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 30th 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


Local Policy

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

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


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 pains 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.


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

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).

Features

- Slim, undisturbing aluminium profile
- Smooth sliding action on panels for easy operation using brass wheel
- All panels lift out for complete access to primary window
- Improved noise and thermal insulation
- Suitable to have bevelled timber subframes to fix into bay (splayed 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 re-locking fish lock available to secure panels (fitted to the interlock sections)
- Standardland 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 sizes and timber sizes available at additional cost
- Variety of stock colours available, including all RAL options
- Can accept flyscreen mesh

Specification

- Glazing options: 4mm - 10mm
- Choice of timber subframes
- Pre-drilled and counterbored to suit either face fix or reveal fix
- Weatherstrip 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 9010

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

www.granadalazing.com
Granada Product Range

Product Index - Based on 4mm Glass

Key: ☀ = Traditional range  ☀ ☀ = Heritage range
Glass Range: ☀ ☀ ☀ = 4mm to 6.8mm  ☀ ☀ ☀ ☀ ☀ = 4mm to 8.8mm

Horizontal Sliding

SS2 or HSS2
3 panel
Max width or max height
2,400mm or 1,600mm
3,200mm or 2,700mm

CO3 or HC03
3 panel
Max width or max height
2,800mm or 1,900mm
4,900mm or 2,700mm

SS3 or HSS3
Round (Corner or wall)
Max width or max height
3,600mm or 1,800mm
4,900mm or 2,700mm

SS4 or HSS4
4 panel
Max width or max height
4,900mm or 1,800mm
4,900mm or 2,700mm

SS5 or HSS5
5 panel
Max width or max height
4,900mm or 1,800mm
4,900mm or 2,700mm

Vertical Sliding

BV5 or HBVS
Balanced vertical slider
Max width or max height
1,500mm or 3,000mm
1,500mm or 3,000mm

TBVS or HTBVS
Tilt & balanced vertical slider
Max width or max height
1,500mm or 3,000mm
1,500mm or 3,000mm

Insert Panel

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

Lift Out

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

SLLO
Lift lift out unit
Max width or max height
2,000mm or 2,000mm

Hinged Casement

HUU or HUU-TT
Heritage hinged casement
Max width or max height
1,400mm or 1,400mm

DHUU
Double heritage hinged casement
Max width or max height
2,800mm or 2,600mm

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)

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

www.granada-glazing.com
Speciation:
- Aluminium 6063-T5 alloy to BS EN 755 standard, powder coated to BS 5946 to 60 micron finish.
- Stack finish: White - Sherwin SA 09BE high gloss, brown - varnish and satin varnish.
- The sub-frame is manufactured from preamed high quality, environmentally friendly, certified (FSC) engineered timber. Standard sizes: 60mm x 75mm, 70mm x 75mm, 80mm x 80mm (60 x 75 with support bar).
- All frames are factory glazed.
- Standard gasket colour is black.
- All frames include a 10mm standard - Painted KD or PEFK timber available upon request.
- Max height 2.7m.
- Minimum weight 90kg.
- Max panel weight 120kg.
- Glass sizes: 6mm, 8mm, 10mm, 12mm.
- Frame Fix: 80mm timber.
- Recess Fix: 70mm timber.
- Stacked units with support: 80mm timber.

Heritage Horizontal Sliding
- Optional Extras:
  - White gasket
  - Locking fixing latch
  - Chubb lock
  - Kick plate
  - 25mm x 25mm box support bar where stacked.
  - Twintex coupling (coupling/stacking interlock)
  - Twin track / acoustic track/ vents
  - RA, colour

Timber sizes other than standard.

Heritage Horizontal Sliding 3 Pane Centre Opening Right Hand Reveal Fix

Drawn by: Nick Rougvie
Scale: 1:20 & 1:2
Date: 3 September 2013
Draw No.: HH5603 RH RF

Granada
Cambridge Way
Dingwall
Inchfield
Dingwall
Tel: 01698 480 906
Fax: 01698 496 700
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 pre-u trim as standard - Fanned 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 adjustments to specification without notice.

Type: Heritage Slim Lift Out 62mm Timber Revealed Fix
Drg. No. Heritage Slim Lift Out 52mm Timber RF
Date: 3 September 2013
Scale: 1:20 & 1:2 (at 44)

Granada Secondary Glazing
Dundee House
Millennium Way
Chesterfield
Derbyshire S41 8BD
Tel: 01146 261262
Fax: 01146 261263
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 1st 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 1st 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 timer framing with render
infill 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 19th 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: 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


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.
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
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 pain 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
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 Harris,


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 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