

Conservation Area Appraisal

Pandy'r Odyn, Dolgellau



Ymddiriedolaeth Archaeolegol Gwynedd
Gwynedd Archaeological Trust

Conservation Area Appraisal

Pandy'r Odyn, Dolgellau

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Prepared for: Snowdonia National Park Authority

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Summary

An assessment has been carried out of the Conservation Area at Pandy'r Odyn. It is situated in a moderately sloping valley on the west side of Dolgellau where the old road to Tywyn crosses the Afon Ceunant on a bridge of 17th or 18th century date. The area consists of two main elements, a roadside settlement of cottages on the east side of the river, built mainly in the late 18th and early 19th centuries, some in the picturesque style; a lodge and part of the former carriage drive leading to the Bryngwin estate lies outside the Conservation Area to the east. The houses are located close to a former woollen mill, now converted to a holiday home, which gave its name to the settlement. On the west bank of the Ceunant the Conservation area takes in a portion of the demesne of Bryngwin including the former house of the estate, now known as Bryngwin Uchaf. The estate developed from 1662 when the land was bought by Rev. Robert Owen from the Corbets of Ynysmaengwyn, and had developed into a substantial holding of over 60 farms by 1804. A new house, Bryngwin Isaf, with better views, was built within the demesne lands of the estate to the west in 1806, and the park was landscaped around this time also. The whole area reflects an estate style, and the cottages must always have had an important relationship with the estate, which given its location, serves both as a town house and country estate.

It is suggested that the Conservation Area be extended to the west to take in the whole of the landscaped park at Bryngwin, which would include the Grade II Listed house of Bryngwin Isaf and various outbuildings. The extent of modern development at the eastern end of the carriage drive means that it is not considered that an eastwards extension to the Conservation Area would be appropriate.*

1. Introduction

1.1 General Introduction

The following document constitutes an assessment of the Pandy'r Odyn Conservation Area (**Figure 01**), undertaken by Gwynedd Archaeological Trust on behalf of Snowdonia National Park Authority. The area is centred on NGR SH 72141952.

The aim of the appraisal is to describe and explain the historic character of the settlement in order to inform and support positive conservation and regeneration programmes. This will help improve the quality of planning advice, and contribute to local interpretation strategies. The survey will define the distinctive historical character of Pandy'r Odyn, and identify the

variety of character within it. The aims of the survey are based upon the understanding that the variety of character identified during the survey is fundamental to local distinctiveness and pride of place, and these are to be seen as assets within the process of regeneration.

1.2 Acknowledgements

Mr Gwilym Jones, Snowdonia National Park Authority instigated the project and generously provided help and information. The staff at Gwynedd Archives, Dolgellau, the National Library of Wales, Bangor University Archives and the National Monuments Record, Aberystwyth are gratefully thanked for their help and for the provision of archive material relevant to this project.

2. Methodology

2.1 Introduction

A brief was provided by Snowdonia National Park Authority. The methodology employed to answer the brief is based upon that developed by Cadw following initial urban characterization projects undertaken by Welsh Archaeological Trusts. These in turn were based upon a methodology developed in England for urban characterization and assessment, and also include English Heritage guidelines for Conservation Area Appraisal.¹

The following methods were used to achieve the stated aims.

Data collection

This phase included the collection of data from regional and national historic environment records, including those kept at Gwynedd Archaeological Trust, RCAHMW, Cadw and National Museums and Galleries of Wales. Archive records were obtained from Gwynedd Archives, University of Wales, Bangor and National Library of Wales. The records were entered onto a database that was compatible with the regional Historic Environment Record, and their location identified through a geographical information system (MapInfo). Additional records and information sources were identified from historic maps, prints and photographs, and literature sources, including early antiquarian works.

Characterisation

The characterisation process combined the understanding gained from the desk-based phase with comprehensive fieldwork and a

visual assessment of the surviving historic fabric. The development of the topography of the settlement was noted, and phases of historic change identified. Distinctive architectural forms, materials and significant elements of town and streetscapes were recorded. This process allowed the identification of areas of distinctive character, and these formed the basis of the character areas presented in this report. Site visits were conducted on two separate occasions in February and March 2012 by representatives of the Trust.

2.2 Principal Sources

The resources of the county record office at Dolgellau, the National Library of Wales and the University of Wales Bangor were assessed. Aerial photographs were examined at the National Monuments Record, Aberystwyth.

2.3 Previous Archaeological Work

There has been no identified archaeological work carried out within the Conservation Area.

3. The Planning Process

3.1 Introduction

Details of the planning process and how it affects management of the conservation area can be found in Appendix I.

3.2 Statutory & Non Statutory Protection

The Pandy'r Odyn Conservation Area lies within the Snowdonia National Park and the Arudwy Landscape of Outstanding Historic Interest (HLW (Gw) 2), where it is described as 'a large, exceptionally rich and well-studied landscape, situated on the western flanks of the Rhiniog Mountains, containing extensive relict evidence of recurrent land use and settlement from prehistoric to recent times'². There are eight Listed Buildings within the area, including Bryngwin Uchaf, at Grade II*, and seven buildings, including two bridge across the Afon Ceunant, all Listed Grade II, with two important buildings lying outside but within 250m of the Conservation Area. Details of these can be found in Appendix 2. No Scheduled Ancient Monuments lie within the conservation area, and Bryngwin is not a Registered Park and garden³.

The Conservation Area lies at the western edge of Historic Landscape Characterisation (HLC)

Area 1 Dolgellau and the eastern edge of Area 4 Fields & Woods- west of Dolgellau, the Afon Ceunant forming the boundary at this point⁴.

4. Landscape Setting

4.1 Extent of Area

The extent of the area included within this study is shown on **Figure 01**. It includes the conservation area centred on the Bryngwin estate, the settlement and bridge at Pandy'r Odyn and the immediately surrounding lands. This covers an area of 0.029km² at the western edge of the town of Dolgellau. Pont Pandy'r Odyn is at a height of 9.1m OD.

4.2 Landscape Setting

The solid geology of the Dolgellau region consists of intrusive igneous formations and Cambrian embedded pale grey quartzose siltstone and silty mudstone with Dolgellau black siltstone and mudstone of the Mawddach Group in the Wnion valley.⁵ These are overlain by Quaternary glacial till and thick accumulations of alluvium.⁶

The confluence of the Mawddach and Wnion river valleys form a distinct natural basin situated between the southern ends of the Rhiniog and Arenig Mountains and the northern flanks of Cader Idris. Above the basin floor, which is only just above sea level, the slopes rise steeply on all sides, reaching 629m above OD at the summit of Y Garn in the north-west, 400m above OD at the summit of Moel Offrwm in the north east, and 893m above OD at the summit of Cader Idris in the south. The latter dominates prospects of the basin from most directions. Between 100m and 200m above OD, however, terraces with gentler gradients occur which have assisted communications and attracted settlement from the earliest times.⁷

The Conservation Area itself is situated around the Afon Ceunant, a south to north flowing tributary of the Afon Wnion at the point where it is crossed by the bridge along the old road from Dolgellau to Tywyn. The land rises on a moderate slope on both sides of the Ceunant valley. This is more marked to the west, the area forming the Bryngwin demesne, where the Bryngwin Uchaf house has a dramatic position overlooking the valley.

5. Historical Development

5.1 Prehistoric Origins

Finds of Neolithic stone axes along the valley of the Mawddach show that it was at least being visited, exploited and possibly settled in the Middle or later Neolithic. Pollen studies of buried peat horizons in the uplands of Arduwy show the first indications of human activity are from about 4000 BC but that there was much greater wide-scale clearance of forest in the Early Bronze Age, during the second millennium BC.⁸ This expansion of settlement is illustrated in the Dolgellau area by the presence of numerous funerary and ritual monuments of the second millennium BC, and whilst the majority of surviving examples lie within the marginal uplands, one of the largest and most dramatic lies close to the east bank of the Afon Mawddach just 300m south of Cymer Abbey.⁹

Later prehistoric settlement survives on the fringes of the upland above of Dolgellau, consisting of groups of small circular houses and attached fields. Other evidence of settlement in the first millennium BC is in the form of four defended sites around the fringes of the area. These forts are set high up in strong natural defensive positions, between about 300m to 400m OD. Evidence for settlements lower down in the valley will have been removed by more intensive agriculture, but there is little doubt that the area in the pre-medieval period was relatively densely settled and farmed.

5.2 Roman & Medieval Archaeology

There is no evidence for Roman or medieval archaeology within the Conservation Area itself. In 1284 Dolgellau was listed as held by unfree tenants. It is unclear whether there was an administrative centre at this time, but within a century it had become the seat of the local commote, occupying a favourable position on the river crossing. This may have fostered the area as a centre for exchange, although in the 1530s the area was still being described as 'the best village in the commote'.¹⁰ There is no clear evidence for settlement at Pandy'r Odyn, but the former fulling mill on the banks of the Ceunant may have been medieval in origin.

Evidence for former field boundaries have been noted within the parkland at Bryngwin (PRN 3560), which may indicated relict remains of the former field system present before

the house at Bryngwin was built in 1662.

5.3 The Bryngwin Estate & Subsequent Development

The Conservation Area consists of a small settlement, known as Pandy'r Odyn after a former fulling mill around which it grew in the 17th-18th centuries, on the road leading out from Dolgellau to Tywyn at the point where the Afon Ceunant (a small tributary of the Afon Wnion) is crossed. It was associated with although not all owned by, and no doubt derived much of its income from, the Bryngwin Estate, which lay on the west bank of the Ceunant. Bryngwin Uchaf, formerly known simply as Bryngwin, is a 17th to 18th century house of several phases, which is more akin to a small country house with its estate than a town house (**Plate 04, see page 04**).¹¹ It was built in 1662 shortly after the Rev. Robert Owen had bought the land from the Corbets of Ynysmaengwyn, and the settlement at Pandy'r Odyn is likely to have developed from this time on its margins.¹² The south wing is the earliest, built into hillside, with walls of local split rubble and old slates on the roof, probably of one and a half stories with deep gable fireplace at the northern end of about 1780. It has rubble walls, 19th century fenestration and decoration, including a 'Gothick' fireplace with plaster-cast relief of disporting cherubs inside arch, and a roof with flat-pitched principal rafters. There is an additional block corner-to-corner of a large drawing room with Georgian-Regency style plasterwork, above it a 'Gothick' room with Early English style doors and fireplace with the Reveley coat-of arms. Two earlier blocks were joined in the later 19th century by a service range, passage and back-stair, using similar masonry with black rubble and slate window-sills, roofs altered, moulded cornice added to the west elevation above a simple verandah. The coach-house is to the east and is built with rubble masonry with slate roof and rubble chimney, with a black slate date stone in the facade (1780). An estate map of 1804 shows the layout of the house and grounds at that time¹³ (**Figure 02**). Evidence of repairs to the house between 1790 and 1792 are noted in the estate records.¹⁴

In 1802 the heiress to the estate, Jane Owen, married Hugh Reveley from Northumberland. He built a new property, Bryngwin Isaf, on estate land to the west with better views. It was built in a neo-Grecian style with a south facing bay of two stories with a first floor veranda with iron railings on Doric columns (SH 71691783; LB Ref: 44/A/252(1)). It has very deep eaves with paired brackets. It was built between 1802-1806 and is characterized by large window openings. The

Right:
Plate 07 -
Tal-yr-Bont
from the south
west



Far right:
Plate 04 -
Bryngwin
Uchaf from the
gateway, view
taken from the
north east

house was extended in the 1840s by two low recessed bays to a tall projecting cross range with a pediment. It runs back to a bowed wall with a crude stone cornice under a low attic with deep eaves where it joins the original early 19th century work, beyond which is a range of outbuildings now converted into holiday lets.¹⁵ The garden to Bryngwin Isaf is depicted on the Second Edition Ordnance Survey 25-inch map of Merionethshire sheet XXXVII.2 of 1901. Its main elements on that map include bridge, carriage drive and woodland with vista paths leading eastwards to the town. It is believed to have been landscaped as part of the early 19th century development of the estate, and may have been influenced by the designs of Humphrey Repton.¹⁶ The house itself lies 250m outside the conservation area.

The fulling mill, Pandy'r Odyn is shown on the 1889 OS 25" 1st edition map (**Figure 03**), but not shown on the 1901 25" 2nd edition map (**Figure 03**), where the name refers only to a terrace of three houses which is present on the east bank of the river on the north side of the road to this day, and a pair of cottages to the south. Twll-y-Bwbach (SH 72061771; NPRN 40990) is the site of the former pandy referred to, but now converted into a holiday cottage. The southern cottages consist of two houses of one and a half stories, built of rubble stone with



lateral chimneys, one of which has a gable at the front, the other with dormer windows (SH 72131781; NPRN 28612). These buildings, built in a Picturesque style with diamond chimneys, are shown on a Bryngwin estate map of 1804 (**Figure 02**) and are situated in close proximity to the 18th century bridge Pont Pandy'r Odyn.¹⁷ The bridge is rubble built, and consists of a single arch of voussoirs below a string course. The parapet is four courses high with shale coping stones, and the remains of four rubbing stones on the

carriage way. The modern road to the south with a concrete bridge now bypasses the stone bridge. Set back on the south side of the road along the former carriage driveway is Bryn-yr-Odyn (SH 72131775), formerly a pair of large stone built cottages in the same style, and now a single dwelling. It is of 18th century date, with bargeboards and dormers, clearly estate work.

A former pair of cottages, Tal-y-Bont, lie adjacent to the old road on the east bank of the Afon Ceunant (NPRN 28479, **Plate 07**). They are one and a half storeys, built of rubble stone with lateral chimneys, a central entrance with portico, and dormer windows to the upper storey. The windows have been replaced in recent times, and the cottages have undergone significant redevelopment, which appears to include vertical joining of the window by removing former lintels.

Maes y Caled (SH 72291770 C; LB Ref: 44/A/192(3)) is a cottage row of four houses with a Tudor style ornamentation (**Plate 01**). It was built in 1832 as the lodge to Bryngwin, with gables, stone oriel windows, hoodmoulds above the windows and a bargeboarded porch. The row lies outside the Conservation Area about 125m to the south east.

Infilling by modern housing has taken place between Maes Caled along the former carriage drive at its eastern end, and on the Tywyn Road, an area which is shown on the Second Edition Ordnance Survey 25-inch map of Merionethshire sheet XXXVII.2 of 1901 to have been where the former Bryngwin kitchen garden was located (**Figure 03**). This building appears to have taken place in the last quarter of the 20th century following the disposal of some land by the Bryngwin Estate.

6. Present Settlement Character

6.1 The Topographic Development of The Settlement

The settlement at Pandy'r Odyn consists of two essential elements, which are both located in relation to the Dolgellau to Tywyn turnpike road and its crossing over the Afon Ceunant (**Plate 10**). The Bryngwin estate is situated on the west bank of the river, and was formed in 1662 out of former farmland. The house,

Below:
Plate 01 -
Maes y Caled
(The Former Bryngwin Lodge) from the north



Left:
Plate 05 -
Pont Pandy'r
Odyn from
the north



Far left:
Plate 06 -
The carriage-
way at Pont
Pandy'r Odyn
from the east
south east

Bryngwin (NPRN 28226), is surrounded by landscaped parkland and gardens, probably created in the years following the building of Bryngwin Isaf, and a carriage drive of 1806.18 Associated with this is the estate bridge at Bryn yr Odyn and the house at Twll y Bwbach (NPRN 40990), the former woollen mill to the south, shown as 'factory' on the Estate map of 1804, but now converted into a holiday cottage (Field 9, **Figure 02**), and bridge on the drive crossing the river (LB Ref: 44/A/194 (1)). The second element is the settlement on the east bank of the Afon Ceunant, Pandy'r Odyn, which developed around the former fulling mill and gave its name to the cottages. The bridge, Pont Pandy'r Odyn, formed the central focus around which the settlement developed (**Plates 05 & 06**). Though the cottages lay close to the estate centre, not all worked on the estate as revealed in the 19th century census returns which indicate the occupiers worked in a variety of trades including gold mining.¹⁹

6.2 Present Settlement Description

The settlement lies adjacent to the Afon Ceunant on the Tywyn Road. It consists of a terrace of three cottages to the north of the road and a pair to the south, all known as Pandy'r Odyn (**Plates 02 & 03**). They are built in Picturesque style, with diamond chimneypots. A stone porch with decorative wooden roof survives on the western side of the pair of cottages. A former pair of cottages now converted into a single dwelling with modern



replacement windows, Tal-y-Bont, lies close to the bridge. It is of similar character to Pandy'r Odyn cottages, but with shouldered dormers and a recent timber porch (**Plate 07**). Set back on the south side of the road along the former carriage driveway is Bryn-yr-Odyn, formerly a pair of stone built cottages in the same style but now a single dwelling. It is of 18th century date, with bargeboards and dormers, and is clearly estate influenced.²⁰ Twll-y-Bwbach, a former woollen mill (NPRN 40990) located south of Bryngwin Uchaf on the west bank of the river is now a holiday cottage. The rest of the Conservation Area, to the north of the 1806 carriage drive to Bryngwin Isaf is taken up with Bryngwin Uchaf (NPRN 28226) and its landscaped park.



Left:
Plate 03 -
Nos 5 and 6
Pandy'r Odyn
from the west
north west

Below:
Plate 02 -
Nos. 1-3
Pandy'r Odyn
from the south



Right:
Plate 08 -
General view of
the Conserva-
tion Area from
the west



6.3 The Character of Building

6.3.1 Wall Materials & Finishes

All the walls within the Conservation Area are built of uncoursed and partially coursed local rubble, with the frequent use of large stones, particularly for the lintels, which was quarried locally. There is limited evidence for the cutting and dressing of stones, which are hard to work, and the resulting work shows considerable ingenuity in building technique.

6.3.2 Roofs

All identified buildings are slate roofed. The early slates are of the large and thin variety, probably from Penrhyn and Bethesda, although some have been replaced with smaller ones in more recent times.

6.3.3 Architectural Detail

Owing to the difficulty of working the stone, the architectural detail is generally confined to wooden elements, such as the porch at Tal y Bont, and the veranda at Bryngwin Uchaf. 'Picturesque' cottage roof lines as at Pandy'r Odyn are an important detail. Stone architectural elements survive close to the Conservation area and outside it, such as the stone hood mouldings at Maesycaled, the former Bryngwin Lodge, and the Doric columns at Bryngwin Isaf.

6.3.4 Field Boundaries

Relict field boundaries are noted within the park at Bryngwin Uchaf (PRN 5360), but none are outside it as the fields have been heavily cultivated. The relict remains may pre-date 1662, in the period before the development of Bryngwin, when the land formed part of a tenant farm on the lands of the Corbets of Ynysmaengwyn.

6.4 Building Types

The buildings consist of artisan cottages, in the form of pairs and a short terrace, built in the Picturesque style along the old Dolgellau to Tywyn road (**Plate 08 - 10**). In addition to these, the mid 17th century mansion house of Bryngwin Uchaf is situated in its own parkland to the west of the river. A former woollen mill, now converted into a dwelling, is located to the south of the Conservation Area.

7. Archaeological Resource

No buried archaeological sites are known, nor has archaeology been carried out within the Conservation Area. However relict field boundaries have been identified within the park at Bryngwin (PRN 3560). The potential for

the survival of prehistoric archaeology within the valley is unknown, however it would have been an attractive area for settlement, and it is possible that evidence for burnt mounds (pre-historic cooking places) could be located close to the Afon Ceunant. Evidence would appear to have been obscured by the later agricultural practices which are still in places visible.

The road through the Wnion valley is an early route, of at least medieval date, and the river



crossing would have provided a settlement focus perhaps from medieval times, though the earliest surviving evidence is 16th century.

8. Statement of Significance

The essential focus of settlement at Pandy'r Odyn is the river crossing. The conservation area contains two main elements, the small roadside settlement of Pandy'r Odyn, mainly of 18th century date, and the house, parkland and associated buildings at Bryngwin Uchaf on the west bank of the river, of 17th century origin. As a whole they form an important group of picturesque vernacular buildings centred on the Bryngwin Estate and distinct from the historic market town of Dolgellau, though sufficiently close to its western edge to take advantage of both urban and rural environments.

Far left:
Plate 09 -
View of the approach to the Conservation Area from the west



Left:
Plate 10 -
Street view along Tywyn Road from the east

9. Management Recommendations

9.1 Conservation Area Boundary

The following changes to the conservation area boundary are suggested.

The Conservation area should incorporate the whole of the Bryngwin parkland and Bryngwin Isaf, to enable protection of the surviving portions of the former Bryngwin demesne. The proposed extension is shown on Fig.1.

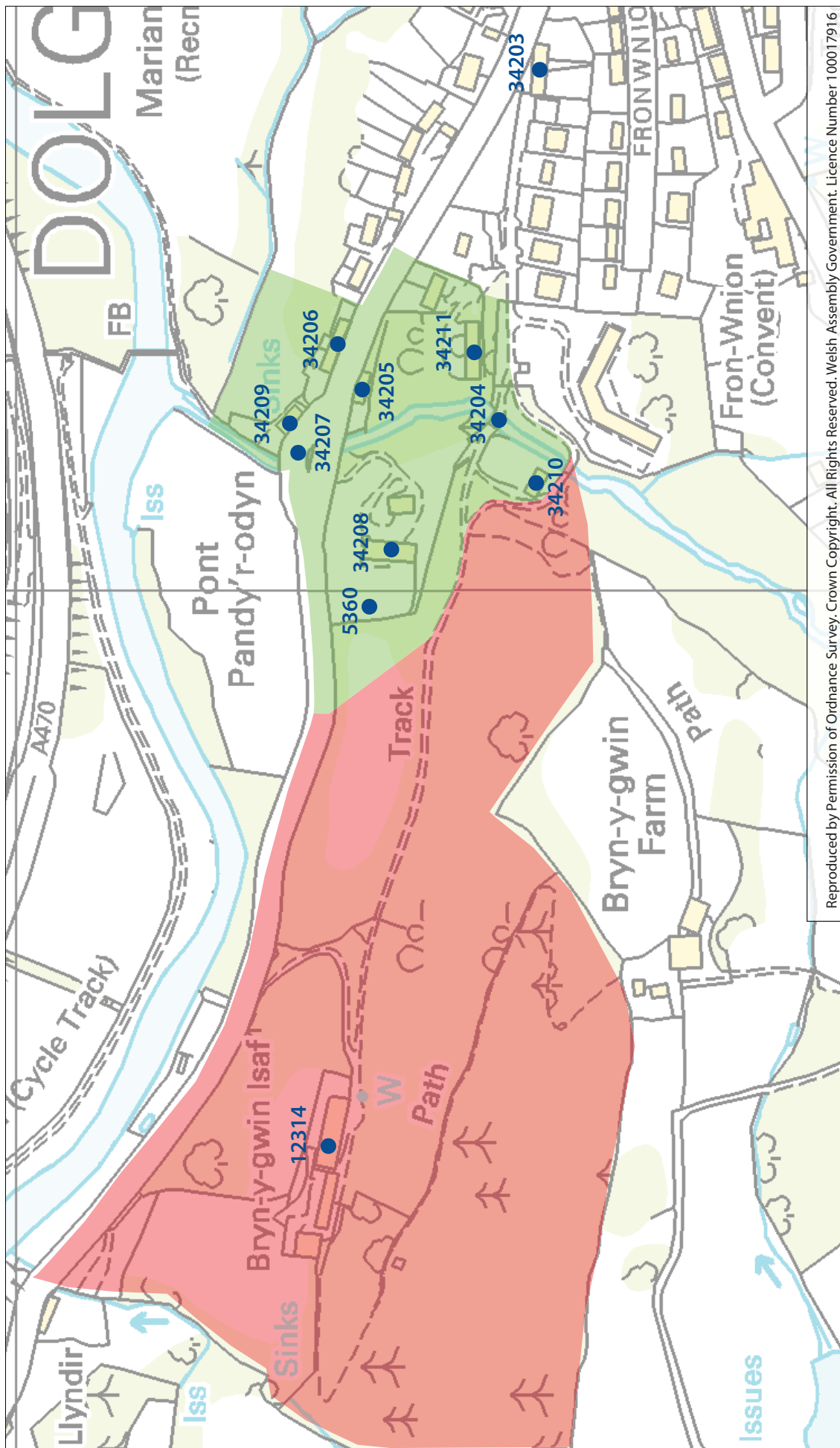
It is not thought that it would be appropriate to extend the conservation area eastwards along the former carriage drive to the former Bryngwin lodge at Maes y Caled, as there has been considerable infilling with modern housing, although this area does form an integral part of the former estate.

9.2 Other Recommendations

It is recommended that replacement windows, such as those on Tal-y-Bont, and alterations to the window openings be avoided.

Endnotes

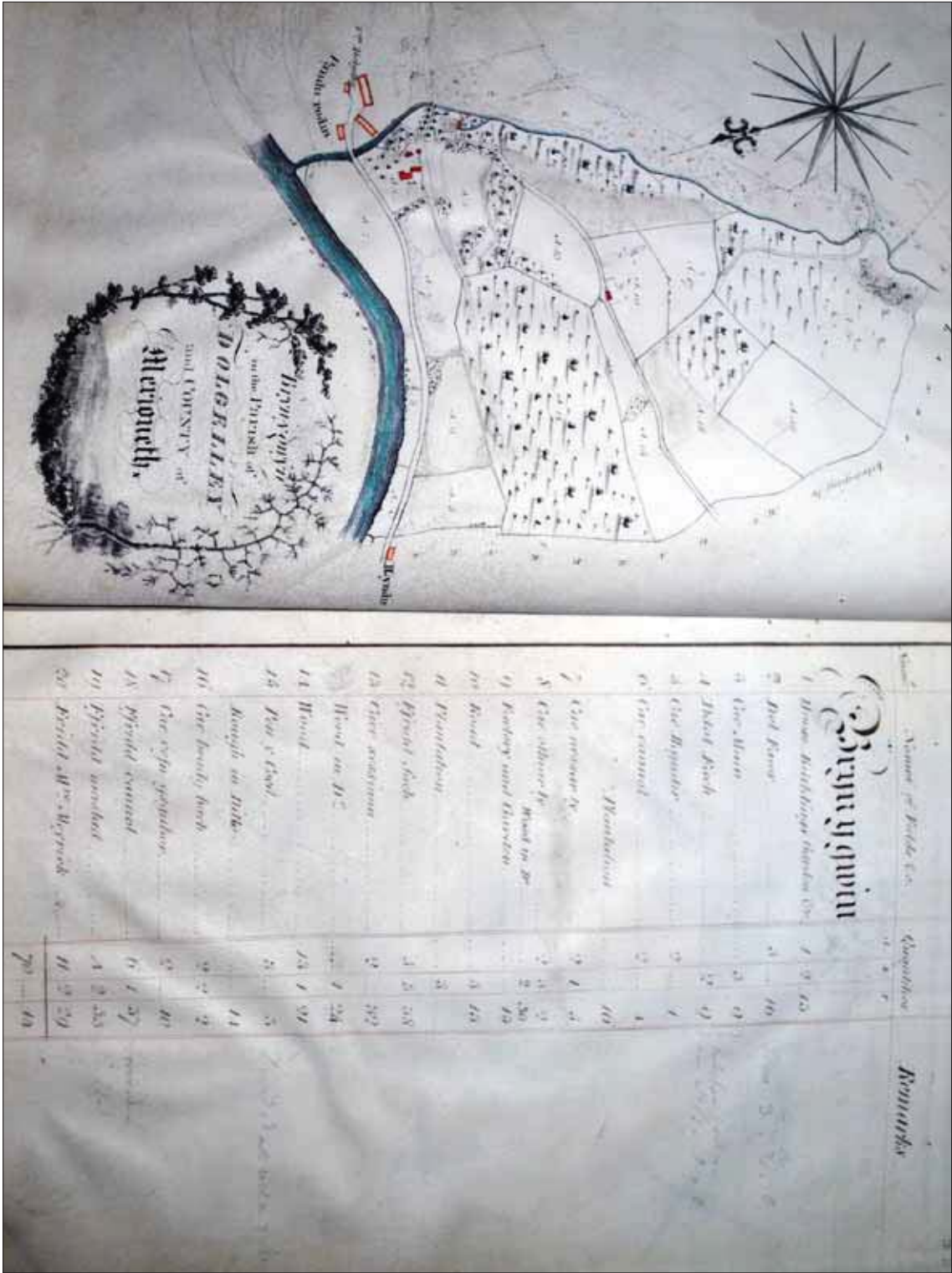
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- 15 Haslam et al. 2009, 596
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- 17 Listed Building Ref's 44/A/195-201 (cottages); 44/A/194 (bridge)
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- 21 Haslam et al. 595
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- 23 Haslam et al. 2009, 596
- 24 Gauntlett 1994, 70

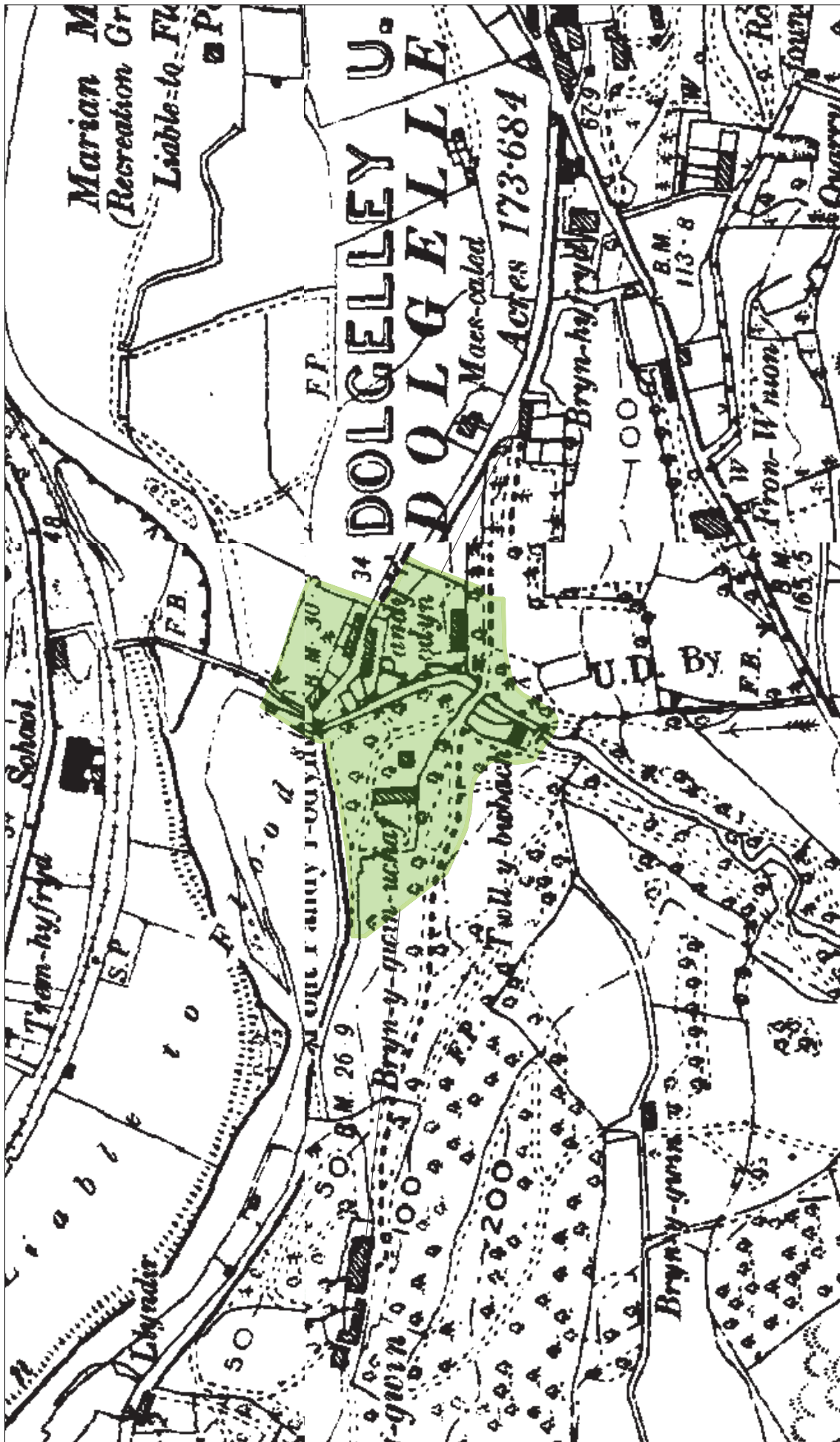


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Left:
Figure 01 - Sites Mentioned in the Text, numbered by PRN (Blue Dots), Outline of Conservation Area (Green), Proposed Extension (Red). Map taken from OS 1:10 000 series sheet SH 71NW. Scale 1:3000

Right:
 Figure 02 -
 Bryngwin from
 A Survey of
 the Estates of
 Hugh Reveley
 in the several
 parishes of
 Dolgelley.... In
 the County of
 Merioneth 1804
 (Gwynedd
 Archives
 Dolgellau, Z/
 DJ 155)





Left:
Figure 03 -
Ordnance Survey 2nd Edition
25 inch map of
1901, Merionethshire Sheet
XXXIII.14 and
XXXVII.2. Scale
1:4000. Conservation Areas
highlighted in
green

10. Bibliography

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Gwynedd Archives, Dolgellau

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Z/DJ 125 Rent Book of the Ynys-gyfflog Estate 1787-1791
Z/DJ 271 Schedule of Deeds relating to Brynrodyn fields, cottages etc. pa Dolgelley (1769-1851) purchased by Hugh John Reveley from the executors of the late Hugh Jones Esq. decd.

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Appendix I

The Planning Process

Conservation Areas

The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Act defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. The Act also states that the local planning authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas. The location and extent of the Pandy'r Odyn Conservation Area is shown in Fig. 1.

Local Plan Policies

Current regional and local plan policies are defined in Gwynedd Structure Plan (adopted 1993) and, for the National Park, Eryri Local Plan (adopted 1999). The plan can be consulted in the offices of the National Park, or online at http://www.eryri-npa.co.uk/images/eryri_local_plan/elp_english.pdf. Policies concerning archaeology, including historic towns, are given in section 5, policies AR 1-4. Policies concerning the built heritage, including listed buildings and conservation areas, are given section 6, policies TA 1-12.

Heritage & Local Planning Context

Snowdonia National Park Authority
The Cultural Heritage Section within the Planning and Cultural Heritage Service works to protect and enhance the archaeology, historic buildings and culture of the National Park. The Section provides advice to the public on which buildings are listed, and on any proposed alterations requiring Listed Building Consent or Planning Permission. Advice on Conservation Areas and the Built Heritage is given by the National Park Planning Department through their Building Conservation Officer. Advice on the management of the archaeological heritage is provided by the National Park Archaeologist. Together they contribute to the decision making processes to inform on the likely impact of development on the historic environment and how best to mitigate the impact.

Archaeology & Local Planning Context

The local Planning authorities are recognised and

identified as having the key role in protecting our archaeological heritage. Government advice and planning case law clearly establish archaeology as a 'material consideration' in the planning authorities' assessment and determination of a planning application. This is seen both in national and regional policy documents and guidelines.

The protection of the vulnerable historic environment falls into two broad categories: Statutory protection and non-statutory protection.

Statutory protection is provided by the following Acts and Orders:

The Ancient Monuments and Archaeological Areas Act 1979, as amended by the National Heritage Act 1983
The Town and Country Planning Act 1990
The Planning and Compensation Act 1991
Statutory Instrument 1199, the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988
Statutory Instrument 1995 No. 419, The Town and Country Planning (General Development Procedure) Order 1995

Designations arising from these Acts and Orders are Scheduled Ancient Monuments, Listed Buildings and Conservation Areas.

Non-statutory protection is provided by national policies and guidelines contained within:

Planning Policy Wales, March 2002
Welsh Office Circular 60/96, Planning and the Historic Environment: Archaeology, December 1996
Welsh Office Circular 61/96, Planning and the Historic Environment: Historic Buildings and Conservation Areas, December 1996.

Relevant Extracts from Welsh Office Circular 60/96

Archaeological remains are a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. [Paragraph 3]

Archaeological remains are part of our cultural heritage, not least in terms of the information they provide about the past, valuable both for their own sake, and for their role in education leisure and tourism. [Paragraph 3]

The key to the future of the great majority of archaeological sites and historic landscapes lies with local authorities, acting within the framework set by central government, in their various capacities as planning, highways, education and recreational authorities. [Paragraph 7]

Local planning authorities should expect developers to provide the results of such appraisals, assessments and/or evaluations as part of their applications for sites where there is good reason to believe there are remains of archaeological importance. [Paragraph 14]

Authorities will need to consider refusing permission for proposals which are inadequately documented. [Paragraph 14]

When planning applications are made without prior discussion with the local planning authorities, the authorities should seek to identify those applications which have archaeological implications, and to assess their likely impact by consulting the local authority Archaeological Officer, National Park Archaeologist or regional Welsh Archaeological Trust. [Paragraph 15]

In the case of a development proposal that is likely to affect the site of a scheduled ancient monument, planning authorities are required to consult the Secretary of State (Cadw). [Paragraph 15]

Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation in situ i.e. a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains. [Paragraph 17]

It may be possible to preserve important archaeological remains where developers prepare sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure or by careful siting of landscaped or open areas. [Paragraph 17]

Archaeological investigations such as excavation and recording should be carried out before development commences, working to a project brief prepared by the planning authority (with reference to their archaeological advisers). [Paragraph 20]

It is open to the local planning authority to impose conditions designed to protect a monument. [Paragraph 22]

Appendix II

Gazeteer of Sites

5360 BRYN Y GWIN UCHAF,

FIELD BANKS

Site Status Reference:

Relict field banks are noted north of Bryngwin Uchaf. They probably predate the building of the house and the landscaping of the grounds, and formed part of the former agricultural lands.

Easting: 7199

Northing: 1780

34203 MAES Y CALED (**Plate 01**)

Assessment of Importance: B

Site Status Reference: LB II Ref: 44/A/193

A row of four cottages ornamented in the Tudor style, built in 1832 as the lodge to Bryngwin at the eastern end of the carriage drive leading ENE from the Dolgellau to Tywyn road. The building has a slate roof, gable, stone oriel windows, hood-moulded windows and a bargeboarded porch.

Easting: 7228

Northing: 1770

34204 BRIDGE AT BRYN YR ODYN

Assessment of Importance: B

Site Status Reference: LB II Ref: 44/A/194

An ornamental bridge carrying the former carriage drive from Maesycaled to Bryngwin Isaf across the Afon Ceunant

Easting: 7209

Northing: 1772

34205 Nos. 5-6 PANDY'R ODYN

COTTAGES (**Plate 03**)

Assessment of Importance: B

Site Status Reference: LB II Ref: 44/A/195-6

The cottages consist of two houses of one and a half stories, built of rubble stone with lateral chimneys, one of which has a gable at front, the other with dormer windows. These buildings, built in a picturesque style with diamond chimneys, are shown on a Bryngwin estate map of 1804.

Easting: 7212

Northing: 1780

34206 Nos. 1-3 PANDY'R ODYN

COTTAGES (**Plate 02**)

Assessment of Importance: B

Site Status Reference: LB II Ref: 44/A/198-200

A row of three cottages with diagonal chimneys, with very small Tudor style windows under

'eyebrow' undulating eaves²¹. There is also a single porch on the westernmost cottage. These cottages would appear to be of early 19th century date and built in a picturesque style.
Easting: 7212
Northing: 1781

34207 PONT PANDY'R ODYN (Plates 05 & 06)

Assessment of Importance: A
Site Status Reference: LB II Ref: 44/A/197
Pont Pandy'r Odyn is a bridge located some 25m SW of Bryn-yr-Odyn carrying the former Dolgellau- Tywyn road over the Afon Ceunant. It is probably 17th or 18th century in date. It is rubble built, and consists of local stone voussoirs below a string course. The parapet is four courses high with shale coping stones and appears to have been rebuilt, and the remains of four rubbing stones can be seen on the carriage way. The modern road to the south now bypasses the bridge on a concrete bridge structure.
Easting: 7207
Northing: 1782

34208 BRYNGWIN UCHAF (Plate 04)

Assessment of Importance: A
Site Status Reference: LB II* Ref: 44/A/201
Bryngwin Uchaf, formerly known simply as Bryngwin, is a 17th to 18th century house of large L-plan house of several phases, which is more akin to a small country house with its estate than a town house. It was built in 1662 shortly after the Rev. Robert Owen had bought the land from the Corbets of Ynysmaengwyn, and the settlement at Pandy'r Odyn is likely to have developed from this time on its margins²². The south wing is the earliest, built into hillside, with walls of local split rubble and old slates on the roof, probably of one and a half stories with deep gable fireplace at the northern end of about 1780. It has rubble walls, 19th century fenestration and decoration, including a 'Gothick' fireplace with plaster-cast relief of disporting cherubs inside arch, a roof with flat-pitched principal rafters. There is an additional block corner-to-corner of a large drawing room with Georgian-Regency style of plasterwork, above it a 'Gothick' room with Early English style doors and fireplace with Reveley coat-of arms. Two earlier blocks were joined in the later 19th century by a service range, passage and back-stair, using similar masonry with black rubble and slate window-sills, roofs altered, moulded cornice added to the west elevation above a simple verandah. The coach-house is to the east and is built with rubble masonry with slate roof and rubble chimney, with a black slate date stone in the facade (1780). An estate map of 1804 shows the layout of the house and grounds at that time

Easting: 7202
Northing: 1779

34209 TAL-Y-BONT (Plate 07)

Assessment of Importance: C
Site Status Reference:
A former pair of cottages now converted into a single dwelling lies adjacent to the old road on the east bank of the Afon Ceunant. It is a one and a half storied building, built of rubble stone with lateral chimneys, a central entrance with portico, and dormer windows to the upper storey. The windows have been replaced in recent times, and the cottages have undergone significant redevelopment, which appears to include vertical joining of the window by removing former lintels.
Easting: 7209
Northing: 1785

34210 TWLL Y BWBACH

Assessment of Importance: C
Site Status Reference:
Twll-y-Bwbach is the site of the former pandy which gave its name to the settlement of Pandy'r Odyn, but it is now converted into a holiday cottage, and little evidence of its former use remains.
Easting: 7206
Northing: 1771

34211 BRYN-YR ODYN

Assessment of Importance: C
Site Status Reference:
Set back on the south side of the road along the former carriage driveway is Bryn-yr-Odyn (SH 72131775), formerly a pair of large stone built cottages in the same style, set back from the road, and now a single dwelling. It is of 18th century date, with a bargeboard gable and dormers, clearly estate work.
Easting: 7206
Northing: 1771

12314 BRYNGWIN ISAF

Assessment of Importance: A
Site Status Reference: LB II*Ref: 44/A/252(1)
In 1802 the heiress to the Bryngwin estate, Jane Owen, married Hugh Reveley from Northumberland. He built a new property on estate land to the west of Bryngwin, with better views. It is constructed in a neo-Grecian style with a south facing bay of two stories with first floor veranda with iron railings on Doric columns. It has very deep eaves with paired brackets. It was built between 1802-1806 and is characterized by large window openings. The house was extended with the 1840s by two low recessed bays to a tall proj

ecting cross range with a pediment. It runs back to a back bowed wall with a crude stone cornice under a low attic with deep eaves where it joins the original early 19th century work, beyond which is a range of outbuildings now converted into holiday flats²³. The garden to Bryngwin Isaf is depicted on the Second Edition Ordnance Survey 25-inch map of Merionethshire. Its main elements on that map include bridge, carriage drive and woodland with vista paths leading eastwards to the town. It is believed to have been landscaped as part of the early 19th century development of the estate, and may have been influenced by the designs of Humphrey Repton²⁴
Easting: 7169
Northing: 1783

Appendix III

List of Sites By Prn

Gazetteer of Listed Buildings Within & Adjacent to the Conservation Area

NUMBER	REFERENCE	NAME	EASTINGS	NORTHINGS	LISTED	GRADE
5106	44/A/192(3)	No.4 Maes Caled, Towyn Road	272288	317704	19/06/1990	II
5107	44/A/193(3)	No.5 Maes Caled, Towyn Road	272283	317704	19/06/1990	II
5108	44/A/194(1)	Bridge At Bryn-Yr-Odyn, Towyn Road (S Side)	272095	317728	19/06/1990	II
5109	44/A/195(1)	No.5 Pandy'r-Odyn Cottages, Towyn Road	272120	317806	19/06/1990	II
5110	44/A/196(1)	No.6 Pandy'r-Odyn Cottages, Towyn Road	272112	317808	19/06/1990	II
5111	44/A/197(1)	Pont Pandy'r-Odyn, Towyn Road	272079	317824	19/06/1990	II
5112	44/A/198(1)	No.1 Pandy'r-Odyn Cottages, Towyn Road	272148	317812	19/06/1990	II
5113	44/A/199(1)	No.2 Pandy'r-Odyn Cottages, Towyn Road	272140	317815	19/06/1990	II
5114	44/A/200(1)	No.3 Pandy'r-Odyn Cottages, Towyn Road	272129	317819	19/06/1990	II
5115	44/A/201(1)	Bryn-Y-Gwin Uchaf, Towyn Road	272024	317791	19/06/1990	II*

Appendix IV

Sites Located On The Gwynedd Her Within 50M Of The Conservation Area

PRN	NAME	NGR	TYPE	PERIOD	COMMUNITY
5360	Bryn y Gwin Uchaf, Field Banks	SH71991780	BANK (EARTHWORK)	Unknown	Dolgellau



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