NANTMOR

Conservation Area Appraisal and Management Plan

Chambers Conservation Ltd.

Issue

Issues: **- 4** Final Version

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PART ONE – CONSERVATION AREA APPRAISAL.

1.0 Introduction

1.1 How to use this document

1.1.1 This Conservation Area Appraisal should be read in conjunction with the document ***Introduction to Conservation Areas for the 21st Century,*** which can be downloaded from the National Park's website. This document contains an explanation of the purpose and methodology of this Appraisal, together with a general introduction to the history, landscape, buildings and settlement forms and planning and 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.

Location & Setting

1.2.2 Nantmor is a small village in Gwynedd, village is some 2.5km south of Beddgelert, and 7.5km north-east of Porthmadog. The village is approached from the west via Pont Aberglaslyn, towards the end of the steeply sided Aberglaslyn gorge. West of the gorge the land rises steeply to reach Moel Hebog (782m AOD) and the other peaks of the Hebog ridge.

1.2.3 North of the village, the land rises sharply from the gorge before dropping into Cwm Bychan, where copper mines operated and the remains of an aerial ropeway remain, before rising again towards Moel Dyniewyd at 382m AOD.

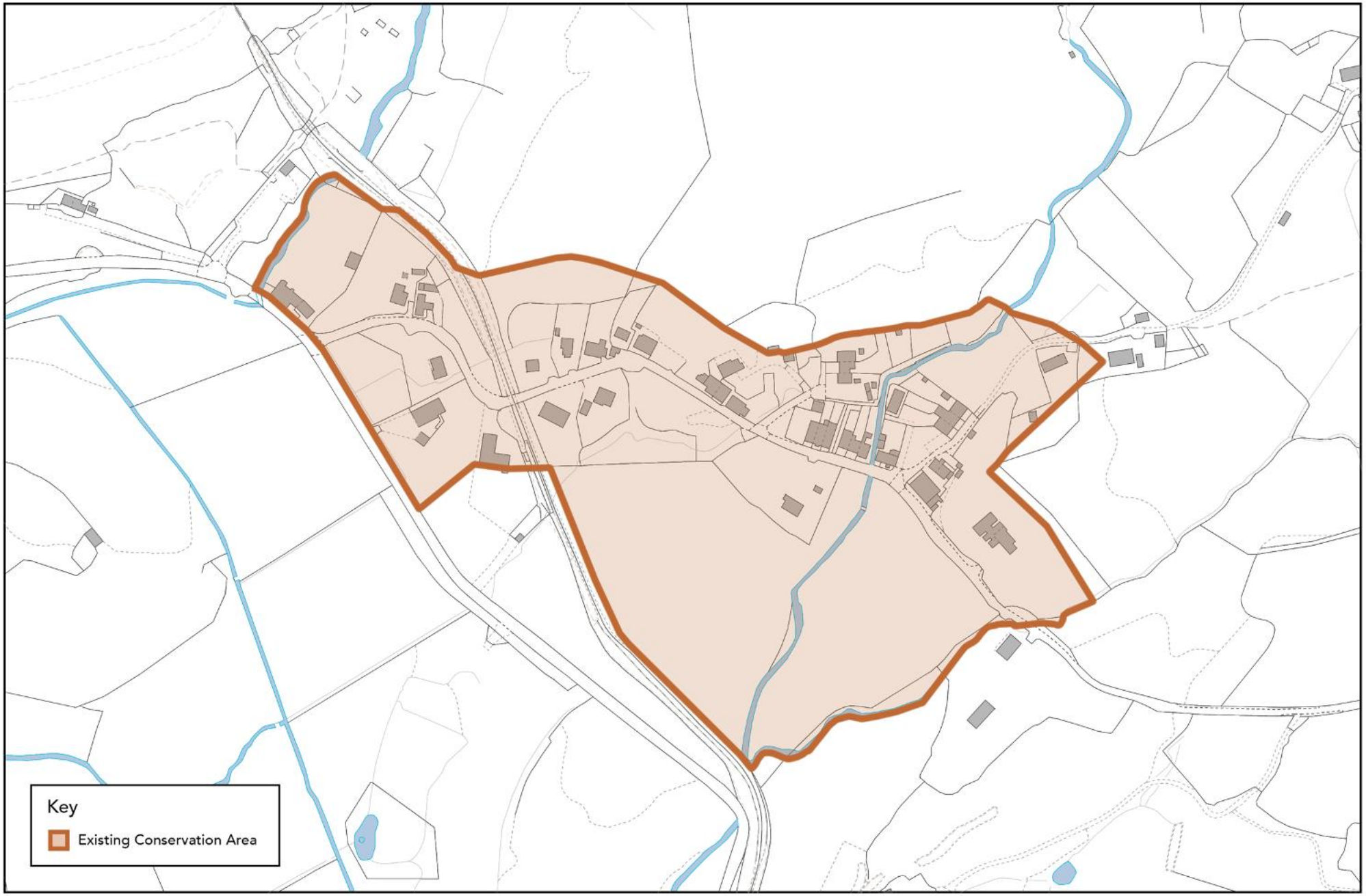
1.2.4 The village is built on a steeply rising road, from which the land drops away to the south, reaching Traeth Mawr, the drained landscape created by the

01 Towards Moel Hebog from Nantmor (2021).

construction of the ‘cob’ at Porthmadog in the early 19th century. The hillside to the south is generally wooded, so views are limited.

1.2.5 The village lies within a heavily wooded and rocky landscape, and yet is close to sea level at the head of the reclaimed estuary of Traeth Mawr.

1.2.6 Designation date: 1974.



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

Existing Conservation Area
1:3000 @ A4

2.0 Summary of Special Interest

2.1.1 There is strong evidence for pre-historic activity in the surrounding area including finds near the conservation area. Possible evidence for a medieval settlement nearby, beyond Cwm Caeth supplements the evidential value, through the potential for further understanding of the early history of the area.

2.1.2 The current village is a well preserved settlement, largely of the 19th century. The intact nature of the village centre contribute to its high aesthetic and historic value. This is particularly evident in a number of ways:

- Grouping around Capel Peniel, including Glan Meirion, Bron-y-Graig and Tŷ Capel.
- Connection between this group and Peniel Terrace, the views to and from Peniel Terrace to the Capel and to Cwm Caeth are particularly important to the aesthetic value.
- Group including Arfryn together with the pair of houses at Bron Meirion and Hafod, and Bryn Tirion.

2.1.3 The landscape setting of Nantmor is essential to the special interest of the conservation area. Visual connections towards Moel Hebog, and the Hebog ridge to the west, Traeth Mawr to the south and the escarpment below Cwm Bychan to the north all make a significant contribution to the special interest. The area is also in close proximity to the famed Aberglaslyn gorge beloved of artists and poets. There are some views where this relationship is particularly important to the special interest of the conservation area. These are specifically identified later in the appraisal, but key examples are:

- Dynamic views towards Traeth Mawr, showing the agricultural, drained landscape created at the start of the 19th century, previously the upper reaches of the tidal estuary.
- Views downhill across the level crossing, with the Hebog ridge behind.
- View towards Y Gored and Gwylfa, showing the road alignment before and after the arrival of the railway and the rocky escarpment behind Gelli'r-Ynn-Isaf.
- Dynamic view of former shop (Glan Meirion) school and key buildings towards Hebog ridge.

03 Towards Nantmor, looking along the Afon Glaslyn. (Creative Commons 2.0).

04 Richard Jones Owen, 'Glaslyn'. (Robert Roberts, Public domain, via Wikimedia Commons).

- View across from slightly raised ground towards Moel Hebog, over the rear of Glan Meirion.
- View back towards Peniel Terrace, with Hebog ridge at Moel Ddu in the background.
- View towards Cwm Caeth and the ridge above Cwm Bychan.

2.1.4 Nantmor has a strong and distinctive architectural character, having avoided substantial later development and with key buildings. Primary elements include:

- The prominent Capel Peniel which 'book ends' the village to the east.
- The integrity of the relationship between Capel Peniel, Peniel Terrace, Bron-y-Graig, Tŷ Capel and Glan Meirion as the centre of the village.
- Characterful single storey dwelling of Arfryn together with the pair of houses at Bron Meirion and Hafod, and Bryn Tirion behind.
- Relationship of the station, the crossing and the cutting to the north, hewn through the rock.
- Later buildings following the re-alignment of the road caused by the arrival of the railway including Pen Dyffryn and those remaining which show the former alignment such as Y Gored.

2.1.5 The communal value is particularly important to the special interest, spanning the local and national. This is evident in:

- Retention in use of Capel Peniel.
- The presence in the village and wider area (Nanmor Deudraeth) of important bards including Richard Jones Owen, bardic name 'Glaslyn', Dafydd Nanmor and Rhys Goch Eryri.

05 Capel Peinel and the phone box. (2021).

06 Road descending past Arfryn, Bryn Meirion and Hafod towards the railway (2021).

3.0 Historic Timeline

Prehistoric

Medieval Nanmor Deudraeth

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

3.1.2 Until the 20th century, and in many documents, the village is referred to as 'Nanmor', a name derived from the river which flows in a valley to the east of the village, before joining the Afon Glaslyn north-east of Prenteg.

3.1.3 Occupation during the prehistoric period is evidenced by finds including flints and a mace head have been found near the chapel.[1] There is also reference to a possible hut circle and associated walls just north of the village at Cwm Caeth.[2]

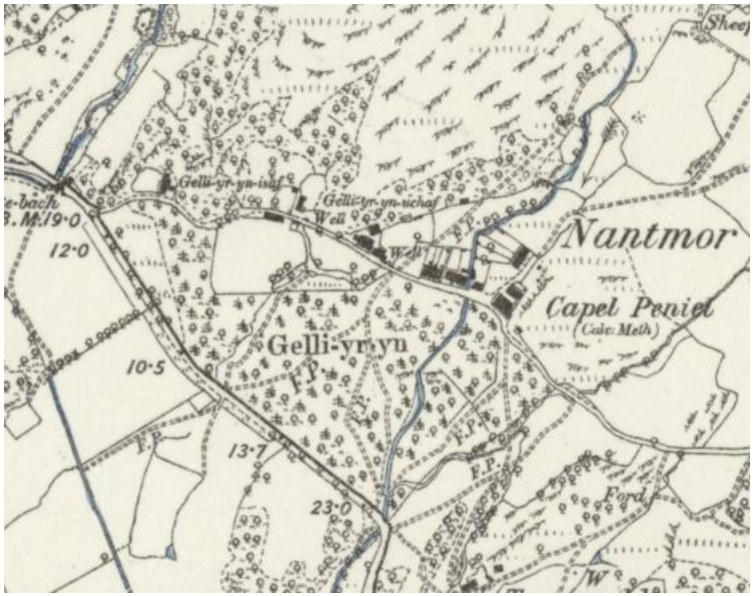
3.1.4 Part of the lane above Nantmor is recorded as being part of the Roman road from Segontium to Tomen-y-Mur.[3]

3.1.5 The area, which would at the time have been a dispersed settlement, not a village or hamlet, was known as Nanmor Deudraeth in the medieval period, when it was part of Beddgelert Parish. The settlement of the area in the medieval period seems to have focussed on the better agricultural land of the Nanmor valley, although there is a suggestion of medieval settlement at Hendref, east of the village.

3.1.6 The significant poet, Dafydd Nanmor (c.*1420-1490*), came from Nantmor (or more precisely the Nanmor Valley), and is thought to have lived at Cae Dafydd. Dafydd was exiled from Gwynedd for singing *cywyddau* in the manner of Dafydd ap Gwilym, to a married woman, Gwen o'r Ddôl, in the same neighbourhood.[4] Another noted poet, from the area, Rhys Goch Eryri (late c.14 – c.1448) is thought to have lived at Hafod Garegog, some 1.5km south of the current village.[5]

3.1.7 Until construction of the Cob at Porthmadog by William Madocks in the early 19th century, the Traeth was tidal up to Nantmor. Subsequently the land was drained, creating a fertile plain, Traeth Mawr.

07 Tithe map of Nantmor, showing only Bridge House at Pont Aberglaslyn, 1840.



08 Extract from OS map 6" to 1 mile, surveyed 1888.

[1] Lynch, Frances (1988) *Flints from Nantmor*, Transactions of the Caernarfonshire Historical Society (vol.49).
[2] https://archaeologydataservice.ac.uk/archsearch/record.xhtml
[3] https://archaeologydataservice.ac.uk/archsearch/record?titleId=2022076
[4] https://biography.wales/article/s-DAFY-NAN-1400
[5] https://biography.wales/article/s-RHYS-GOC-1400

18th & 19th Century

3.1.8 Before this the area would have been a tidal fishery since the medieval period and perhaps earlier.

3.1.9 The origins of the village are not well documented, but it is almost exclusively 19th century, built to support the emerging mining industry. Copper Mines lay close by in Cwm Bychan, north of the village and slate was quarried in the surrounding valleys, including north of Cwm Caeth and Gerynt in Blaen Nanmor.

3.1.10 Records of workings at the copper mine in Cwm Bychan date back to 1720, with activity peaking towards the end of the 18th century. In the 1870s the mine was run by the Cwm Buchan Silver Lead Mining Company. A brief, but unsuccessful, attempt was made to re-work the mine in the 1920s.

3.1.11 A number of surface structures from the 1920s remain at the site, including the ruins of a 1.4 km long aerial ropeway (built by White's of Widnes). This was constructed to convey ore from the workings at the top of the cwm down to a mill area at the bottom, close the Welsh Highland Railway.[6]

3.1.12 The renowned poet, Richard Jones Owen, bardic name '*Glaslyn'* lived at Pen-y-Groes, a small house near Pont Aberglaslyn, just north of Nantmor in 1831.[7]

3.1.13 The tithe map of 1839 shows very little but indicates that the land upon which the village was built was in the ownership of Gelli Ynn and Cwm Caeth. By the time of the sale of the Hafod Garegog estate in 1920 by Colonel John Lloyd Priestley, the majority of the land was in the hands of the Priestley family of Trefan near Llanystumdwy.

Late 19th Century

3.1.14 The development of the village seems to have taken place largely on Priestley lands, with development taking place on the road which diverged from the road to Penrhyndeurdraeth south of the Pont Aberglaslyn, taking the higher ground to the Nanmor valley at Bwlchgwernog.

3.1.15 The Calvinistic Methodistic Capel Peniel was first built in 1821 (rebuilt as the current building in 1868), and small terraces emerged to support the local industries, mining copper and slate. Peniel Terrace is likely to date from a similar period, and a few other buildings including Bryn Tirion.

09 Remnants of the aerial ropeway at Cwm Bychan (2021)

10 Capel Peniel and Peniel terrace. The buildings and the K6 telephone box are all listed. (2021).

[6] Gwyn, D (2006), *Gwynedd: Inheriting a Revolution* p.88.
[7] https://biography.wales/article/s-OWEN-JON-1831

20th Century

3.1.16 Glan Meirion (opposite Capel Peniel) was reputedly constructed as an Inn, but never fulfilled this purpose.[8]

3.1.17 In 1890 Nantmor became part of Caernarfonshire (previously Merioneth).

3.1.18 By the late 19th century a small hamlet had developed, primarily around the junction to the Cwm Caeth road. This included Capel peniel and the adjacent, houses a post office and shop (at Glan Meirion) and also a school adjacent. Gelli'r Ynn Isaf and Gelli'r Ynn Uchaf are the primary buildings on the north of the road. The former still exists albeit much modified and may be of late 18th century origin.

3.1.19 In the early 20th century a second small chapel, the timber Capel Cedron (independent), was constructed behind Peniel Terrace.

3.1.20 The sale of the Hafod Garegog Estate by the Priestley family in 1920 released more land for construction, but the pattern of building was influenced by the arrival of the railway.

3.1.21 The North Wales Narrow Gauge Railways (NWNGR) intended a line to Porthmadog via Beddgelert (an extension from the line to Rhyd Ddu) in 1900, but this was never built. The Portmadoc, Beddgelert and South Snowdon Railway (PBSSR) envisaged a line which would have connected Porthmadog and Beddgelert, to link up with the NWNGR's proposed Beddgelert extension. This was partly constructed, but later abandoned.

3.1.22 The PBSSR and NWNGR merged to create the combined Welsh Highland Railway in 1922, and the railway finally reached Nantmor in 1923. The construction of the railway also resulting in a re-alignment of the road at Gelli'r Ynn Uchaf.

3.1.23 The WHR railway operated services between Dinas and Porthmadog, latterly under the control of the Ffestiniog Railway (during which time Nantmor station was known as 'Aberglaslyn'), 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. A halt was constructed at Nantmor, opening in 2010.

09 Nantmor Station, c.1925, note the newly re-aligned road (FFWHR archive).

10 Postcard of Nantmor Station in the mid-1930s.

[8] Gwynedd Archaeological Trust (GAT) report no. 926 (Davidson, A), Nantmor Draft Conservation Area Appraisal, p. 7.

3.1.25 The road being realigned led to the demolition of Gelli'r Ynn Uchaf and development on the north side of the road, also perhaps encouraged by the arrival of the railway resulted. Much of it along the former road alignment.

4.0 Spatial Analysis

4.1 Settlement Form & Layout

4.1.1 The settlement form and layout of Nantmor has changed little since it first could be defined as a settlement in the mid-19th century. The biggest change came with the arrival of the railway in the 1920's, which led to the realignment of the road and the subsequent construction of houses on the former road alignment, generally between and immediately after the war.

4.1.2 The settlement is almost entirely linear, following Brynffynnon, except for the early development of Peniel Terrace on the road (track) to Cwm Caeth and Bryn Tirion (behind Hafod).

4.1.3 The village was originally focussed on the group around Capel Peniel, which is a particularly important part of the village, forming a strong group of historic buildings, with Peniel Terrace on the track to Cwm Caeth.

4.1.4 Later developments have included a row of council houses near Capel Cedron perpendicular to the road (Brynffynnon).

4.1.5 Several larger detached modern houses have been constructed including Argraig, east of Capel Peniel, Gelli'r Ynn Uchaf (now a modern bungalow – empty at the time of this report) and another adjacent (Craig Fach), as well as two bungalows on the track to Cwm Caeth.

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.

12 Post arrival of the railway development took place to the north of the road following re-alignment. (2021)

13 The angle of Y Gored to the current road (Brynffynnon) shows the original alignment, which originally ran behind the house to the right of the picture. (2021)

4.2.3 These are as follows (see Fig 18):

A Dynamic views towards Traeth Mawr, showing the agricultural, drained landscape created at the start of the 19th century, previously the upper reaches of the tidal estuary.

B View into the deep, rocky cutting of the railway, looking north.

C Views down hill across the level crossing, with the Hebog ridge behind.

D Dynamic view towards Y Gored and Gwylfa, showing the road alignment before and after the arrival of the railway and the rocky escarpment behind Gelli'r-yn-Isaf.

E Dynamic view down into Coed Gelli'r-yn.

F View along terraces towards Moel Hebog.

G Dynamic view of former shop (Glan Meirion) school and key buildings towards Hebog ridge.

H Dynamic view of the open area and front of Capel Peniel, together with terrace to the rear.

I Glimpsed view down to stream, between stone buildings.

J Dynamic view (nearer than H) of the gable of Capel, the K6 telephone box and the frontage of the terrace.

K View down the alley between the frontage of the terrace and the north-east elevation of Capel Peniel.

L View across from slightly raised ground towards Moel Hebog, over the rear of Glan Meirion.

M Dynamic along the façade of Peniel Terrace, towards Cwm Caeth.

N Dynamic view back towards Peniel Terrace, with Moel Hebog at Moel Ddu in the background, and the open farmland context of the terrace.

O Dynamic view towards Cwm Caeth and the ridge above Cwm Bychan.

14 View towards Peniel Terrace and the Hebog ridge (Moel Ddu). (2021)

15 View from the level crossing towards the rock-hewn railway cutting. (2021).

4.3 Green spaces & Trees

4.3.1 The green spaces of Nantmor are characterised by informal farmland, wetland or woodland.

4.3.2 Open farmland meets the village to the west as it rises from Traeth mawr, with wetlands extending into the conservation area below Hirka, to the south of Brynffynnon, providing a foreground to the road rising above.

4.3.3 Coed Gelli'r-Ynn forms a strong element of the village, and much of the southern edge of the conservation area. This is a designated, restored, ancient woodland.

4.3.4 An exposed, rocky, escarpment starts behind Gelli'r Ynn Isaf and continues as a backdrop to the western part of the settlement, being visible above Bryn Tirion and the terrace of former council houses, it forms an important backdrop.

4.3.5 Beyond Peniel Terrace, the farmland opens up, an important setting for the village on the track to Cwm Caeth, and important foreground to the ridge above Cwm Bychan.

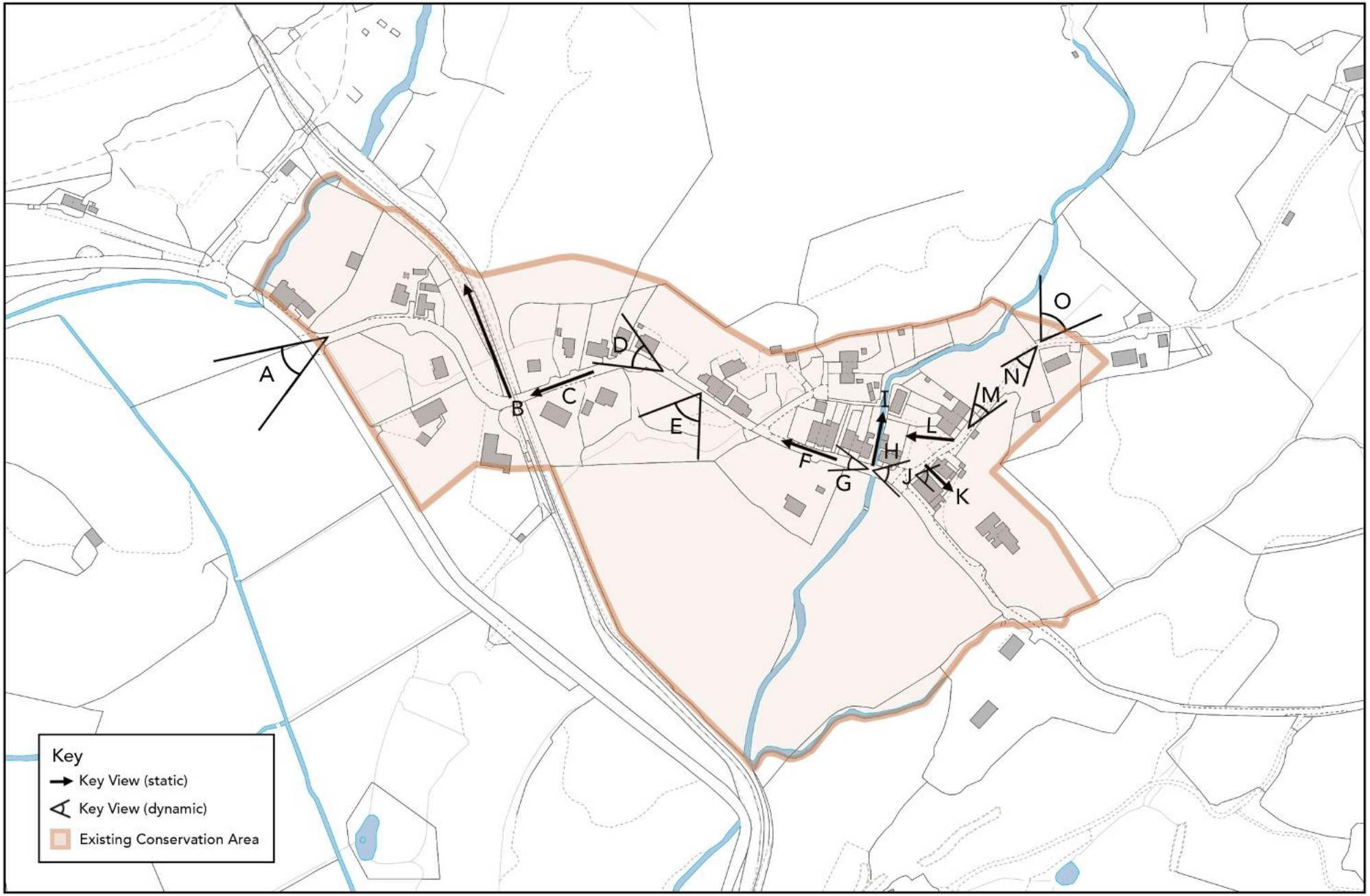
4.3.6 The small area of green, with exposed rock adjacent to the road, outside Capel Peniel (adjacent to Glan Meirion) is important to the character and context of the listed buildings at the heart of the settlement.

4.3.7 Distinctive trees or groups of trees (in addition to those designated elsewhere) are shown on plan at Fig 19, these include:

- The area of Coed Gelli'r-Ynn not designated as restored ancient woodland.
- Tree (s) above Gelli'r-Ynn-Isaf, between the house and railway.
- Trees in context of Glan Meirion and Capel Peniel.
- Trees alongside the stream, adjacent to the former Capel Cedron.
- Selected trees around Argraig.
- Tree cover behind Bryn tirion, extending along above the terrace, along the ridge.

16 View towards Traeth Mawr, opposite Tyrpeg Bach (2021)

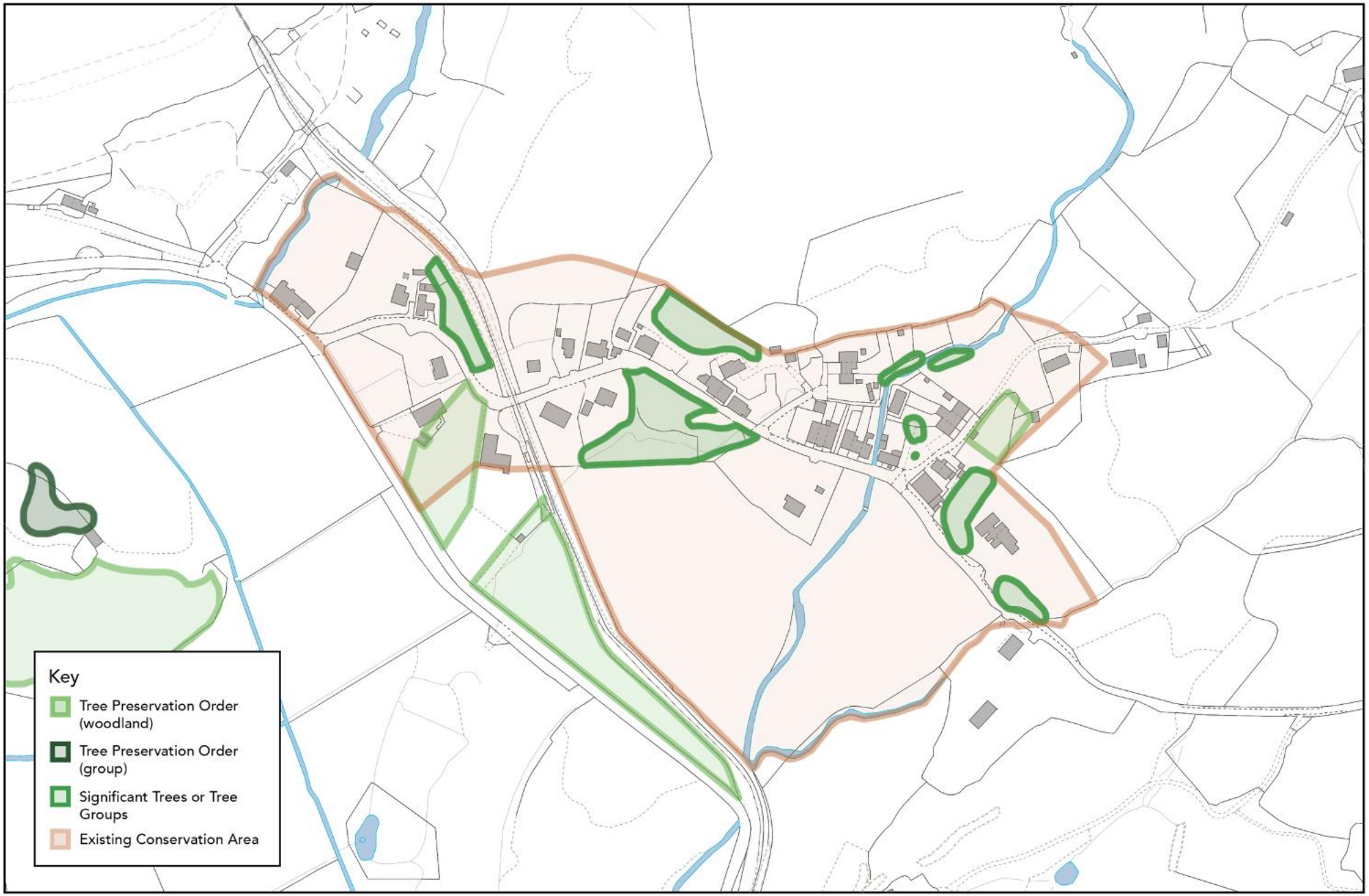
17 Hebog ridge and the rocky escarpment adjacent to Gelli'r-yn-Isaf. (2021).



Key Views

1:3000 @ A4

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



Trees

1:3000 @ A4

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5.0 Character

5.1 Overview

5.1.1 The character of Nantmor is found in its relationship with its topographical location. There are relatively few buildings and key views set the buildings in context of the landscape in which they sit. The landscape is varied, from the flat reclaimed land of Traeth Mawr to the south-west to the high ground of the Hebog ridge, the escarpment and rising ground towards Cwm Bychan.

5.1.2 The visual and physical links to Cwm Bychan and Cwm Caeth are influential as the sites of quarries and the primary sources of employment at the time the village was developed.

5.1.3 The village is largely of 19th century origins (although isolated buildings such as Gelli'r-Ynn-Isaf may be a little earlier), and the quarrying origins, linked to the copper and slate industries are clearly visible in early terraces such as Peniel Terrace, Bron-y-Graig and Tŷ Capel.

5.1.4 The arrival of the railway has intrinsically influenced the character of the village, especially away from the area of Capel Peniel. The resulting road re-alignment led to further development in this area, especially on the north side of the road. This reflected the increasing popularity of the area for tourists and visitors and the development of some of the larger, detached houses.

5.2 Architectural Character

5.2.1 The present character of the settlement can be seen in two parts, the early parts of the village reflect the period where it developed to support the local quarrying and mining industries. The later developments generally reflect increasing popularity of the village to visitors.

5.2.2 The eastern end of the village, around Capel Peniel, is full of character, and the relationship between the Capel, the terraces, Glan Merion and the wider landscape setting is well preserved and highly rewarding.

5.2.3 The current Capel Peniel, listed grade II, was constructed (or re-built) in 1868. The west front is of snecked stone, with rubble facing the houses to the north. The south elevation has been rendered (this is 20th century and

20 Terrace along Brynffynnon and Moel Hebog (2021).

21 The area outside Capel Peniel, with the telephone box. (2021).

poor quality). The houses behind Bron-y-Graig and Tŷ Capel, may date from the construction of the earlier chapel.[9]

5.2.4 Bron-y-Graig and Tŷ Capel are good, mid 19th century houses and well preserved (both listed), except for a small rendered extension to the rear. They are built in rubble stone with large dressed quoins. Cills are slate, as are the entrance steps, but the remainder in local, dark grey, igneous rock, presumably sourced from the escarpment north of the village.

5.2.5 A K6 telephone box, also listed, has survived, contributing to the quality of the setting. It now houses a defibrillator.

5.2.6 Towards Cwm Caeth is the fine Peniel Terrace. A well preserved mid 19th century terrace of houses, retaining sash windows to the road elevation. The stone is smaller, without cut quoins, and early lime mortar on the north elevation suggests it was limewashed originally. The south gable and chimney has later render and the central chimney stack has been rebuilt in brick.[10]

5.2.7 Further up towards Cwm Caeth, two 20th century bungalows have been constructed to the east of the track.

5.2.8 At the junction with Brynffynnon (opposite Capel Peniel) is Glan Meirion, the former post-office and store, now a house. The house is rendered to the street, delineated in imitation of ashlar stone. The house as sashes but these are uPVC replacements. The corner is splayed, perhaps originally an entrance reflecting its previous use.

5.2.9 Adjoining the chapel is Tan-y-Bryn, a small cottage of some character. However later inappropriate changes including uPVC sashes and a very large solar PV array on the roof has caused the cottage to be visually obtrusive. Slightly further east and removed visually, is the substantial modern house of Argraig.

5.2.10 West of Glan Meirion, beyond the small bridge and stream, is Tŷ'r Ysgol, the former school house and school adjacent. The school house would appear to be late 19th century. Rendered (probably in the early 20th century) with quoins and surrounds in relief, it also has decorative bargeboards to the dormer windows, the rubble stone is evident on the east elevation. Windows

22 Bron-y-Graig and Tŷ Capel. (2021).

23 Peniel Terrace. (2021).

[9] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=20945
[10] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=20955

are later replacements. The school has been much altered into two dwellings.

5.2.11 Immediately next to the school is the terrace along Brynffynon (see fig 25), comprising three houses, and late 19th century in origin (shown on the 1888 map). The houses are of semi-coursed rubble, using larger stones for some visual effect, infilling between with smaller stones. The central house, Arwelfa, has later render. Only Bryn Ffynnon (the eastern end of the terrace) has sashes and these are uPVC replacements. Awel-y-Grug opposite is a modern bungalow.

5.2.12 Descending further down the hill, the single storey Arfryn, the pair of houses at Bron Meirion and Hafod, and Bryn Tirion behind make a characterful group, set in front of the rocky escarpment. Probably early 19th century, they are set at a slight angle to the road. Arfryn is unusual, with particularly substantial blocks of stone in the wall and forming the lintels. It may have been adapted from a part-agricultural use originally. Hafod is painted, with later windows, Bron Meirion has some earlier joinery to the first floor.

5.2.13 The road sweeps to the left in front of Glasfryn, a bungalow set above the road (probably inter-war) marking the point where it was re-aligned. Straight ahead, Y Gored is a characterful single storey building with tripartite sash windows. Constructed in rubble stone it could be an earlier building than its current, early 20th century, appearance. A building is shown here on the plans before the road was realigned. Above Y-Gored is a late 19th century house (rendered), Gwylfa.

5.2.14 Below Y Gored, are Bryn Llinos and Pen Dyffryn, which date from the post railway development. Pen Dyffryn is a building of some character probably 1930's with a steeply pitched slate roof, immediately adjacent to the crossing. Opposite are further modern dwellings, including Craig Fach and the replacement Gelli'r Ynn Uchaf.

5.2.15 Below the railway is Gelli'r Ynn Isaf, this is one of the earliest buildings in the village, probably 18th century, albeit much altered it's still an important structure, especially in the views from below. Adjacent is the farmhouse of Gelli'r Ynn, an early 20th century house.

5.2.16 Opposite is the holiday cottage, Hirka, another modern single-storey dwelling, behind which some mid 20th century farm metal buildings, remain at Bryn-y-Bont.

24 Glan Meirion, the former Post Office, looking towards Capel Peniel. (2021).

25 Terrace along Brynffynnon, Tŷ'r Ysgol beyond. (2021).

5.2.17 On the main road (A4085), between the turning to the village and the National Trust (Ymddiriedolaeth Genedlaethol) car park is the former turnpike house (Tyrpeg Bach), a 19th century building of substantial rubble stone, with three chimney stacks. Windows are late 20th century. Adjacent is another early 20th century single storey house, Tywyn.

5.3 Materials and Details.

5.3.1 The primary building material of Nantmor is stone. The majority from the local hillsides, quarried specifically for the purpose. Dark stones, igneous rocks, basalt, dolerites etc are evident, as is a lighter grey, coarser texture stone from the ridge behind the village. Slate is generally only used for details such as cills and steps. This variation is important to the character. It is likely that earlier structures such as Peniel Terrace would have been limewashed.

5.3.2 Visible stone coursing is generally rubble, sometimes with quoins and details, but there is a significant degree of variation, from the uncoursed rubble of Peniel Terrace, to the use of dressed quoins and a greater detail at Bron-y-Graig and Tŷ Capel.

5.3.3 Some stone is painted, such as Hafod, albeit in modern paints rather than traditional limewash. Y Gored may have been limewashed and over-painted.

5.3.4 Glan Meirion, the former post office, is rendered (with detail in imitation of ashlar), and this is probably original or an early change. Early 20th century render with expressed quoins and architraves is evident at Arwelfa and Tŷ'r Ysgol.

5.3.5 Roofs are exclusively in slate, all later machine-cut in equal courses, some of the early slate could come from the local quarries at Cwm Caeth and Nanmor.

5.3.6 Windows are particularly important to the group adjacent to Capel Peniel, where protection by listing has retained the small-pane 8/8 sashes. Others, such as Arfryn have simpler 2/2 sashes.

5.3.7 Bargeboards are generally simple where they exist, but an important exception, reflecting its status, is Tŷ'r Ysgol, although the finials have been lost.

5.4 Boundaries

26 Tyrpeg Bach, from the west (2021).

27 Boundary wall and Hebog ridge, above Hirka. (2021).

5.4.1 The definition of space in Nantmor is essential to its character, and stone walling is the primary form of defining space.

5.4.2 It is important to note also that the lack of definition, for example in front of Capel Peniel, with its exposed bedrock, is important to the character of that space. Bedrock also defines the road edge, adjacent to the A4085.

5.4.3 Dry-stone walls predominate, these are characterised by a mix of various igneous and other local stone, generally not slate. Lichens and mosses are significant to the character of the walls. Early walls are particularly important where they are defining the road edges above the railway.

5.4.4 The boundary wall to Bryn Meirion has unusual quartzite, crenelated, copings

5.4.5 From the late 19th century, walls were topped with railings and ironwork, and more decorative features. Earlier ironwork is limited, but there are railings (into slate copings) outside Bryn Awel and some of nice detail outside Tŷ'r Ysgol. The adjacent terrace has variety of different copings and piers, some original.

5.4.6 Two gates survive to Capel Peniel within a more formally constructed stone wall of snecked stone. A good wall survives to Peniel Terrace, with iron gate notably at Y Bwthyn.

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.

5.5.2 The exposed rock is an important feature, especially adjacent to Glan Meirion and at the junction with the A4085.

5.5.3 There are a few early riveted field gates around the perimeter of the conservation area, which are important to the character as a whole.

5.5.4 The extant slate steps to Bron-y-Graig and Tŷ Capel are important to the space between these houses and Capel Peniel.

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 32):

28 Quartz topped boundary wall, Bryn Meirion (2021).

29 Early riveted gate, just outside the conservation area (2021).

6.1.1 Scheduled Monuments

- *n/a*

6.1.2 Listed Buildings

4614 - Telephone Call-box
20945 - Peniel Chapel
20946 - Bron-y-Graig
20947 - Tŷ Capel
20954 – Tegfryn (Peniel Terrace)
20955 – 2 Peniel Terrace
20956 - Y Bwthyn

6.1.3 Potential Additional Designations.

- *n/a*

6.1.4 Adjacent to the Conservation Area.

- *20959 - Pen-y-Groes*

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 33):

- *Tyrpeg Bach*
- *Gelli'r Ynn Isaf*
- *Pen Dyffryn*
- *Y Gored*
- *Bryn Tirion*
- *Arfryn*
- *Bron Meirion*
- *Hafod*
- *Brynffynon Terrace (three houses).*
- *Tŷ'r Ysgol*
- *Glan Meirion*
- *Capel Cedron.*

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

30 Arfryn (2021).

31 Gelli'r Ynn Isaf. (2021).

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, no amendments are proposed to the conservation area boundary.

8.0 Hidden Histories (archaeological potential)

8.1.1 Nantmor was on a roman route between from Segontium to Tomen-y-Mur, and there are recorded prehistoric deposits in and around the immediate area of the conservation area. Consequently there is a significant potential for archaeological deposits.

9.0 Other Designated Assets

9.1 Sites of Special Scientific Interest (SSSI) & Special Area of Conservation (SAC).

9.1.1 Coedydd Beddgelert a cheunant Aberglaslyn SSSI overlaps the northern edge of the conservation area, comprising significant amounts of sessile oak woodland.

9.1.2 Glaslyn SSSI also adjoins the conservation area. This site is predominantly marsh, floodplain grassland, riverine habitat, vascular plants, alluvial wet woodland and has a good breeding bird assemblage and is also home to a rare snail (*Vertigo lilljeborgi*) and lesser horseshoe bat maternity roosts.

9.1.3 Coedydd Nanmor is a further SSSI, some 0.5km east of the conservation area.

9.1.4 Part of the woodland north of the conservation area is also designaterd as a special area of conservation (SAC). *Coedydd Derw a Safleoedd Ystlumod Meirion / Meirionnydd Oakwoods and Bat Sites.*

9.1.5 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.

9.2 Trees Preservation Orders

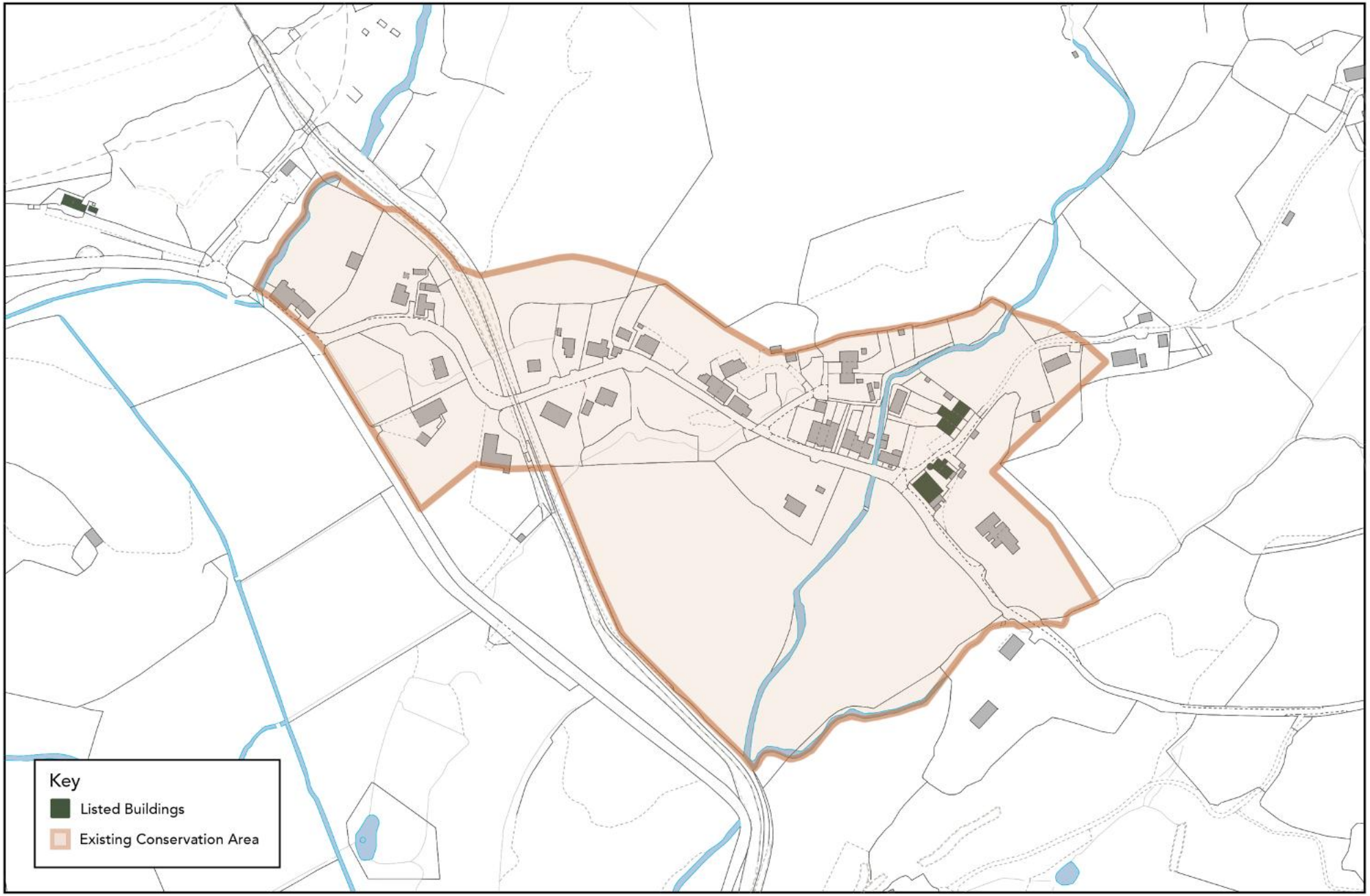
9.2.1 There are several group/woodland tree preservations order in the conservation area:

- Trees north-east of Capel Peniel.
    - Caerns 29/W01. Mixed decidious trees, Mainly, Birch, Sycamore, Oak Spruce and Holly.
- Trees west of the station (Gelli'r Ynn)
    - SNP049/W01. Mixed Birch, Beech, Sycamore, & Ash.
- Trees south of the station and alongside the railway (Gelli'r Ynn)
    - SNP049/W02. Mixed Birch, Beech, Sycamore, & Ash.

9.3 Designated Historic Landscape

9.3.1 Nantmor lies approximately 1km north of the Registered Historic Landscape. HLW (Gw) 7 – Aberglaslyn.[11]

[11] https://cadwpublic-api.azurewebsites.net/reports/historiclandscape/FullReport?lang=&id=HLW%20(Gw)%207



Listed Buildings

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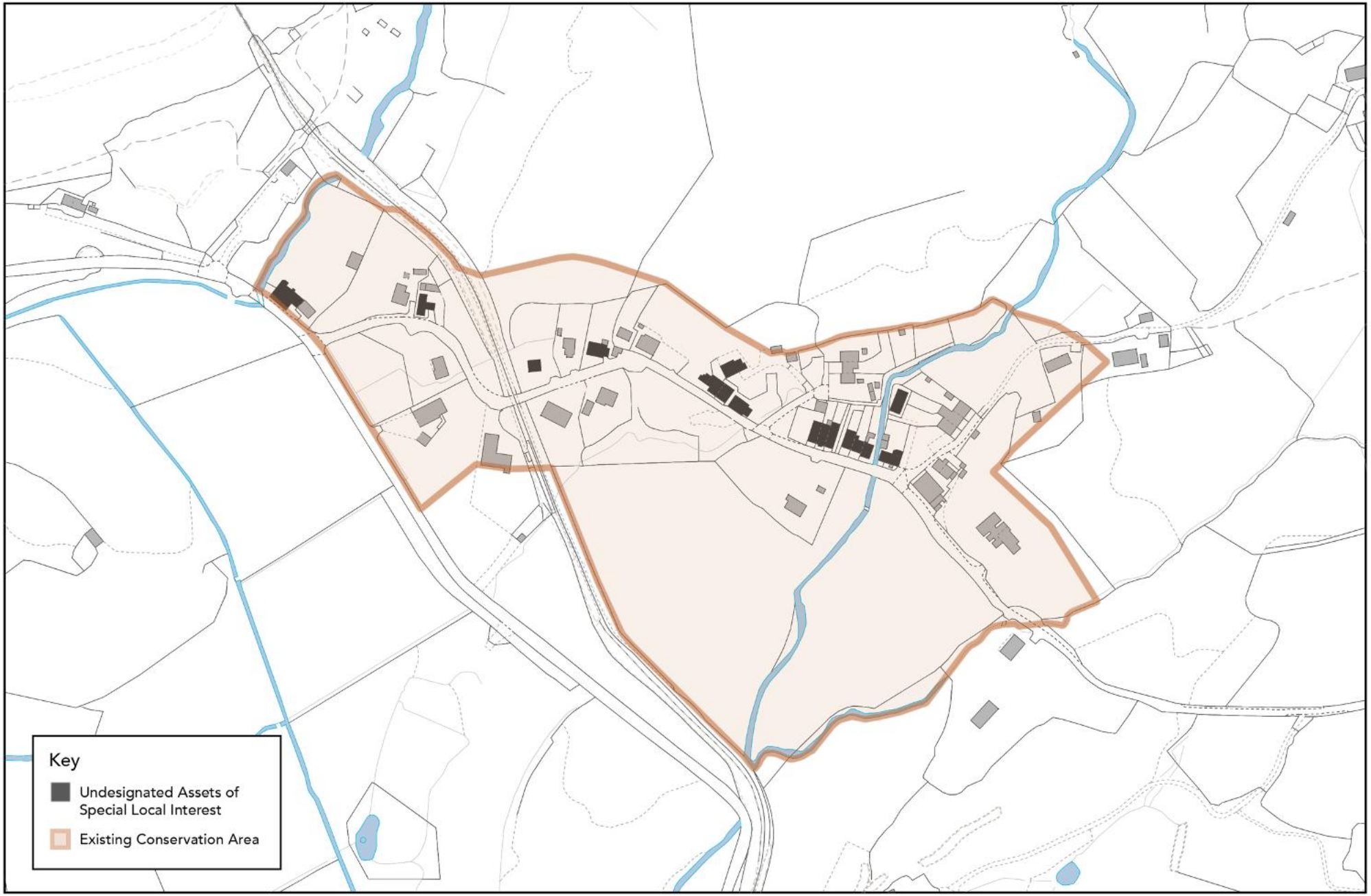
32 Listed Buildings (© Crown copyright and database rights 2021 Ordnance Survey 100022403)



Undesignated Assets of Special Local Interest

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33 Locally Significant Buildings (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

10.0 Biodiversity

10.1 Trees

10.1.1 See 9.2 for Tree Preservation Orders.

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

10.1.3 Areas of restored ancient woodland are to be found to the north-east, north-west and south of the conservation area at Gelli'r Ynn, towards Cwm Bychan and Cwm Caeth.

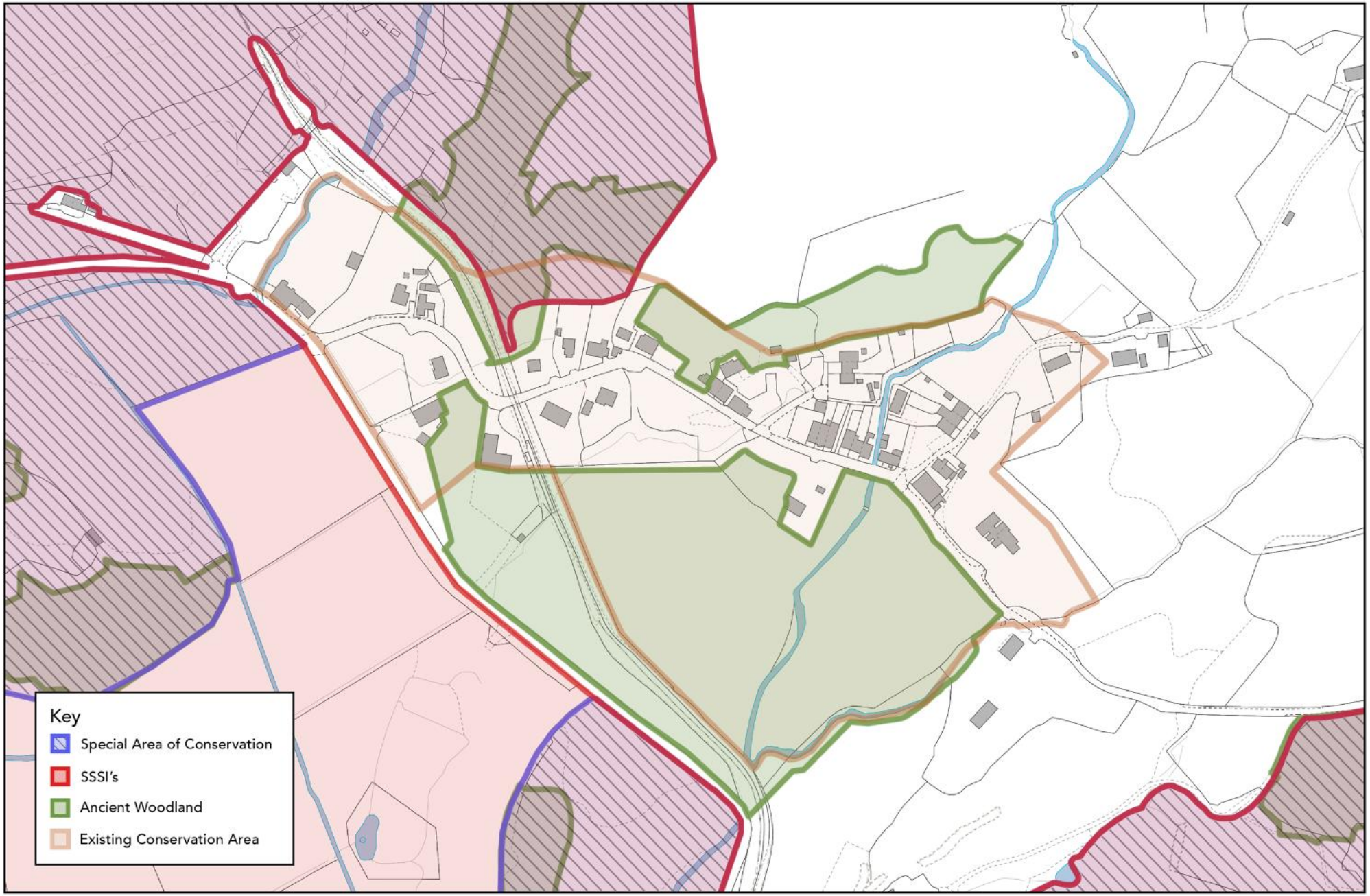
10.1.4 The **Celtic Rainforests Wales Project** is active within several Conservation Area locations, including areas associated with Special Areas of Conservation, and seeks to protect and restore rare Atlantic woodland habitats by managing Rhododendron ponticum and other invasive alien species. When 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.

10.2 Protected Species.

10.2.1 The Aberglaslyn gorge west of the conservation area is known for mosses, ferns, liverworts and lichens in particular.

10.2.2 Insects thrive in the moist enviroment found in woodlands around Nantmor, the Aberglaslyn Gorge and the nature reserve near Hafod Garegog, making them attractive to migrant breeding birds, including:

- Pied Flycatchers
- Wood Warblers
- Tree Pipits
- Redstarts.



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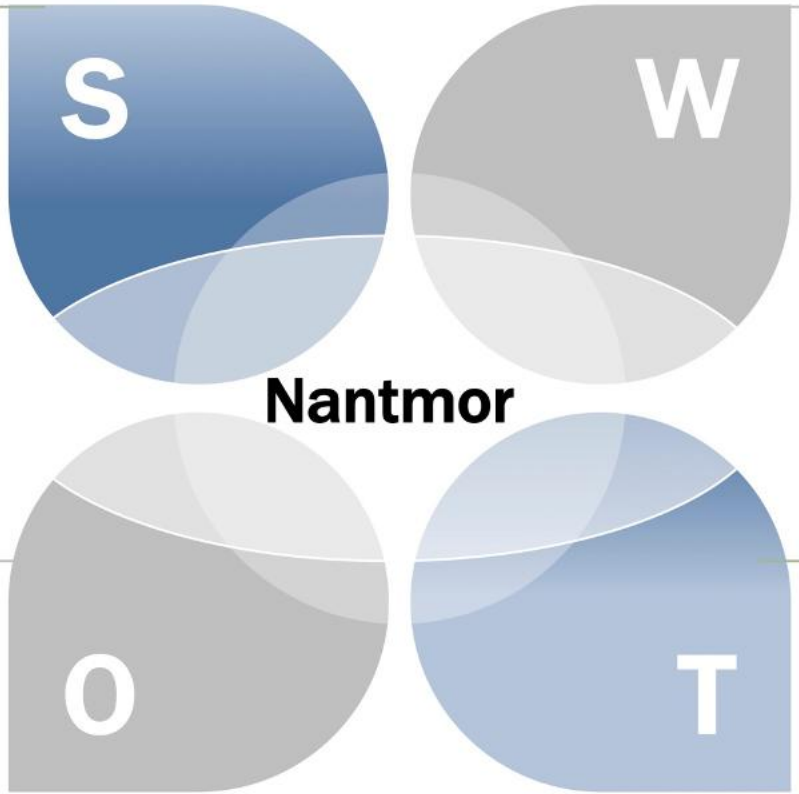
34 Other Designations (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

PART TWO – CONSERVATION AREA MANAGEMENT PLAN.

1.0 Summary SWOT Analysis



STRENGTHS

- Lack of significant traffic through historic core of the village.
- Range of well preserved listed buildings and strong historic core to settlement around Capel Peniel.
- Landscape setting and views to the Hebog ridge, Traeth Mawr and the high ground towards Cwm Bychan.
- Presence of the Rheilfford Eryri in the village.
- Proximity to Aberglaslyn gorge and National Trust car parking area.

WEAKNESSES

- Lack of community facilities.
- Level of inappropriate change to some of the buildings.
- Significant amount of holiday accommodation, Air BnB and second homes in and around the village.
- Development of quite a number of modern, undistinguished buildings, bungalows in particular around the periphery of the conservation area, eroding its special character.

OPPORTUNITIES

- Introduction of community facilities.
- Sensitive application of sustainable technologies and upgrading of structures where appropriate.
- Better connections to the wider landscape.
- Development of small-scale tourist facilities which engage and employ local people?
- Open up views to Introduce interpretation of the village and its development, and connections to local industrial archaeology.
- Good quality redevelopment of the current Gelli'r ynn Uchaf site, using good design principles and sustainable outcomes.

THREATS

- Future use of Peniel Chapel if it becomes redundant.
- Increasing use of houses in the village for second homes, holiday lets and Air BnB properties.
- Further inappropriate change if more measures not introduced.
- Use of Capel Cedron?
- Further inappropriate development of modern dwellings of inappropriate quality.
- Inappropriate redevelopment of the current Gelli'r ynn Uchaf site.

2.0 Understanding the Issues

2.1 The Condition of the Conservation Area

2.1.1 Nantmor maintains much of its character as a largely 19th century settlement, and the core of historic buildings around Capel Peniel is well preserved and has very high aesthetic and historic value.

2.1.2 However, later changes are now beginning to threaten its aesthetic value away from this group. This includes changes to the historic structures and in-fill development.

2.1.3 The buildings of Nantmor are currently all in beneficial use based on the fieldwork undertaken in support of this report (except for Gelli'r Ynn Uchaf).

2.1.4 There are some significant 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 away from the listed buildings.
- Inappropriate or poor quality developments or extensions.
- Developments on former open land or in-fill developments which have a detrimental affect on the conservation area.

2.1.5 Specific examples include:

- Replacement of windows and doors to key buildings in the conservation area including much of the terrace along Brynffynnon and Tŷ'r Ysgol.
- Some buildings have uPVC sashes (e.g. Glan Meirion, Bryn Ffynnon, Tan-y-Bryn) which, whilst better than some of the alternatives, are not appropriate in a conservation area.
- Render to the southern elevation of Capel Peniel, would appear to be of inappropriate materials (likely cement render) and is not appropriate either technically or aesthetically.
- The addition of solar panels to the front of Tan-y-Bryn is not appropriate. Whilst appropriate upgrading work and the use of

35 Current, poor quality, modern bungalow at Gelli'r Ynn Uchaf, presents both a threat and an opportunity. Seen from the Gorsaf Rheilffordd Eryri. (2021)

36 Render to the south elevation of the listed Capel Peniel, solar PV panels are very obvious on the roof of Tan-y-Bryn. (2021)

renewables should be promoted it should not be at the expense of the special character of the conservation area.

2.2 Buildings at Risk

2.2.1 There are currently no buildings at risk in the conservation area, although it Capel Peniel becomes redundant it would be important to find an appropriate and sustainable use.

2.3 Overview of the SWOT Analysis.

2.3.1 A SWOT analysis has been undertaken for the Nantmor 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:

- Encourage good quality redevelopment of the current Gelli'r Ynn Uchaf site, using good design principles and sustainable outcomes.
- Seek to enhance the appearance of some of the other key buildings, e.g Brynffynnon Terrace and Tŷ'r Ysgol.
- Support reinstatement of traditional building details and sustainable upgrading for improved environmental performance, whilst maintaining the special character of the area.
- Consider enhanced pedestrian connections to the wider landscape, for example a circular walk connecting Cwm Caeth Cwm Bychan and the village could include interpretation of the industrial origins and provide an economic opportunity for facilites in the village.
- Potentially small scale tourist facilities which could engage and employ local people rather than second homes or excessive AirBnB properties.

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

37 Potential to better engage with the wider landscape and link to the former areas of quarrying and early settlement. Looking towards Cwm Caeth (2021).

- Seek positive engagement to reverse damaging alterations to key buildings and features.
- Monitor use of Capel Peniel and finding an appropriate new use if it does become redundant.
- Ensure that green spaces and key views are protected through local engagement and when considering applications for development.
- Better control peripheral and infill developments, promoting better quality design and preventing development where inappropriate.
- Risk of inappropriate redevelopment of the current Gelli'r Ynn Uchaf site, using good design principles and sustainable outcomes.

3.0 Positive Management.

3.1 Boundary Changes.

3.1.1 No changes are proposed to the Conservation Area boundary.

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.

3.3 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 development control measures (article 4 direction) to control loss of historic joinery details and features

- Potential to engage with owners of Gelli'r Ynn Uchaf site to encourage appropriate using good design principles and sustainable outcomes.
- Consider enhanced pedestrian connections to the wider landscape, for example a circular walk connecting Cwm Caeth Cwm Bychan and the village could include interpretation of the industrial origins and provide an economic opportunity for facilites in the village.
- Seek to control in-fill development and development of inappropriate quality on the periphery of the conservation area.
- Encouraging reinstatement of more appropriate joinery details to locally significant buildings, in place of modern uPVC replacements.

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 Nantmor.
- 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 Nantmor has natural opportunities for micro-power generation and these have already started to be utilised nearby. A consented scheme at Cwm Bychan for the National Trust seems not to have been implemented.

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 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.

3.5.3 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.

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

3.5.5 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.

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

3.5.7 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.

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 (which also covers Nantmor).
- 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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