

Conservation Area Appraisal Llandygai



Ymddiriedolaeth Archaeolegol Gwynedd
Gwynedd Archaeological Trust



St Tygai's Church, Llandygai from south

Conservation Area Appraisal Llandygai

Project No. G2675

Report No. 1601

Prepared for Cyngor Gwynedd Council

June 2021

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Cyhoeddwyd gan
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Published by
Gwynedd Archaeological Trust
Craig Beuno, Garth Road,
Bangor, Gwynedd LL57 2RT

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Mae Ymddiriedolaeth Archaeolegol Gwynedd yn Gwmni Cyfyngedig (Rhif Cof. 1180515) ac yn Elusen (Rhif Cof. 508849)
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1. Introduction

This report contains the results of an appraisal of the Conservation Area of Llandygai undertaken by Gwynedd Archaeological Trust (GAT) on behalf of Cyngor Gwynedd.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon all local planning authorities to determine areas which it is desirable to preserve and enhance and to designate them as conservation areas.

The Act also states that local authorities should review their past activities in this area and to add more conservation areas where appropriate.

This document evaluates the existing conservation area, providing an overview of its history, architecture and condition and suggests suitable recommendations.

1.2 Acknowledgements

Eryl Williams and Hannah Joyce, Cyngor Gwynedd, instigated the project and generously provided help and information to aid its progress. Dr John Llywellyn Williams kindly gave help and advice during the course of the project.

2. Background history

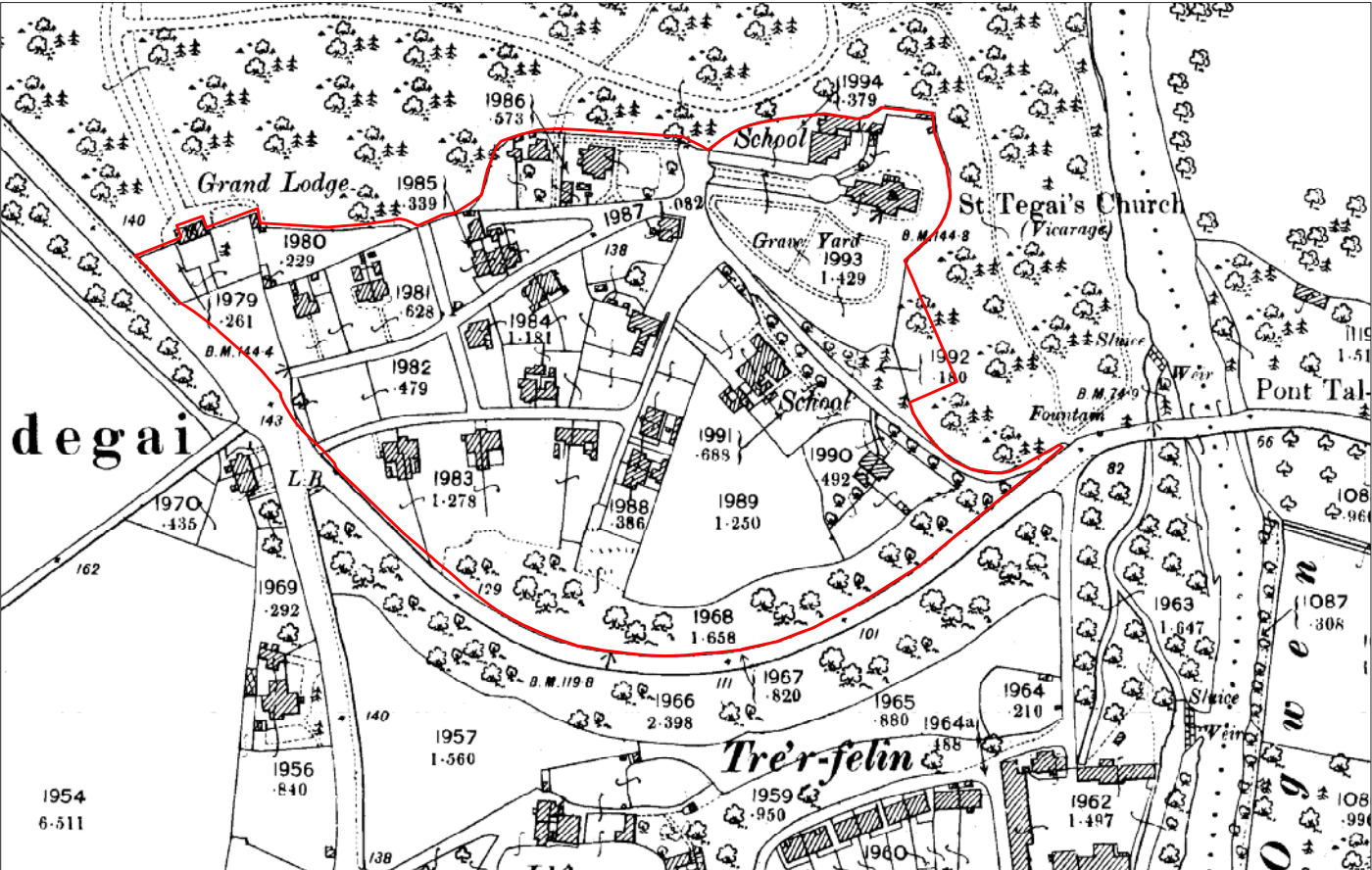
Llandygai village is located approximately a mile south east of the city of Bangor, within the parish of Llandygai, and south-west of the parish church, which lies on the edge of the village within the Conservation Area. The current settlement is a planned estate village laid out in the mid C19th, but it is located in an area of considerable archaeological and historical importance. It is dominated in all senses by Penrhyn Castle which lies uphill to the north of the village.

The area to the west (under Llandygai Industrial Estate) was excavated extensively in the 1960s, and to the south under the adjoining Bryn Cegin Park in 2000. Excavation revealed a dense archaeological landscape, with evidence of occupation from Neolithic times. Excavated structures and features included considerable Neolithic settlement of 'hall' houses, henges, numerous pits and a large collection of pottery. Significant remains of Bronze Age and later prehistoric settlement, mainly in the form of burnt mounds and round houses, provided evidence for a flourishing population within the area. The settlements remained in use through the Roman period, and cemeteries suggest occupation well into the Early Medieval period. ¹

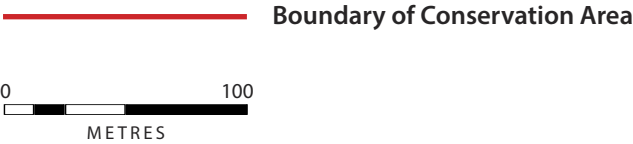
¹ Excavation undertaken in advance of the new business park, Llandygai, showing postholes of Neolithic building.



Figure 1
 Llandygai Conservation Area
 Ordnance Survey County Series, second edition, 1900



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A church was reputedly founded by St Tygai in the fifth century, though the name appears to be a compound of Tŷ and personal name Căi. The present church dates to around 1330, though little of that date now remains. The chancel and transepts were rebuilt in the 16th century, and the medieval church was then much restored and extended by the diocesan architect Henry Kennedy in 1853. The church is of cruciform structure with a central tower. It contains a number of significant monuments, including an alabaster tomb thought to commemorate Sir William Griffith (d. 1506) and his wife. It is a Grade II* listed building.

In the C13th Penrhyn was gifted to Goronwy ap Ednyfed, son of Ednyfed Fychan, by the Princes of Gwynedd and passed through his family to Gwilym ap Gruffydd who, between 1410 and 1431, built a fortified manor house with its own tower and an adjacent chapel. These buildings stood till 1786 as the estate continued to grow in size and influence.

Sir Richard Pennant, who inherited much of the estate in 1785 and purchased other properties, reunited what had become disparate portions of the estate. The family brought wealth to the area through their sugar plantations in the West Indies, subsequently increasing this hugely with the profits made from their slate quarries during the C19th. Pennant carried out significant improvements to the estate, the farms and the quarries. To help him he appointed, in 1786, Benjamin Wyatt, brother of James and Samuel, as his agent. Benjamin died in 1818, having designed many new buildings on the estate, and his place was taken by his son, James Wyatt (1795-1882), who retired in 1859.

By 1780 the medieval house had been transformed for Richard Pennant by the architect Samuel Wyatt into a castellated gothic confection, retaining parts of the medieval hall and cross-wings. The house was enlarged in 1800. Richard Pennant died in 1808, and left the estate to a cousin, George Hay Dawkins-Pennant, who took over its management following the death of Lady Penrhyn in 1816. Dawkins-Pennant was responsible for the construction of the present house, designed by Thomas Hopper, built between 1822 and 1838.

During this time the parkland around the house was further established and enclosed by stone walls, and new entrances constructed. This included a new lodge at the entrance alongside the A5. This imposing Grand Lodge was designed to complement the house, and the heavily

ornamented round arch with battlemented turrets either side sits astride the roadway to the main house. Richard Pennant appointed Benjamin Wyatt, brother of Samuel, as agent in 1786, and he designed and improved new farmhouses and farm buildings. He also managed the slate quarries, turning them from small individual quarries into a massive profitable concern. He built a railroad to transport the slates to the port, and improved the port itself.

Following his death in 1818, his son James Wyatt took his place, and continued designing new buildings on behalf of the estate until he retired in 1859. It was probably James who was responsible for the layout of the estate village at Llandygai, and the design of the houses.

2.2 History of the village

Map evidence pre-dating the establishment of the village shows a nexus of six roads meeting at the church gate. These were realigned during works to the park, and when the route of Telford's road was established c. 1815. A small settlement lay at the early road junction, and an inn is recorded there. In 1808 the first of the schools had been built by Anne Susannah, widow of Richard Pennant. By 1840 new roads had been laid out to accommodate the village, though the final plan did not follow the first planned layout. The change may have been influenced by the death of Dawkins-Pennant and the arrival of the new heir, although James Wyatt, agent and architect, remained in post. The construction of the village took place in the mid-1840s, when the present layout was constructed, and a new school built on the opposite side of the church to the earlier school. Some plots remained empty, and these were eventually built on in the 1970s. **2**



2
The Church of St Tygai, Llandygai, with the pyramidal memorial to the Wyatts close to the church.

Figure 2

Extract from a map of the lower part of Llandegai Parish, surveyed by John Jones 1840, showing initial proposals for the estate village.

(Bangor University Penrhyn Additional 2214)



3. The location and character of the village

3.1 Location

Llandygai village is a secluded estate village to the south of the drive to Penrhyn castle. Its location in relation to the castle is typical of estate villages, which are often designed to complement the owners home, whilst ensuring the villagers are not visible from the windows of the main house. It is situated on an undulating coastal plain known to be good agricultural pastureland, which was emparked during the 18th and 19th centuries. The Afon Ogwen, lying to the west, flows into Traeth Lavan and the Afon Cegyn lying to the east, exits at Port Penrhyn. The underlying geology is Ordovician sedimentary siltstones, and this is largely overlain by glacial till. The village lies outside the walled park, a short distance south of the Grand Lodge, with an entrance into the village designed to reveal picturesque views of the estate houses leading east off Telford's road.

The village plots were laid out west of the church, and between the church and the Holyhead road. It is bounded to the south by a curve of the former toll road to Talybont and Conwy, and to the east and north by the castle grounds. The forecourt and lodge to the castle forms the western boundary. The village consists of a network of lanes focused on the SSW – NNE orientated main street leading from the Holyhead road to the Church of St Tygái. A second road runs south of this one, on a nearly north-south axis, down to the Talybont road. A 'T' junction runs off this parallel to the main street. The only road which runs through the village (though now closed to traffic) runs along the south side of the graveyard and continues over Pont Talybont, an impressive listed bridge crossing Afon Ogwen just outside the conservation area boundary. The bridge was part of the establishment of the park and was constructed around 1820.

The village is partially walled, with the high rubble stone park wall forming the boundary with the castle park, and a substantial wall along the Talybont road. The sheltered nature of the site and the fact that it is surrounded by mature woodland lends the village a leafy and verdant character enhanced by the mature, well-tended gardens and established trees.

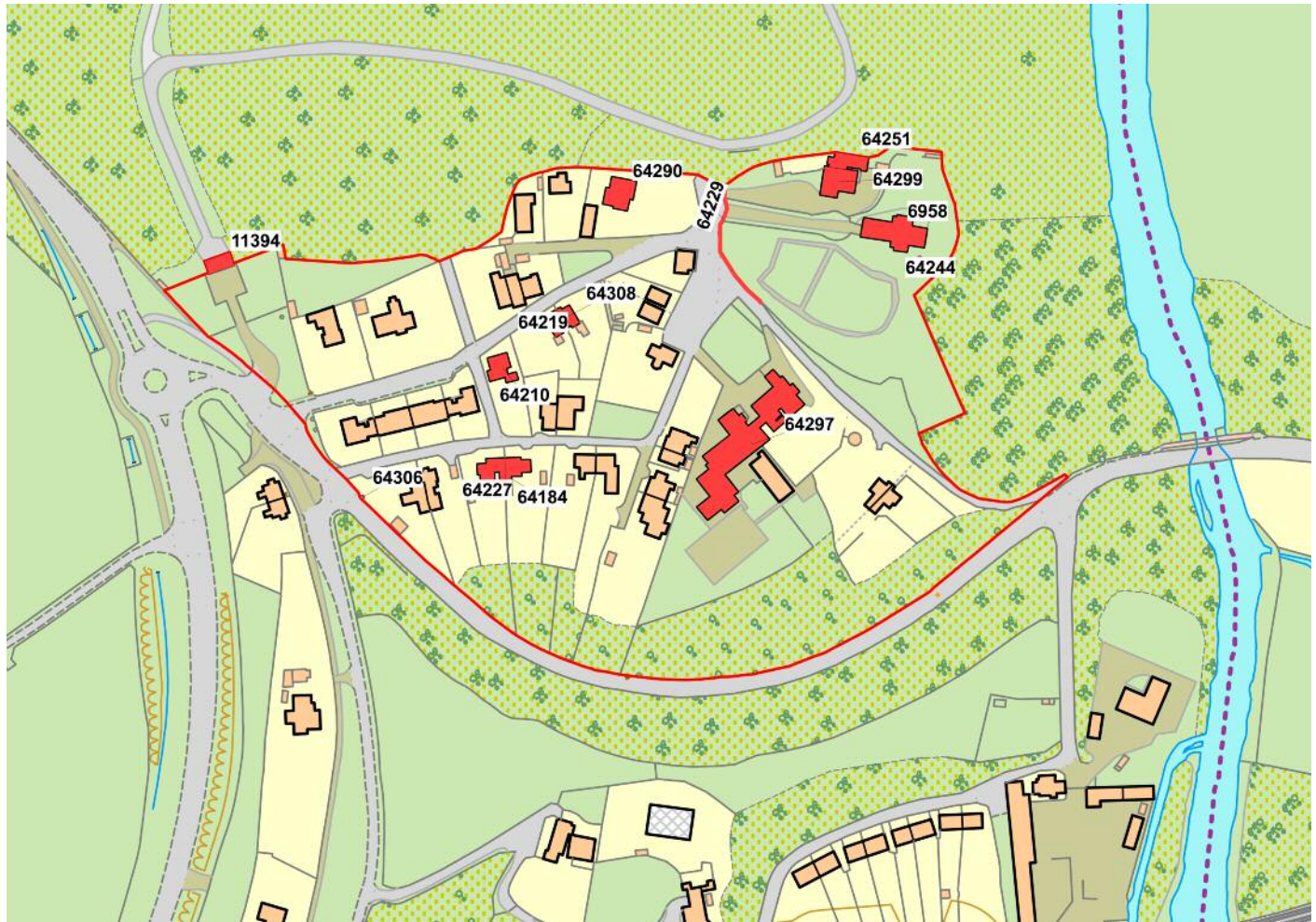
According to a Penrhyn estate map of c.1769 the area later occupied by the village was a field called Cae'r Ddol. A junction of six roads lay where the square now exists, and a small group of houses lay around the junction, including an inn. Telford's Holyhead Road was built a short distance to the west, and the new village was built between the church and the new road, subsuming and overlying the earlier houses. The partially walled village started to be laid out in the 1840s, with the first houses being built south-west of the 'square', around No. 10. Two roads are shown on a map of 1841; the principal road to the church and school, and one leading SSW towards the Talybont road, though apparently not joining it. The land along this road is shown divided into plots. This early layout was not carried out as intended, possibly because of the death of George Hay Dawkins-Pennant in 1840. The village was subsequently laid out over the next few years. **Figure 2.**

3.2 Character

The houses are largely Picturesque Tudor style houses, with steep gables. The roofs are, as one would expect, of slate, and many are designed with a proliferation of gabled dormer windows which contribute towards their vernacular appearance. The majority were planned as semi-detached, the two halves identical. The walls are of local rubble stone, either roughcast or pebbledash, although a smaller number remain uncovered and show walls of roughly coursed local rubblestone. The chimneys are ornate, with tall stacks typically set at an angle in Tudor style, and constructed of brick or stone. A number of small open timber porches with a mono-pitch slate roof survive. The majority of doorways have horizontal lintels, though Nos 21 and 22 have four-centred stone arches of Anglesey limestone. Many of the houses have bay windows, with stone or timber mullions. Other windows are three-light or two-light casement opening windows. The majority have been renewed over the decades.

The village has changed little in layout since construction, apart from a small amount of infill. The houses have undergone a greater degree of change, but the essential character of the estate village remains.

Figure 3
Llandygai Conservation Area
 Area boundary and Listed Buildings



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Boundary of Conservation Area

Listed Buildings

0 100
 METRES

3.3 Designations

The following designations apply to the village.

Scheduled Ancient Monuments

None

(Note: CN153 Henge Monument and Cursus lies to the west of the A5 opposite the village.)

Conservation Area

Llandygai

Landscape of Outstanding Historic Interest in Wales

Dyffryn Ogwen/Ogwen Valley (HLW Gw 10)

Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales

Penrhyn Castle (PGW Gd 40 GWY) Grade II*
(Land on northern boundary only).

Listed Buildings

The following listed buildings lie within the Conservation Area.

PRN	REF No	Grade	Name
64306	23343	II	Slate direction indicator
11394	3661	II *	Grand Lodge and forecourt walling
64227	23462	II	22, Llandygai, Bangor
64184	23422	II	Arfon Cottage
64210	23421	II	7, Llandygai, Bangor
64305	23461	II	Rose Cottage
64219	23423	II	8, Llandygai, Bangor
64290	23424	II	The Anchorage
64251	23463	II	The Old School House
64299	23429	II	Neuadd Talgai
64229	23399	II	Gate piers, gates, walls and railings to the churchyard
6958	3657	II *	Church of St Tegai
64244	23366	II *	Wyatt Memorial at the Church of St Tegai
64297	23428	II	Ysgol Llandygai and School House

See also Figure 3

Full details of these and their locations can be found on the Cof Cymru website:

<https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>

4

The Grand Lodge, either designed or influenced by Hopper and built in the 1820s for access to the new house.

5

A small area of garden inside the park wall.

6

Alongside the drive to the Grand Lodge and outside the high wall which bounds the village is the war memorial.

4. Description of the Conservation Area

The conservation area was established in 1974 and has since been increased to include an additional area (currently in use as a vegetable garden) next to the Grand Lodge, and a C20th extension to the cemetery, both recommended in the previous conservation assessment.

The main entrance to the village lies south of the impressive forecourt to the castle. The Grand Lodge is staunchly Norman in character providing a symbol of power, with the domestic settlement nestled into its shadow. The forecourt is well maintained by the National Trust. Mown lawns giving way to two stone decorative enclosures marked by low stone walls that once were fitted with decorative railings. Two huge Douglas Firs flank the lodge, that on the left having undergone substantial surgery but both in impressive condition. The high park wall is of coursed dressed stone with pitched stone coping and rectangular buttresses.

4

Located inside the park is a triangular plot, currently in use as a vegetable garden, and recently included in the Conservation Area. This is a busy productive garden, sheltered both by the park walls to the south and west and the surrounding woodland.

5



5

Within the forecourt and east of the main drive, close against the park wall, is the simple stone obelisk erected in 1954 as a war memorial to commemorate members of the Douglas-Pennant family and those from the area who died in the two World Wars. This is well kept with a wreath present.

6



6



4



7
The relatively simple entrance to the village, marked by two slate-topped gateposts.

8
The new community-funded bus shelter lies just outside the village entrance.

9
View looking out through the entrance, with high hedges either side.

The boundary wall continues south at full height until giving way to a similar height holly hedge, masking a low wall, which protects the garden of No.1.

This, in turn, leads to the main entrance to the village, with its square, slate topped, stone gateposts. The entrance is attractive with large copper beeches either side and the red postbox set into the right-hand wall. Next to this is the recently erected, community funded timber bus shelter.

7 8 9



10

Llandygai No.1 has been much altered, although retains its original plan.

11

Originally two symmetrical houses, No.2 has been extended to the west, but the chimneys and gables retain help retain some of the original aspect.



Once inside the gateway the view to the left is appealing, with large houses set within substantial plots.

The first, No.1 *Nilgiri*, has been much altered with a large modern porch and lattice glazed metal windows. The previous report talks of the side elevation being visible from the lodge forecourt, however the holly hedge now obscures this. **10**

No 2 has not changed recently, although the lack of glazing bars and the pebbledash finish to both the house and gateposts are not original features. It is a large house of four bays, of which bays one and three project forward with large gables, the former containing a bay window, the latter a porch. Bays two and four contain gabled dormers. Two large chimneys, one set in from the first bay, the other on the east gable. It is surrounded by a large well kept garden. Bay 1 is possibly a later addition, and the house was originally two dwellings. **11**





12

12
1970's bungalows were built in a vacant plot that was not originally utilised.

13
The north-south lane ending at the park wall to the north

14
A continuation of the lane looking south, and ending by Nos.21 & 22.

15
Nos.4 & 5 retain their original plan, gables and window spacing.

16
No.6 contains exposed stonework in the façade, differing from Nos.4 & 5.

To the right inside the gateposts a widened pavement and parking area lies in front of four more recent houses, built in the 1970s, and at odds with the style of the village. Two dormer bungalows flank two semi-detached bungalows, pebble-dashed with an area of unsuitable crazy paving style stonework in the centre. **12**

Continuing past this junction on the left are three conjoined cottages, Nos. 4, 5 & 6. These are a group of well preserved and attractively sited cottages, pebble-dashed but with the façade of No 4 interrupted by a section of exposed stonework. Here also the trademark gabled bays facing forward, and dominant chimneys are features. **15 16**

Continuing towards the church, the main street is crossed at right angles by a lane, the left-hand side mown and ending at the park wall, allowing an interesting view of the surrounding mature gardens. The other side is tarmacked and links the main street with the southerly street with an excellent view of the doorways of the listed cottages, Nos. 21 & 22. **13 14**



13



15



14



16

17 18

No.7 retains much of its original plan and layout, with trademark chimney, gables and porch in evidence.

19

Nos.8 & 9 again retain many of its original features, with timber porch and tall brick chimneys.



Opposite is the detached No.7 and semi-detached pair Nos. 8 & 9, which are all listed and in a good unaltered condition. The outbuildings are away from the street and unextended.

The most obvious alterations are some missing glazing bars and an extension to the eastern elevation of No.7, constructed well before listing. All three are single story with attics, and retain the original timber porches. No.7 may have been originally L shaped, although if it was, the east extension had been built by 1900. Tall stone chimneys with two stacks set on the angle, and red clay pots. Two and three-light casement windows, each light with six small panes.

Nos 8 and 9 are a pair, forming a 'T' plan, of which the gabled central bay projects slightly forward. Angled chimneys as No.7, but in brick, not stone.

17 18 19

Beyond No.4 is a triangular detached garden forming a triangle between the main street and the cul de sac behind. This plot was never built on. Opposite is a pair of C20th garages.

Boundaries along this road consist mainly of low stone walls often with controlled hedges behind. In many cases gateways have been widened to accommodate cars.

Turning down this back lane the first house is the most impressive in the village, *The Anchorage*, a large Victorian house built in a restrained Gothic style. The house is reputed to have been designed by George Benmore for the head forester. However, this would put the house as a later addition to Llandygai as Benmore was architect to the Penrhyn Estate from the 1860s. The house is set in a triangular plot with the park wall behind it and a long outbuilding with its gable facing the road. The house contains gabled dormers and bays, and a gabled front porch. The large chimney stacks are of brick, ending in four flues. The windows have mullions and transoms, with two or three four pane casement lights. A concrete lintel has been inserted in the gable end to support a garage door. This is the only visible change to the property and is not recent. **20 21**



Next to *The Anchorage* is the apparently featureless house of *Dryll Melyn* set well back from the road. The house faces the park and east of the house is a gothic arched gateway for access into the park. The rear of the house facing the road is rendered, and has no windows or doors. There are two chimneys, one on the west gable, and one rising from the south wall.

In plan the house is larger than it appears from the elevation facing the road with two parallel wings running towards the park wall. An intrusive plastic conservatory is most obvious feature when viewed from the lane. The position and orientation of the house suggests it might earlier than the layout of the estate village, when a road formerly ran around the outer edge of the park wall. **22**



The last house on the north lane is *Pennard* a relatively featureless late C20th dormer-bungalow with rendered walls. It is set back slightly and at right angles to, the lane with a modern flat roof garage in front. This adds to the jumble of small flat roofs that marks the end of the lane, redeemed only by the cream painted, gabled outbuilding behind No 6. **23**



20
The Anchorage, seemingly a later house built for the estate forester. It is one of the larger houses in the village.

21
Boundary wall and outbuildings associated with *The Anchorage*.

22
Dryll Melyn faces the park wall, looking away from the main village. A gate alongside leads into the park, and the house may have been lived in by one of the gardeners.

23
A 1970's bungalow lies at the end of the road which follows the park wall, and runs west from *The Anchorage*.

24 25 26

Llandygai No.10 differs from the other houses in the village, and may incorporate the remains of one of the pre-village houses. The external chimney is intriguing, and may be an early feature. The porch is typical of the estate village, and may have been added when the village was built.

27

The widening road outside the school is the site of the small settlement which pre-dated the estate village, and is where the road network was originally focused. The modern bungalows are visible on the left of the image.

28

The original school and school house, established by the Pennant family, which pre-dates the creation of the estate village, and is built north-west of the church in gothic style.

Returning to the main street the end section to the right is occupied by No 10, a substantial L shaped house with a hipped roof, now extended behind. The aspect facing the main street is featureless apart from a door original wooden canopy. There are no windows to this aspect and the only access is through a small garden gate to the right of the house. The main façade faces the square, with four, original, six pane windows placed unsymmetrically to the left. A large well-constructed slate drain runs round the two aspects. This is bounded by a low stone wall with thick shaped slate coping and would originally have had railings. This house is devoid of estate detailing and possibly contains the remnants of an earlier house. On the Penrhyn Estate map of circa 1769 there appears to be a farm, or at least a house with outbuildings in this position. **24 25 26**



The house was originally attached to a much larger plot, this and a smaller plot to the south remained undeveloped until two small modern bungalows (*Bro Dawel* and *Pennant*) were built in the 1970s. These face the square and look both out of scale and character. (Note: the southerly bungalow is visible in picture 36 on page 17.)

The irregular large open tarmacked area occupying the NW corner of the village can be referred to as the village square. White lines marking off the parking areas are rather intrusive but necessary due to the amount of school traffic. This area serves both school and church and provides extra residential parking. **27**



The most northerly buildings in the square are the original school and old school house. These are listed buildings, and were originally built in 1813, prior to the construction of the village. They are built in picturesque gothic style, with hipped slate roofs, and rubble roughcast walls. The front school window is a three mullioned and transomed timber window with dripstones. There has been little change to this grouping since the last area assessment. The concrete garage in front of the cottage garden intrudes into an attractive grouping. The hall now serves as a community centre. **28**





29
The church gates lead to a yew-lined avenue, and the west door of the church.

30
Railings to St Tygai's church.

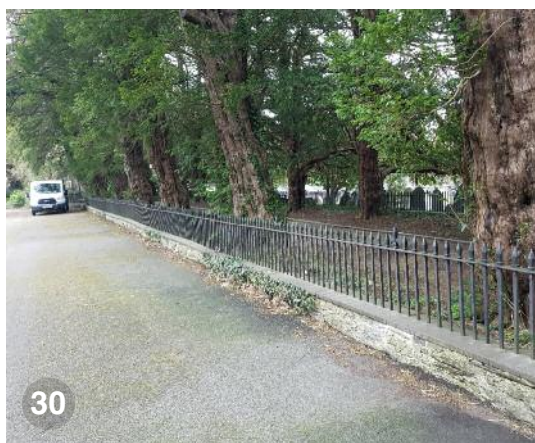
31
The house at Is y Coed has recently been sensitively extended, and lies adjacent to the road leading south-east to Pont Tal y Bont.

Next to the hall and sharing a yew lined boundary is St Tegai's Church. The church has fine stone gateposts with wooden gates leading to a yew lined avenue. Currently these gates are locked and there is no access to either church or cemetery. This restriction should be temporary, and will end when the Covid-19 pandemic is reduced. The whole of the cemetery, which is large, and lies south and west of the church, is included in the conservation area. The church, with its dominant stone tower, plays a fundamental role in the character of the village.

29

To the south of the main church gateway the boundary consists of a stone retaining wall with slate coping topped with iron railings.

30



This continues along the small lane that leads downhill to the main Talybont road. To the right the stone wall is heavily buttressed before opening to the only property on the lane. Isycoed, built in an old gravel working. This has been recently modernized, with a wing, fully glazed on the lower floor, added to the north. It is currently two properties.

31



32
The lane leading to Pont Tal y Bont.

The lane continues as a bridle, cycle, and footpath until it joins the Talybont road through an arched and gated entrance. The churchyard boundary wall gradually rises in height as the lane descends, before merging into the estate boundary. A cobbled strip runs down this eastern side. There are many changes in building style and height visible within this stretch of wall. The lane is picturesque and attractive, and forms an essential part of the conservation area lying between the cemetery and the school. The walls and cobbled strip need to be preserved in their present form.

32



33

Security fencing around the school does hide the attractive building behind, with its tall stone mullioned windows.

34 35

The boundary wall to the school encloses a small garden. The main school gates beyond this are heavily secured, and, although reasonably sensitively constructed, do detract from the visual setting of this part of the village.



Returning to the square the school complex is to the east behind an ivy-clad wall lined with cherry trees. The corner is protected by a very utilitarian metal barrier guiding the pedestrian to the small, heavily protected, school garden gate. The leafy school garden behind is somewhat masked by the green security fencing.

33



The school and schoolmaster's house sit behind this garden. This is a grade II listed building, built in 1843 by the Penrhyn Estate as a school for boys. The date of construction places it firmly within the creation period of the village. It is now the primary school for the area. It was built in a perpendicular gothic style, with mullioned and transomed windows, and an L-shaped gable at the east end. It has been extended in modern times.

34



Next to this is the main school entrance with security gates. Although these are necessary and have been mitigated to a certain extent by the dark green colouring, the effect is magnified by the number of signs, information, badges, and flags attached to the gates and railings.

35



36
The two storey symmetrical house at the end of the square differs from the more vernacular style, and may not have formed part of the original development. Modern bungalows are visible to the right, built in the former garden of No.10.

Marking the end of the square, before it gives way to a narrow lane is No.11, a two-storey house with slate roof and chimneys on each gable. Two windows on either side a central front door, with three windows above provides a contrasting Georgian style to most of the other cottages which are generally more vernacular in appearance. There is a single storey flat-roofed extension on the west gable.

36

The small lane is leafy but unkempt to the left, with an untended plot adjoining it with a broken gate. The lane opens out to the garden of No.13 with the older less well-kept school buildings very visible behind.

37



Nos. 13 & 14 located on the east side of the lane started as symmetrical semi-detached cottages, of 1½ storeys, with gabled dormer windows, and tall chimneys at either end. No 14 remains largely original, however a modern extension has been added on the north side of No 13, with oddly stepped gabled roof, the door now moved and squashed into the corner of the extension, and a large flat-roofed extension behind. The entrance off the road has been widened to allow vehicles both to enter and to park outside the extension.

38 39



No.14 retains its original windows and rustic timber porch, with woodwork painted a cheerful red and white. It is one of the better-preserved houses in the village.

40



37
The lane leading south past the school and towards Nos.15 & 16.

38 39 40
Although No.14 retains many of its original features, including timber porch, No.13 has been altered and extended, detracting from its original construction.

41 42 43

Nos.15 & 16 have a stone façade, and tall chimneys, though the flat-roofed garage and parking both detract.

44

A small open attractive area, which has never been developed.

**41**

A slate fence divides No.14 from the next pair, two semi-detached cottages, possibly originally single storey, but with gabled roof dormers added later. The front wall is unrendered roughly coursed rubblestone, the gable walls are pebble-dashed. Slate pitched roof with chimneys at either end and one in the centre. No.15 has been renovated in the last few months with plastic windows which are an improved shape, and a door better suited to the character of the village has been fitted. The front garden is surrounded by a pastiche of the traditional slate fencing, with metal strips bolted through slate uprights with a very elaborate silver painted gate. The front garden has also been reduced in length to allow for a car parking space under the first window. This completely alters the view from the road, especially when coupled with the heightened wall in front of No 16. This cottage has been greatly extended, to both rear and side. Beyond the gateway is an extensive parking and turning area with a garage beyond. Both cottages are very well presented, No.16 with an exceptional garden that extends to the Talybont road but the C19th origins have been largely lost. **41 42 43**

**43**

Returning to the junction with the lane that runs parallel with the main street, the northern corner plot is undeveloped and has been set out as a small village green. However, at the moment it looks a little dilapidated, with collapsing fences, although this may be the result of the unusual events of the year caused by the pandemic. One seat is present, and there is a silver birch tree and a lime, but more could be made of this area. **44**

**42****44**

Opposite this open space is a pair of single storey cottages, Nos. 17 & 18, one white rendered, one stone, both with slate door hoods, both heavily extended to the rear. No.16 also has a large L shaped side extension, cream rendered, with brown wooden dormers over an extremely large garage door. The tall brick chimney stacks are original features. **45 46**



Returning to the northern side of the lane, the next houses are Nos. 19 & 20. Originally a pair of semi-detached cottages at right-angles to one another. No 20 is gable-end on to the road, whereas 19 faces the road. The former has recently been painted white on both gables. The porch, slightly out of character, has been softened by a white trellis. The garage has also been painted white, all of which add a cosmetic improvement to its appearance. **47**



Regrettably, No.19 has been considerably altered with a flat roof 'L'-shaped extension forming a side courtyard. The gateway has been extended to encompass a car parking courtyard paved in unsuitable pale grey slabs. Unfortunately, the accent on heavy grey facings, slate waste and slabs used as a surfacing material, black painted windows, and Velux, has the effect of making the house look over-dominant within its plot. **48**

45 46

Nos.17 & 18 are single storey with tall trademark chimneys and small open lean-to porches.

47

No.20 is one of a pair of cottages, retaining its original plan and chimney.

48

No.19, attached to No.20 and at right angles to it, has been considerably altered.



49 50

A pair of attractive (listed) cottages, stone fronted with stone gabled dormers and gabled central bay containing doors. Unusually the doors and windows have limestone door and window surrounds. Tall end chimneys. An extension has been added to each gable.

51

The tall pebble-dashed wall is out of character and differs from the stone walls and hedges seen elsewhere.

One the south side of the lane are a pair of semi-detached symmetrical cottages, Nos. 21 & 22. Both are listed buildings grade II. Built of roughly coursed rubblestone with ashlar door and window surrounds. Both houses are in good condition with little change since the previous report. However, the garden wall in front the parking area of both houses has been removed creating a wider entrance for parking. **49 50**



Continuing down the lane the view to the right is dominated by the backs of the four later houses which face the main street. The first house has a tall, softwood, picket fence set behind the perimeter wall; this gives way to an unpleasant pebbledash wall again set behind the original low wall. The final two houses are bounded by hedges and shrubs, masking them more effectively. **51**





52 53

These houses have the traditional steep-pitched slate roof and high chimneys, with doors in their original locations, though there are extensions to both.

54

The lane where it exits out on to the Tal y Bont road. It is bounded by stone walls, one with vertical slate capstones.

The final pair of cottages, to the south of the lane, are highly altered and overextended. No.23 has a very elaborate timber porch, modern wood and latticed windows. No.24 appears better presented due to the white paintwork, original bay window and pale blue woodwork on the extension. However, another house has been squeezed into the garden.

52 53



The lane exits through a pedestrian access to the Talybont road. This is nicely constructed with the road wall overlapping the village wall with pedestrian access between the two. The village wall and pavement then continue round to the main entrance.

54

Artists view of the village dated 1855.
Published by Newman & Co.



5. Recommended improvements

Llandygai is an attractive and pleasant place to live, and the residents evidently take pride in keeping it well maintained. However, there are areas that could be improved.

Electricity cables and telephone poles impact on the landscape and efforts to place services underground can only improve the appearance of the village. Street lighting is functional, which is preferable to the pastiche of period fittings present in other places but there is potential to improve the steel railings that form a buffer outside the small gate into the school garden. These have been mentioned in the previous report but the security fencing round the whole front of the school buildings is new and creates a ghetto in the middle of the square. Whilst largely unavoidable it is certainly intrusive.

Many residents in conservation areas have little awareness of the significance of their area. This is less true of Llandygai, as it does have an active community council, but still relevant. Residents can also be unaware of the added significance of living in a listed property. There seems to have been little correspondence with residents concerning the conservation area and previous communication has often not been passed on to later owners. This has led to a proliferation of unfortunate extensions, inappropriate windows and doors and lack of understanding of the essential character of the area. Efforts should be made to inform residents about the conservation area and its properties, and enforce the idea that it is a real and positive entity with benefits for all.

Owners should be provided with clear guidance to what is acceptable within a conservation area, particularly for doors, windows, guttering, and materials. In most cases windows were altered before the area was designated but since then many of these windows have been replaced, often several times. This is an opportunity to guide property owners to a more acceptable alternative. Whilst it may not be possible to compel owners to replace wooden windows with new versions of the same, recommendations can still be practical regarding comfort, expense, and availability.

Keeping the size and arrangement of the original window openings is as important to the look of the property as the material from which it is

made, but often owners are unaware of the significance of their choices.

Changing of boundary walls, gateways, hard surfaces, and garages should also be monitored and suggestions made. New owners should receive guidance before they initiate changes.

Guidance might be best provided in the form of updated and relevant supplementary planning guidance.

Grants to support appropriate alterations would be an incentive towards beneficial change. This is another area in which co operation between the council and the community is vital.

6. Recommended changes to the Conservation Area

The village of Llandygai, as made clear in the earlier appraisal, forms a complete entity, defined by encircling parkland and walls. The houses on the other side of the Talybont turnpike road and the listed cottages of Tre- felin lie outside this area, though they are part of the Penrhyn Castle home estate, and do influence the setting of the village. A number of the nearby dwellings are protected as listed buildings and have previously been considered as an extension to the conservation area. This was rejected and there appear to be no grounds upon which to revisit this decision.

There are no other recommended changes to the area boundary.

7. Sources

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