



Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

Dolbenmaen

Client

Gwynedd Council

Location

Gwynedd

Services Provided

Historic Buildings

Date of Completion

September 2003

Key Issues

Conservation Area Character Appraisal

Recommendations for proposed boundary amendments and possible areas for enhancement



As part of a project reviewing and carrying out appraisals of 14 conservation areas for Gwynedd Council, the historic buildings team undertook an appraisal of Dolbenmaen's conservation area.

This small and attractive village lies north-west of Porthmadog, the settlement first developing as a result of its position at a ford over the Afon Dwyfor on an important routeway south-east of the Roman fort of Pen Llystyn. The settlement's castle retained its strategic importance throughout the 12th century but later went into decline and no secular buildings of medieval date survive. Dolbenmaen remained a crown possession in the post-medieval period and later passed from estate to estate.

Today Dolbenmaen is a pleasant, quiet settlement with a sense of rural isolation, dominated by the craggy outcrop of Criag-y-garn to the north. The close grouping of the Grade II * listed church, the castle, former rectory and farm together with the simple houses, mostly built of local rubblestone give the area a distinctive character.

The appraisal involved compiling a historical outline of the area, an assessment of the established character to be 'preserved' and identification of possible areas for 'enhancement'.

This process produced some significant recommendations for boundary changes including proposals to designate an area, containing several newly listed buildings and the important open space of the churchyard, as part of the expanded conservation area. Concern was raised over the present condition of the main farmhouse and associated buildings with the suggestion for their sensitive repair.

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