Lawnt widens but early mapping shows dense development to the south, now partly demolished. This area now comprises some basic landscaping and parking.

5.2.27 South of Y Lawnt is the fine police station, with arched windows, cornice and dressings. Behind is the contemporary cell block, with open yard. Opposite is a good terrace (1-6 Y Lawnt), mostly with sashes.

5.2.28 Three poor quality blocks of 1960's local-authority housing overlook Y Lawnt, the fencing and landscaping also detrimentally affects the conservation area. South west of these blocks is a small area, formerly the site of the grammar school. A stone set into the wall reads 'Grammar School Repaired 1852'.

5.2.29 The character of Y Lawnt is defined by the rising topography toward Ffordd Cader Idris, with Tan-y-Bryn on an intermediate level (c.1830 of large stones, with big sashes) and Penbryn backing onto Ffordd Cader Idris. The latter was partly boarded up at the time of survey and very badly pointed in cement to the Ffordd Cader Idris side.

5.2.30 From Plas Brith to Ffordd Cader Idris runs Well Street. A street full of character, combining the vestiges of industry including Cambrian Mill (which now has modern windows) and lower workshops near Plas Brith. The terrace at the corner of Well Street is well preserved and the gable particularly distinctive, the end terrace is of smaller stone and appears older than the rest. East of the terrace Cambrian House (now the 'Lemon Grass' restaurant) is on an island plot, this building has largely modern windows and poor pointing. Further east, Richmond House is a very distinctive building, with unusual splayed windows within a stone bay at ground-floor level and high-quality stone detailing.

5.2.31 Heol-y-Capel turns off Ffordd Cader Idris to meet Y Lawnt. Capel Tabernacl (1868) is an odd mix of styles, but makes an interesting group with the adjacent terraces with their picturesque stepped & trellis porches and opposite the Mawddach Wholefood Co-Operative building. This (listed) building is of the mid-18th century but is in need of repair. Adjacent is the old congregational church (1878), now a dental surgery.

Character Area 3, South Area

5.2.32 East of Y Stryd Fawr (Eldon Square), is Felin Isaf (Smithfield Square). Fronted by the former gaol, much rebuilt and now Y Meirionnydd restaurant

35 Heol-y-Capel (2022).

36 Terrace to the corner of Well Street, Note the unusual gable form (2021).

and hotel[24]. Adjacent is the Unicorn, a building which contains 17th century fabric, although partly re-built externally around 1800. The range which includes the Unicorn extents to meet Plas Coch on Wtra Plas Coch (Unicorn Lane). This is another building which contains 17th century fabric modified in the early 19th century, rough rubble with sashes.

5.2.33 North-east of Y Meirionnydd is a three storey mid-nineteenth century terrace, this has arches to the ground-floor of the eastern end (presumably later). This row is all listed except the building nearest the hotel (which has uPVC windows).

5.2.34 To the eastern bank of Afon Arran is a terrace of houses late 19th century, all much altered with flat dormers and modern windows (except no.1).

5.2.35 Facing onto Y Stryd Fawr, Plas Newydd fronts a block which retains much of the early character of the town, with a dense building within an irregular plot. Plas Newydd is a fine, partly 17th century building with a later frontage now facing the square. The block turns the corner into Heol Feurig, the mix of building scales giving a very distinct character, finishing with the four-story Ty Seren, which had weaving looms on the upper floors (and a lifting beam with access door to the top floor) also has a later, but good quality, 19th century shop with iron cresting.

5.2.36 Heol Feurig is a street of great character, varying in width with buildings of varied styles and periods. The substantial Capel Ebenezer (next to Ty Seren) is c.1880 and one of Richard Davies' designs. The front faces a small square, created by the angle of the block referred to above. Opposite are Fro Awel, a good early domestic building (of the type which would have characterised the 18th century town and the Roman-Catholic church of Our Lady of Seven Sorrows. This building is a distinctive, yet traditional, design from the 1960s.

5.2.37 Further south the street sweeps and widens with another vernacular house, Cemlyn and its taller regency neighbour Ty Meurig set back, again the variance in scale is important to the character of the street.

5.2.38 It is unfortunate that Garn View which terminates the view has uPVC windows and is finished in modern paint. (see Fig 58)

37 Ty Seren note the lifting beam. (2022).

38 Tan-y-Gader (2022).

[24] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=5070

5.2.39 Beyond the road widens again creating a high-quality space with good surfacing and detail, in front of the imposing three-storey Georgian house of Tan-y-Gader. Adjacent is an empty plot, currently used as informal parking.

5.2.40 Heol Feurig joins Y Domen Fawr (Smithfield Street) and Heol Plas Uchaf (Smithfield Street), and again the road widens with a good 19th century row, Frondeg, opposite.

5.2.41 The road here is lined with mid-19th century terraced houses, mostly with modern windows, punctuated to the east by the modern development of Sarn Road and Hen Felin, which results in an unsatisfactory plot and landscaping to the north of the good Regency house of Glanafon, which has the shadow of a gable in modern brick on its northern elevation.

5.2.42 Beyond is the area around Maes-y-Pandy, which is highly distinctive with the sense of some early industry generally smaller in scale. Two chapels, the original Weslyan Chapel (Hen Dy Wesley) of 1806 to the west (unfortunately much altered with modern windows) and opposite the small, but well preserved, Pendref Chapel of 1905, with a small forecourt surrounded by railings.

5.2.43 The road would appear to have been widened and re-aligned west of Maes-y-Pandy, presumably to allow passage of vehicles – this resulted in the demolition of buildings in a dense block shown on late 19th century mapping (see Fig 39), although the remnants of one of the 'courts' survives perpendicular to the road.

5.2.44 Lining Maes y Pandy are a highly characterful row of early 19th century terraces, curving to follow the river. Opposite, either side of the footbridge, the former industrial buildings have recently been repaired. Development of a vacant plot was partially complete at the time of survey.

5.2.45 Slightly further South, as the land rises, are Glan Arran and Glan Arran cottages, a rewarding group with early 19th century house and much lower cottages adjacent, currently just outside the boundary of the conservation area.

5.2.46 To the west of Maes-y-Pandy, there is an area of important undeveloped agricultural land. The substantial listed house of Fron Arran, c1830, is raised on the hill, with views back to the town. Further west is Pen-y-bryn, a good 19th century house (unlisted), with an earlier farmhouse, potentially 17th or 18th century, behind (now roofed in corrugated iron).

39 Extract from 1888 OS map, showing dense development to Maes-y-Pandy.

40 Maes-y-Pandy (2022)

5.2.47 Further east on Tylau Mair, Pen Brynbella (see fig 21) is an earlier farmstead probably early 18th century of distinctly rural character. The upper part of Tylau Mair is compromised by poor quality later developments.

Character Area 4, Tanws Area.

5.2.48 Ffos-y-Felin marks the line of the former mill-leat was the eastern edge of the town at the end of the 18th century. The only development shown on mapping from the period is around Pont Arran, where a tannery was established by 1820. The tanning industry remained important to the town into the 20th century.

5.2.49 The area still has an industrial character, whilst Bwthyn Pont yr Arran is a good example of the rural style typical of the area before industrialisation. The cottage has long had an industrial context but is now surrounded by 20th century structures of low quality. It is not clear if the building is currently occupied.

5.2.50 Ffos-y-Felin runs north from Felin Isaf and to the east is lined with late Victorian buildings. Llys Meirion (Farmers Marts Auctioneers) is a good example of a late Victorian villa, with well-preserved external detail.

5.2.51 Jiwbili (Jubilee) buildings, at the junction with Heol Glyndwr, is an interesting modern building of c.1937. Recently repaired, it makes an important contrast in form, scale and materials.

5.2.52 The County Hall, built 1825 by Edward Haycock of Shrewsbury, stands at the junction with Heol-y-Bont. A distinctive building of the Tuscan order which housed the court room with flanking pavilions housing justices rooms and cells. It is currently in use as a dental practice (2022).[25]

5.2.53 The former retort house of the original mid-nineteenth gas works (now Dolgellau Cycles), is a important early industrial building, especially with the small governor house (south) and brick offices adjacent. The landscaping in front is poor quality and behind is open parking.

5.2.54 On Cae Tanws Bach (south),is a good warehouse and agricultural building extending through to Heol Glyndwr. Here the frontage is late 19th century and the building may have been modified with the new road alignments. The building seems partly vacant to the north at the time of survey.

41 Bwthyn Pont yr Arran and its industrial context. (2022).

42 Former Gas Works retort house and governor house (right) (2022)

[25] Haslam, R., Orbach, J. and Voelcker, A. *The Buildings of Wales: Gwynedd*, p.589.

5.2.55 The areas around Cae Tanws Bach and Heol Glyndwr were redeveloped at the end of the 19th century. Terraces of housing run south from Glyndwr street, backed by industrial buildings, some of which have 19th century origins and give the area a distinctive quality. Off Cae Tanws Bach, a small court of houses run north, part of a former print works.

Character Area 5, Western Area

5.2.56 The land rises sharply south and west of Tylau Mair up to Ffordd Bodlondeb. The area south of Ffordd Cader Idris is characterised by large villas, developed from the 1830s, with landscaped grounds.

5.2.57 Building along Ffordd Cader idris is also linear and generally 19th century, although Capel Salem was first developed in 1766.

5.2.58 Bryn Mair and Brynbella are good examples of the earlier phase of villa building in a restrained late Regency style. Bryn Mair has a particulary fine set of stone gate piers. Ffynnon, adjacent, has cast piers and gates. Further East, the substantial Brynhyfryd (see Fig 44), set above Ffordd Tywyn, is a fine villa of c1840, with stablau to the east.

5.2.59 Along Ffordd Cader Idris, between Tylau Mair and Bryn Teg, Bryn house is a fine, listed, early 19th century house, with apparent stabling and coach house[26] (although these look more akin to a mill or textile workshop). The house has recently been repaired but the stables and coach house are in poor condition. The building has a walled garden to the rear.

5.2.60 Beyond Tylau Mair are a pair of early 19th century three-storey houses (Erw-Wen) which have later, high quality bay windows. Both are recently repaired. Further west is the substantial Capel Salem (Calvinistic Methodist Chapel), set above the road the building is c.1893-4 again by Richard Davies, part dash and part painted stucco, it is an impressive composition with good railings and piers. Further west is a toll house with window and gate post (unfortunately the other windows are modern).

5.2.61 Behind Capel Salem, the building called the former school house has grouped windows to the upper storey, which suggest it may have been a weaving shop.

5.2.62 Above, Ffordd Bodlondeb is generally more rural in character (see 4.3) with woodland below the road, above Ffynnon Fair. A good row of 19th century

[26] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=4945

43 Warehouse, Cae Tanws Bach. (2022).

44 Brynhyfryd. (2022).

houses overlooks the town at 1-4 Ffordd Bodlondeb, set slightly below the road. 2 & 3 retain original sash windows and other detail.

5.3 Materials & Details

5.3.1 Dolgellau is characterised by stone. The use of dolerite is particularly prevalent, but other stones were quarried locally including various slates, one of which is often used for lintels. Earlier or lower status buildings used uncoursed rubble, higher status buildings using roughly squared rubble (often just to the front), with small stones between where the blocks were difficult to work. A residual iron content (from separating mudstone layers) gives the stone a rust colour. The variation in colour is very characteristic of the town.

5.3.2 Later, higher status buildings started to use finer ashlar, especially to primary elevations. The Golden Lion uses both ashlar and squared blocks to particular effect.

5.3.3 In the later years of the 19th century, the style of working the stone changed, and we see the arrival of a lot of snecked masonry, with the use of different stones, particularly granites and slates of more even appearance, presumably brought by rail.

5.3.4 Early buildings are likely to have had limewash or a thin render. This appearance has all but disappeared except for a few examples such as the Cross Keys. It would seem this is a conscious response to the perception of the town as a place of stone and as a mountain 'resort'.

5.3.5 Unlike Bala the arrival of the railway didn't bring brick or terracotta from Ruabon in any quantity, which perhaps reflects the conscious image of the town.

5.3.6 Slate was quarried locally including, from the 18th century, at Penrhyngwyn (Crown Quarry) on the hillside south of the town[27]. Originally local slate would have been used in diminishing courses. This can still be seen on a small number of buildings, including The Unicorn, Y Sospan Fach and Bwthyn Pont yr Arran. Consequently these are of great importance. Generally roofs are now of thinner, larger, machine-cut slates from Penrhyn or Ffestiniog.

45 1-4 Bodlondeb with new house under construction adjacent. (2022).

46 Roughly coursed stone, often dolerite, note the small stones between the large blocks almost 'galletting'. (2021).

[27] Richards, A.J. (2007), *Gazetteer of Slate Quarrying in Wales, p.230*

5.3.7 Details such as slate valleys (i.e. no lead) have all-but disappeared but should be cherished and repaired where they exist. They have recently been reinstated at Y Sospan Fach.

5.3.8 Dolgellau has a varied and interesting roofscape, the varied heights angles of buildings (relating to the plot boundaries and density of development) are important, but key are the scale and number of chimneys. The retention, repair and reinstatement of chimneys is key to the character of the conservation area. Chimneys also have Projecting stepped stone weatherings (in lieu of lead) above the roof line, a characteristic feature.

5.3.9 The quality of fenestration of the town is fundamental to its special character. Dolgellau is a town largely of sash windows, many of which survive and retain a significant quantity of historic glass. The townscape heritage programme has made significant progress in ensuring the reinstatement and retention of these key details, but the lack of statutory protection (through article 4 directions) means that the encroachment of uPVC and other impropriate details continues.

5.3.10 Decorative timber detail is relatively limited, except on some of the late 19th century villas (such as Bryntirion on Tylau Mair). Simple deeply projecting eaves are a feature of the later 18th and early 19th century buildings. There are some good shop fronts remaining too, at 1 Ffordd-y-Marian (an early 19th century example), Ty Seren and TH Roberts amongst others. Timber is almost all painted there is very little polished or stained timber.

5.4 Boundaries

5.4.1 Boundaries are most often marked through stone walls. To the periphery of the town these adopt a more rural character, with dry stone walling to Ffordd Bodlondeb, the mosses and lichens adding to its character.

5.4.2 In the town the density of building means buildings most often front the street or have very small areas to the front. Exceptions include the later developments along Ffordd Cader Idris and Heol Plas Uchaf and the forecourt of Ivy House.

5.4.3 Good examples of 19th century ironwork remain to boundaries, often associated with religious buildings. Key intact examples are the Coalbrookdale gates and piers to St. Mary's, railings with walling and piers to Capel Salem and Capel Ebenezer, gates and cast piers to Ffynnon (on Tylau Mair), Bryngwyn and Caer Ffynnon (Heol Plas Uchaf).

47 Slate laid in diminishing courses, Bwthyn yr Arran. (2022).

48 Door and door case, Maes-y-Pandy. (2022).

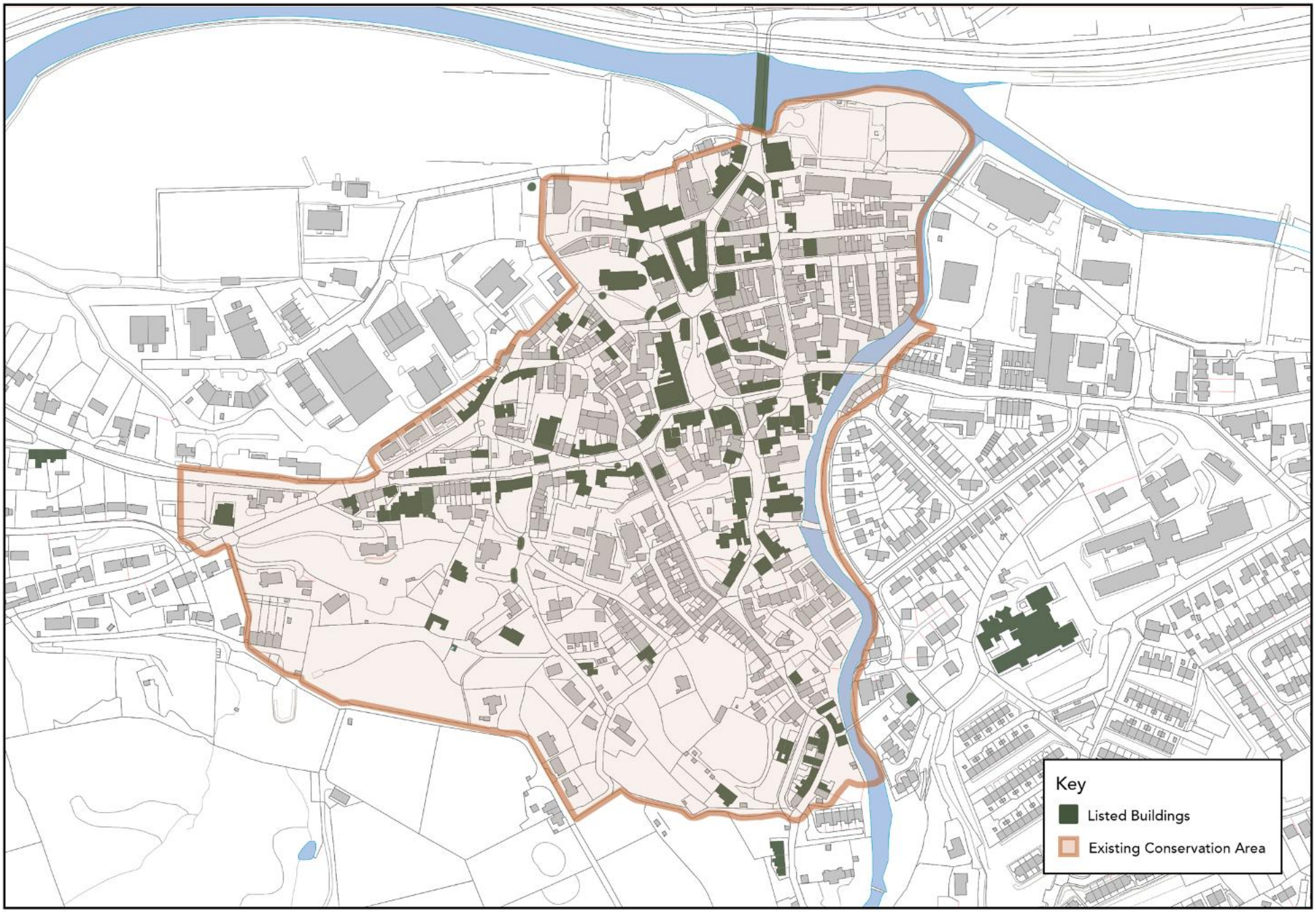
5.5 Other Features, Details & Surfaces

5.5.1 There are some good areas of older surfacing remaining in the town (although the widespread tarmac is generally detrimental). Cobbles can be seen, particularly on Heol Feurig outside Fro Awel, Cemlyn and Ty Meurig as well as in front of the Ship on Llys Owain.

5.5.2 Later surfaces including hard-fired blue diamond pattern chequer pavers are evident on Lion Street and adjacent to Plas Newydd.

49 Cobbled surfacing outside Fro Awel, Heol Feurig. (2022).

50 Dry stone walling, Ffordd Bodlondeb. (2022).



Listed Buildings
1:4000 @ A4

51 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 Listed Buildings

- *5042 Bragdy*
- *4919 No.2 Arran Road*
- *5020 1&2 Marianfa (Also Known As Marianfa)*
- *5074 Aber Cafe*
- *5054 Aran Dale*
- *5092 Arran View*
- *4931 Beechwood House*
- *5069 Bennar House*
- *4981 Bod Alaw*
- *5057 Bodfan, To Rear Of R & G Wynne Williams*
- *4921 Brethyn*
- *4928 Bridgend*
- *4929 Bridgend*
- *4930 Bridgend*
- *4936 British Red Cross Society*
- *5068 Bro Arran*
- *5083 Bronant*
- *4978 Bryn Gwynedd*
- *4943 Bryn House*
- *5024 Bryn Mair*
- *5028 Brynbella*
- *4954 Brynhyfryd*
- *4996 Capel Tabernacl (Congregationalist)*
- *5051 Cellar Bar Of The Torrent Walk Hotel*
- *5039 Cemlyn Cottage*
- *5038 Cemlyn House*
- *4971 Central Buildings*
- *5063 Churchyard Gates & Railings to St Marys Church*
- *5070 Clifton House Hotel*
- *5097 Coach House At Penlan*
- *4945 Coach House To Bryn House*
- *5025 Coach House To Bryn Mair*
- *5035 Cosy Takeaway Fish & Chips*
- *4988 Cottage Adjoining Service Range Of Plas Gwyn*

52 TH Roberts from Llys Owain 2022.

53 Capel Salem, Ffordd Cader Idris (2022).

- *5073 County Hall*
- *5090 Derelict Building To Rear Of Mill View*
- *5088 Derelict House To Rear Of Mill View*
- *5089 Derelict House To Rear Of Mill View*
- *5118 Dily's Meredith*
- *5021 Dolwyn Terrace*
- *4926 Dutch Barn At Llwyn*
- *5037 Ebenezer Methodist Chapel*
- *4964 Eldon Row*
- *4965 Eldon Row*
- *4966 Eldon Row*
- *4967 Eldon Row*
- *4968 Eldon Row*
- *4969 Eldon Row*
- *4976 Eric Edwards, Architect*
- *4946 Erw-Wen*
- *5027 Ffynnon Fair*
- *5052 Forden House*
- *4993 Former Agricultural Merchants*
- *5004 Former Police Station*
- *4951 Former Schoolroom Of Capel Salem*
- *4985 Former Shop On Corner With Springfield Sreet*
- *5098 Former Workshop*
- *5099 Former Workshop*
- *4940 Francesca, Studio One*
- *5049 Fro Awel*
- *5080 Fron Arran*
- *5023 Gatepiers & Walls To Entrance To Bryn Mair*
- *5022 Gates To Brynffynnon*
- *5014 Gladstone House*
- *5095 Glanafon*
- *5017 Glanwnion Cottage*
- *5167 Glyn Malden*
- *4939 Glyndwr Milk Bar*
- *5013 Golden Lion Royal Hotel*
- *5076 Governor House Of The Old Gas Works*
- *4952 Gwelfryn*
- *4977 Heulwen*
- *4947 House Adjoining Erw-Wen To Left*
- *4974 House Adjoining To Left Of Ivy House*
- *4986 House Adjoining To Right Of Former Shop On Corner With Springfield Street*
- *4991 Isfryn Cottage*
- *4990 Isfryn House*

- *5067 Islawr*
- *4973 Ivy House*
- *4984 J.P.William Jones, Bookmakers*
- *4975 J.V.Morgan & Son*
- *5016 Llety Clyd*
- *4922 Lloyd, Herbert & Jones, Estate Agents*
- *4923 Lloyd, Herbert & Jones, Estate Agents*
- *5166 Llyndir*
- *5041 Llys Meurig*
- *5015 Llys Y Delyn*
- *4970 Tŷ Meirion (Recently Barclays Bank)*
- *4983 Maesgwyn*
- *5046 Marylands*
- *5050 Mervinian House*
- *4972 Midland Bank*
- *5087 Mill View*
- *5012 National Milk Bar*
- *4963 Neuadd Idris (Former Market Hall)*
- *4938 Newsagents*
- *4994 Nigel J. Elson, Roofing Repairs*
- *4918 No.1 Arran Road*
- *5010 No.1 Lion Street*
- *5008 No.1 Lion Yard*
- *5030 No.1 Marian Road*
- *5121 No.1 Waterloo Street*
- *4998 No.1 Y Lawnt*
- *4934 No.2 Bridge Street*
- *5011 No.2 Lion Street*
- *5009 No.2 Lion Yard*
- *5031 No.2 Marian Road,*
- *5081 No.2 South Street*
- *4999 No.2 Y Lawnt*
- *4920 No.3 Arran Road*
- *4935 No.3 Bridge Street*
- *5082 No.3 South Street*
- *5000 No.3 Y Lawnt*
- *4979 No.4 Finsbury Square*
- *5001 No.4 Y Lawnt*
- *4980 No.5 Finsbury Square*
- *5086 No.5 South Street*
- *5002 No.5 Y Lawnt*
- *5003 No.6 Y Lawnt*
- *5032 No.8 Marian Road*
- *5091 No.8 South Street*

- *5171 Old Cottage At Penamen House*
- *5061 Old Courthouse (Y Sospan Fach)*
- *5109 Pandy'r-Odyn Cottages*
- *5110 Pandy'r-Odyn Cottages*
- *5112 Pandy'r-Odyn Cottages*
- *5113 Pandy'r-Odyn Cottages*
- *5114 Pandy'r-Odyn Cottages*
- *5084 Pant Awel*
- *5064 Parish Church Of St Mary*
- *5029 Pen Brynbella*
- *5007 Penbryn Croft*
- *5006 Penbryn House*
- *5096 Penlan*
- *4953 Pen-Y-Bryn Tollhouse*
- *5062 Pillar Box*
- *5072 Plas Coch*
- *4989 Plas Gwyn*
- *4959 Plas Newydd (Premises Of Dolgelly Jewellers)*
- *4958 Plas Newydd (Premises Of E.R. & E.M Hughes)*
- *4962 Plas Newydd (Premises Of Knitwise)*
- *4960 Plas Newydd (Premises Of Nurses Tv & Radio)*
- *4961 Plas Newydd (Premises Of Y Ewpwrdd Cornel)*
- *5044 Plas Uchaf*
- *4917 Pont-Yr-Arran Cottage*
- *4995 Premise Occupied By Mawddach Wholefood Co- Operative And Meirionnydd District Council*
- *4941 Premises Of Local Crafts*
- *4957 Premises Of Manweb*
- *4982 Premises Of Raynor Opticians*
- *5056 R & G Wynne Williams*
- *5085 Range To Rear Of Pant Awel*
- *87544 Rc Church Of Our Lady Of Seven Sorrows*
- *5075 Retort House Of The Old Gas Works (Now Gas Showroom)*
- *4992 Rhug*
- *5100 Riverside*
- *5094 Roslyn*
- *5060 Royal Ship Hotel Including Former Stableyard*
- *4948 Salem Calvinistic Methodist Chapel*
- *4950 Salem House*
- *4949 Schoolroom At Salem Calvinistic Methodist Chapel*
- *5119 Siop Esgidiau*
- *5058 Siop Hughes*
- *5026 Stable Tables & Loose Box To Bryn Mair*
- *4944 Stables To Bryn House*

- *4933 Stag Inn*
- *5036 Star House*
- *5102 Storehouse Opposite Cae Ffynon*
- *5066 Sunday Newsagents*
- *5065 Sundial In St Marys Churchyard*
- *5059 T.H.Roberts, Ironmonger*
- *5048 Tan Rhiw*
- *4942 Tan'r Allt*
- *5005 Tan-Y-Bryn*
- *5033 Tan-Y-Fynwent*
- *5047 Tawelfa*
- *5045 Tay-Y-Gader*
- *4987 Telephone Call-Box*
- *5117 The Bakery*
- *4937 The Cader Shop*
- *5053 The Cross Keys P.H.*
- *5018 The Old Bank*
- *5019 The Old Bank*
- *5071 The Unicorn P.H.*
- *5120 Thresher's Wine Merchants*
- *5040 Ty Meurig*
- *5043 Unoccupied Building To Left Of Bragby*
- *4932 Visitor Centre At Beechwood House*
- *5101 Wenallt View*
- *5116 Y Belen Wlan*
- *5093 Y Graig*

6.1.2 Potential Additional Designations.

It is considered that the following buildings and structures should be considered for listing on the national list:

- *Stablau to Brynhyfryd.*
- *Pen-y-Bryn (Tylau Mair/Heol Feurig)*
- *Free Library on Mill Street*
- *Crosby Buildings (part of overall group value of Y Stryd Fawr).*
- *Plas Isa (next to Golden Lion)*
- *Northern range of the gas works (consider for group value)*

6.1.3 There are a series of significant designated historic assets (scheduled monuments and listed buildings) within c500m of the conservation area:

- *5054 Aran Dale*
- *4997 Dolgellau & Barmouth District Hospital*
- *5055 Dolgellau Primary School*

- *5079 Glan Arran*
- *5077 Glanarran Cottages*
- *5078 Glanarran Cottages*
- *4924 Llwyn*
- *5103 Maes Caled*
- *5104 Maes Caled*
- *5105 Maes Caled*
- *5106 Maes Caled*
- *5107 Maes Caled*
- *5034 Obelisk To Dafydd Ionawr In Old Cemetery*
- *4925 Ruined Building To East Of Llwyn*
- *4927 Y Bont Fawr*

6.2 Undesignated Historic Assets of Special Local Interest

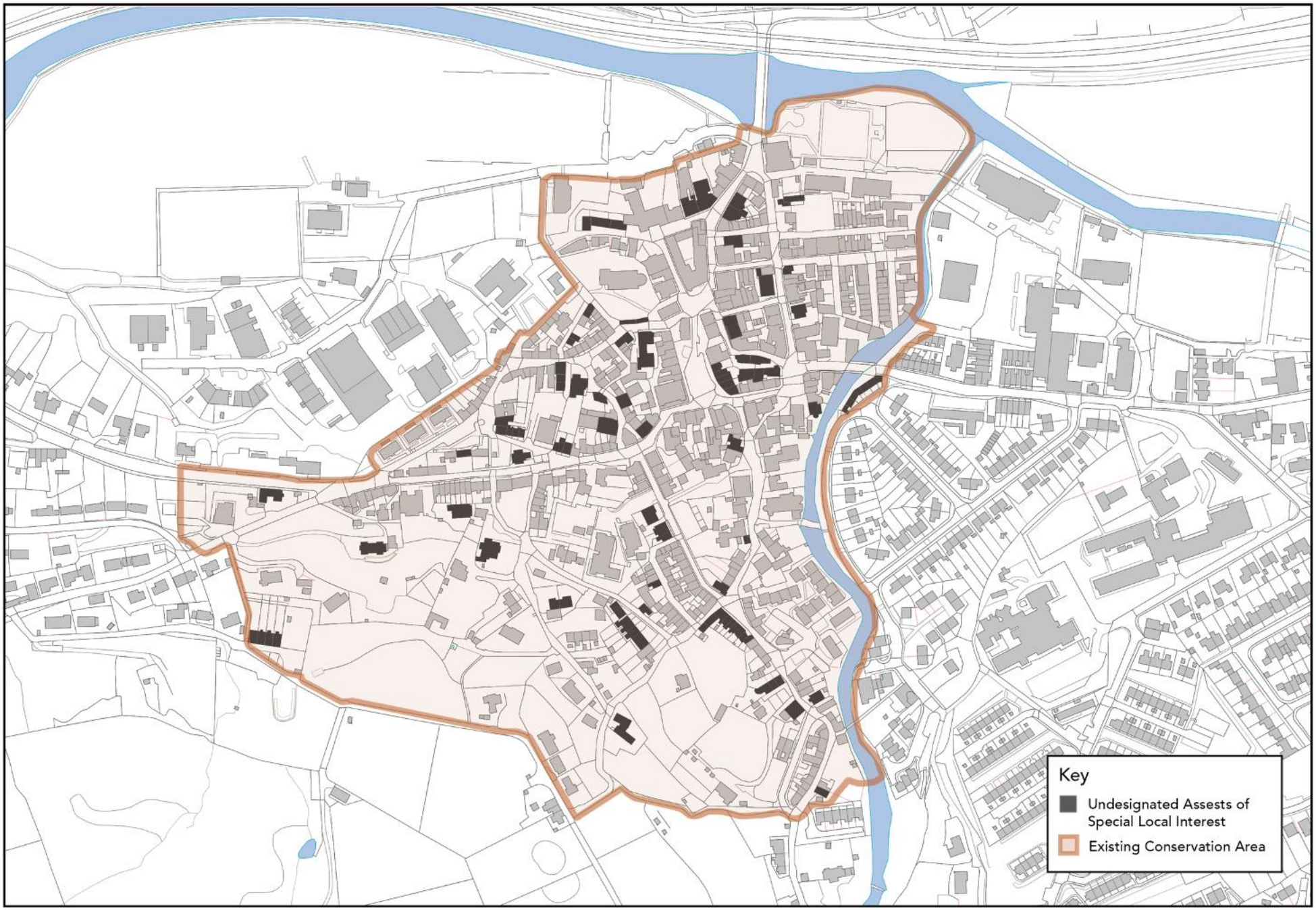
The following undesignated historic assets in the conservation area have been identified as being of special local interest (see fig 54):

- *Stablau to Brynhyfryd.*
- *Former Nat-West Bank and Agriculture House (Heol-y-Bont)*
- *Buildings at Lion Yard.*
- *Plas Isa (adjoining Golden Lion).*
- *Gwyndy, Heol-y-Bont*
- *Swyddfa Guthrie, Jones & Jones, Heol-y-Bont*
- *Crosby Buildings, Y Stryd Fawr*
- *Bryn Eglwys & Parlwr Bach (Y Lawnt).*
- *Building opposite Bryn Eglwys & Parlwr Bach (with brick building behind).*
- *Brynmeurig (Y Lawnt)*
- *'The Lombard' (Y Lawnt)*
- *Plas Brith*
- *Terrace running perpendicular to Y Lawnt (next to Plas Brith).*
- *Terraces adjacent to Tan-y-Fynwent*
- *Store/industrial building, Well Street.*
- *Victoria Works, Well Street*
- *Cambrian Mill, Well Street*
- *Richmond House, Porth Canol*
- *Terraces (adjacent to Capel Tabernacl) Heol-y-Capel.*
- *Old Congregational Church, Ffordd Cader Idris*
- *Capel Judah (Tylau Mair)*
- *Brynffynon (now Ffynnon), Tylau Mair*
- *1-4 Ffordd Bodlondeb*
- *Craig-y-Ffynnon*
- *Terrace on Brynteg, adjacent Tan'r Allt.*
- *Bryntirion (Tylau Mair)*

- *Wenallt, Heol Plas Uchaf*
- *Caer Ffynnon, Heol Plas Uchaf*
- *Bryngwyn, Heol Plas Uchaf*
- *Wesley Place, Y Domen Fawr.*
- *Stablau, Ty Meurig, Heol Feurig.*
- *Clydfan, Heol Feurig*
- *Building adjacent Y Meirionnydd, Felin Isaf.*
- *Pen-y-Bryn (Tylau Mair/Heol Feurig)*
- *Capel Pendref, Maes-y-Pandy.*
- *Hen Dy Wesley (former Capel), Maes-y-Pandy.*
- *Group of buildings south of Wtra'r Felin.*
- *Jiwbili buildings Ffos-y-Felin*
- *Llys Meirion Ffos-y-Felin*
- *Spar (former Chapel) Heol Plas-yn-Dre*
- *Frondeg and adjacent terrace (Y Domen Mawr).*
- *Building on Corner of Heol Feurig and Finsbury sq. part of overall scene at Eldon sq.*
- *Free Library on Mill Street.*
- *Terrace west of Pont-yr-Arran*
- *Northern range of Gas works.*

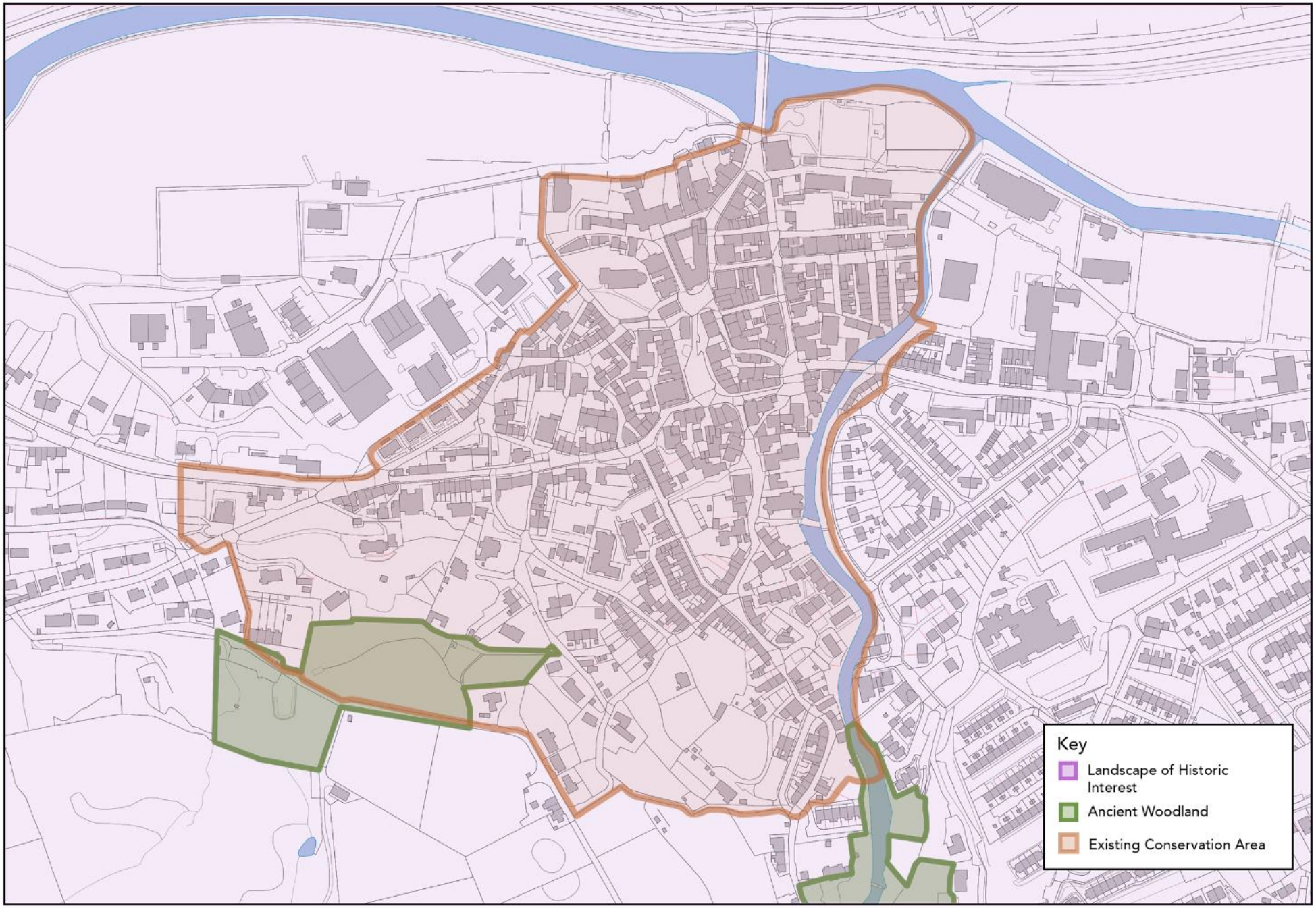
6.3 Register of Traditional Buildings

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.



Undesignated Assests of Special Local Interest
1:4000 @ A4

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



Other Designations
1:4000 @ A4

55 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 Dspecifically is not known, however there is evidence of prehistoric activity in the local area.

7.1.2 The medieval and immediately post-medieval town, although quite well documented, still has the potential to be better understood, potentially though below ground deposits or remains within standing structures.

8.0 Other Designated Assets

8.1 Sites of Special Scientific Interest (SSSI)

8.1.1 The conservation area lies north of the Cadair Idris site of Special Scientific Interest.

8.1.2 Bryn-y-Gwin Isaf SSSI is adjacent to Pandy'r Odyn conservation area (see separate report), west of Dolgellau. A site noted as an important breeding roost for the lesser horseshoe bat.

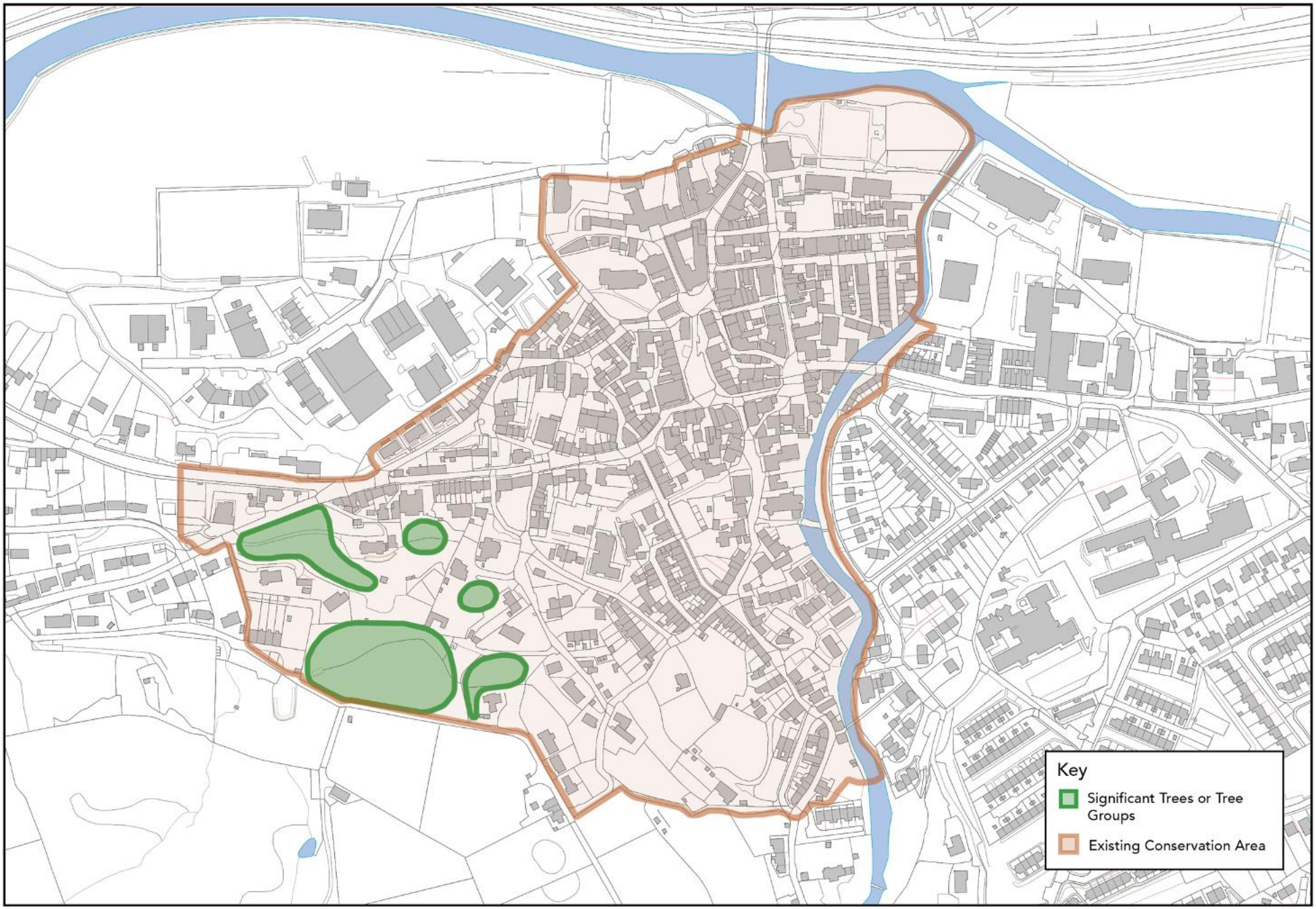
8.2 Special Area of Conservation (SAC)

8.2.1 Areas south of the conservation area are designated as a special area of conservation (SAC). Coedydd Derw a Safleoedd Ystlumod Meirion/Meirionnydd Oakwoods and Bat Sites.

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

8.3 Trees Preservation Orders

8.3.1 There are no currently recorded Tree Preservation orders in the Conservation Area (in addition to the protection that the area confers). See Fig 56.



Trees
1:4000 @ A4

56 Tree Preservation Orders and other important trees (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

8.4 Designated Historic Landscape

8.4.1 The village is located in the registered historic landscape HLW (Gw) 13 - Vale of Dolgellau.[28]

9.0 Biodiversity

9.1 Trees

9.1.1 See 8.3 for Tree Preservation Orders.

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

9.1.3 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.

9.2 Protected Species.

9.2.1 A number of key protected species are known to be present in and around Dolgellau, especially on the slopes of Cadair Idris. These include:

- *Pied Flycatchers* (Ficedula hypoleuca)
- *Spotted Flycatchers* (Muscicapa striata)
- *Redstarts* (Phoenicurus phoenicurus)
- *Wood Warblers* (Phylloscopus sibilatrix)

[28] https://cadwpublic-api.azurewebsites.net/reports/historiclandscape/FullReport?lang=&id=HLW%20(Gw)%2013

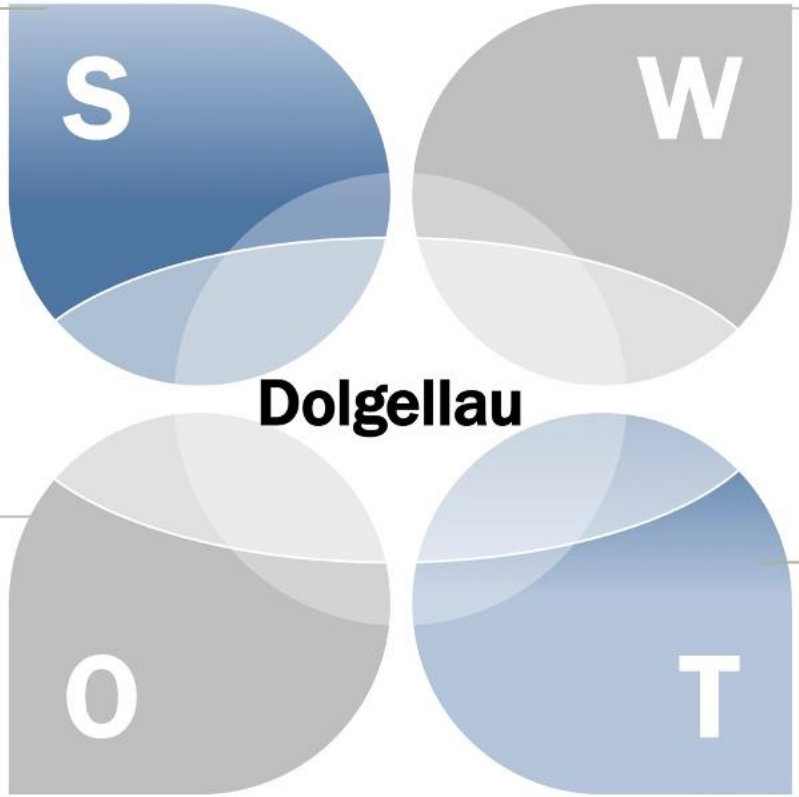
9.2.2 Swallows and swifts are also known to nest in the large eaves of a number of buildings and bats of various types are recorded.

PART TWO – CONSERVATION AREA MANAGEMENT PLAN.

1.0 Summary SWOT Analysis

STRENGTHS

- Footfall and popularity.
- Strong visual and cultural identity.
- Successful ongoing Townscape Heritage Programme.
- Windows, joinery and historic glass retention.
- Fine range of stone and stone detailing through the town
- Landscape setting.
- Good range of local shops and services.
- Presence of town trails and interpretation allowing engagement with heritage.
- Retained rural context above the town.
- The town has a number of important squares giving it a very distinctive quality.



WEAKNESSES

- Amount of traffic to and through town, consequent parking issues.
- Industrial areas behind Bwthyn Pont yr Arran, detrimentally affect the context of the bridge and house.
- Extent of inappropriate highways and other signage across the town centre, especially adjacent to key buildings.
- Condition of some important buildings including Tŷ Meirion and large building on corner of Heol-y-Bont and Heol Glyndwr and Bwthyn Pont yr Arran, Warehouse on Cae Tanws Bach, and Coach House & Stablau to Bryn House.
- Extent of change (primarily windows, joinery, etc replaced with uPVC).
- Overhead wiring to Smithfield St.
- Modern housing blocks on Y Lawnt.

OPPORTUNITIES

- Listing more key buildings and better protecting the town and key buildings.
- Introduce article 4 direction to protect windows and key features
- There are several vacant sites or underutilized sites, including areas around the former gas works and on Heol Glyndwr, parking area on Y Lawnt and next to Tan-y-Gader.
- Sensitive application of sustainable technologies.
- Enhance the town's squares through better use, enhanced surfacing and control of parking.
- Find sustainable use for vacant buildings including London House and former newsagents on Heol-y-Bont and Heol Glyndwr, Warehouse on Cae Tanws Bach, Penbryn and the Coach House & Stablau to Bryn House.
- Better control of new developments in and around the conservation area.
- Bring back more traditional application of slate roofing in diminishing courses.

THREATS

- Increasing level of inappropriate change (e.g. plastic windows, roofing materials, insensitive additions), threatens the intrinsic character.
- Level of traffic and tourist pressure.
- Encroaching developments in and around the conservation area especially around villas and to agricultural context.
- Increasing numbers of AirBnB and holiday homes, balance needed.
- Lack of control of detailing of change to existing buildings and new developments

2.0 Understanding the Issues

2.1 The Condition of the Conservation Area

2.1.1 Dolgellau retains much of its special character, part defined by its unique irregular form, resulting in unusual spaces, building forms and views.

2.1.2 The town also retains a significant amount of its material character, through the stone, stone detailing and, in particular, the amount of retained early windows and joinery details.

2.1.3 Most buildings are occupied or in beneficial use, there is a transition in retail occupation and some buildings are currently empty, but this is modest in comparison to many similar-sized towns. The Townscape Heritage programme has made a substantial difference protecting, conserving and reinstating detail as well as bringing underused or vacant buildings back into 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, windows and doors with modern, generally uPVC, replacements, including alterations to shop fronts. Whilst the townscape heritage programme has made a positive impact.
- Large modern industrial sheds (note that some have earlier origins) around Pont yr Arran.
- Loss of traditional surfacing in favour of parking areas.
- Poor quality development eroding the setting.
- A number of vacant buildings.
- Proliferation of modern signage (in particular highways signage) associated street furniture and also the overhead wiring (the latter is particularly applicable to Porth Marchnad (Smithfield Street).

2.1.5 Specific examples include:

57 Parking area and poor landscaping, Y Lawnt. (2022).

58 Poor windows and modern paint, Garn View, Heol Feurig. (2022).

- Replacement of windows and doors to some key buildings in the conservation area, especially on Heol Feurig, Heol Plas Uchaf and the northern end of Y Lawnt.
- Modern development especially around Tylau Mair and to the south of the conservation area, on agricultural land and within former landscape gardens.
- Use of modern pointing and renders, for example to Penbryn on Ffordd Cader Idris.

2.1.6 Developments in and around the conservation area have not, to date, been of adequate quality, reflecting the unique mix of architecture. Better quality materials and design should be expected.

2.2 Buildings at Risk

2.2.1 The former newsagents on Heol-y-Bont is currently vacant and boarded up to the upper floors. This is a key, listed building retaining significant original detail, with an important shop front at street level. The building appeared to be for sale at the time of survey.

2.2.2 Tŷ Meirion is a prominent free-standing building on Y Stryd Fawr. Formerly Canolfan Croeso, the building appeared to be empty at the time of survey and starting to deteriorate.

2.2.3 Industrial and service buildings are an important part of the conservation area, and there are a number currently not in full or beneficial use. These include a warehouse to Cae Tanws Bach and the Coach House and Stables to Bryn House.

2.2.4 Penbryn (house and croft) on Fford Cader Idris were part boarded up at time of survey. The buildings have also suffered from very poor repointing in cement.

3.0 Overview of the SWOT Analysis.

3.1.1 A SWOT analysis has been undertaken for the Dolgellau 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.

59 Former (listed) newsagents vacant on Heol-y-Bont. (2022).

60 Poor setting to Bwthyn Pont yr Arran (2022).

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.
- Find a suitable new use for the former newsagents, Tŷ Meirion, the warehouse on Cae Tanws Bach and Bwthyn Pont yr Arran ensuring the protection and enhancement of their significance, and ideally retention in publicly accessible uses.
- Encourage suitable new developments to vacant sites, including the plot on Heol Glyndwr (next to Jiwbili buildings).
- Consider improvements to surfacing in key areas, for example in front of the Golden Lion.
- Ensure that the significant remaining original details of the Conservation Area are protected through the implementation of enhanced development controls including an *Article 4 direction*
- Consider integration of sustainable technologies and retrofit where it will not adversely affect the character of the conservation area or the specific building.
- Continuing the very successful Townscape Heritage programme as long as possible.

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.
- Consider improvements or enhancements to the former gas-works site (whilst respecting the historic, designated and non-designated buildings) and industrial area around Bwthyn-yr-Arran.
- Act to secure future of important buildings which are currently vacant, including former newsagents and Tŷ Meirion.

61 Coach House and Stables to Bryn House. (2022).

- Engage owners and the council to minimise effects of parking on historic settings. Dolgellau is particularly vulnerable with space around small squares/wider areas, such as Felin Isaf.
- Review opportunities for improving housing and setting on Y Lawnt, through engagements with residents and housing association.
- Seek to engage the highways authority (Gwynedd) to reduce the extent and proliferation of modern signage
- Engage with statutory suppliers on the issue of the extent of overhead wiring, particularly to Porth Marchnad (Smithfield Street).

4.0 Positive Management.

4.1 Boundary Changes.

4.1.1 It is proposed to extend the conservation area boundary slightly to include the area around Glan Arran and Glan Arran Cottages. See Fig 62.

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 Dolgellau conservation area. The town is well preserved with a very significant quantity of retained windows and joinery and there is a need and opportunity to check further inappropriate change, removal of historic windows, joinery and rainwater goods.

4.2.3 Several buildings recommended consideration for listing on the national list as noted in 6.1 of the CAA.

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 has the potential to significantly enhance its special interest. This can be through extended planning powers or guidance.

4.3.2 Specific issues to be addressed in the Dolgellau Conservation Area include:

- Implementation of development control measures (article 4 direction) to control loss of historic joinery details and features
- Seek to find long-term uses for Vacant buildings as referred to in 2.2
- Seek to control in-fill development and development of inappropriate quality (discourage development on the agricultural land or within gardens to the villas around Tylau Mair) on the periphery of the conservation area.
- Consider preparation of a design-brief for key sites, such as the former gas works, or other opportunity locations around the town.
- Encouraging reinstatement of more appropriate joinery details to locally significant buildings, in place of modern uPVC replacements.
- Enhance the role of Dolgellau's historic and significant town squares as welcoming, accessible and people-focused open spaces which support community life, appreciation of the historic environment and the vitality of the town centre. Encourage appropriate uses and sensitive public realm improvements, including the rationalisation of vehicle parking where this would better safeguard the character and appearance of the conservation area, improve pedestrian safety and accessibility, and support wider decarbonisation objectives.

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

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

4.4 Sustainability & Environmental Upgrading

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

4.4.2 Dolgellau has natural opportunities for micro-power generation and had a partially hydro-electric power station into the 1960s. Small schemes, including a 200kW installation at Ty Cerrig north-west of the town have been undertaken.

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

4.5 Biodiversity

4.5.1 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).

4.5.2 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.
- Hedgerow management and enhancement.
- Protection of trees during construction work
- Non-intervention to allow trees to mature
- Retention of standing deadwood and creation of deadwood piles for insects and other wildlife.

4.5.3 Ensuring that development is informed by, and is sympathetic to, the distinctive character areas of the Conservation Area and takes account of

other evidence of historic characterisation and landscape sensitivity of the surrounding area.

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

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

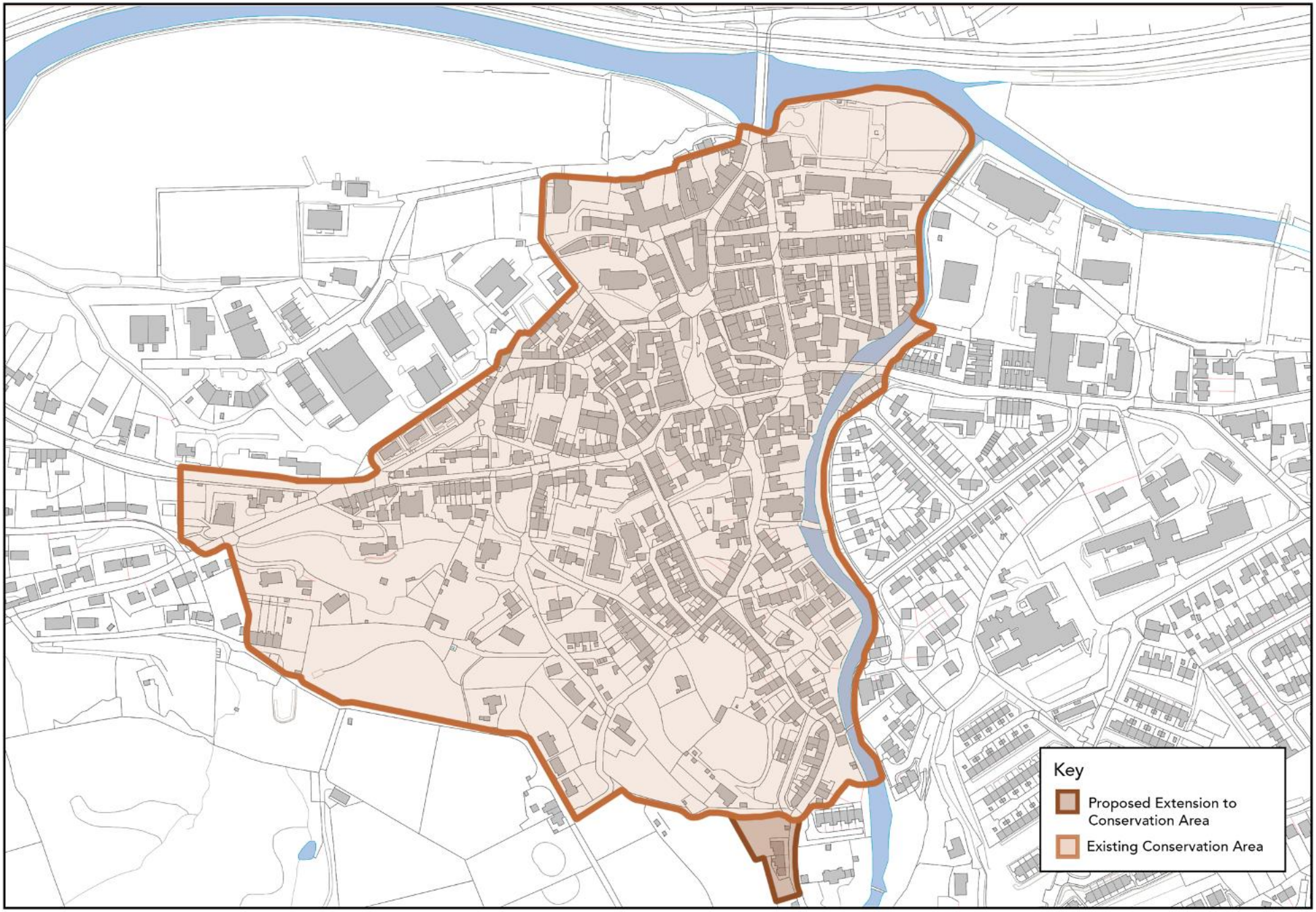
4.5.6 Encouraging development to include measures to contribute positively to the overall biodiversity of the area.

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

5.0 Consultation

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

- Townscape Heritage Officer
- Via the National Park's website.



Proposed Extension to Conservation Area
1:4000 @ A4

62 Proposed amendment to Conservation Area boundary (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

Appendices:

Appendix A - Sources

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

Aston, M & Bond, J (1976) The Landscape of Towns. (Sutton Publishing Limited)

Beverley Smith, J. and Beverley Smith, L. (eds.) 2001. *History of Merioneth. Volume II. The Middle Ages*. Merionethshire Historical Society.

Brooks, I.P. (2017), *Plas Newydd, Eldon Square, Dolgellau, Meirionnydd*. Engineering Archaeological Services Ltd. Accessed via: https://www.snowdonia.gov.wales/__data/assets/pdf_file/0016/251422/Adroddiad-Archaeolegol-Siop-Newydd-Saesneg-compressed.pdf

Brooks, I. P. (2019) *Y Sospan, Llys Owain, Dolgellau Standing Building Report*. Engineering Archaeological Services Ltd. Accessed via: https://www.archwilio.org.uk/arch/query/page.php?watprn=GAT45454&dbname=gat&tbname=event&sessid=CHl2tacatqd&queryid=Q517907001646399781

Cadw (2010), *Dolgellau, Understanding Urban Character*. Accessed via: https://cadw.gov.wales/sites/default/files/2019-05/Dolgellau-%20Understanding%20Urban%20Character_0.pdf

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

Gwyn, D (2006), *Gwynedd: Inheriting a Revolution* (Phillimore, Chichester) Hall, W. (1881),

Gwyn, D *Welsh Slate: The Archaeology and History of an Industry (RCAHMW 2015).*

Gwynedd Archaeological Trust (GAT), *Marian Mawr, Dolgellau*, Archaeological Assessment. Report no 1293 (2016). Accessed via: https://coflein.gov.uk/media/172/102/gatp017_04_01.pdf

Haslam, R., Orbach, J. and Voelcker, A. (2009) *The Buildings of Wales: Gwynedd* (Yale University Press, London)

Hughes H & North H. L. *'The Old Churches of Snowdonia' (1924).*

Lewis, S. (1849), *A Topographical Dictionary of Wales* (London)

Longley, D. (2012). *Plas Newydd, Eldon Square, Dolgellau Meirionnydd.* Report for Snowdonia National Park Authority

Pennant, T. (1781), *The Journey to Snowdon* (London) Pugh, E. (1816), *Cambria Depicta*

Richards, A.J. (2007), *Gazetteer of Slate Quarrying in Wales,* Llygad Gwalch.

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

Smith, B. & Neville George, T. *British Regional Geology – North Wales (HMSO) 1961.*

Talbot, J & Cosgrove, J. (2017) *Roadside Geology of Wales*, Geologists Assoc.

Historic Landscape Characterisation Studies - http://www.heneb.co.uk/hlc/dolgellau.html