



Local Listed Building Consent Order 01  
For secondary glazing at the Tyntesfield estate.

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## 1. Introduction.

**THE LOCAL LISTED BUILDING CONSENT ORDER is made on the 30<sup>th</sup> day of July 2018**

The consent order is set up between North Somerset Council and the National Trust and it is specific to the current Tyntesfield estate, of which they are sole owners.

The works set out in this order will not need further listed building consent applications and the order is valid until July 2023 5 years from the start date.

### 1.1 Related Policy

#### National Policy

Sections 26D - G and 28A and Schedule 2A Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, first introduced in the Enterprise and Regulatory Reform Act 2013 allow Local Authorities to set up Local Listed Building Consent Orders.

#### Local Policy

The works within the order comply with the relevant local policies:

**North Somerset Core Strategy**, policy CS5: Landscape and the historic environment

**North Somerset Development Management Polices: Sites and Policies Plan Part1:** policies DM4: Listed buildings and DM5: historic Parks and Gardens.

## 2. The listed buildings cover by the order

The order applies solely to the buildings listed here within the Tyntesfield estate and not to the National Trust as a whole.

The order refers specifically to:

- Grade II Listed – 64 Stable Yard, Tyntesfield
- Grade II Listed – Stable flat (first floor only), Tyntesfield
- Grade II Listed – Hannah More Lodge, Tyntesfield
- Grade II Listed – Drive Cottage, Tyntesfield
- Grade II Listed – Summer House Cottage, Tyntesfield

**NO** other buildings are covered within this order.

Any works to buildings not listed here, or any work deviating from the plans approved within this order, would be subject to Listed Building Consent.

A map of these building location can be seen in Appendix Five.

### 3. Description of the consented works

The works which are consented under this order relate only to the installation of secondary glazing under the specifications within the approved plans and manufacture details (see Appendices One and Two). The number of panes for the secondary glazing can be increased or decreased to allow for the different sizes of the potential windows. The secondary glazing must be installed with minimal impact to the historic fabric and be fully reversible.

### 4. Statement of reasons of the consented works

Changes under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, came in to force from 1st April 2018 which require rented buildings to meet a certain energy efficiency. Due to the nature of historic windows a number of Tyntesfield holiday/rented cottages do not currently meet this standard. Although listed buildings have some leeway within the regulations the National Trust wishes to improve, where they can, the energy efficiency of their buildings.

The National Trust wishes to achieve this by installing secondary glazing in to a number of their grade II listed cottages. The glazing will be fixed on the inside of the windows to either the window reveals, or where necessary to the timber window frames. These methods will be fully reversible if required in the future. The full Design and Access statement for the work can be seen in Appendix Three.

### 5. Purpose of the order

The purpose of this order is to prevent the National Trust from repetitive listed building consent applications for the same minor works on a number of different buildings. As the work are modest and reversible; the order was devised, in the interests of efficiency, to enable the Trust to carry out the needed works over a suitable timescale and not be caught up having to apply for consent each and every time.

It will also be of benefit to North Somerset Council, by reducing the need to process repetitive applications for routine minor works.

### 6. Term of order

The order dates from July 2018 and to July 2023. This is a period of no longer than 5 years from the start date of the order which has been agreed with the National Trust.

## 7. Other Particulars

- This order does not apply to any other property within the Tyntesfield estate owned by the National Trust, and is exclusive to those mention in the above order.
- Secondary glazing is a fully independent window system installed to the internal room side of existing windows. The original windows remain in position in their original unaltered form. Secondary glazing is available as openable, removable or fixed units. The openable panels can be either side hung casements or horizontal/ vertical sliding sashes. These allow access to the external window for cleaning and the opening of both the secondary glazing and external windows for ventilation. Fixed forms of secondary glazing are designed to be removed in warmer months when the thermal benefits are not required.

*(Historic England. 2016. Energy Efficiency and Historic Buildings: Secondary Glazing for Windows, v1.1)*

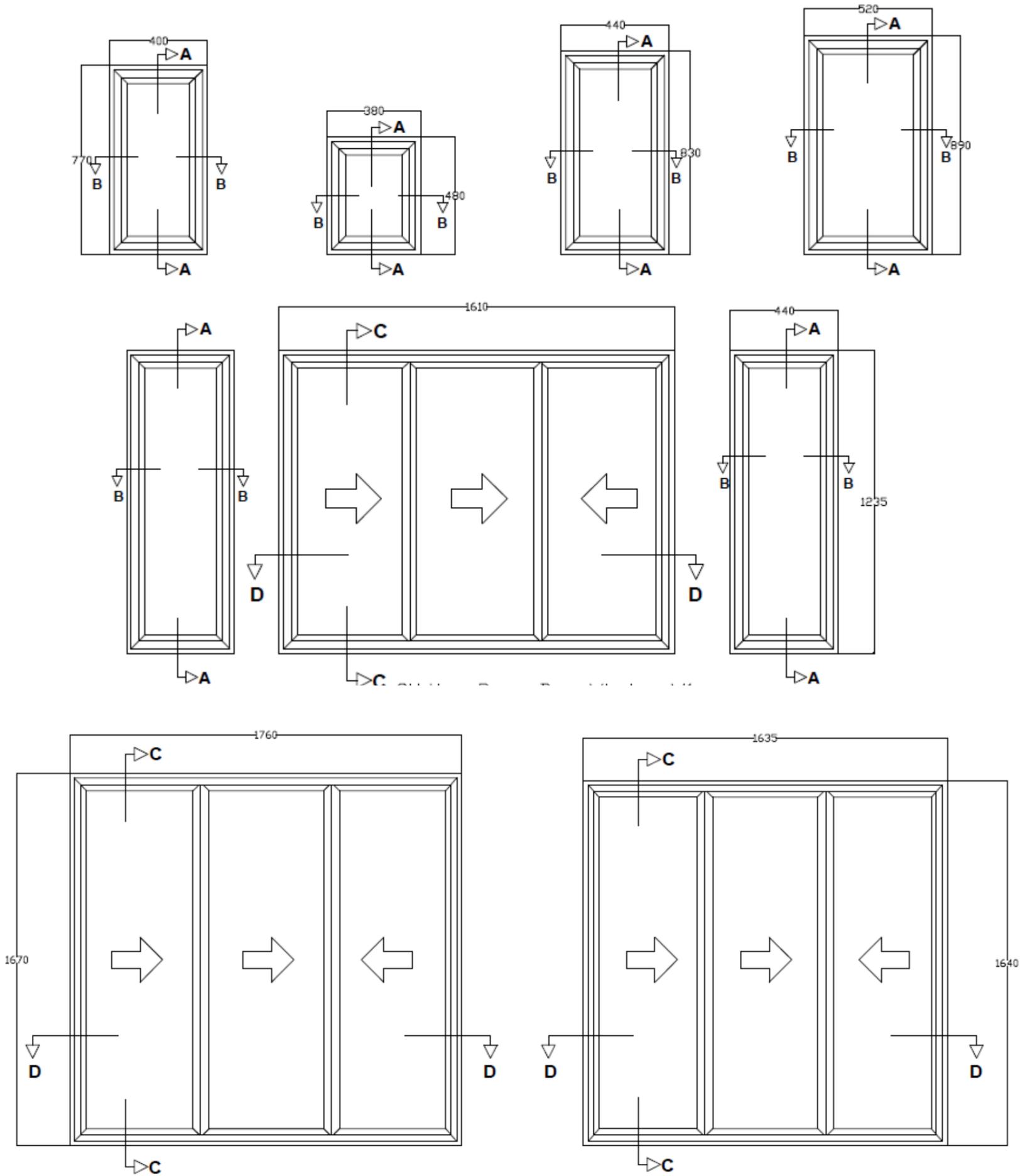
Order reviewed and approved by:



Richard Kent

Head of Development Management  
Development and Environment  
North Somerset Council

8. Appendix One: plans for acceptable secondary glazing



DO NOT SCALE

This drawing must not be scaled.

The Principal Contractor is to verify all dimensions, levels and datums prior to commencement of work.

Any discrepancies are to be reported immediately to the Supervising Officer.

Variations and modifications to the work shown on these drawings are not to be carried out without the written permission of the Project Officer.

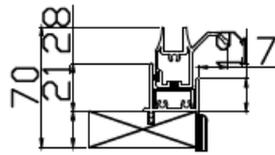
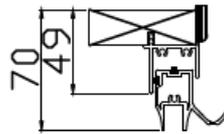
This drawing is the property of The National Trust. The information shown is to be treated as confidential and must not be copied, reproduced or disclosed to any third person without the The National Trust's written permission.

Maps are reproduced by permission of Ordnance Survey. © Crown copyright and database right 2011. All rights reserved. Ordnance Survey licence number AL 100023974

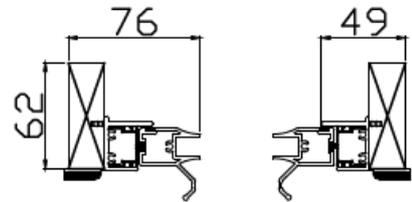
  
**THE NATIONAL TRUST**  
 SOUTH WEST REGION  
 Bristol Hub Office  
 Unit 3 Hubbard Wing  
 Leigh Court Business Centre  
 Pitt Road, Abbots Leigh  
 Bristol BS38 3BJ  
 Telephone (01275) 378444

DRAWING TITLE	
<b>PROPOSED SECONDARY GLAZING</b>	
DRAWN BY	DATE
KCH	MARCH 2017
SCALE @ A3	PROPERTY REFERENCE
1:20	WL
DRAWING No	REVISION
WL-04	0

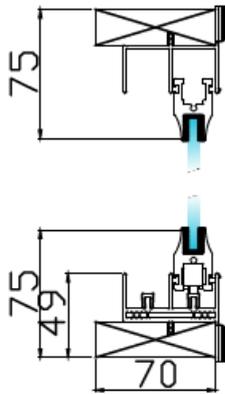
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<b>PROPOSED SECONDARY GLAZING SECTIONS</b>	
<small>DRAWN BY</small> KCH	<small>DATE</small> MARCH 2017
<small>SCALE @ A1</small> 1:5	<small>PROPERTY REFERENCE</small> WL
<small>DRAWING No</small> WL-05	<small>REVISION</small> 0



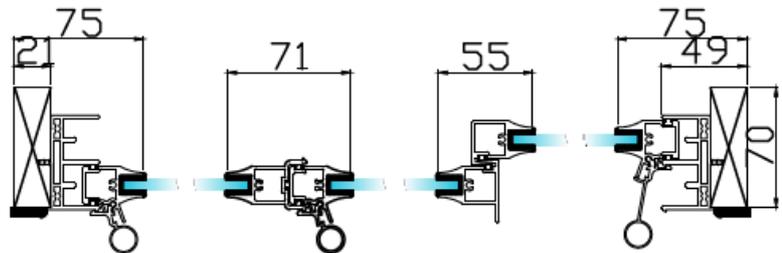
Section A-A Detail



Section B-B Detail



Section C-C Detail



Section D-D Detail

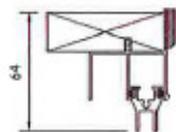
## 9. Appendix Two: secondary glazing manufacturer details.

Traditional Product Range

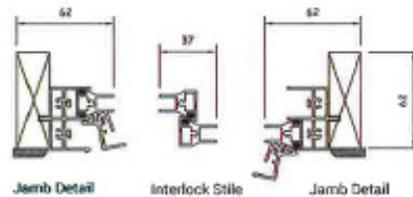
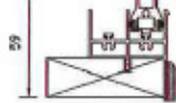
### Horizontal Slider

A slim and versatile horizontal sliding system that provides easy access for cleaning and ventilation, and is suitable for treating most window types. Available with 2, 3, 4 or 5 sliding sashes (panels).

Head Detail



Cill Detail



### Features

- Slim, unobtrusive aluminium profile
- Smooth sliding action on panels for easy operation using brass wheels
- All panels lift out for complete access to primary window
- Improved noise and thermal installation
- Suitable to have bevelled timber subframe to fix in to bays /played/ reveals
- Can be coupled or stacked with other units in the range to treat large areas of glazing or long runs of windows
- Available in right hand (RH) or left hand (LH) orientation

### Variations of Basic Unit

- Locking and non-locking fitch lock available to secure panels (fitted to the interlock sections)
- Standard and acoustic trickle vents are available
- Can be coupled and stacked using a heavy duty frame coupling section or timber to timber
- Unit available with no subframe
- Larger trims and timber trims available at additional cost
- Variety of stock colours available, including all RAL options
- Can accept flyscreen mesh

### Specification

- Glazing options: 4mm - 6,8mm
- Choice of timber subframes
- Pre-drilled and countersunk to suit either face fix or reveal fix
- Woolpile inserted in to panel section groove to create outer frame seal
- Gasket colour option of black or white
- PVCu trims supplied for the face of the units to create a neat, clean finish
- Standard colour white high gloss - RAL 9910



#### Optimum Noise Reduction: 52dB (Rw)

Using 6,4mm acoustic laminate glazing, with 200mm glass-to-glass



#### Optimum U Value: 1.868 W/m2K

Using 4mm toughened Low E glazing, with 80mm glass-to-glass

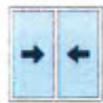
Traditional Configurations	HSS2	HC03 (Centre Opening)	HSS3	HSS4	HSS5
Based on 4mm Glass					
Max width:	2,400mm	3,600mm	3,600mm	4,900mm	4,900mm
or Max height:	1,800mm	1,800mm	1,800mm	1,800mm	1,800mm

[www.granadaglazing.com](http://www.granadaglazing.com)



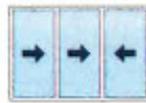
### Horizontal Sliding

#### SS2 or HSS2



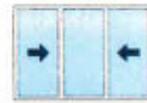
2 panel  
Max width or max height  
● 2,400mm 1,800mm  
● 3,200mm 2,700mm

#### C03 or HC03



3 panel  
Max width or max height  
● 3,600mm 1,800mm  
● 4,900mm 2,700mm

#### SS3 or HSS3



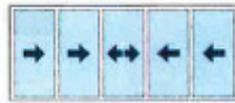
3 panel (fixed centre panel)  
Max width or max height  
● 3,600mm 1,800mm  
● 4,900mm 2,700mm

#### SS4 or HSS4



4 panel  
Max width or max height  
● 4,900mm 1,800mm  
● 4,900mm 2,700mm

#### SS5 or HSS5



5 panel  
Max width or max height  
● 4,900mm 1,800mm  
● 4,900mm 2,700mm

### Vertical Sliding

#### BVS or HBVS



Balanced vertical slider  
Max width or max height  
● 1,500mm 3,000mm  
● 1,500mm 3,000mm

#### TBVS or HTBVS



Tilt-in balanced vertical slider  
Max width or max height  
● 1,500mm 3,000mm  
● 1,500mm 3,000mm

### Insert Panel

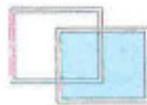
#### INS



Max width or max height  
● 1,200mm 2,000mm

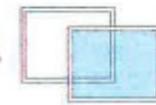
### Lift Out

#### LO or HLO



Lift out unit  
Max width or max height  
● 2,000mm 2,000mm  
● On Application

#### SLLO



Slimline Lift out unit  
Max width or max height  
● 2,000mm 2,000mm

### Hinged Casement

#### HU



Traditional hinged casement  
Max width or max height  
● 950mm 2,100mm

#### Optional extras:

- Curved head window
- Gothic head window
- Trickle vent
- Acoustic trickle vent
- Acoustic tile board
- Shaped corners
- Flyscreen

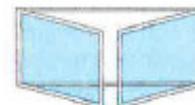
### Hinged Casement - (Heritage hinged unit will house up to 28mm sealed unit)

#### HHU or HHU-TT



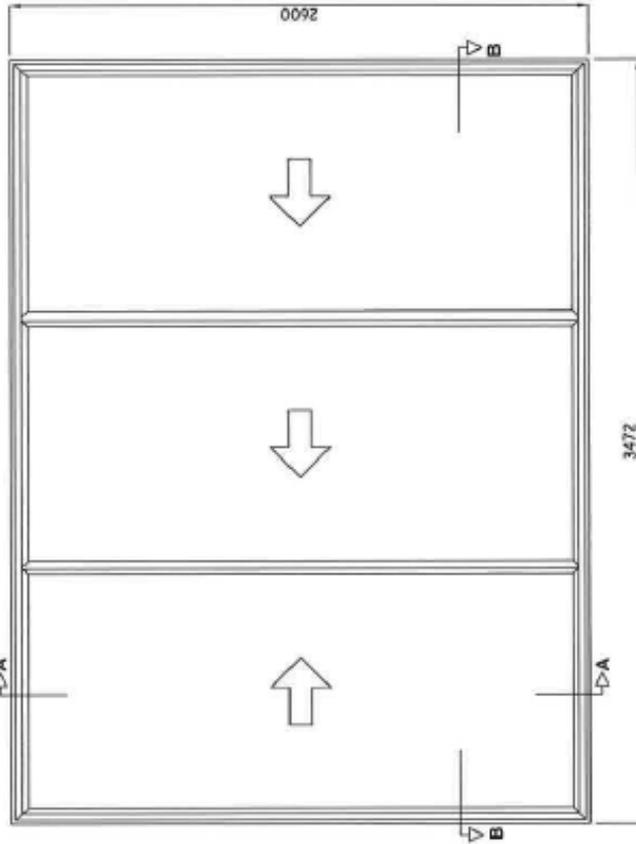
Heritage hinged casement  
Max width or max height  
● 1,400mm 2,400mm

#### DHHU



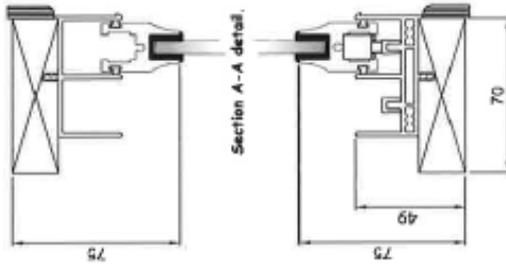
Double heritage hinged casement  
Max width or max height  
● 2,800mm 2,800mm

All windows are supplied fully assembled and ready to install. Units comprise of an aluminium outer frame joined to a seasoned hardwood timber surround.



**Specification:**

Aluminium 6063T5 alloy to BS EN 755 standard, powder coated to BS 6496 to 60 micron finish.  
 Stack Heights: White - Intertop SA 09BE high glass, brown - vit dye and clear coated.  
 The sub-frame is manufactured from primed high quality, environmentally certified (MTC5) engineered timber. Stacked sizes 120mm x 20mm & 70mm x 21mm (80 x 21 with support bar). All frames are factory glazed.  
 Standard gasket colour is black.  
 All frames include 3x 6mm BS standard - Pointed BDF or PEFC glazing beads upon request.  
 Max height 2700mm.  
 Minimum weight 20kg.  
 Max panel width 4.5M.  
 Glass 4mm, 6mm, 8mm, 10mm, 12mm, 15mm, 18mm, 20mm, 25mm.  
 Face Fix = 50mm timber.  
 Revealed Fix = 70mm timber.  
 Stacked units with support = 18mm timber.  
 Timber components are treated with preservative and are subject to right to withdraw (RWD) to manufacturer's website.



**Heritage Horizontal Slider**

**Optional Extras**  
 white gasket  
 locking ritch catch  
 Chubb lock  
 travel limit stop  
 25mm x 25mm base support bar where stacked  
 white aluminium coupling / stacking inter-lock  
 Trickle vents / acoustic trickle vents  
 SAJ collar  
 Timber slats other than standard

Drwg Title:  
**Heritage Horizontal Slider  
 3 Pane Centre Opening  
 Right Hand Reveal Fix**

Drawn by: Nick Houghton

Scale: 1:20 & 1:2 (on A3)

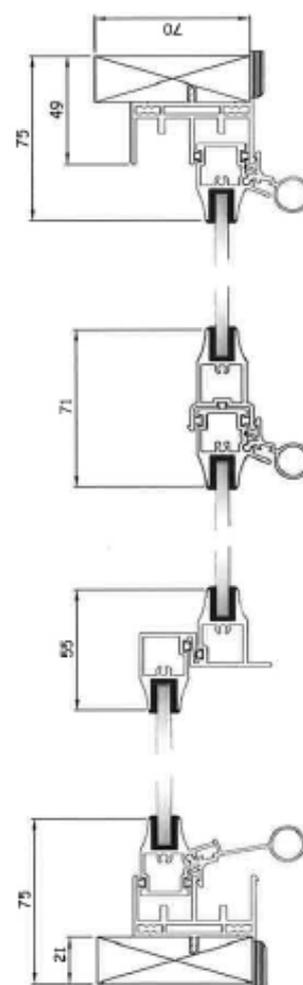
Date: 3 September 2013

Drwg No: HHSC03 RH RF

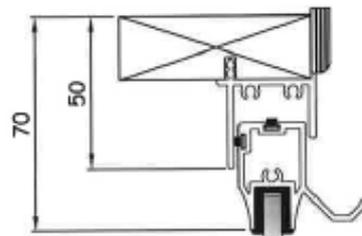
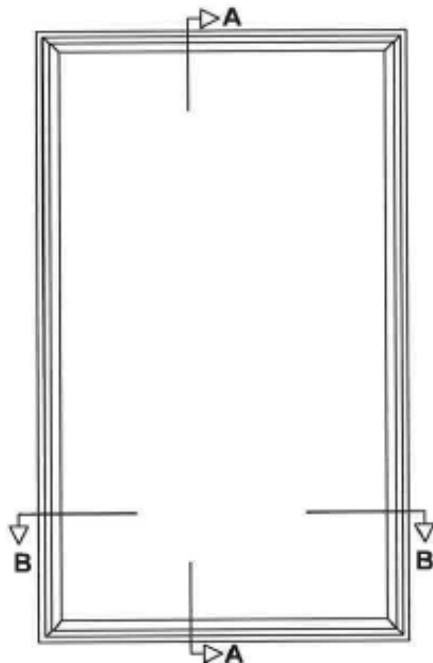
**GRANADA**  
 SECURITY SYSTEMS

Campbell Way  
 Derragh  
 Carrickfergus  
 BT38 9DB

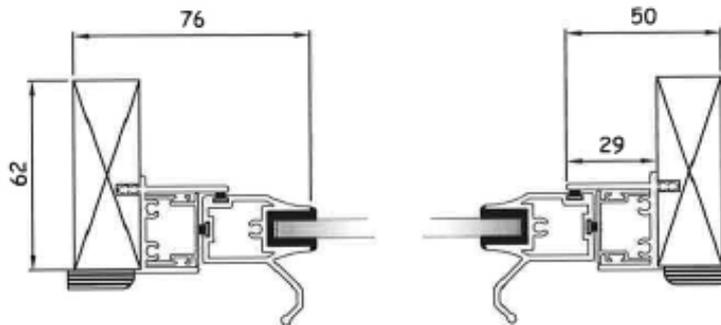
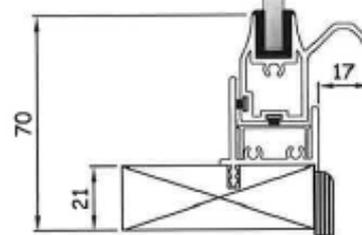
Tel: 01635 450 838  
 Fax: 01635 450 500



**Section B-B detail  
 Right Hand.**



Section A-A detail.



Section B-B detail.

**Specification:**

Aluminium 6063T6 alloy to BS EN 755 standard, powder coated to BS 6496 to 60 micron finish.  
 Stock finishes: White - Interpon SA 098E high gloss, brown - van dyke and silver anodised.  
 The sub-frame is manufactured from primed high quality, environmentally certified (MTCs) engineered timber. Standard sizes 45mm x 21mm & 62mm x 21mm.  
 All frames are factory glazed.  
 Standard gasket colour is black.  
 All frames include pvc-u trim as standard - Painted MDF or PEFC timber available upon request.  
 In line with our company policy of continuous product development and improvement, Granada reserves the right to make minor alterations to specification without notice.

**Lift Out Optional Extras**

- white gasket
- white aluminium coupling / stocking interlock
- Chubb Lock for anti-lift out (requires 30mm timber to head)
- Trickle vents / acoustic trickle vents
- RAL colour
- flyscreen
- Timber sizes other than standard



Dundee House  
 Millennium Way  
 Chesterfield  
 Derbyshire S41 8ND

Tel: 01246 261262  
 Fax: 01246 261263

Type: Heritage Slim Lift Out 62mm Timber Reveal Fix Date: 3 September 2013

Drwg. No. Heritage Slim Lift Out 62mm Timber RF Scale: 1:20 & 1:2 (at A4)

## 10. Appendix Three: Design and Access Statement include the Heritage Statement

### **TYNTESFIELD LOCAL LBC ORDER FOR SECONDARY GLAZING**

Under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, from 1<sup>st</sup> April 2018 it will be illegal to renew or create domestic tenancies that are over 6 months in an eligible property (ie one that requires an EPC, or has a lodged EPC that is less than 10 years old, unless that property reaches a minimum of an 'E' rating on an EPC certificate or has registered an exemption). By 1<sup>st</sup> April 2020 all eligible domestic properties will have to meet this minimum energy efficiency standard.

Although the status of listed buildings within the regulations is not entirely clear, a number of the listed let estate buildings on the Tyntesfield Estate currently have a registered EPC that falls below the 'E' rating. Regardless of this, the National Trust's policy is to bring all its let estate buildings up to the same standard as non-listed buildings as far as it is possible to do so without impacting on their listed status.

Secondary glazing helps to minimise heat loss from a building, contributing to a more efficient use of energy and thereby reducing carbon emissions, without affecting the significance of a listed building. A number of the let estate cottages on the Tyntesfield Estate already have secondary glazing and the Trust is therefore seeking a local Listed Building Consent Order to enable it to install secondary glazing in the remaining let estate properties.

This will consist of discretely fitted heritage slim-line sliding white aluminium units fixed to new wooden frames within the window reveals, designed to have minimal visual impact and to be a reversible intervention. The secondary glazing will be divided in such a way as to follow the existing mullions so that when closed the secondary glazing will not be visible (see photograph below for an example of how this principle has been applied to an existing building at Tyntesfield, Wraxall Lodge). Drawings are also included from the Wraxall Lodge example to show the typical details for the secondary glazing, together with product details for the type of heritage secondary glazing to be installed.

#### **Heritage Information for the Let Estate Buildings requiring Secondary Glazing (refer to the attached Estate Plan to show location of individual buildings)**

Tyntesfield is a Grade I listed Victorian country house in a Grade II\* Registered garden and extensive parkland. There are numerous important buildings on the estate and included in these are the Grade II Stables and the various Grade II cottages.

Stable Yard was the main stable complex serving Tyntesfield. The buildings within the Stable Yard were developed over a number of years and architectural phases. As such there is a varied use of materials ranging from timber framing with render

infills to coursed rubble with free stone dressings mainly under plain tiled roofs. The first set of buildings were shown on the site on the 1837 tithe map and may well relate to the Revd Seymour's house Tyntes Place. When William Gibbs carried out his rebuilding works to designs by John Norton during the 1860's there were additions and alterations to the stable block and these are shown on the 1888 Ordnance Survey. Anthony Gibbs carried out further alterations and additions in 1880's to designs by Henry Woodyer.

### ***64 Stable Yard (Grade II)***

This is part of the former tack room and stable hand accommodation. It now has two ground floor rooms and a bathroom and three bedrooms on the upper floors. The house is let and currently used for key rep accommodation. It has remained occupied since the National Trust took ownership of the estate in August 2002.



***Stable Flats (Grade II) (first floor)***

The stable block is one and a half storeys high. Externally the building is of coursed rubble stone, with freestone dressings, under a pitched plain tile roof. The ground floor has six two light cross-windows, with a central plank door, all under 4-centre freestone arch heads. The first floor has seven brick dormer windows, with metal casements, and three brick chimney stacks. The previous insertion of partitions and dormer windows of several designs have substantially modified the attic floor and its external elevations. In 2008 permission was given to convert the first floor to form five study bedrooms, with en-suite facilities with a large communal room to provide kitchen, dining and lounge space.



***Hannah More Lodge (Grade II)***

This is one of series of lodges guarding the entrance to the Tyntesfield estate, but in this instance, was originally associated with the Belmont estate. Henry Woodyer designed the lodge in the 'domestic revival' style, and it was constructed from rock-faced pink stone with ashlar dressings in 1883. It has a clay plain tile roof with gable ends with chamfered stone verges and eaves; the south-west and north-west gables rendered. Large rendered axial stacks with narrow recessed panels with cusped heads.



***Drive Cottage (Grade II)***

On the 1837 tithe map a building is shown in the position of the existing Drive Cottage and it was known that this building was on the track leading up to the Tyntes Place Estate. Evidence shows a smaller inner building which has been enlarged on the east and west elevations and possibly with an upper floor being added. These alterations are evident on the 1888 Ordnance Survey map and would correspond with the style of buildings constructed by William Gibbs during 1860's. Drive Cottage is a two-storey detached cottage built in local rubble stone under a steeply pitched clay tile roof with ornate pierced bargeboards. The property has been altered over the years and a small extension has been formed in recent years, prior to the National Trust's ownership, linking what is now the bathroom to the rest of the house. The cottage is let to tenants.



### **Summer House Cottage (Grade II)**

This a late 19<sup>th</sup> century 'Cottage Ornee' which appears on the 1883 OS map. It is an archaeologically complex 4-room lodge that might possibly have been a hunting lodge before it was later adapted for domestic use. It is one of the few smaller estate buildings retaining archaeological evidence of functional and structural modification not reflected in received histories of the estate. The single storey cottage has coursed rubble stone walls with ashlar details to doors and windows. The roof is hipped on all sides with decorative bands of plain and scalloped red clay tiles and cusped ridge tiles. It has deeply overhanging eaves with a shallower pitch at the eaves. There is a central axial stone stack with an upper part of red brick. There are window openings in all four elevations, including a square bay window occupying the centre of the south elevation.



### **Access**

The proposals have no impact on existing access

*Kath Campbell Hards, NT Building Surveyor*

## 11. Appendix Four: listing descriptions

### A4.1 SUMMERHOUSE (MAIN BUILDING)

#### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: SUMMERHOUSE (MAIN BUILDING)

List entry Number: 1061334

#### Location

SUMMERHOUSE (MAIN BUILDING)

The building may lie within the boundary of more than one authority.

County:

District: North Somerset

District Type: Unitary Authority

Parish: Wraxall and Failand

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Apr-2002

Date of most recent amendment: 01-Nov-2002

#### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 489517

#### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

#### List entry Description

##### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

##### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

##### History

Legacy Record - This information may be included in the List Entry Details.

#### Details

The following list entry:

WRAXALL AND FAILAND

121/0/10045 TYNTESFIELD PARK 29-APR-02 Lodge immediately north of Bendle Combe

GV II

Shall be amended to:

WRAXALL AND FAILAND

121/0/10045 TYNTESFIELD PARK 29-APR-02 Summerhouse (main building)

Estate lodge. Circa late C19. Stone rubble with freestone dressings. Hipped clay tile roof with bands of scalloped tiles. Stone axial stack with red brick shafts. PLAN: T-shaped on plan. EXTERIOR: Single storey. Symmetrical 3-bay south front, the centre is a projecting wing, the front of which breaks forward as a stone 3-light bay window; ovolo moulded 2-light stone mullion windows; on right side of wing a moulded stone door frame with a panelled and glazed door. 3-light stone mullion windows at either side. INTERIOR not inspected. A good example of a late Victorian lodge and one of a series of estate buildings at Tyntesfield Park.

## A4.2 HANNAH MORE

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: HANNAH MORE

List entry Number: 1061347

### Location

HANNAH MORE

The building may lie within the boundary of more than one authority.

County:

District: North Somerset

District Type: Unitary Authority

Parish: Wraxall and Failand

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Apr-2002

Date of most recent amendment: 01-Nov-2002

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 489529

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List entry Description

#### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

#### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

#### History

Legacy Record - This information may be included in the List Entry Details.

#### Details

The following list entry:

WRAXALL AND FAILAND

121/0/10016 TYNTESFIELD PARK 29-APR-02 Hannah More Lodge

GV II

Shall be amended to:

WRAXALL AND FAILAND

121/0/10016 TYNTESFIELD PARK 29-APR-02 Hannah More

GV II

Country house lodge. Dated 1883. Possibly a re-modelling of an earlier lodge by Henry Woodyer. Rock-faced pink stone with freestone dressings. Clay plain tile roof with gable ends with chamfered stone verges and eaves; the south-west and north-west gables rendered. Large rendered axial stacks with narrow recessed panels with cusped heads. PLAN: Rectangular on plan. Tudor Domestic Revival style. EXTERIOR: 2 storeys. Asymmetrical south east front with broad gable to left with diamond-shaped tablet inscribed 1883, two 2-light stone mullion first floor windows and plank door below with strap-hinges, 2-light window to right and loggia porch with canopy supported on stone posts between very large broad pilaster-like buttresses rising almost to eaves; to right wall jettied out at first floor level on stone corbels over small single-light ground floor window. At rear [NW] first floor on left similarly corbelled out over back doorway with plank door with strap-hinges and shallow pentice roof and stone frame windows on ground floor and stone oriel above on corbel brackets. INTERIOR not inspected. An unusual Tudor domestic Revival style lodge and one of a series of Victorian lodges at Tyntesfield.

## A4.3 STABLES, COACH HOUSES, MOTOR HOUSE AND CANOPIES, STABLEHANDS ACCOMMODATION, CENTRAL FOUNTAIN, FRONT WALLS AND TWO SETS OF GATES AND GATEPIERS

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STABLES, COACH HOUSES, MOTOR HOUSE AND CANOPIES, STABLEHANDS ACCOMMODATION, CENTRAL FOUNTAIN, FRONT WALLS AND TWO SETS OF GATES AND GATEPIERS

List entry Number: 1311712

### Location

STABLES, COACH HOUSES, MOTOR HOUSE AND CANOPIES, STABLEHANDS ACCOMMODATION, CENTRAL FOUNTAIN, FRONT WALLS AND TWO SETS OF GATES AND GATEPIERS

The building may lie within the boundary of more than one authority.

County:

District: North Somerset

District Type: Unitary Authority

Parish: Wraxall and Failand

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Mar-1984

Date of most recent amendment: Not applicable to this List entry.

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 33590

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List entry Description

#### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

#### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

121/4/199

WRAXALL TYNTESFIELD PARK Stables, coach houses, motor house and canopies, stablehand's accommodation, central fountain, front walls and two sets of gates and gatepiers

16-MAR-1984

GV II Stables, coach-houses, stable-hand's accommodation, central fountain, front walls and gatepiers. Dated 1888, possibly by Henry Woodyer. Coursed rubble with freestone dressings, some timber-framing; plain tiled roofs with coped raised verges on moulded kneelers.

The buildings enclose an outer and inner yard. Outer yard. Northeast range of single storey stables with a loft over in two hipped dormers: six two-light cross windows with four-centred heads and chamfered surrounds, under a continuous string course; central plank door with strap hinges, in a chamfered surround with a four-centred head; plank door on upper floor to left, single bay lean-to at right with a large four-centred archway. The southeast range of stable hands accommodation (now two cottages) has a central segmental headed archway, surmounted by a timber-framed gable which rests on corbels and has a four-light casement window; to the left is a two storey, two bay cottage, with the end bay projecting as a gabled wing, two and three-light casement windows (upper floor has a stone dormer), segmental-headed doorway; at the right a single-storey and attic cottage of three bays with single and two-light casement windows and a central projecting tower.

The south-west wing (formerly coach-houses now a house) is timber-framed on a rubble plinth and has an overhanging bracketted roof: single storey and attics in four gabled and barge-boarded dormers; outer double plank doors and inner single door; small upper windows.

The outer yard is enclosed on the north-west side by low rubble walls (segmental on plan) with an off-centre pair of large square ashlar piers surmounted by ironwork and a lantern. In the centre of the yard is a low ashlar wall enclosing a quatrefoil basin in the centre of which stands a fountain with a twisted column, foliate capital, sundial and finial. The Inner Yard has a north range as the outer yard but of seven bays with brick dormers and three-light casement windows. The south-west range of coach-houses has six arched entries on the outer (southeast facing), lower side and seven slit vents above; the inner side has four double, coach-house doors; added to front of coach house, circa early C20 a motor house on left with large double doors and glazed two-bay canopy on right, iron-framed and with a glazed three-span hipped roof and an advanced coach-house. The southwest side of the yard is enclosed by a coped rubble with an arched fountain built into the centre.

Listing NGR: ST5085871334

## A4.4 DRIVE COTTAGE

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: DRIVE COTTAGE

List entry Number: 1061352

### Location

DRIVE COTTAGE

The building may lie within the boundary of more than one authority.

County:

District: North Somerset

District Type: Unitary Authority

Parish: Wraxall and Failand

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Apr-2002

Date of most recent amendment: 01-Nov-2002

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 489534

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List entry Description

#### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

#### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

#### History

Legacy Record - This information may be included in the List Entry Details.

#### Details

The following list entry:

WRAXALL AND FAILAND

121/0/10029 TYNTESFIELD PARK 29-APR-02 Wraxall Drive Lodge (Estate no. 69)

GV II

Shall be amended to:

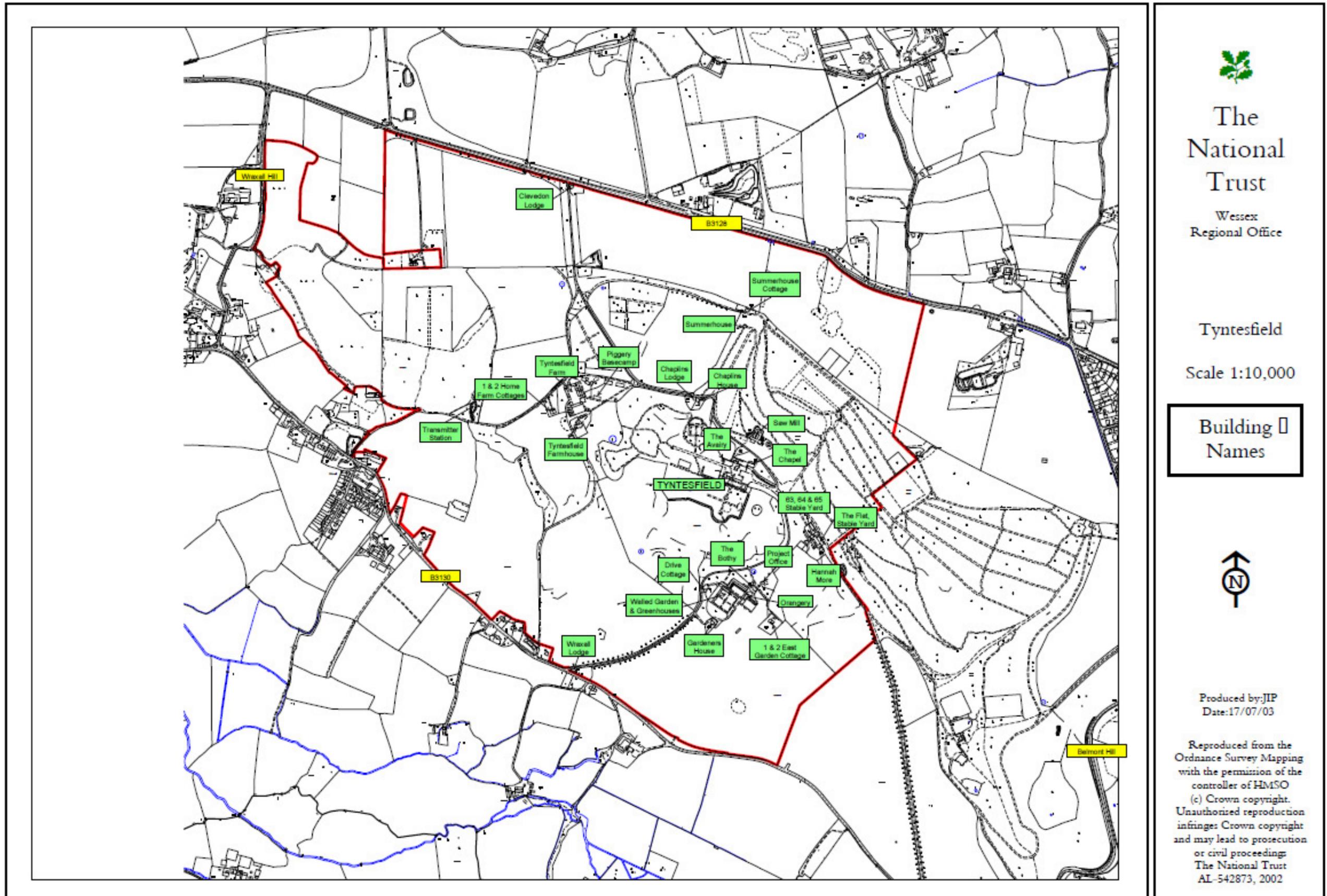
WRAXALL AND FAILAND

121/0/10029 TYNTESFIELD PARK 29-APR-2002 Drive Cottage

GV II

Country house lodge. Circa mid C19. Coursed limestone rubble. Steeply-pitched clay tile roofs with bands of shaped tiles and overhanging eaves and gable ends with ornate pierced barge boards to deep verges. Stone axial stack. PLAN: Gabled cross-wing on right with porch in the angle. Picturesque Gothic style. EXTERIOR: 1 storey and attic. West front has gabled cross-wing on right with ornate bargeboards, pointed arch attic window in gable and bay window on ground floor; gabled porch in angle with similar barge boards and plank door; roof of main range carried down to low eaves on left. North side has wide gable with low eaves and pointed arch windows. South side has 4-centred arch window and small outshut. INTERIOR not inspected. Wraxall Drive Lodge is one of a series of Victorian lodges at Tyntesfield.

12. Appendix Five: Tyntesfield estate plan



### 13. Appendix Six: Consultation of order and response.

#### Public Site Notice of Order:

**Planning (Local Listed Building Consent Orders) (Procedure)  
Regulations 2014: Regulation 4(1)(c)  
NOTICE UNDER REGULATION 4 OF PROPOSAL TO MAKE  
LOCAL LISTED BUILDING CONSENT ORDER**

Proposed works at the Tyntesfield Estate, Tyntesfield, Wraxall BS48 1NU

#### **Notice is given that**

North Somerset Council proposes to make a local listed building consent order granting listed building consent to install secondary glazing window units.

A copy of the draft order and a statement of the Council's reasons for making the order are available for inspection at the Town Hall Weston-super-Mare and are published on the Council's website at:

<http://consult.n-somerset.gov.uk/consult.ti/Tynt/consultationHome>

Any person who wishes to make representations about the draft order should write to the Council at North Somerset District Council, Strategic Development Team, Post Point 15, Town Hall, Weston-super-Mare BS23 1UJ by 27th July 2019

Signed: ***Richard Kent***, Head of Development, North Somerset Council

On behalf of: North Somerset Council

Date: 29/06/2018

#### *Statement of owners' rights*

The grant of listed building consent by a local listed building consent order does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Responses from public notice:

The order received only one response from Wraxall and Failand Parish council in which Tyntesfield resides.

**From:** clerk@wraxallandfailand-pc.gov.uk [mailto:clerk@wraxallandfailand-pc.gov.uk]

**Subject:** RE: E-consult for local listed building consent order (LLBCO)

Hi Kate,

Wraxall and Failand Parish Council fully supports this order.

Thanks

*Wraxall & Failand Parish Council Clerk*

Owners Notice of Order:

**Date:** 07/06/2018  
**My ref:** LLBCO-01 Tyntesfield  
**Your ref:** Notice of LLBCO-01 Tyntesfield  
**Contact:** Kate Hudson-McAulay  
**Telephone:** 01275 888169  
**Email:** DM.Archaeology@n-somerst.gov.uk



Dear Ms Campbell Hards.

**Notification of LOCAL LISTED BUILDING CONSENT ORDER under Sections 26D - G and 28A and Schedule 2A Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.**

As the National Trusts building surveyor overseeing the Tyntesfield estate, I am writing to inform you of the impending Local Listed Building Consent Order (LLBCO) being prepared on your estate.

Attached with this letter is the draft LLBCO, you have 28 days from this notice to make any comment on the works set out within order. Please send any comment regarding the draft LLBCO to [DM.Archaeology@n-somerst.gov.uk](mailto:DM.Archaeology@n-somerst.gov.uk) by the 04/07/2018.

Yours Sincerely,

Dr Kate Hudson-McAulay  
Conservation and Heritage Officer  
Development & Environment  
North Somerset Council

This letter can be made available in large print, audio, easy read and other formats.

Documents on our website can also be emailed to you as plain text files.

Help is also available for people who require council information in languages other than English. For more information contact the sender of this letter.

The content of this communication is meant for disclosure to the intended recipient(s) only. If you have received this in error, please notify the sender and destroy the communication without copying it or forwarding it.

You should be aware that all communications received and sent by this council are subject to the

Freedom of Information Act 2000

Response from owners:

**Subject:** RE: Local LBC Order for Tyntesfield

**Importance:** High

Kate

Many thanks for doing this.

I can confirm that the NT is the sole owner and a 5-year time period works for us.

Hope this is all OK now. Many thanks for your help with this and I look forward to receipt of the final Order

Best wishes

Kath

*Kath Campbell Hards MRICS  
NT Building Surveyor*