

The Significance of a Former Glasshouse, at Gelligemlyn, Ganllwyd, Dolgellau, LL40 2HH



Report by: Trysor

For: Bromley Davenport

January 2020



The Significance of a Former Glasshouse, at Gelligemlyn, Ganllwyd, Dolgellau, LL40 2HH

By

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Trysor

Trysor Project No. 2019/696
GAT HER Event PRN: 45780

For: Bromley Davenport

January 2020

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Cover photograph: Former glasshouse at Ganllwyd, Dolgellau, looking north.

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RHIF YR ADRODDIAD - REPORT NUMBER: Trysor 2019/696

GAT EVENT RECORD - 45780

DYDDIAD/ DATE 5^{ed} Chwefror 2020 5th February 2020

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

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GAT – Gwynedd Archaeological Trust

CIfA – Chartered Institute for Archaeologists

HER – Historic Environment Record

NGR - National Grid Reference

PRN – Primary Reference Number

WSI – Written Scheme of Investigation

Event Record PRN – GAT HER

PRN	45780
Name	GELGEMLYN GLASSHOUSE, GANLLWYD, DOLGELLAU
Type	HERITAGE ASSESSMENT
NGR	SH7329622391
Easting	273296
Northing	322391
Summary (English)	This assessment was undertaken for the former glasshouse and potting shed associated with Plas Gelligemlyn. It was found to have been constructed between 1902 and 1912. The glass roof and sides have been replaced by corrugated asbestos sheeting in the mid-20 th century. © Trysor 2020
Crynodeb (Cymraeg)	Gwnaed yr asesiad yma ar gyn tŷ gwydr a sied potio Plas Gelligemlyn. Adeiladwyd yr adeilad rhwng 1902 a 1912, ond rhoddwyd to ac ochrau asbestos arno yn lle'r gwydr gwreiddiol rhywbryd tua chanol y 20fed ganrif. © Trysor 2020
Description	<p>This former glasshouse and potting shed at Gelligemlyn was constructed between 1902 and 1912 at a time when the Lee family were investing in the expansion of Plas Gelligemlyn to create a comfortable country residence. A walled kitchen garden was added to the property around the same time.</p> <p>The building stands relatively intact about 100 metres north-northwest of the former mansion of Gelligemlyn at SH7329622390. Overall, it measures approximately 12.3 metres in length, east to west, by 7.1 metres wide. The glass roof and sides have been replaced by corrugated asbestos sheeting, probably in the mid-20th century.</p> <p>The former glasshouse can be divided into two main sections. The southern section was evidently the glasshouse section of the building. It has a substantial stone wall base on its south, east and west sides, with the red brick wall of the northern section forming its northern lateral wall. This stone wall base supports the timber frame of the wall and roof of the original glasshouse. The roof also still includes some original, ornate metal brackets at both eaves and ridge level. The manufacturers stamp "Tuckers Tottenham" can still be seen on several of these metal brackets, a specialist</p>

	<p>glasshouse manufacturer in the late 19th or early 20th century. In more recent times this part of the building has served as a workshop, divided into two rooms by a partition wall.</p> <p>The northern section of the building is constructed of red bricks and is divided into three rooms by brick partition walls. It currently has a corrugated sheet cladding on the roof, which overlies the remains of an earlier slate roof. This appears to have been the potting shed attached to the glasshouse. In more recent times the central and western rooms have been used as stables. © Trysor 2020</p>
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Historic Asset PRN – GAT HER

PRN	81686
Name	GELGEMLYN
Type	GLASSHOUSE
Broadclass	Gardens Park and Urban Spaces
NGR	SH7329622391
Easting	273296
Northing	322391
Summary (English)	This former glasshouse and potting shed at Gelligemlyn was constructed between 1902 and 1912. It was purchased from the London company Tucker of Tottenham. The building stands at SH7329622391, about 100 metres north-northwest of the former mansion of Gelligemlyn. Overall, it measures approximately 12.3 metres in length, east to west, by 7.1 metres wide. The glass roof and sides have been replaced by corrugated asbestos sheeting, probably in the mid-20 th century. © Trysor 2020
Crynodeb (Cymraeg)	Adeiladwyd cyn tŷ gwydr a sied potio Plas Gelligemlyn. rhwng 1902 a 1912. Prynwyd yr adeilad oddi wrth gwmni Tucker o Tottenham, Llundain. Saif yr adeilad rhyw 100 metr i'r gogledd o hen blas Gelligemlyn yn SH7329622391. Mae'r adeilad yn mesur tua 12.3 metr o hyd, wrth 7.1 metr o led. Rhoddwyd to ac ochrau asbestos arno yn lle'r gwydr gwreiddiol rhywbryd tua chanol y 20fed ganrif. © Trysor 2020
Description	<p>This former glasshouse and potting shed at Gelligemlyn was constructed between 1902 and 1912 at a time when the Lee family were investing in the expansion of Plas Gelligemlyn to create a comfortable country residence. A walled kitchen garden was added to the property around the same time.</p> <p>The building stands relatively intact about 100 metres north-northwest of the former mansion of Gelligemlyn at SH7329622391. Overall, it measures approximately 12.3 metres in length, east to west, by 7.1 metres wide. The glass roof and sides have been replaced by corrugated asbestos sheeting, probably in the mid-20th century.</p> <p>The former glasshouse can be divided into two main sections. The southern section was evidently the glasshouse section of the building. It has a substantial</p>

	<p>stone wall base on its south, east and west sides, with the red brick wall of the northern section forming its northern lateral wall. This stone wall base supports the timber frame of the wall and roof of the original glasshouse. The roof also still includes some original, ornate metal brackets at both eaves and ridge level. The manufacturers stamp "Tuckers Tottenham" can still be seen on several of these metal brackets, a specialist glasshouse manufacturer in the late 19th or early 20th century. In more recent times this part of the building has served as a workshop, divided into two rooms by a partition wall.</p> <p>The northern section of the building is constructed of red bricks and is divided into three rooms by brick partition walls. It currently has a corrugated sheet cladding on the roof, which overlies the remains of an earlier slate roof. This appears to have been the potting shed attached to the glasshouse. In more recent times the central and western rooms have been used as stables. © Trysor 2020</p>
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PRN	81687
Name	GELLIGEMLYN
Type	WALLED GARDEN
Broadclass	Gardens Park and Urban Spaces
NGR	SH7338922348
Easting	273389
Northing	322348
Summary (English)	The walled kitchen garden at Gelligemlyn was constructed between 1902 and 1912. It was in use until the mid-20 th century but is no longer maintained as a garden. © Trysor 2020
Crynodeb (Cymraeg)	Cafodd gardd furiog Gelligemlyn ei adeiladu rhwng 1902 a 1912. Defnyddiwyd yr ardd i dyfu bwyd i gegin y plas tan ganol y 20fed ganrif ond nid yw'n cael ei garddio bellach. © Trysor 2020
Description	The walled kitchen garden at Gelligemlyn was constructed between 1902 and 1912 at a time when the Lee family were investing in the expansion of Plas Gelligemlyn to create a comfortable country residence. An associated glasshouse and potting shed was added to the property around the same time. The walled garden was in use until the mid-20 th century but is no longer maintained as a garden. © Trysor 2020
Sources	Trysor, 2020, The Significance of a former Glasshouse, at Gelligemlyn, Ganllwyd, Dolgellau, LL40 2HH
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Summary

This report assesses the significance of a former glasshouse at SH7329622390 associated with Plas Gelligemlyn, a late 19th century fishing lodge near Ganllwyd, Gwynedd which was extended in the Edwardian period. It follows the Heritage Impact Assessment methodology (Cadw, 2017).

The former glasshouse has been converted for use as a workshop and stable since the mid-20th century, with its original purpose overlooked.

A proposal to convert the building into a holiday unit has been refused planning permission on the grounds that it lies with Snowdonia National Park and has no architectural or historical merit. This report outlines the history of the building and documents its significance, through evidence in the historic record and in its physical structure today.

This assessment has discovered that the former glasshouse was constructed during the period 1902 to 1912 by the influential Lee family, who used Gelligemlyn as their main residence. Harry Wilmot Lee (1848-1914) was an influential London solicitor who served as a legal secretary to the Archbishops of Canterbury for over 40 years and was also the High Sheriff and Returning Officer for Westminster. He was also the son-in-law of Charles Reynolds Williams (1815 – 1905), Dolmelynlyn, Ganllwyd, who was himself a local figure of note, a London solicitor and responsible for the purchase of Gelligemlyn and the erection of the mansion there in 1880.

The former glasshouse originated as a purpose-built Edwardian horticultural building. It retains some original features installed by the London specialist company which supplied the building. It therefore has architectural and historical significance and is important for its group value in association with Plas Gelligemlyn and its walled garden which was also added during Edwardian times.

The conversion offers the opportunity to retain an Edwardian estate building, to restore some of its original character and deepen the public understanding of the history of Gelligemlyn and the families responsible for its construction and development.

1. Introduction

1.1 This document has been prepared by Trysor at the request of Mr Bromley Davenport on proposed changes to a former glasshouse at Gelligemlyn, Ganllwyd LL40 2HH.

1.2 Plas Gelligemlyn at SH7333722287 was founded by Charles Reynolds Williams (1815 – 1905) of Dolmelynlyn and built in about 1880. It was later owned by his daughter Minna (1848-1941) and her husband Mr Harry Wilmot Lee (1848-1914), an influential and successful London solicitor. Over time they extended the house and added a walled kitchen garden and other features.

1.3 It is believed that the former glasshouse which is the focus of this report was added by the Lee family in Edwardian times or immediately prior to the First World War. It was constructed as a glasshouse and potting shed, supplied by the well-known glasshouse specialist firm Tuckers of Tottenham. It was undoubtedly associated with the new walled kitchen garden constructed at Gelligemlyn around this time.

1.4 This statement of significance has been prepared to assess the heritage value of the former glasshouse and potting shed following the Heritage Impact Assessment methodology.

1.5 A site inspection was made by Trysor on 15th October 2019 to examine the former glasshouse and its setting.

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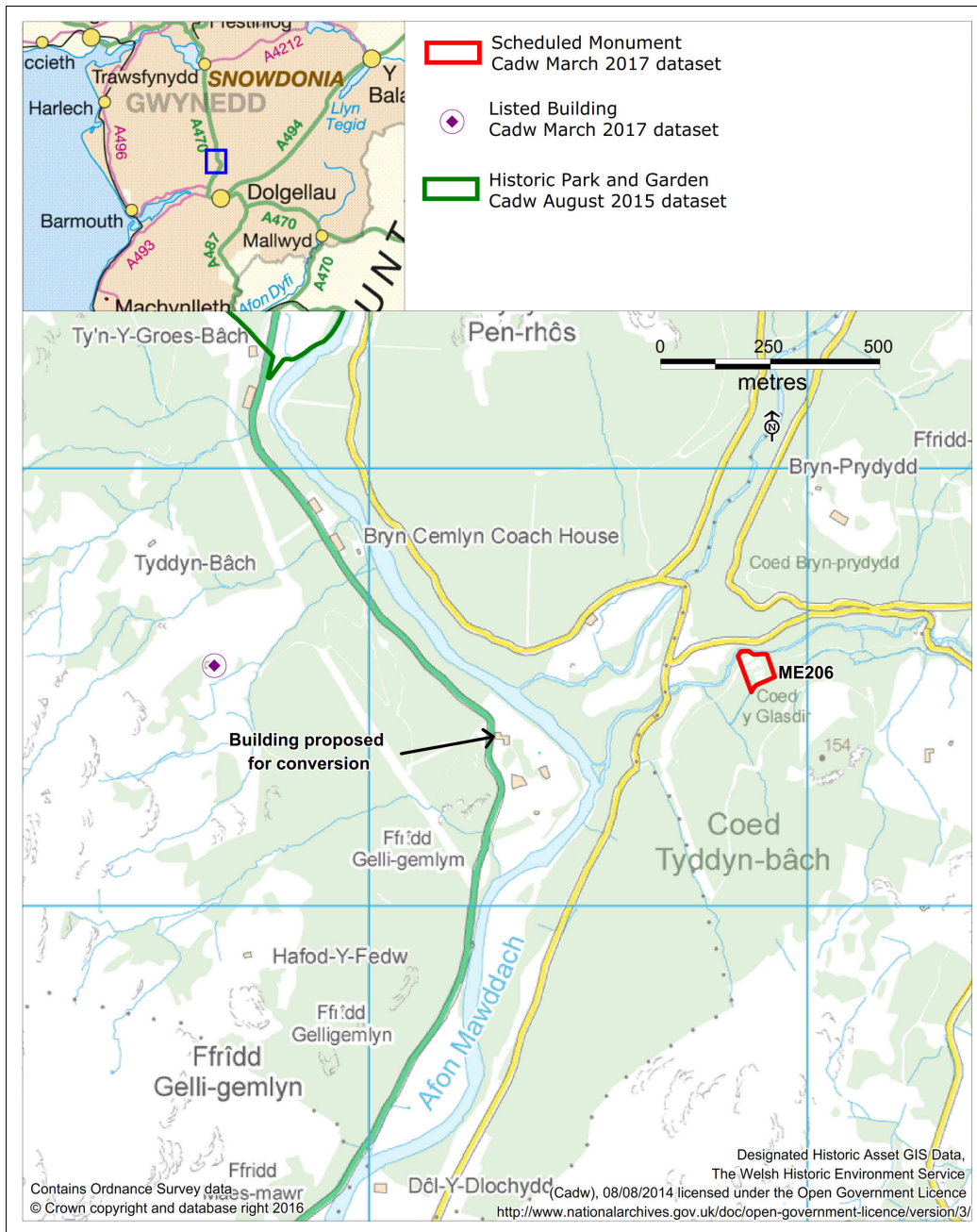


Figure 1: Location of the former glasshouse at Gelligemlyn, south of Ganllwyd, Gwynedd, SH7329622391.

2. Methodology

2.1 In response to the request from the owner for an assessment of the significance of the building Trysor have followed the methodology for an heritage impact assessment. The process as outlined in "*Heritage Impact Assessment in Wales*" starts with examining the significance of an historic asset (Cadw, 2017b). The process has four stages;

Stage 1: Explain the objective and why changes are desirable or necessary

Stage 2: Understand the significance of the historic asset

Stage 3: Assess the impact of the proposals.

Stage 4: Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process

3. Heritage Impact Assessment Stage 1: *Explain the objective and why changes are desirable or necessary*

3.1 A planning application was submitted to Snowdonia National Park Authority with the intention of converting the former glasshouse at Gelligemlyn into a holiday unit, planning application NP5/60/157.

3.1.1 The planning application was refused, with three reasons given. Reason 1 was given as:

The proposed development is contrary to Development Policy 9 of the Eryri Local development Plan in that the building has no architectural value worthy of preservation and its conversion would not be possible without significant rebuilding or alteration.

3.1.2 Development Policy 9 considers the conversion and change of use of rural buildings:

The conversion or change of use of redundant rural buildings outside any housing development boundary will be permitted for affordable housing to meet local need, an employment use, short term self-catering holiday accommodation as part of a rural enterprise scheme, or an open market dwelling with the payment of a commuted sum provided that the following criteria are met:

- i. The building is of permanent and substantial construction, of traditional form and character and has an architectural value worthy of preservation.*
- ii. The building is capable of conversion without the need for significant rebuilding or extension which would harm its existing character.*
- iii. All external works including finishes and property boundaries are sympathetic to the character of the building, local building style and materials and do not harm the character of any surrounding building group.*
- iv. The proposal or any new ancillary structures do not harm the character of the landscape in which they are located.*
- v. The proposal does not lead to the creation of new vehicular access or parking areas that would adversely affect the character or appearance of the building or that of the wider landscape. Where the proposal involves a listed building or a building of traditional form or design, the proposal conforms with Development Policy 7: Listed and Traditional Buildings. Proposals for new affordable dwellings will only be granted where the requirements of Strategic Policy G: Housing are met including the possibility of commuted sums. An independent structural survey will be required where there is any doubt over the structural stability of the building or it is considered that the proposed works would result in major or substantial reconstruction. Applicants must demonstrate that the proposed use would not displace an existing use which requires the construction of an alternative building to enable it to continue.*

3.2 The former glasshouse in question has been used as a workshop and stable in recent times and, outwardly, it appears to have little historic or architectural value.

3.2.1 However the former glasshouse is an element of the early 20th century landscape and has significance in association with the mansion and the walled garden.

3.2.2 The decline of Gelligemlyn from the mid-20th century onwards saw the glasshouse reroofed and reused for other purposes.

3.2.3 The building has little value to modern agriculture and if it remains unchanged it is likely to fall into decay.

3.3 The conversion to an alternative use offers an opportunity to retain original features and allow for a better understanding of the history of the whole property.

3.4 Its conversion will allow for its retention within the garden area associated with Gelligemlyn and retain the link between the house and its walled garden, with which the former glasshouse shares a group value.

4. Heritage Impact Assessment Stage 2: Understand the significance of the historic asset

4.1 Evidential Value

4.1.1 The former glasshouse at Gelligemlyn has undergone changes since the mid-20th century which have obscured its true character and significance in modern times.

4.1.2 The building stands relatively intact about 100 metres north-northwest of the former mansion of Gelligemlyn at SH7329622390. Overall, it measures approximately 12.3 metres in length, east to west, by 7.1 metres wide.

4.1.3 Outwardly, it has the appearance of a relatively modern outbuilding. It can be divided into two main sections.

4.1.4 The southern section of the building was evidently the glasshouse section of the building. It has a substantial stone wall base on its south, east and west sides, with the red brick wall of the northern section forming its northern lateral wall. This stone wall base supports the timber frame of the wall and roof of the original glasshouse. The roof also still includes some original, ornate metal brackets at both eaves and ridge level. The manufacturers stamp "Tuckers Tottenham" can still be seen on several of these metal brackets, a specialist glasshouse manufacturer in the late 19th or early 20th century. In more recent times this part of the building has served as a workshop, divided into two rooms by a partition wall.

4.1.5 The northern section of the building is constructed of red bricks and is divided into three rooms by brick partition walls. It currently has a corrugated sheet cladding on the roof, which overlies the remains of an earlier slate roof. This appears to have been the potting shed attached to the glasshouse. In more recent times the central and western rooms have been used as stables.

4.1.6 It is known that Plas Gelligemlyn was built in 1880 by Charles Reynolds Williams (1815–1904) of Dolmelynlyn. The Lee family resided at Plas Gelligemlyn during late 19th century, Harry Wilmot Lee (1848-1914) being the husband of Williams' daughter Minna (1848-1941). Harry Wilmot Lee was a wealthy and influential London solicitor who spent considerable sums to extend the house at Gelligemlyn in 1902, as testified by a datestone on the present house, and again in 1912.

4.1.7 It is not known precisely when this glasshouse and potting shed were erected, but as the building does not appear on the 1889 or 1901

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1:2500 scale Ordnance Survey maps, it is likely that it was built after 1900.

4.1.8 It is probable that the walled garden and its associated glasshouse and potting shed were added during the period 1901-1912. A newspaper report of 1922 refers to an incident when the Head Gardener of Gelligemlyn had discovered that a drunken intruder had smashed a window to gain entry into the glasshouse and had set a fire inside the building to keep warm (Western Mail, 24 January, 1922). The employment of a Head Gardener by this period indicates that Gelligemlyn had already acquired its walled garden and associated buildings, a development commensurate with the large investment in the property by Harry Wilmot Lee.

4.1.9 The purchase of the glasshouse from Tucker of Tottenham would be consistent with such a date for the construction of the building. W. Duncan Tucker operated from 1830 until the 1950s. The company designed buildings to suit any location and supplied the structure for assembly on site. Local stone or brick would undoubtedly have been used as required, as is evident with the use of local stone in the construction of the wall base of the former glasshouse at Gelligemlyn.

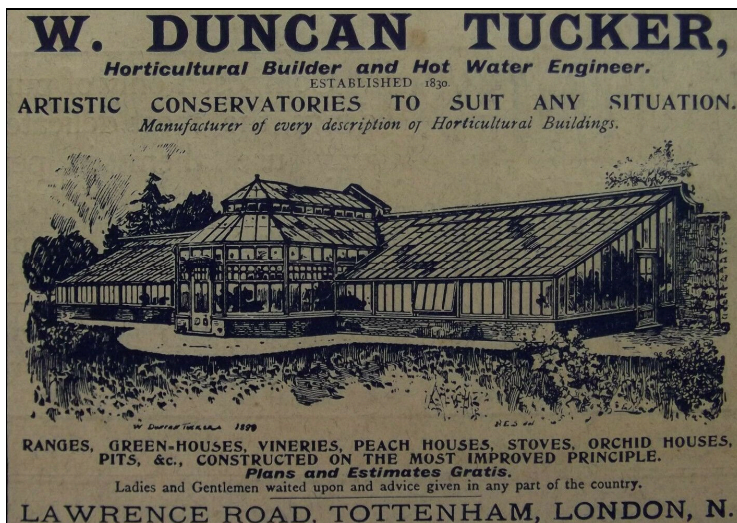


Figure 2; Advert for Tuckers from the late 19th century.

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4.1.10 The earliest map to show the existence of the glasshouse and potting shed is the 1953 1:10560 Ordnance Survey map, which was surveyed between 1938 and 1949. This represented the first resurvey of the area by the Ordnance Survey since the publication of the 1901 1:2500 map, hence the changes at Gelligemlyn in 1902-1912 were not mapped for some three decades.

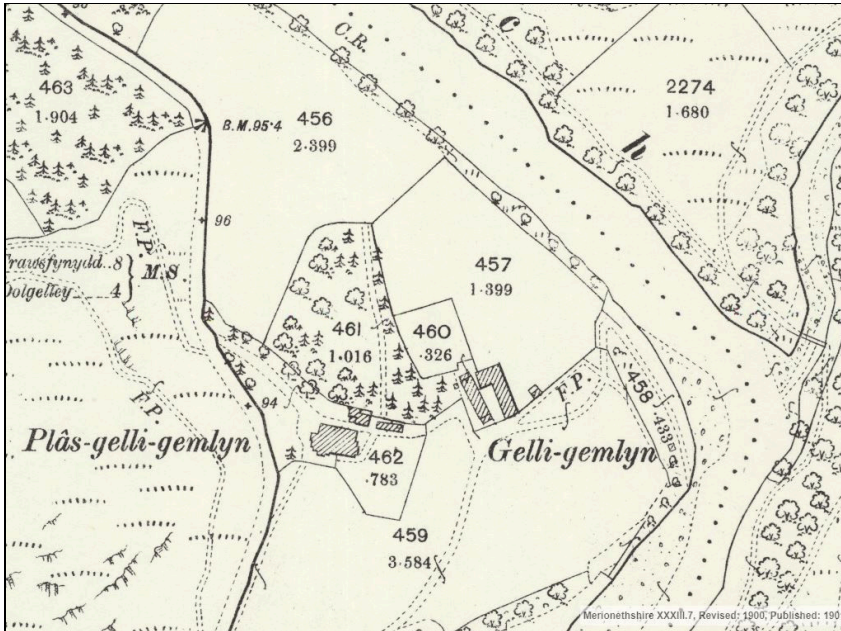


Figure 3: The 1901 1:2500 Ordnance Survey map shows Plâs Gelligemlyn, built by Charles Williams, Dolmelynllyn in 1880, alongside the earlier farmstead of Gelligemlyn.

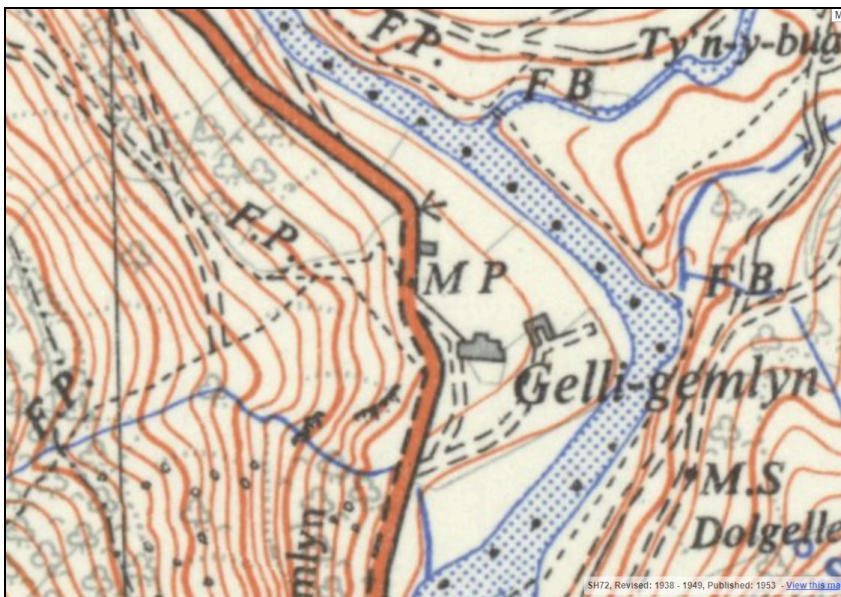


Figure 4: The 1953 1:10560 Ordnance Survey map shows the glasshouse and potting shed building to the north-northwest of the extended Plâs Gelligemlyn.

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4.1.11 No ground photographs or contemporary drawings of the glasshouse and potting shed are known to exist. The current owner has a collection of old deeds and estate papers relating to Gelligemlyn, but these do not include any paperwork or plans which provide evidence of the construction of the building or the associated walled garden.

4.1.12 Aerial photographs exist which show Gelligemlyn and its gardens during the 20th century. An RAF aerial photograph of 1946 shows the house, garden, walled garden and glasshouse. It shows that the walled garden was still in use at that date and that the glasshouse was connected to the rest of the garden area by a number of tracks, the one to the walled garden is highlighted in yellow on the excerpt below;

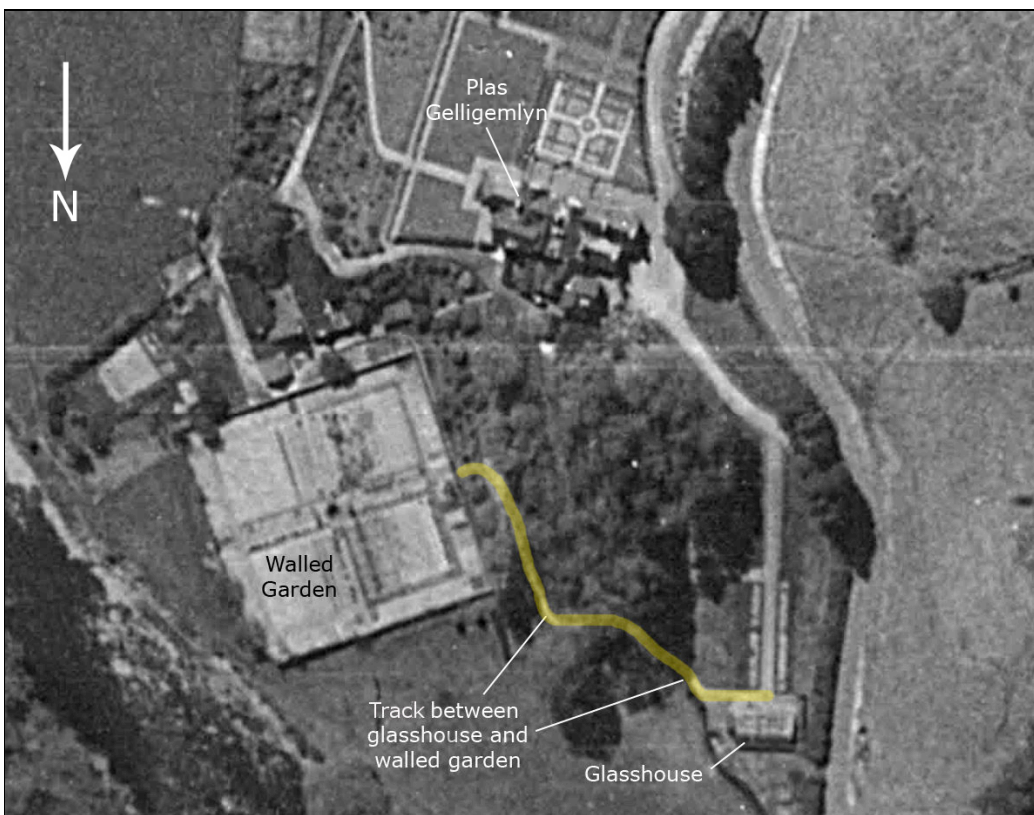


Figure 5: Gelligemlyn as seen on the 1946 RAF vertical aerial photograph (Central Register of Aerial Photography for Wales, 4631 RAF106G/UK1468/ 3234). Note how integrated the glasshouse was to the rest of the estate gardens, with a trackway leading directly to the mansion and a track shown in yellow running to the western entrance into the walled garden.

4.2 Historical Value

4.2.1 The historical value of the former glasshouse and potting shed at Gelligemlyn is best understood when the history of the property and the individuals associated with it are considered.

4.2.2 A history of Ganllwyd published in Cymru magazine in 1904 (Anonymous, 1904, 290) records that the mansion of Gelligemlyn was built in 1880 by Charles Reynolds Williams (1815-1905) of Dolmelynlllyn (T. Nicholas, 1872, 711). Williams was a London solicitor of considerable wealth and influence. He was born at Bombay in 1815, the son of a Surveyor-General of Bombay. His wife Margaret (nee Romer) (1824-1901) was the daughter of John Romer, Governor of Bombay in 1831. Her brother Lt-Col Robert William Romer lived out his later life in the nearby property of Bryn Cemlyn, Ganllwyd (thepeerage.com/p.33454).

4.2.3 Gelligemlyn was a modest farm before Williams purchased the holding. It was put up for sale in 1876, a farm of 131 acres, advertised specifically as having "beautiful sites for a residence, having fine views of the Llanelltyd Valley and Cader Idris range of mountains." (The Cambrian News, 30 June 1876).

4.2.4 It appears that Williams took full advantage of the qualities of the holding and the mansion of Gelligemlyn was built on the holding in 1880. The original farm was retained and became known as Hen Gelligemlyn.

4.2.5 The new mansion, which became known as Plas Gelligemlyn, was soon settled by Williams' daughter Minna Constance (1848-1941) and son-in-law Harry Wilmot Lee (1848-1914). Lee was a successful London solicitor, a partner in the firm of Lee, Boulton & Lee. He married Minna Williams in 1872. Lee held a number of important posts during his career, including that of Legal Secretary to the Archbishop of Canterbury from 1870 and also serving as the High Sheriff and Returning Officer of Westminster.

4.2.6 For much of its early history it is likely that the mansion was only occasionally occupied as a country retreat. Both the Williams and Lee families had London residences where they appear to have lived for most of the year. Gelligemlyn does not appear as an occupied property on the 1881, 1891, 1901 or 1911 census returns for Llanelltyd parish. However, after his death in 1914, Harry Wilmot Lee was described in the press as being of "Gelligemlyn, Dolgellau, Merioneth, 26, Basil Street, Knightsbridge, Monks Horton Park, Hythe, Kent." (The Scotsman, 16 March, 1915). Lee was buried at Llanelltyd parish church.

4.2.7 The 1889 1:2500 scale Ordnance Survey map shows that the western part of the present house, including the modern Gelligemlyn and Ty Canol, formed the original building.

4.2.8 In 1902-1903, Lee extended the mansion, probably adding the eastern wing of the house, which now forms Ty'r Afon. A 1902 datestone on the exterior of the western gable wall of the part of the mansion still known as Gelligemlyn indicates that Lee made more modifications to the house than simply adding the eastern extension. It seems likely that the central part of the present southern range, the modern Ty Canol, was also modified to a considerable degree at this time as it conforms architecturally with the 1902-1903 extension to its eastern side.

4.2.9 In 1912 a further extension was added by Lee to the northern side of the building. This now forms the residence known as Tan y Graig.

4.2.10 At some point during this period, a large walled garden was added to the property, located to the north of Hen Gelligemlyn farm and close to the banks of the Mawddach. It does not appear on the 1:2500 Ordnance Survey map of 1901 so is presumed to have been constructed shortly afterwards.

4.2.11 The purpose-built glasshouse and potting shed was also added around this time. It was purchased from the glasshouse specialist manufacturers W. Duncan Tucker of Tottenham and assembled on site. The manufacturers stamp is still visible on the metal frame of the roof. The former glasshouse still stands on higher ground to the west of the walled garden, although the glass was replaced by asbestos cladding during the mid-20th century. This was probably the glasshouse referred to in a newspaper report of 1922, when the Head Gardener of Gelligemlyn discovered a drunken intruder had smashed a window to gain entry and had set a fire inside the building to keep warm (Western Mail, 24 January, 1922).

4.2.12 Charles Lee married Georgina Davis in 1910, a daughter of the renowned landscape artist Henry William Banks Davis R.A. (Cambrian News, 15 April, 1910). They resided at Monk's Horton Park, Hythe after their marriage and their son Harry Illtyd Lee was born in 1914.

4.2.13 Georgina Lydia Lee is remembered for her Great War diaries which were published in 2006 after her death in 1965 and showed that the family moved in high society in the early 20th century (Roynon, G, ed, 2006).

4.2.14 Georgina Lee's diaries record that Charles Lee was not a wealthy man and that they had to live on a relatively tight budget at

Gelligemlyn. This indicates that the main investment in the property must have dated to the period 1902-1912 when Harry Wilmot Lee was in control of affairs there.

4.2.15 Mrs Minna Lee continued to live at Gelligemlyn after her husband's death. A series of adverts in the press during the Second World War show that either she or her daughter-in law Georgina employed a cook, housemaid and gardener at various times. One advert (*Western Mail*, 10 May, 1940), probably placed before her husband's death, and offered the posts of a Cook-Housemaid and a Parlourmaid, stating that the household comprised 3 family members and 6 staff. An advert in the *Liverpool Daily Post* in 1945 (9th May), also required a Cook-Housemaid, to work in "a country house (guest house)" indicating that Gelligemlyn's days as a country retreat and family home for the Lee family were drawing to a close. This was after the deaths of Minna, and Charles, so was presumably placed by Georgina who continued to live at Gelligemlyn till c. 1953 when she was 84 and she moved to Kent to live with her son. A biographical note at the end of her published diaries says that after Charles Lee's death in 1941, Georgina managed the estate at Gelligemlyn overseeing various gardeners, a chauffeur and the ghillies (Roynon, G, ed, 2006, P.298)

4.2.16 A newspaper advert for a gardener to work at Gelligemlyn was placed in 1942 (*Liverpool Daily Post*, 28 November, 1942).

4.2.17 After Georgina moved in 1953, Gelligemlyn was sold and it appears that it was divided into four residences, each with its own garden area. The main southern range has Gelligemlyn at its western end, Ty Canol at the centre and Ty'r Afon to the eastern side. The northern wing is known as Tan y Graig. This arrangement survives to the present day, with the surrounding fields, the now disused walled garden and the associated former glasshouse and potting shed forming the holding of Gelligemlyn.

4.2.18 Aerial photographs from 1962 and 1971 appear to show that the walled garden was still in use but it seems likely that the glasshouse had been converted into a workshop by 1962, as the roof appears to have changed.

4.2.19 Despite its modest appearance, the former glasshouse at Gelligemlyn is representative of the late development and flourishing of a small country estate which served as a residence for a family which had important local, national and cultural influences. Its historic value arises from its association with the mansion, its former owners and its integral role in the estate they developed.

4.3 Aesthetic Value

4.3.1 The aesthetic value of the former glasshouse and potting shed is based on its physical remains.

4.3.2 The building was designed and supplied by a well-known specialist firm, W. Duncan Tucker of Tottenham, which produced bespoke horticultural buildings from 1830 until the 1950s. The stamp of the firm is visible on the metal brackets which remain in place in the roof structure of the building and provide a tangible link to an important company which provided horticultural buildings to many estates during its years of operation.

4.3.3 The building survives largely intact, although somewhat decayed and now without the glass roof and sides which would have once characterised the southern section of the building. It is of interest that the timbers and metal stays and brackets supplied by Tuckers remain in place, whilst the stones for the base of the southern section and presumably the bricks of the northern section would have been locally sourced. These details give an indication of the processes involved in ordering a horticultural building from a distant supplier and adapting them to local circumstances.

4.4 Communal Value

4.4.1 The former glasshouse and potting shed at Gelligemlyn is currently on private land and has no communal value.

4.4.2 The proposed conversion of the building for use as a holiday let offers an opportunity to increase awareness of its origins and history, the history of the Gelligemlyn estate and thereby increase the communal value of the building and retain the historical structure for future generations.

4.5 Setting

4.5.1 The former glasshouse and potting shed at Gelligemlyn is thought to have been constructed between 1902 and 1912 at a time when the Lee family were investing in the expansion of the property to create a comfortable country residence for the family.

4.5.2 The glasshouse was erected in an elevated position at a previously undeveloped site to the north of Gelligemlyn house and to the northwest of the walled garden. A slope planted with mixed woodland stood to the southeast of the glasshouse and separated it from both the house and garden. Trackways and pathways connected the glasshouse to the walled garden and the formal garden around the house itself. The glasshouse was also situated just below and east of the main road between Dolgellau and Ganllwyd.

4.5.3 Many elements of the original setting of the glasshouse remain in place, although their condition and use may have changed. The house is no longer a single family residence but is now divided into four dwellings. The walled garden has not been maintained for many years, although its walls stand relatively intact. The mixed woodland stand on the slope to the southeast of the glasshouse still exists, sheltering the building from views from the direction of the house.

4.5.4 One noticeable change to the setting of the former glasshouse is the addition of a garage range about 30 metres to the southeast of the building, at the edge of the mixed woodland parcel. This garage is not shown on the 1953 1:10560 Ordnance Survey map but does appear on the 1975 1:2500 scale Ordnance Survey map. It is in place on the 1962 aerial photograph and so seems to be of late 1950s or early 1960s date.

5. Heritage Impact Assessment Stage 3: *Assess the impact of the proposals.*

5.1 The proposed development would see the conversion of a former estate horticultural building into a holiday cottage. The conversion would require a significant refurbishment of the building, but the proposal would seek to ensure that the character of the building reflects its origins and earlier form. The external walls would be retained as well as the roof line.

5.2 There would be a high, direct, physical impact to the building but historical features, such as the metal brackets of the original glasshouse, would be retained and refurbishing and repurposing the building will undoubtedly save it from further decay and loss.

5.3 In view of the group value of the former glasshouse in association with Gelligemlyn mansion and its walled garden the retention of this building is therefore seen to represent a positive outcome in heritage terms.

5.4 The development would ensure that a building which has group value and consequently historical significance continues to survive as a physical presence in the landscape.

6. Heritage Impact Assessment Stage 4: *Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process*

6.1 Plans for the conversion of the former glasshouse have been prepared in association with planning application enquiry NP5/60/157.

6.1.1 The plans submitted with NP5/60/157 retained the basic structure of the former glasshouse, including the existing stone walling of the east and west gable walls and the southern lateral wall, as well as the brick walling of the north elevation and its stone quoins. The pitch and profile of the roof was also to be retained.

6.2 As this assessment has now identified the building as a former glasshouse the client is prepared to revise some of the design proposal to include more glass in the structure to reflect the origins of the building, if required as part of the planning process.

7. The Glasshouse, Gelligemlyn: A statement of significance

7.1 The former glasshouse at Gelligemlyn was first constructed in the early 20th century for the Lee family, who resided at Gelligemlyn during late 19th century.

7.2 Harry Wilmot Lee was a wealthy and influential London solicitor and the son-in-law of Charles Reynolds Williams, Dolmelynlyn, who had originally built Plas Gelligemlyn as a fishing lodge in 1880. Lee was a successful London solicitor, a partner in the firm of Lee, Boulton & Lee. He held a number of important posts during his career, including that of Legal Secretary to the Archbishop of Canterbury from 1870 and also serving as the High Sheriff and Returning Officer of Westminster.

7.3 Harry Lee invested considerable sums to enlarge the house at Gelligemlyn in 1902, as testified by a datestone on the present house, and again in 1912. The glasshouse and its associated walled garden were probably added during this period. The glasshouse was purchased from the glasshouse specialist manufacturers W. Duncan Tucker of Tottenham and assembled on site, incorporating locally sourced stone and brick in its walls. The manufacturers stamp is still visible on the metal frame of the roof.

7.4 The Lee family continued to use Gelligemlyn as a residence until the 1950s, when it was sold. Charles Wilfrid Lee J.P. the eldest son of Harry and Minna Lee, lived here in the 1930s. His wife Georgina was a daughter of the renowned landscape artist Henry William Banks Davis R.A. Georgina Lee is remembered for her Great War diaries which were

published after her death in 1965 and demonstrated that the Lee family moved in high society in the early 20th century (Roynon, G, 2006).

7.5 It is evident that the glasshouse continued in use throughout the decades during which the Lee family resided at Gelligemlyn as Georgina Lee was still employing a gardener here in the 1940s.

7.6 During the later 20th century the glasshouse was converted for use as a workshop and stable. The glass roof was replaced with corrugated asbestos sheeting and some of the floors concreted. The walls of the original structure remain in good condition and the original profile and pitch of the roof seems to have been retained.

7.7 This former glasshouse has a group value with Gelligemlyn mansion and its associated walled garden and has particular heritage significance for the survival of original detail, such as the stamp of an important specialist glasshouse firm on internal rook brackets as well as for the survival of its original walls and roof profile. It is a rare survival of a purpose built Edwardian glasshouse, albeit in modified form, in the region. Its historical association with the influential Lee family enhances its heritage value.

8. Conclusion

8.1 This assessment provides clear evidence that the former glasshouse at Gelligemlyn has both architectural and heritage value.

8.2 The heritage value of the building arises from its association with the notable specialist glasshouse firm Tuckers of Tottenham, which operated during the 19th and 20th centuries, as well as the wealthy and influential Lee family. It is also significant as an estate feature associated with the mansion and walled garden of Gelligemlyn, with which it shares group value.

8.3 The architectural value of the building arises as it is a rare survival of an Edwardian glasshouse produced in kit-form for assembly on site by Tuckers of Tottenham, incorporating locally sourced stone and brick for its external walls. The survival in situ of metal roofing brackets stamped with the Tucker name is an important detail worthy of note.

8.4 The sensitive conversion of the building into a holiday unit, retaining such architectural details, is an opportunity to retain an historic estate building and preserve its link to the mansion and walled garden. An opportunity presents itself to ensure that the building design reflects the original character of the building, creating a physical reminder of the original glory of this small estate.

8.5 The proposed conversion is seen as a positive impact in heritage terms and can avoid a situation in which this building remains unloved, misunderstood and in a state of continued decay.

9. Bibliography

Cadw, 2011, *Conservation Principles*.

Cadw, 2017a, *Managing Setting of Historic Assets in Wales*.

Cadw, 2017b, *Managing Heritage Impact Assessment in Wales*

Royon, G, 2006, *Homes Fires Burning – The Great War Diaries of Georgina Lee*.

Ordnance Survey, 1889, 1:2500 scale first edition map

Ordnance Survey, 1901, 1:2500 scale second edition map

Ordnance Survey, 1953, 1:10560 scale map (revised 1938 to 1949)

Ordnance Survey, 1975, 1:2500 scale map

9.1 Online sources

Ancestry – www.ancestry.co.uk, Census returns for 1841-1911.

Welsh Newspapers - <https://newspapers.library.wales/>

9.2. Photographic sources

*Central Register of Aerial Photography for Wales, 1946, 4631
RAF106G/UK1468/ 3234*

*Central Register of Aerial Photography for Wales, 1962, 6208
RAF58_5165/F22/0100*

*Central Register of Aerial Photography for Wales, 1971, 7179
OS71_283/0472*

APPENDIX A
PHOTOGRAPHS

The Significance of a former Glasshouse,
at Gelligemlyn, Ganllwyd, Dolgellau, LL40 2HH

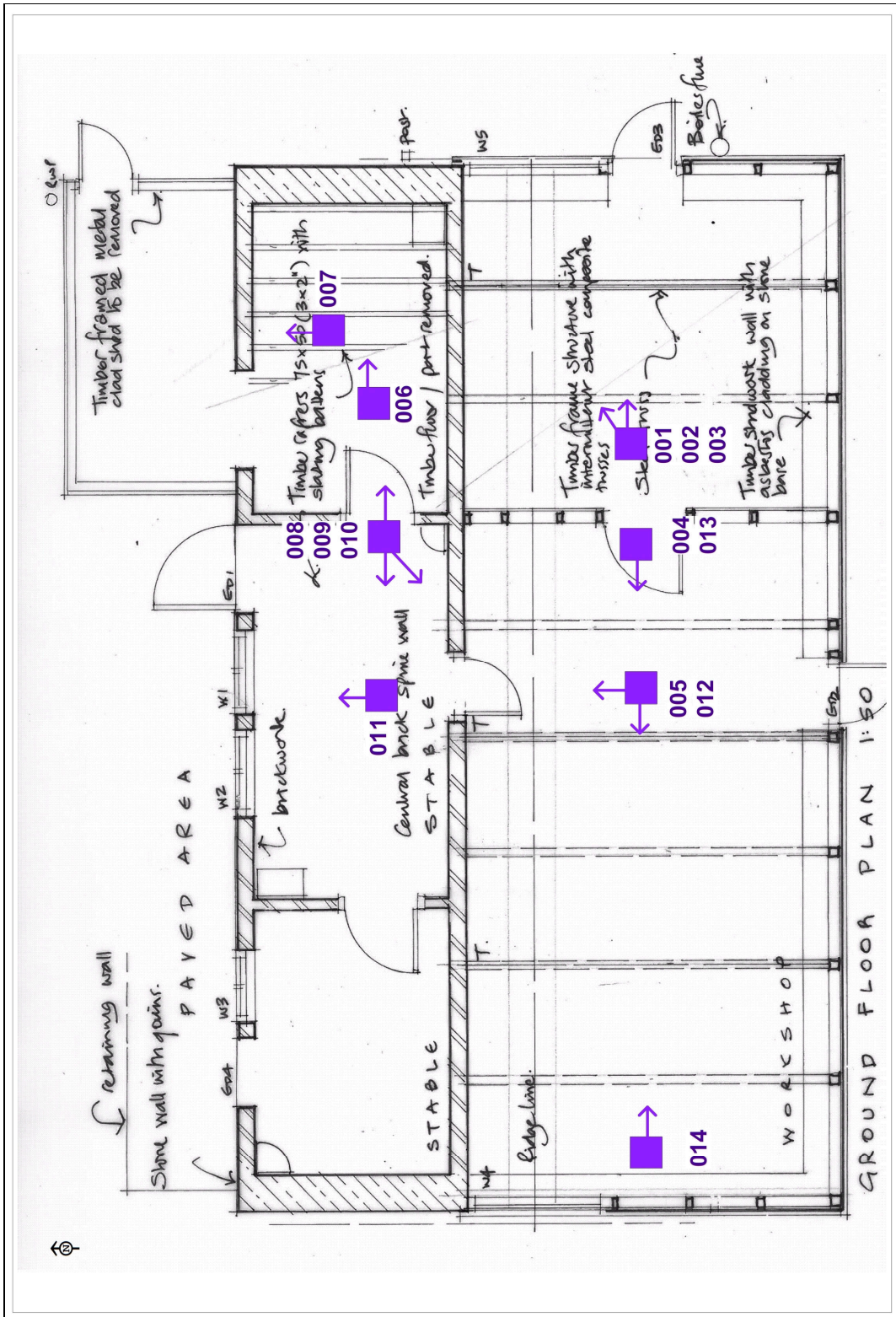


Figure 6: Location of photographs within the former glasshouse

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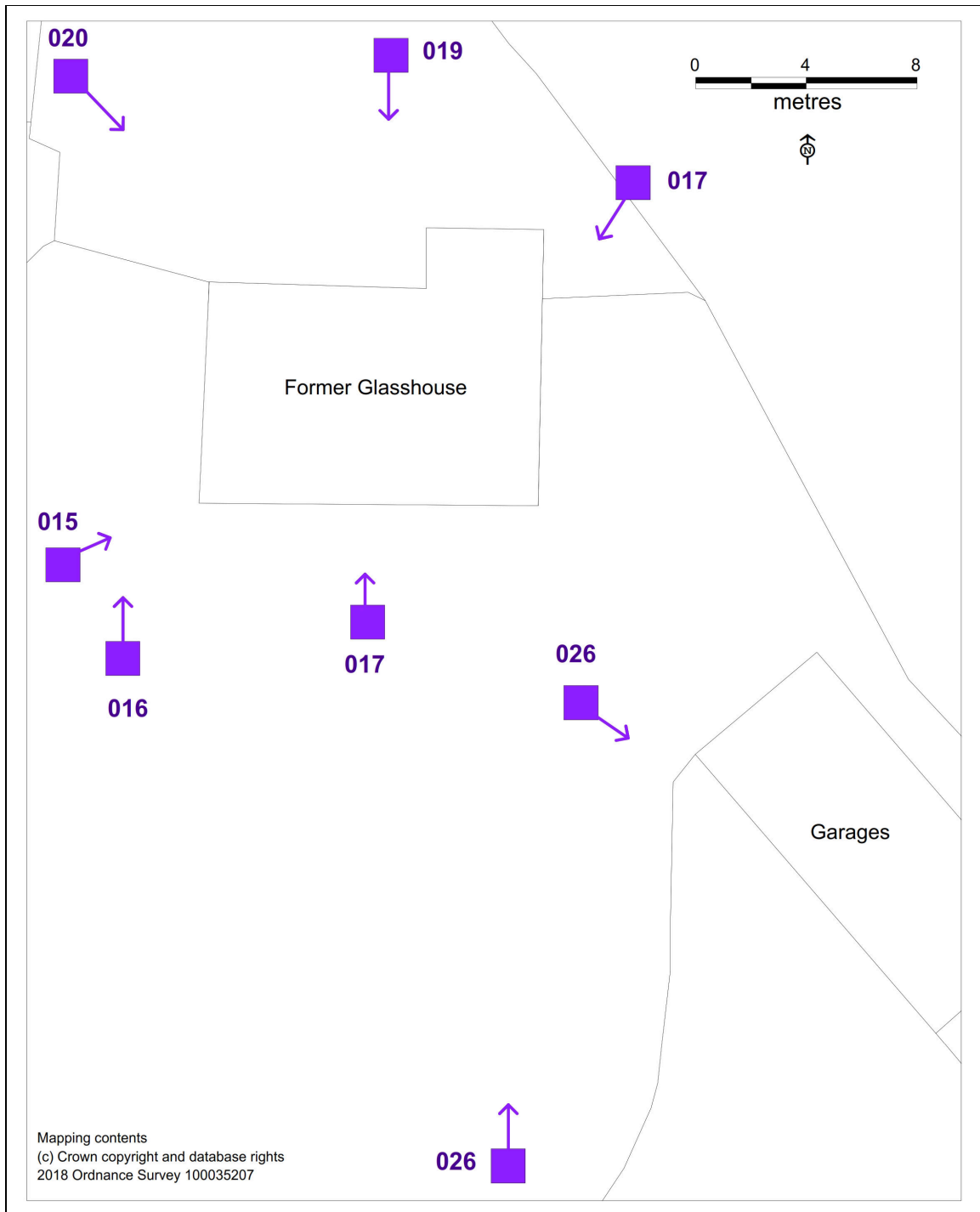


Figure 7: Location of photographs around the former glasshouse

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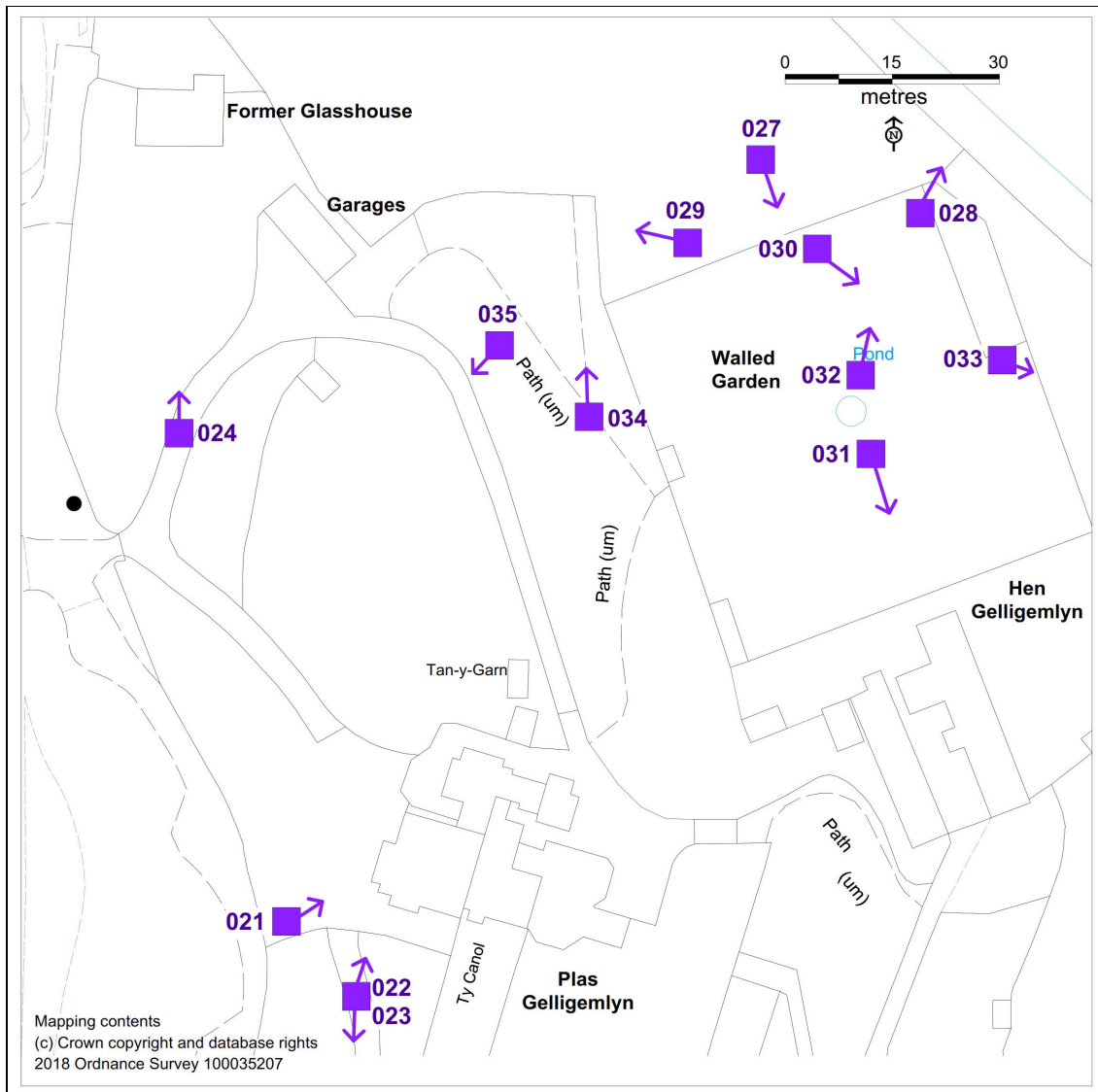


Figure 8: Location of photographs around the former glasshouse

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Plate 1: GGN2019_001 - A view of the workshop at the eastern end of the building. Looking east.



Plate 2: GGN2019_002 - A view of the metal brackets and struts at the apex of the roof in the workshop, which are original and form the roof structure of the glasshouse. Looking east-northeast.

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Plate 3: GGN2019_003 – A closer view of the roof brackets in the workshop showing the “Tucker Tottenham” stamp of the specialist glasshouse manufacturer who designed and supplied the structure. Looking east.



Plate 4: GGN2019_004 – A view of the roof brackets in the western part of the building showing the manufacturers stamp. Looking west.

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Plate 5: GGN2019_005 – A view of the roof and metal brackets in the western part of the building. Looking west.



Plate 6: GGN2019_006 – A view through the ceiling showing part of the original slate roof inside the "stable" at the northern side of the building. This may originally been the potting shed. Looking east.

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Plate 7: GGN2019_007 – A view through the ceiling showing the underside of the corrugated asbestos sheeting on the roof of the "stable" along the northern side of the building. Looking south.



Plate 8: GGN2019_008 – A view of the inside of the "stable" which was probably the potting shed attached to the northern side of the building when it was in use as a glasshouse. The original stone floor appears to be in place. Looking east.

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Plate 9: GGN2019_009 – A view of the inside of the "stable". The feeder to the right of centre has been added in after the building had ceased being used as a glasshouse and potting shed and the stable had been created inside its northern section. Looking west.

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Plate 10: GGN2019_010 – A view inside the "stable" showing the door into the former glasshouse, left of centre. Original drain covers seem to be in place in the floor inside the door. Looking west-southwest.

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Plate 11: GGN2019_011 – A view of the northern lateral wall of the "stable". The metal-framed windows and brick walling appear to be original elements in the Edwardian potting shed. There is a later extension visible through the door to the right. Looking north.

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Plate 12: GGN2019_012 – A view of the doorway connecting the former glasshouse with the former potting shed to its northern side, the latter being used as stable in modern times as evidenced by the rosettes hung on the door. Looking north.



Plate 13: GGN2019_013 – A view inside the western part of the building. Note the original stone slabs around the side of the room and a concrete slab in the centre. The concrete may infill a former water tank or soil bed associated with the original use of the building as a glasshouse. Looking west.

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Plate 14: GGN2019_014 – A view inside the western part of the building. Note the original stone slabs around the side of the room and a concrete slab in the centre. The concrete may infill a former water tank or soil bed associated with the original use of the building as a glasshouse. Looking east.



Plate 15: GGN2019_015 – An external view of the building. The corrugated asbestos sheeting seems to have replaced the original glass roof and walls over the front (south) side of the building. Looking northeast.

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Plate 16: GGN2019_016 – An external view of the western end of the building., showing the gap between the building and the stone wall which marked the western boundary of the gardens of Gelligemlyn, outside which the main Dolgellau road passes. Looking northeast.



Plate 17: GGN2019_017 – An external view of the building. Looking north.

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Plate 18: GGN2019_018 – An external view of the building. The crude extension seen right of centre does not appear to be part of the original glasshouse and potting shed. It first appears on an aerial photograph of 1962 (Central Register of Aerial Photography for Wales, 6208 RAF58_5165/F22/0100), being absent from aerial photographs dating to the 1940s. Looking southwest.



Plate 19: GGN2019_019 – An external view of the building. The redbrick part of the building is likely to have been the potting shed, with the

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glasshouse beyond it forming the main part of the structure. Looking south.



Plate 20: GGN2019_020 – An external view of the building. Looking southeast.



Plate 21: GGN2019_021 – A view of Gelligemlyn in 2019. The former mansion is now divided into four parts. The section to the left is the side

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of Tan y Graig. The section closest to the camera is still known as Gelligemlyn. To its right Tycanol occupies the centre of the complex, with Ty'r Afon beyond.



Plate 22: GGN2019_022 – A view of the front of Gelligemlyn in 2019. The section closest to the camera is still known as Gelligemlyn. The stone façade of Tycanol occupies the centre of the complex, with Ty'r Afon beyond. Looking northeast.



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Plate 23: GGN2019_023 – The view down the Mawddach valley from the front of Gelligemlyn in 2019. The natural beauty of the valley and the good fishing available on the river made this an ideal location of Robert Williams to build Gelligemlyn as a fishing lodge in 1880. Looking south.



Plate 24: GGN2019_024 – A view of the area to the south of the former glasshouse, showing the access drive and beech trees. The former glasshouse is just visible left of centre beyond the white truck. A garage range of later 20th century date is visible right of centre. Looking north.

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Plate 25: GGN2019_025 – A view of the former glasshouse, seen beyond the white truck left of centre. The setting of the building is quite secluded and apart from the house at Gelligemlyn. Looking north.



Plate 26: GGN2019_026 – A view of the later 20th century garage range, which has no historical association with the former glasshouse. It does not appear on an aerial photograph of 1962 (Central Register of Aerial Photography for Wales, 6208 RAF58_5165/F22/0100) but is shown on an

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aerial photograph dating to 1971 (Central Register of Aerial Photography for Wales, 7179 OS71_283/0472). Looking southeast.



Plate 27: GGN2019_027 – A view into the walled garden at Gelligemlyn. The building visible through the entrance is Hen Gelligemlyn, which was the farmhouse present before the mansion was built in 1880. This entrance is not visible on historic aerial photographs dating to the 1940s and 1960s and may be a relatively recent modification. Looking south-southeast.

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*Plate 28: GGN2019_028 – A
view of the Afon Mawddach
from the northern corner of
the walled garden. Looking
northeast.*



*Plate 29: GGN2019_029 – The former glasshouse is just visible through
the trees here, viewed from the edge of the woodland at the northwestern
corner of the walled garden. Looking west-northwest.*

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Plate 30: GGN2019_030 – A view of the well-preserved wall along the eastern side of the walled garden, beyond which the Afon Mawddach flows. Looking southeast.



Plate 31: GGN2019_031 – a view of Hen Gelligemlyn from within the walled garden. Looking south-southeast.

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Plate 32: GGN2019_032 – a view of the northeastern corner of the walled garden taken from inside the garden. Looking north-northeast.



Plate 33: GGN2019_033 – a more detailed view of the eastern wall of the walled garden, showing the quality of its built and the slate copings still in situ. Looking southeast.

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Plate 34: GGN2019_034 – a series of trackways run from the walled garden through the wooded area to its western side. These appear to be original and the branch at the far left of this image connects the walled garden to the former glasshouse and potting shed.

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Plate 35: GGN2019_035 – although the mansion and estate have been divided up, much of the beauty of Gelligemlyn remains and forms the backdrop to the former glasshouse which served the family which created and developed the estate. This wooded area is to the south of the former glasshouse. Looking southwest.

Appendix B: Client Drawings