

PANDY'R ODYN

Conservation Area Appraisal and Management Plan

Chambers Conservation Ltd.

Issue

Issues: **- 5.** Final Version

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PART ONE – CONSERVATION AREA APPRAISAL.

1.0 Introduction

1.1 How to use this document

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

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

1.2 Overview of the conservation area

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

Location & Setting

1.2.2 Pandy'r Odyn is a small hamlet in Gwynedd, some 0.5km west of Dolgellau on Ffordd Tywyn. It is approached through western edge of Dolgellau, a journey now characterised by modern development which has taken place along the road in the second half of the twentieth century.

1.2.3 A small group of buildings is sited next to the 18th century Pont Pandy'r-Odyn, where the road crosses the Afon Ceunant.

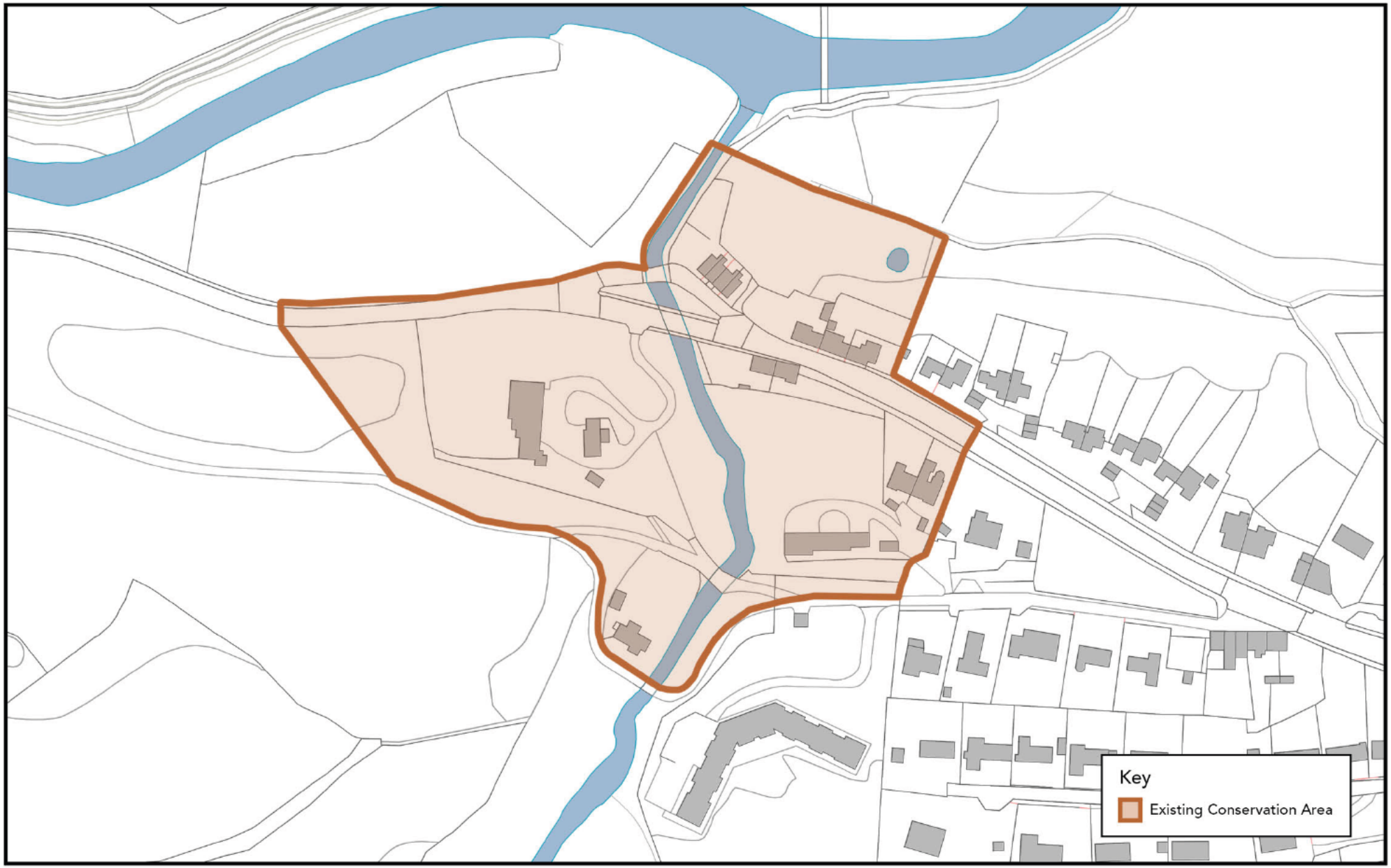
1.2.4 The Afon Ceunant, descends from the hills below Cadair Idris (893m AOD), joins the Afon Wnion just north of the hamlet. A path with footbridge crosses the Wnion and the former line of the Ruabon to Barmouth railway, which is now part of the Llwybr Mawddach.



01 Dolgellau looking towards Pandy'r Odyn. Bryn-y-Gwin Isaf, the 1806 drive and the cottages are evident. © RCAHMW.

1.2.5 Pandy'r Odyn lies in the shallow valley of the Afon Wnion as it gradually widens joining the Mawddach near Llanelltyd then into the Aber Mawddach beyond. The Aber Mawddach forms a wide basin between the Rhinogydd to the north and the slopes leading to the ridge of Cadair Idris to the south.

1.2.6 Designation date: 1978.



Existing Conservation Area
1:2000 @ 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 There is evidence for pre-historic activity in the surrounding area albeit not within the conservation area itself. Possible evidence for Ffordd Tywyn having a medieval origin supports the evidential significance, through the potential for further understanding of the early history of the area at the periphery of the largely medieval settlement at Dolgellau. There may also remain remnants of the Fulling Mill and the section of the demolished terrace remaining below ground.

2.1.2 The conservation area comprises two distinct elements, the picturesque early 19th century estate cottages of Pandy'r Odyn, grouped around Pont Pandy'r Odyn and a part of the Bryn-y-Gwyn estate, which include the first house, Bryn-y-Gwin Uchaf, a former woollen mill and a partly 17th century house at Bryn-yr-Odyn.

2.1.3 Whilst the outskirts of Dolgellau now reach Pandy'r Odyn, the settlement maintains a high aesthetic and historic significance as part of a small estate distinct from the nearby town. This significance is evident in a number of ways:

- The grouping of distinctive cottages around Pont Pandy'r Odyn.
- The remaining elements of the Woollen Mill, now Twll-y-Bwbach.
- Relationship of the group of early 19th century cottages to the 18th Century Pont Pandy'r Odyn.
- Relationship between the rows of cottages on opposing sides of the road, especially when viewed on approach.
- Cottages relationship to the road, those on the northern side being set down below road level makes for a very distinctive character.
- The aesthetic and historic value is enhanced by the significant number of early photographs and illustrations of the houses on Ffordd Tywyn.
- Bryn-y-Gwin Uchaf, with 17th century origins and a series of later alterations combining to create a distinctive building.

2.1.4 The landscape setting of Pandy'r Odyn is important to the special interest of the conservation area and there are some views where this relationship is particularly important. These are specifically identified later in the appraisal, but key examples are:



03 Towards Dolgellau from Pont Pandy'r Odyn (2022).



04 Postcard of Pandy'r Odyn, c.1900. (Image courtesy Photography.Wales)

- Views along Afon Ceunant towards Pont Pandy'r Odyn.
- Views across open farmland towards the cottages.

2.1.5 Pandy'r Odyn has a strong and distinctive architectural character, having avoided substantial later development and with key buildings. Primary elements include:

- Relationship of the groups of cottages along the main road to Pont Pandy'r Odyn.
- 1-3 Pandy'r Odyn and Tal-yr-Bont, set down below road level with 'well' in front.
- Retained picturesque and 'cottage ornée' detailing.
- 17th century house at Bryn-yr-Odyn extended in the picturesque estate style.
- Bryn-y-Gwin Uchaf, a multi-phase building originally of 17th century origin again with a distinctive picturesque feel.
- Wooded park and house of Bryn-y-Gwin.



05 Bryn-y-Gwin Uchaf (Wikimedia Commons)



06 Road descending past 1-3 Pandy'r Odyn (2022).

3.0 Historic Timeline

Prehistoric

3.1.1 The history of Pandy'r Odyn is covered in much detail elsewhere, the summary below is intended only to give context. This report should be read in conjunction with Cadw's *Dolgellau: Understanding Urban Character,* document which extends to include Pandy'r Odyn.

3.1.2 There is evidence of prehistoric activity along the Mawddach, with finds of Neolithic stone axes, including north of the Wnion near Pandy'r Odyn.[1]

3.1.3 Ritual and Funerary sites, such as Pentre Farm Barrow[2] near Llanelltyd, 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.[3]

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[4] and Moel Offrwm[5], both to the north, and Tyddyn-y-Coed to the south-west.

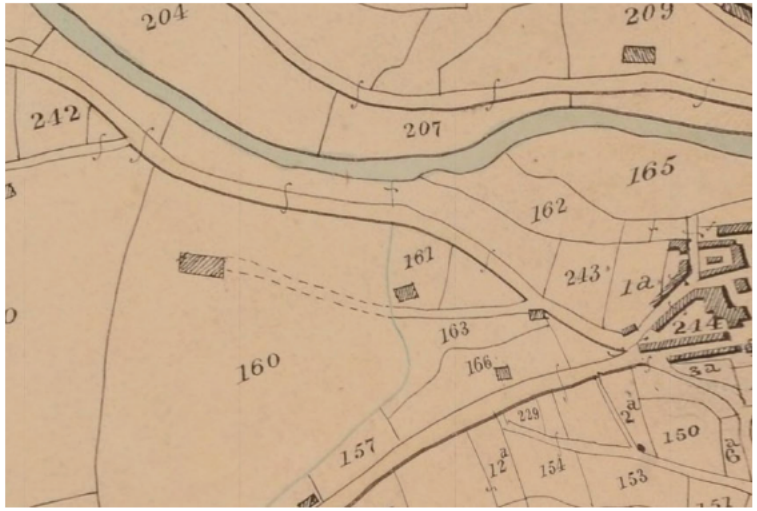
3.1.5 It is probable that there was settlement in the lower parts of the valley, which has been obscured by later farming or development as it would have been valuable agricultural land.

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.

Medieval

3.1.7 Nearby Dolgellau is first referenced in 1284, when it was listed as being held by 'unfree' tenants. The town originated as a native Welsh settlement, a bond settlement of the cwmyd of Talybont. At this time the settlement was very small, only three taxpayers being listed in 1292-3.[6] It had a church from early times (referenced in 1253), although Abaty Cymer was the primary religious focus locally.

3.1.8 The town was well sited for agriculture, with land along the Wnion for arable farming and higher ground for livestock and by the early fourteenth century there was a market in the town.



07 Tithe map of Pandy'r Odyn, showing only Plas Bryn-y-Gwin (isaf) 1842.



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

[1] https://www.archwilio.org.uk/arch/query/page.php?watprn=GAT4122&dbname=gat&tbname=core&sessid=CHI2t5x7pp5&queryid=Q684001001646141440
[2] https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=&id=1149
[3] Gwynedd Archaeological Trust (GAT) report no. 1030 (Evans, R & Davidson A), Pandy'r Odyn Draft Conservation Area Appraisal, 2012.
[4] https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=&id=926
[5] https://cadwpublic-api.azurewebsites.net/reports/sam/FullReport?lang=&id=2457
[6] https://cadw.gov.wales/advice-support/placemaking/historic-character/urban-character-reports#section-dolgellau

16th and 17th Centuries

3.1.9 By the late sixteenth century there was a thriving woollen trade in Dolgellau and the town had started to become an administrative centre holding hundred courts, Quarter and Great Sessions.

3.1.10 During this period there is no clear evidence for settlement at Pandy'r Odyn, but it is possible that the fulling mill (Welsh *Pandy*) which stood on the south bank of the Ceunant until the road was re-aligned was medieval in origin. Presumably there was also a kiln locally to give rise to the name Pandy'r Odyn (Odyn translates as 'kiln').

3.1.11 In 1662 Rev. Robert Owen bought land from the Corbetts of Ynysmaengwyn near Tywyn. This led to the creation of the Bryn-y-Gwin estate and the first house (now know as Bryn-y-Gwin Uchaf). It is possible that some settlement started at Pandy'r Odyn during this period and it is known that a fulling mill, referred to above, was in existence by the early 17th century, which may have been the building adjacent to the bridge in early photographs.

Early 19th Century

3.1.12 The estate had developed substantially by the early 19th century and comprised over 60 farms by 1804. In 1802 the heiress to the estate, Jane Owen, had married Hugh Reveley. Consequently a new house, Bryn-y-Gwin Isaf, was built on higher ground further west, c1806, with fine views towards the Mawddach. The park was also landscaped with new drive past Bryn-y-Gwin Uchaf and it is likely that the estate cottages at Pandy'r Odyn also date from this extensive period of change.

3.1.13 The estate mapping shows a 'ffatri' to the south of the estate drive, which is understood to have been a woollen mill.[7]

3.1.14 The fulling mill previously referenced disappears from the mapping between 1888 and 1901. It's deterioration being captured in early photographs. The road had bypassed the 17th century Pont Pandy'r Odyn by 1949.

3.1.15 The park extended as far as Maes Caled, where a row of early 19th century estate cottages remain (outside the conservation area) with gate piers. The right hand end is the lodge, c.1832, shown on the Tithe map the left is later (see Fig 07)



09 Bryn-y-Gwin Uchaf © RCAHMW



10 Bryn-y-Gwin Uchaf (Wikimedia Commons)

[7] Parkinson, A.J. (1984), Journal of the Merioneth Historical and Records Society, Vol. IX, Part 4.

3.1.16 Between the gate and Bryn-y-Gwyn Uchaf mid-20th century development has taken place as parts of the estate were sold, including the care home at Cefn Rodyn.

4.0 Spatial Analysis

4.1 Settlement Form & Layout

4.1.1 The hamlet of Pandy'r Odyn comprises two distinct elements. The settlement which lines Ffordd Tywyn around Pont Pandy'r Odyn and the elements of the Bryn-y-Gwin estate to the south of the road.

4.1.2 The settlement form has changed its mid-late 19th century predominantly due to the realignment of the road and the creation of the new bridge, c.1930. The demolition of the fulling mill (before 1901) and the eastern half of the terrace to the south of the road (presumably due to further road widening).

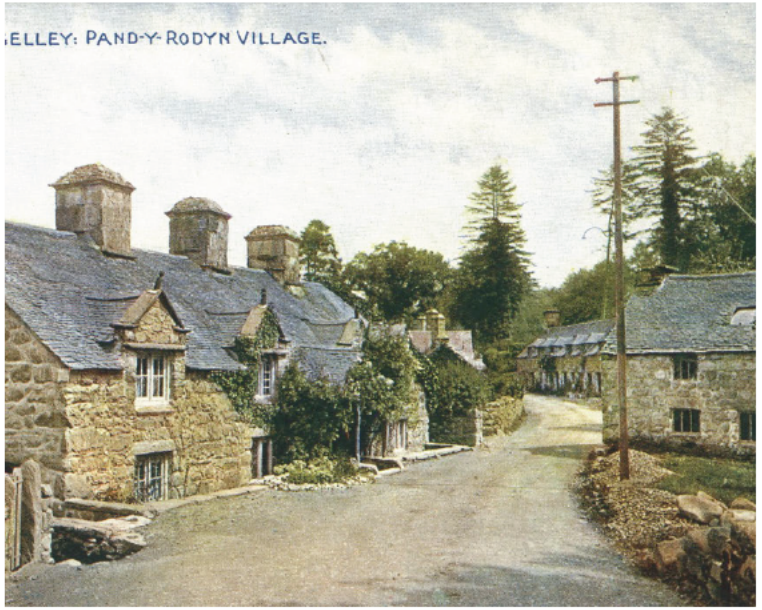
4.1.3 The character towards Dolgellau has been significantly changed with new housing to the north of the road between the town and Pandy'r Odyn.

4.1.4 To the south, the estate has been eroded beyond the conservation area boundary, with construction of houses along the former drive and the care home at Cefn Rodyn.

4.1.5 Within the boundary, off the 1806 drive, is Bryn-yr-Odyn[8], is hidden from view off Maes-y-Caled, but would appear to be the oldest building in the conservation area, partially of 17th century origin and may pre-date the estate. South is Twll-y-Bwbach, thought to be the former woollen mill (as opposed to the fulling mill which was by the road), now a holiday cottage.[9] The drive continues to Bryn-y-Gwin Isaf, south of Bryn-y-Gwin Uchaf.

4.1.6 Bryn-y-Gwin Uchaf, the original house of the estate is a multi-phase building originally of 17th century origin much changed with 18th and 19th century additions and alterations.[10]

4.2 Key views



11 Postcard of Pandy'r Odyn, Late 19th Century. Note fulling mill on right and original condition of Tal-yr-Bont. (Image courtesy Photography.Wales)



12 Similar view point to Figure 9, note the degree of change to Tal-yr-Bont, but the building form remains. The tall pines are distinctive. (2021).

[8] https://dolgellaugolfclub.wixsite.com/bryn-yr-odyn/our_property
[9] https://coflein.gov.uk/en/site/40990/
[10] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=5115

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 The views around Pandy'r Odyn are restricted to areas around the hamlet, with access limited to the estate. Other important views may exist here, but it is not possible to define them.

4.2.4 These are as follows (see Fig 15):

A Views along Ffordd Tywyn towards the picturesque cottages.

B Dynamic view along the former alignment of Ffordd Tywyn east towards the picturesque estate cottages.

C Dynamic views across fields towards Pandy'r Odyn.

D Views along the Afon Ceunant.

E Dynamic view of Pont Pandy'r Odyn.

F Dynamic view from Pont Pandy'r Odyn towards later bridge and former mill site.

G View out of the conservation area along Ffordd Tywyn towards Bryn-y-Gwin Isaf.

H View into drive towards Pont Bryn-yr-Odyn.

I Dynamic view (outside boundary) of Maes Caled.

J Views along the Afon Ceunant towards Pont Pandy'r Odyn.

4.3 Green spaces & Trees

4.3.1 The green spaces of Pandy'r Odyn are characterised by farmland to the north and west, with the wooded park around Bryn-y-Gwin Uchaf to the south.



13 19th Century view towards Dolgellau. (Image courtesy Photography.Wales)



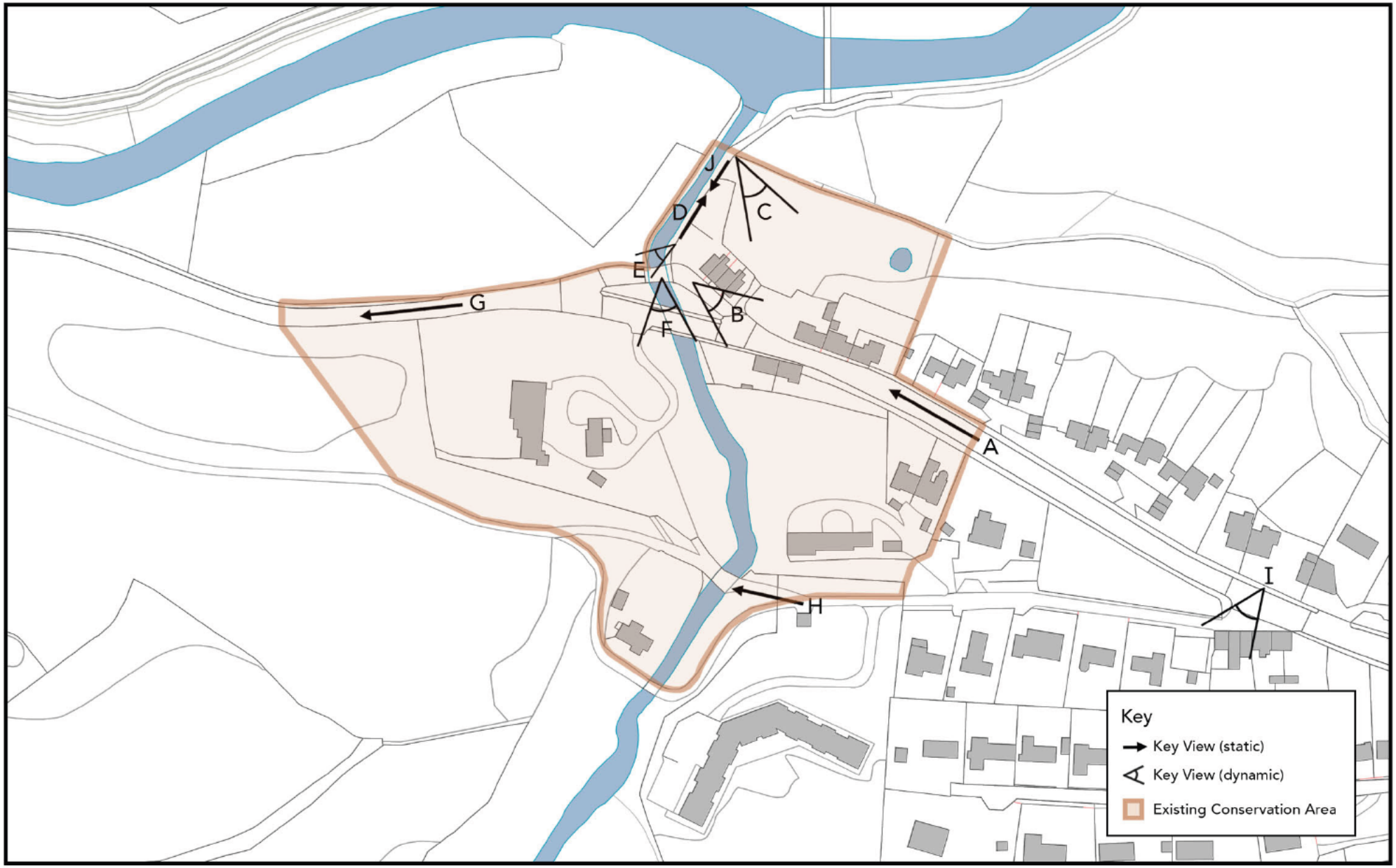
14 View across farmland towards the cottages of Pandy'r Odyn. (2022).

4.3.2 Open farmland separates the hamlet from the Afon Winion providing an important buffer to the picturesque cottages with open views in context.

4.3.3 The woodland alongside Afon Ceunant provides an important corridor, linking the hamlet to the Afon Wnion and the Llwybr Mawddach. From this path there are views across to the cottages and to the open farmland (to the west).

4.3.4 Distinctive trees or groups of trees (in addition to those designated elsewhere) are shown on plan at Fig 16, these include:

- The woodland in the park at Bryn-y-Gwin Uchaf.
- Trees lining the Afon Ceunant.
- Tall pines (to the south of the road, within the original parkland), adjacent to 5 & 6 Pandy'r Odyn, and near the entrance to Bryn-y-Gwin Uchaf which are distinctive in early views and also in current views.



Key Views
1:2000 @ A4

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



Trees
1:2000 @ A4

16 Significant Trees & Tree Groups (© Crown copyright and database rights 2021 Ordnance Survey 100022403)

5.0 Character

5.1 Overview

5.1.1 The character of Pandy'r Odyn is still that of a picturesque estate settlement lining Ffordd Tywyn, developed during the development of the estate in the early 19th century.

5.1.2 The views looking back towards Dolgellau still retain the intrinsic character of the 19th century views, although the road is now significantly more dominant and has widened and suffered from standardisation of highways features.

5.1.3 The realignment of the road, probably in the 1930s, has significantly affected the settlement character creating a new bridge and changing the estate boundary. Later widening (presumably) also resulted in the partial demolition of the terrace now comprising 5 & 6 Pandy'r Odyn.

5.1.4 The sale, and the subsequent development, on the western edge of the Bryn-y-Gwin estate, extending towards the former entrance lodge at Maes Caled and along the 1806 drive has fundamentally changed the aspect to the east and south-east of the settlement from a rural to a suburban one.

5.1.5 The Bryn-y-Gwin estate is partly in the conservation area and includes the earlier house of Bryn-y-Gwin Uchaf, Twll-y-Bwbach (noted as 'ffatri' on the estate plans, a woollen mill originally) as well as a house at Bryn-yr-Odyn which is probably the earliest building in the conservation area. The grounds of the estate are now heavily wooded, and views towards the house limited.

5.1.6 Bryn-y-Gwin Uchaf, the original house of the estate is a distinctive multi-phase building with oriel windows and a rustic picturesque veranda.

5.2 Architectural Character

5.2.1 The present character of the conservation area can be seen in two parts, the estate cottages lining Ffordd Tywyn around Pont Pandy'r Odyn and the elements of the Bryn-y-Gwin estate within the grounds.

5.2.2 Lining Ffordd Tywyn are two rows of estate cottages (both listed), 1-3 Pandy'r Odyn and 5-6 Pandy'r Odyn, built in the picturesque style and of



17 5 & 6 Pandy'r Odyn (2022).



18 Pont Pandy'r Odyn. (2022).

early 19th century date. To the north side of the road, 1-3 Pandy'r Odyn[11] are very distinctive. To the western end is an earlier house, perhaps 18th century, which was extended east to form the terrace. The Bryn-y-Gwin houses are full of character, with chimney stacks set on the diagonal, and beautifully swept eaves over the first floor windows. Cottage 1A would appear to be a later (probably mid-19th century) extension, but in the same style. The fenestration has undergone some change, but the early windows are mullioned with gothic heads to the first floor.

5.2.3 The row to the south side of the road 5 & 6 Pandy'r Odyn has been substantially truncated to the east, presumably due to the widening of the road. Originally a row of 6 cottages, it has since been significantly reduced in length and the eastern section heavily rebuilt. The earliest section has simpler stone, hipped dormers and a fine porch (see fig 20). The re-built section unfortunately now has inappropriate uPVC windows.

5.2.4 Tal-yr-Bont is a former pair of cottages, north of the original road alignment, adjacent to Pont Pandy'r Odyn. These have been heavily modified. Originally cottages of some character (see Fig 19 & 27), it now resembles a school, with windows having been knocked together from ground to first floor and the original 'cottage ornée' style rustic porch being replaced by a poor modern version with later roofing and modern rooflights. The building does at least retain the characterful stone dormers and large chimney stacks and is important in its relationship to Pont Pandy'r Odyn.

5.2.5 The original road crosses Pont Pandy'r Odyn, which is of 18th century origin with a single arch, generally of rubble with voussoirs and string course. There are now self-seeded trees in very close proximity to the bridge which need to be removed. North of the 18th century bridge is the 1930's replacement, which is of concrete arched construction with a stone parapet.

5.2.6 Further west the stone boundary walls of Bryn-y-Gwin Uchaf are of a date contemporary with the road realignment, including the gated entrance.

5.2.7 Largely hidden from view the first house of the estate Bryn-y-Gwin Uchaf (see fig 05). This first dates from c.1662 and the initial development of the estate by Rev. Robert Jones, but with extensive later alterations in the 18th and 19th centuries, now giving it a distinct picturesque quality. It was



19 View in the early 20th century, note the longer terrace, since altered, south of the road and the mill has disappeared. (Image courtesy Photography.Wales)



20 5 & 6 Pandy'r Odyn, terrace now reduced in length. Note the decorative timberwork and limewashed porch to the earlier section. (2022).

[11] https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=5113

superceded by the larger house with better views at Bryn-y-Gwin Isaf in 1806.

5.2.8 East of Bryn-y-Gwin Uchaf the drive of Bryn-y-Gwin Isaf generally forms the southern boundary of the conservation area. Here the estate land has been sold and later development taken place. Earlier structures remain at Twll-y-Bwbach, which is referenced as a 'factory' on the 1806 estate plan[12] and identified as a woollen mill. Today it has been converted into a house. Adjacent is the 18th century, listed, Pont Bryn-yr-Odyn a bridge very similar in style to Pont Pandy'r Odyn.

5.2.9 North of the drive, Bryn-yr-Odyn[13], is hidden from view off Maes Caled, but would appear to be the oldest building in the conservation area. Originally a single story dwelling of classic long-house layout (probably 17th century and may pre-date the Bryn-y-Gwin estate) it has been extended, by the estate, in the picturesque style with decorative bargeboards and other features to the west. North-east of Bryn-yr-Odyn is a pair of later single storey houses.

5.3 Materials and Details.

5.3.1 The predominant building material of Pandy'r Odyn is stone. The stone of the Dolgellau area is largely igneous with layers of siltstones and mudstones. The cottages are generally constructed of rubble with larger stones use for lintels and dressings. Dressed stone is very limited which reflects the difficulty of working the material. Stones are often very large and there is a mix of quarried and field or river stone, which reflects the picturesque style as well as what was available.

5.3.2 Roofs are all of slate, generally now of later, thinner type from Penrhyn or Blaenau Ffestiniog. The early photographs suggest thicker, traditionally laid slate in diminishing courses. The porch to no. 6 Pandy'r Odyn retains early fish-scale slate, which is a particularly important retained detail.

5.3.3 Detailing around first floor windows, especially on Ffordd Tywyn is distinctive, with the swept slate to 1-3 Pandy'r Odyn particularly attractive.

5.3.4 Timber detailing is important, although some of the more interesting 'cottage ornée' detailing on the early photographs, such as the porch to Tal-



21 Pont Pandy'r Odyn Newydd (c.1930) (2022).



22 Fine joinery details and substantial rubble stone to 6 Pandy'r Odyn. Note the fish-scale slates to the porch roof (2021).

[12] Gwynedd Archaeological Trust (GAT) report no. 1030 (Evans, R & Davidson A), Pandy'r Odyn Draft Conservation Area Appraisal, 2012.
[13] https://dolgellaugolfclub.wixsite.com/bryn-yr-odyn/our_property

yr-Bont has been lost. Of particular note are the arched truss and decorative details to 6 Pandy'r Odyn.

5.3.5 Bryn yr Odyn, and Bryn-y-Gwin Uchaf, would also appear to retain a significant amount of historic joinery, although it was not possible to inspect in detail.

5.4 Boundaries

5.4.1 The definition of space in Pandy'r Odyn is important to its character, and stone walling is the primary form of defining space. This is

5.4.2 The stone walls which line Ffordd Tywyn are generally of 20th century construction, built with mortar and generally dating from the road widening and re-alignment and after, they still bring definition and a quality to the street scene.

5.4.3 Within the park it is recorded that there are earlier field boundaries (banks)[14], and other boundary walls may exist of an earlier date (access wasn't possible to determine the extent).

5.5 Other Features, Details and Surfaces.

5.5.1 Lining the road between 5-6 Pandy'r Odyn and the eastern boundary of the conservation area is a stone wall of 20th century date, but this contains what would appear to be an earlier horse trough. It is possible this has been relocated.

5.5.2 A key feature of Pandy-r Odyn is the way the houses are set down below the road. In early photographs these are lined with stone copings. These only now remain to the eastern end of Tal-yr-Bont, but the stone walls remain and this relationship is significant.

6.0 Historic Assets

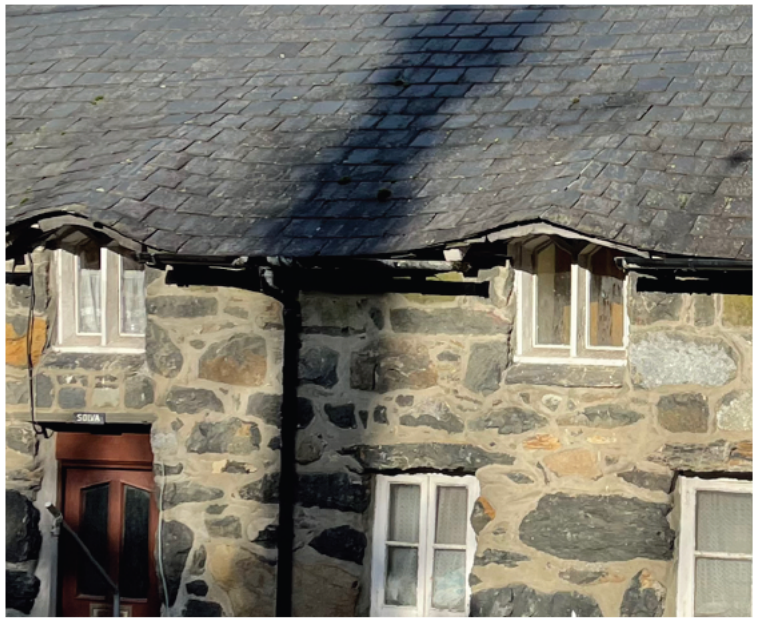
6.1 Designated Historic Assets

The following designated historic assets (listed buildings and scheduled monuments are found in the conservation area (see Fig 29):

6.1.1 Scheduled Monuments



23 Horse trough, Ffordd Tywyn (2022).



24 Swept slate over the first floor windows, 2 Pandy'r Odyn. (2022).

[14] https://www.archwilio.org.uk/arch/query/page.php?watprn=GAT5360&dbname=gat&tbname=core&sessid=CHI2t90ib6b&queryid=Q192972001646319680

- *n/a*

6.1.2 Listed Buildings

- *5108 Bridge at Bryn-yr-Odyn*
- *5112 1 Pandy'r Odyn Cottages*
- *5113 2 Pandy'r Odyn Cottages*
- *5114 3 Pandy'r Odyn Cottages*
- *5109 5 Pandy'r Odyn Cottages*
- *5110 6 Pandy'r Odyn Cottages*
- *5113 2 Pandy'r Odyn Cottages*
- *5113 2 Pandy'r Odyn Cottages*
- *5115 Bryn-y-Gwin Uchaf*

6.1.3 Potential Additional Designations.

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

- *Bryn-yr-Odyn – this is a building of significant age, adapted for the estate and should be considered a first-priority for protection.*
- *Tal-yr-Bont - A key component of the picturesque settlement, albeit much altered.*

6.1.4 Adjacent to the Conservation Area.

The following are within 500m of the conservation area, and also formed part of the Bryn-y-Gwin estate:

- *5103 - 1 Maes Caled.*
- *5104 - 2 Maes Caled.*
- *5105 - 3 Maes Caled.*
- *5106 - 4 Maes Caled.*
- *5107 - 5 Maes Caled.*
- *5165 - Bryn-y-Gwin (Bryn-y-Gwin Isaf).*

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 30):

- *Tal-yr-Bont (see note above).*
- *Bryn-yr-Odyn (see note above).*
- *Horse Trough (see section 5.5).*

6.3 Register of Traditional Buildings



25 Stone retaining walls and copings defining space between the highway and Pen-y-Bont (2022).



26 Afon Ceunant towards Pont Pandy'r Odyn (2022).

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

7.0 The Conservation Area Boundary.

7.1.1 Following the appraisal, no amendments are proposed to the conservation area boundary.

8.0 Hidden Histories (archaeological potential)

8.1.1 There are prehistoric remains in the vicinity and consequently there is the potential for the survival of associated archaeology. Although no archaeological investigation is understood to have taken place in the conservation area, the area around Afon Ceunant and the river crossing would have been attractive to settlement.

8.1.2 Roman activity is thought to be largely restricted to the higher ground, but the road through Cwm Wnion is thought to be medieval or earlier and there may be associated archaeology, perhaps of early river crossings or settlement.

8.1.3 There may also be further remains below ground of the fulling mill, other estate features and the section of terrace which was demolished.

9.0 Other Designated Assets

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

9.1.1 Bryn-y-Gwin Isaf SSSI overlaps the western edge of the conservation area. It is designated as an important breeding roost of the lesser horseshoe bat and also brown long-eared bats. The site comprises the house (supporting the nursery roost), roof spaces of associated buildings which are used as satellite and night roosts. The site also includes the park and woodland which are used as feeding habitat by lesser horseshoe bats.

9.1.2 Following a similar boundary to the SSSI, overlapping the west of the conservation area, is also designated as a special area of conservation



27 19th century postcard of Pandy'r Odyn. (Image courtesy Photography.Wales)



28 Wall and entrance to Bryn-y-Gwin Uchaf. (2022).

(SAC). *Coedydd Derw a Safleoedd Ystlumod Meirion / Meirionnydd Oakwoods and Bat Sites.*

9.1.3 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.

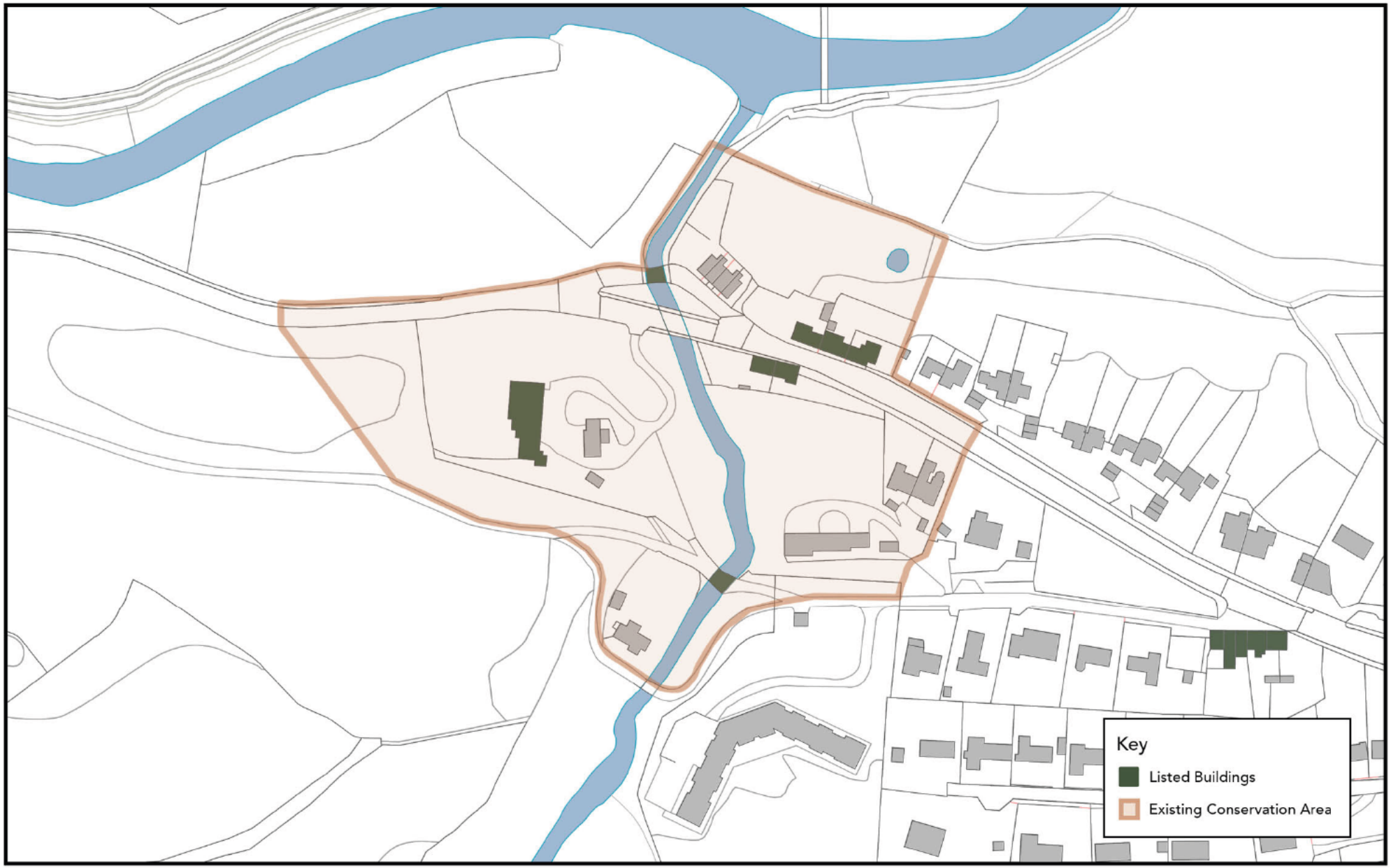
9.2 Trees Preservation Orders

9.2.1 There are no tree preservation orders in the conservation area (over and above the protection conferred by the conservation area status), but much of the former Bryn-y-Gwin park, surrounding both houses, is defined on the ancient woodland inventory.

9.3 Designated Historic Landscape

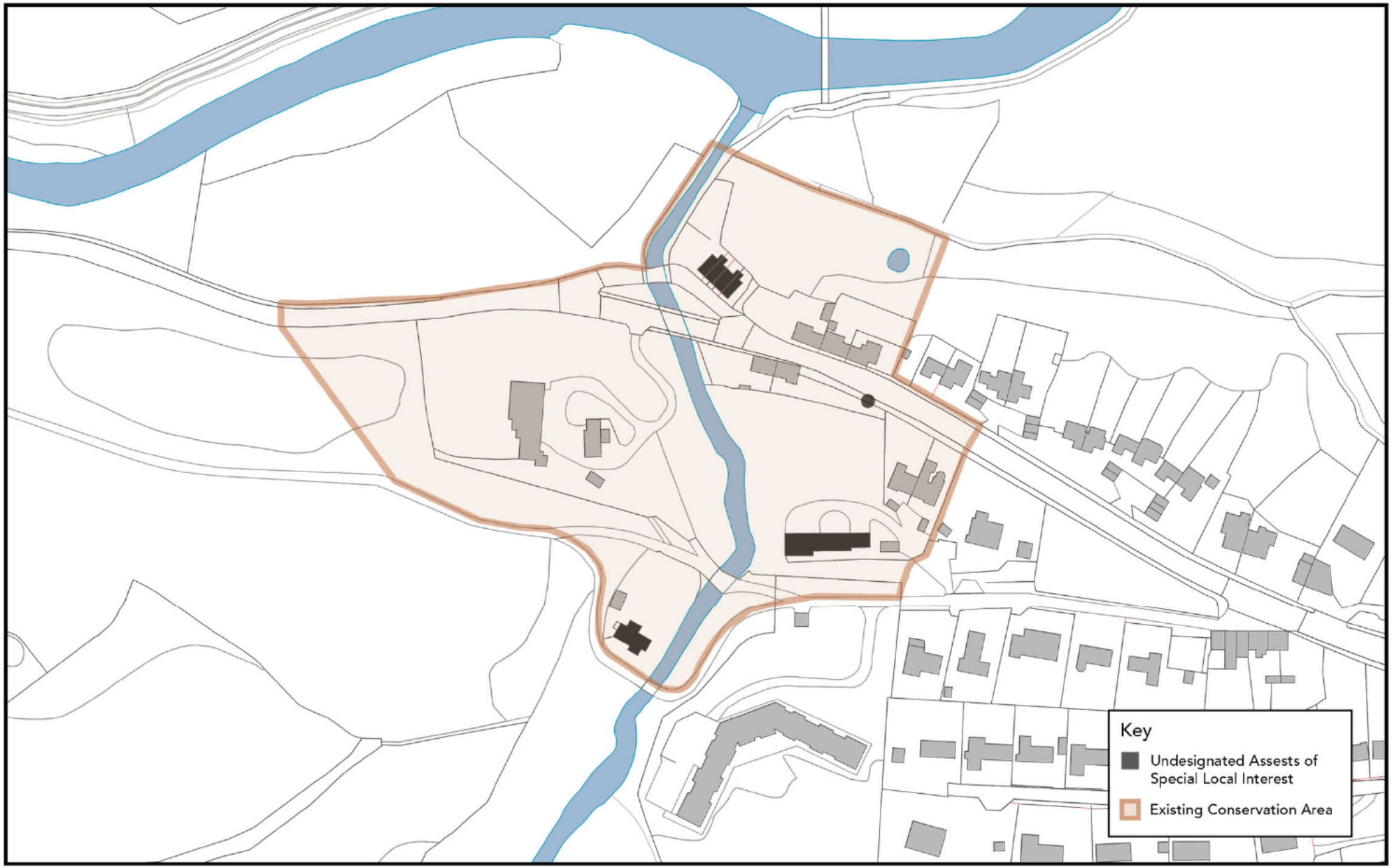
9.3.1 Pandy'r Odyn lies within the Vale of Dolgellau Registered Historic Landscape, HLW (Gw) 13.[15]

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



Listed Buildings
1:2000 @ A4

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



Undesignated Assests of Special Local Interest
1:2000 @ A4

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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 Bryn-y-Gwin park, surrounding both houses, is defined on the ancient woodland inventory.

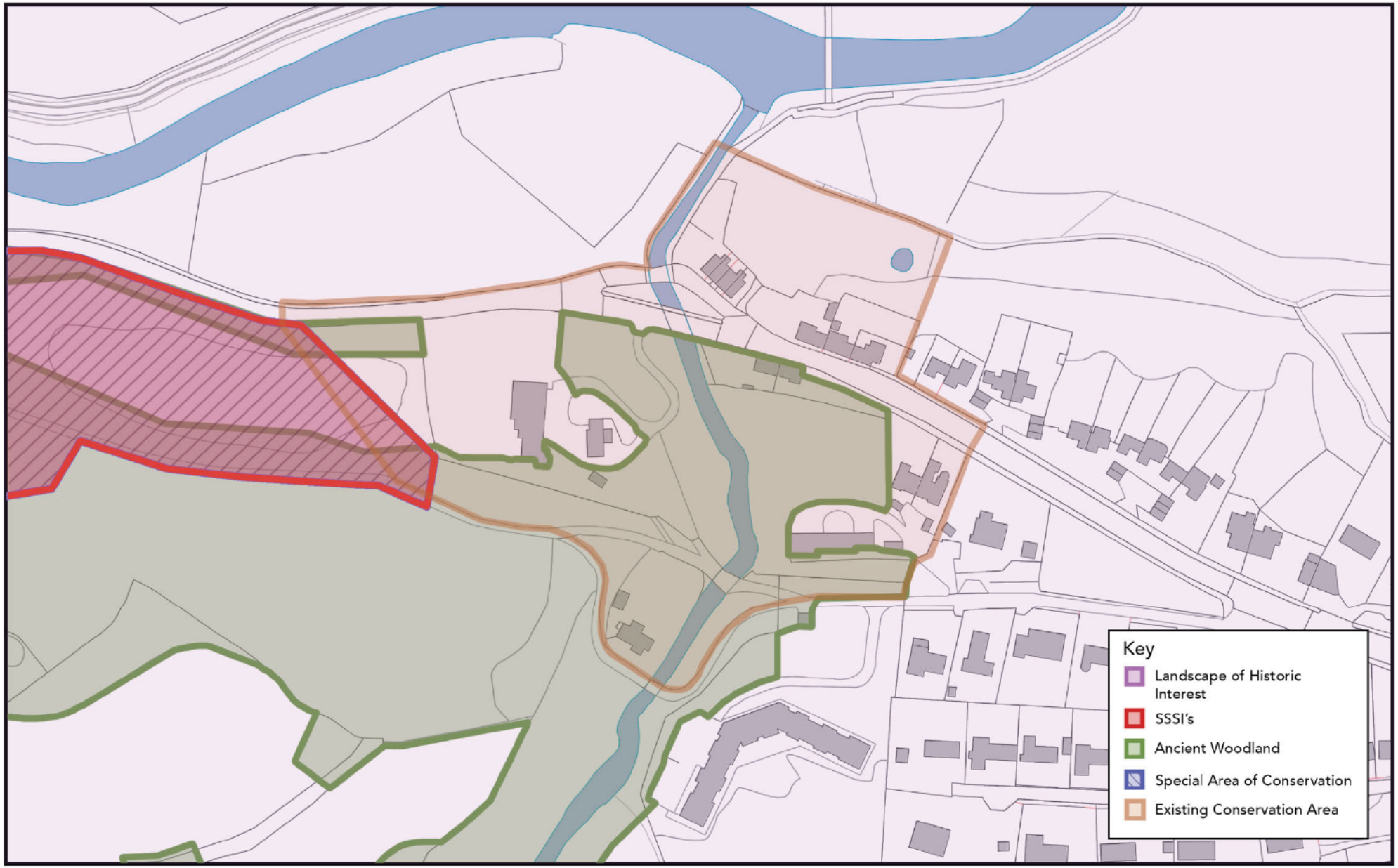
10.1.4 The **Celtic Rainforests Wales Project** is active within several Conservation Area locations, including areas associated with Special Areas of Conservation, and seeks to protect and restore rare Atlantic woodland habitats by managing Rhododendron ponticum and other invasive alien species. When 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 Bryn-y-Gwin Isaf SSSI overlaps the western edge of the conservation area. It is designated as an important breeding roost of the lesser horseshoe bat and also brown long-eared bats.

10.2.2 There are a wide range of protected species known to be present along Cwn Wnion extending into the Aber Mawddach, which include rare lichens, liverworts and mosses and a wide range of butterflies. Other species of note include;

- Pied Flycatchers
- Wood Warblers
- Redstarts
- Woodcock
- Dipper



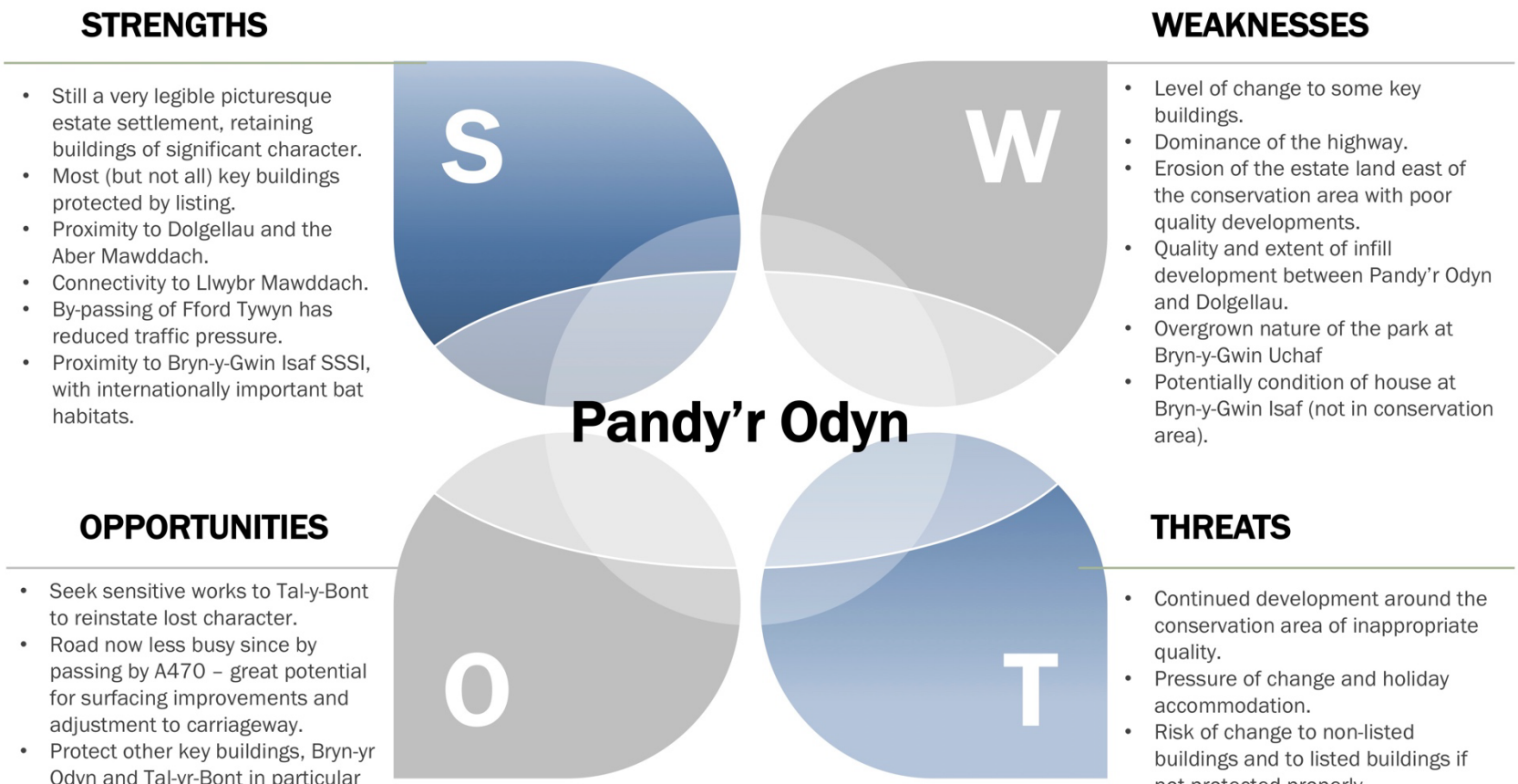
Other Designations
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PART TWO – CONSERVATION AREA MANAGEMENT PLAN.

1.0 Summary SWOT Analysis



2.0 Understanding the Issues

2.1 The Condition of the Conservation Area

2.1.1 Pandy'r Odyn maintains much of its character as a picturesque early 19th century estate settlement, together with the estate's original house and some vestiges of Dolgellau's important woollen industry.

2.1.2 However, later changes are now beginning to significantly threaten its aesthetic and historic value. This includes changes to the historic structures and in-fill development, both along the main road and within the former boundaries of the park of Bryn-y-Gwin.

2.1.3 The buildings of Pandy'r Odyn are currently all in beneficial use based on the fieldwork undertaken in support of this report, although it wasn't possible to access the wider estate lands.

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.
- Developments on former open land or in-fill developments which have a detrimental affect on the conservation area.
- Dominance of the highway.

2.1.5 Specific examples include:

- uPVC windows to 5 Pandy'r Odyn (which is listed) and also to Tal-yr-Bont. The latter has also suffered significant insensitive change.
- Loss of historic joinery detail, for example the barge-boards to 3 Pandy'r Odyn which are now ply or similar.
- Cement pointing is now prevalent to the historic buildings, is both unsatisfactory aesthetically and will also promote damp retention in the walls.
- Developments of bungalows and the like along Ffordd Tywyn, both within the former park and to the north of the road.



32 uPVC windows, 5 Pandy'r Odyn. (2022)



33 Early view, note the barge boards and original detail as well as the original extent of the terrace to the right. (2021)

2.2 Buildings at Risk

2.2.1 There are currently no buildings at risk in the conservation area, although the condition and use of Bryn-y-Gwin Isaf predominantly as holiday lets is of concern in the wider context.

2.3 Overview of the SWOT Analysis.

2.3.1 A SWOT analysis has been undertaken for the Pandy'r Odyn 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:

- Seek to protect Tal-yr-Bont and Bryn-yr-Odyn by listing.
- Seek to enhance the appearance of buildings which have undergone unsympathetic change, including the Pandy'r Odyn cottages and in particular Tal-yr-Bont, once a characterful cottage, now much altered.
- Support reinstatement of traditional building details and sustainable upgrading for improved environmental performance, whilst maintaining the special character of the area.
- Seek to support and use appropriate controls to ensure that development around the periphery of the conservation area is of suitable quality. Protect remaining agricultural land and park at Bryn-y-Gwin from further encroachment.
- Make more of the links to the Llwybr Mawddach along the Afon Ceunant.

2.3.3 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.



34 Modern development impacts upon the setting of the Conservation Area. The early building on the left is the (listed) former gate lodge at Maes Caled (2022).

- Seek discussion with highways department to understand that the road (which is now a peripheral route) could be treated in a more sympathetic manner.
- Engage with the owners of Bryn-y-Gwin Uchaf regarding trees adjoining the conservation area and Bryn-y-Gwin Isaf in respect of condition and use.
- 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.

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:

- It is recommended to extend protection by listing key buildings (rather than implementing article 4 directions), seeking to repair and conserve but also reinstate some lost detail where evidence and opportunity exists.
- Consider interpretation and better connectivity with links to Llwybr Mawddach. Interpretation could be sensitively provided

near Pont Pandy'r Odyn on the estate, the mills and the settlement as well as the natural environment.

- 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 Pandy'r Odyn and Bryn-y-Gwin Uchaf and the wider Bryn-y-Gwin estate.
- 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 Pandy'r Odyn has natural opportunities for micro-power generation and these have already started to be utilised nearby. The watercourse and former mill sites could be utilised for power generation as long as it was approached sensitively and with due consideration for ecological and archaeological factors.

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. There are no trees with tree preservation orders, but there is woodland listed on the ancient woodland inventory. 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. Particular opportunity given the nature of the Bryn-y-Gwin Isaf SSSI.
- 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:

- Via the National Park's website.

Appendices:

Appendix A - Sources

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

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

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