



DEPARTMENT OF THE ENVIRONMENT

LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

DISTRICT OF WANSDYKE AVON

(PARISHES OF COMBE HAY, COMPTON DANDO, CORSTON ENGLISHCOMBE,
HINTON CHARTERHOUSE, NEWTON ST LOE, NORTON MALREWARD,
PUBLOW AND WHITCHURCH)

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 54

Fifteenth list of Buildings of Special Architectural or Historic Interest
As at 24 SEPTEMBER 1984

District of Wansdyke (Avon)

(that part comprising the Parishes of Combe Hay, Compton Dando, Corston, Englishcombe, Hinton Charterhouse, Newton St Loe, Norton Malreward, Publow, Whitchurch, part of the former Rural District of Clutton).

WHEREAS

1. by section 54(1) of the Town and Country Planning Act 1971 the Secretary of State for the Environment (hereinafter called "the Secretary of State"), with a view to the guidance of local planning authorities in the performance of their functions under the Act in relation to buildings of special architectural or historic interest, is required to compile lists of such buildings;

2. it appears to the Secretary of State that the buildings described in the schedule hereto are buildings of special architectural or historic interest;

3. the Secretary of State has consulted those persons who appear to him appropriate as having special knowledge of, and interest in, such buildings;

NOW THEREFORE the Secretary of State, in exercise of the powers conferred on him by section 54(1) of the Act, hereby compiles the list of buildings of special architectural or historic interest described in the schedule hereto. This list is cumulative and records all buildings included in previous lists compiled by the Secretary of State or his predecessors under the Town and Country Planning Acts 1944 to 1971 for the aforementioned local authority area in addition to buildings now listed for the first time. Buildings previously listed (under the aforementioned Act or earlier legislation) are to be treated as listed from the date appearing against the entry. Where no date appears against the entry the building in question is to be treated as listed from the date appearing above.

CERTIFIED THIS 24 DAY OF
NOVEMBER 1984 TO BE

A TRUE COPY

EXECUTIVE OFFICER

EXPLANATORY NOTES

a. Each entry in the schedule shows the following information (as appropriate) set out in the form here described:-

National Grid
Reference No

Civil Parish/
Town/City

Village/
Street Name

Serial number
of list entry

Address of
Building(s)

Date when building
was first listed

Group Value note

Grade of
building

Descriptive notes

b. The descriptive notes in each entry have no legal significance and are intended primarily for identification purposes and should not be treated as a comprehensive or exclusive record of all the features which are considered to make a building worthy of listing.

c. The following abbreviations may be found in the descriptive notes:-

c = Circa

C = Century

AM = Ancient Monument

NMR = National Monuments Record

RCHM = Royal Commission on Historic Monuments

VCH = Victoria County History

other, more recognisable, abbreviations may also be found eg approx., cf., qv.

INDEX TO CERTAIN BUILDINGS IN THE SCHEDULE

STATISTICS

The number of items on this list is:

9 in Grade I
14 in Grade II*
197 in Grade II

ECCLESIASTICAL

CHURCH OF ALL SAINTS	-	Publow
CHURCH OF ALL SAINTS	-	Wells Road, Corston
CHURCH OF THE HOLY TRINITY	-	Newton St Loe
CHURCH OF THE HOLY TRINITY	-	Norton Malreward
CHURCH OF ST JOHN THE BAPTIST	-	Hinton Charterhouse
CHURCH OF ST MARGARET	-	Queen Charlton, Compton Dando
CHURCH OF ST MARY	-	Compton Dando
CHURCH OF ST MICHAEL	-	Burnett, Compton Dando
CHURCH OF ST PETER	-	Englishcombe
CHURCH OF ST THOMAS ABECKET	-	Church Street, Pensford, Publow
COMBE HAY PARISH CHURCH	-	Combe Hay

OTHERS

ARCHWAY OPPOSITE MANOR HOUSE	-	Queen Charlton, Compton Dando
BRIDGE OVER RIVER CHEW	-	Church Street, Pensford, Publow
CHAPTER HOUSE AT HINTON PRIORY	-	Hinton Charterhouse
COMBE HAY MANOR	-	Combe Hay
COURSE OF DISUSED SOMERSET COAL CANAL	-	Combe Hay
DRY ARCH	-	A36, Hinton Charterhouse
GATE HOUSE	-	Newton Park, Newton St Loe
HINTON HOUSE	-	Hinton Charterhouse
JOHN LOCKE'S COTTAGE	-	Belluton, Publow
LYONS COURT FARMHOUSE	-	Church Road, Whitchurch
MANOR	-	Queen Charlton, Compton Dando
MANOR FARMHOUSE	-	Wells Road, Corston
MODEL FARM	-	Norton Hawkfield, Norton Malreward
NEWTON PARK	-	NEWTON ST LOE
NEWTON PARK - CASTLE	-	Newton St Loe
Keep in Grounds	-	
PENSFORD VIADUCT	-	Pensford, Publow
REFACTORY TO WEST OF CHAPTER HOUSE AT HINTON PRIORY	-	Hinton Charterhouse
STABLE BLOCK AT NEWTON BLOCK	-	Newton St Loe
TITHE BARN	-	Englishcombe
WALLS ENCLOSING GARDEN	-	Newton St Loe,
WATERCRESS COTTAGE	-	Combe Hay

ST 66 NE.

CORSTON

7/68

Corston Field Farmhouse

II

Farmhouse. Early C18, altered C19. Coursed rubble with freestone quoins and dressings; slate roof with coped raised verges. 2 storeys and attics in 2 gables. 5 windows: 2-light casement windows in edge roll moulded surrounds with continuous drip moulds over. Off-centre plank doors under flat stone hood on brackets.

ST 66 NE

CORSTON

3/72

Lower Farmhouse

II

Farmhouse. Mid-late C17, altered early C19. Coursed rubble with freestone dressings; double Roman tiled roof with coped raised verges. L-plan vernacular farmhouse of 2 storeys. 2 bays to entrance elevation with the left-hand bay projecting as a cross wing: 3- and 4-light casement windows in ovolo moulded mullions and surrounds and under drip moulds, one 16-pane sash in cross wing. C20 door in lean-to porch in re-entrant angle. Three similar 2- and 3-light casements on first floor of west elevation and blocked windows on ground floor, with relieving arches over.

ST 66 NE

CORSTON

3/73

Kelston View and Selwood

II

Pair of houses. Late C18-early C19. Ashlar, Selwood is painted; slate roofs with coped raised verges and behind a coped parapet which is swept up at the ends. 2 storeys and cellars. 3 mid-late C19 sash windows with vertical glazing bars to Kelston View: central 6-panel door under a fanlight are in a doorcase with Tuscan columns and a broken pediment. One glazing bar sash window to Selwood: 6-panel door to left, under a fanlight and in a fluted surround. Cill band under first floor windows; end and dividing pilaster strips. A single storey ashlar screen wall with 2 windows extends to the left of Kelston View.

ST 66 NE

CORSTON

3/74

Old Court House

G.V.

II

Farmhouse or court house. Late C17. Coursed rubble with freestone dressings; slate roof with coped raised verges. 3 storeys. Three 3-light casement windows on ground floor, three 3-light and two 2-light on first and three 2-light to top floor; all in ovolo moulded mullions and surrounds; the ground and first floor 3-light windows at the left have a continuous plain freestone band over the windows and freestone relieving arches over the 3-light windows. Gabled projecting porch off-centre to right; moulded and 4-centre headed outer doorway; ogee and ovolo moulded and 4-centre headed inner doorway with sunken spandrels and shields.

ST 66 NE

CORSTON

THE BARTON (south side)

3/69

Forge House

G.V.

II

Cottage, formerly part of a smithy. Mid-late C17. Rubble and pantiled roof with coped raised verges. 2 storeys and attics. Single 3-light window on ground floor and two on first floor, all in ovolo moulded mullions and surrounds and under drip moulds. C20 door at right. Wing at right has C20 windows and door.

ST 66 NE

CORSTON

BRISTOL ROAD (north-east side)

3/70

Milestone at NGR ST 6973
6579

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II

Milestone. Late C18. Freestone upright. Affixed cast-iron plate with curvilinear head. Incised lettering reads: "8/MILES/TO/BRISTOL".

ST 66 NE

CORSTON

BRISTOL ROAD (south-west side)

3/71

Avonwood

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II

Detached house. Early-mid C19. Rendered with weatherboarded sides; hipped slate roof and rendered stacks. 2 storeys. Three 16-pane glazing bar sash windows. Rear porch and later door.

ST 66 NE	CORSTON	WELLS ROAD (north side)
3/75		Milestone at NGR ST 6924 6520
-		II

Milestone. Late C18. Freestone upright with affixed square cast-iron plate. Incised lettering reads: "TO/BATH/4".

ST 66 NE	CORSTON	WELLS ROAD (north side)
3/76		Brookside
G.V.		II

Detached house. Circa 1840. Ashlar; hipped slate roof with overhanging eaves; ashlar stacks. 2 storeys and attics. 2 glazing bar sash windows with decorative cast iron flower balconies. Panelled door in projecting porch at rear.

ST 66 NE	CORSTON	WELLS ROAD (south side)
3/77		Manor Farmhouse
G.V.		II*

Farmhouse. Probably c.1628, altered c.1690 and late C18. Coursed rubble with freestone dressings; hipped slate roof. 2 storeys and attics. 9 windows: 2-light cross windows on ground floor, in bolection moulded surrounds and under drip moulds; glazing bar sash windows on first floor with continuous moulded cornice over. Central panelled door in bolection moulded surround and under fine shell hood on carved brackets. 2 rear wings with some casement windows in ovolo moulded surrounds; rear stair tower with 2-light cross windows. Interior. Ground floor north (left) room has bolection moulded fire surround and shell-headed cupboard. Staircase of turned balusters and moulded handrail. Rear door, now to bathroom, has ogee and ovolo moulded surround with lozenges to the outer part. First floor north (left) room: fielded panelling and enriched neo-classical fireplace. First floor south-east (in rear wing) room: C17 plaster frieze of winged cherubs alternating with cartouche; ogee moulded doorway. In an outbuilding immediately to the south of the house is a 4-centre headed and ovolo moulded door surround with the date 1628 carved on the spandrels - probably removed from the house.

ST 66 NE

CORSTON

WELLS ROAD (south side)

3/78

Pair of Gatepiers, Gates and
Flanking Railings and Mounting
Block, to west of Manor Farmhouse

G.V.

II

Gatepiers, gates, railings and mounting block. Mid C18. Square ashlar gatepiers with fielded panels; caps and ball finials. Flanking cast iron railings with spear finials. C19 gates with spear finials. Mounting block of 5 steps at right.

ST 66 NE

CORSTON

WELLS ROAD (south side)

3/79

The Old Rectory

G.V.

II

Rectory, now a private house. C17, altered late C18 and mid C19. Render lined out as ashlar; slate roof with coped raised verges and behind coped parapet and moulded cornice in a plain Tudor Gothic style. 2 storeys. 2 bays with dividing and end pilaster strips. Tripartite glazing bar sash windows to right with Tudor rose tablet above first floor; canted bay with 16-pane glazing bar sash windows on ground floor left with a 16-pane sash above under a hoodmould. Set back at the right is a 6-panel door in a plain doorcase with a broken pediment. Rear elevation has three 2- and 3-light casement windows in ovolo moulded mullions and surrounds.

ST 66 NE

CORSTON

WELLS ROAD (south side)

3/80

All Saints' Church

1.2.56

II

G.V.

Anglican parish church. C12, altered C13 and C15 and C16; north aisle, vestry, and porch and full restoration 1864-65 by B. Ferrey. Consists of west tower, nave, north aisle and porch, and chancel. Coursed and snecked rubble with freestone dressings; plain tiled roof with coped raised verges and cross finials. Low west tower of 3 stages with diagonal buttresses with off-sets; plain embattled parapet with pinnacles; set back octagonal ashlar spire; single-light lancet openings to bell chamber; the west window on the second stage is dated 1622, of 2-lights in ovolo moulded surrounds and with 4-centred heads, under arched hood mould with square stops; 3-light restored first stage window under relieving arch; C17 studded plank door under cambered head; square stairtower to north-east. North aisle: 2 C19 Geometric style 2-light windows; buttresses with off-sets. Porch: outer doorway in Early English style with one order of columns which have foliate capitals; the inner doorway is round-headed with a roll moulding. Chancel: north side has 3 cusped lancet windows in double hollow chamfered surrounds and priests' door in similar surround; south windows are also cusped lancets but in single hollow chamfered surrounds; all windows have deep embrasures and rere-arches; C19 3-light stepped lancet east window. Nave: one window as chancel and 2 C19 3-light cusped windows. Projecting gabled south porch. Interior. 3 bay arcade of 1865. Font and pulpit are C19 and C20. Royal arms over north door, dated 1660. 2 Harington monuments in the chancel: Benjamin, died 1711 and Mary, died 1732, both baroque marble tablets with pilasters, winged skull and arms to Benjamin, gadrooned base to pilasters and arms to Mary.

ST 66 NE

CORSTON

WELLS ROAD (south side)

3/81

Unidentified Monument in
churchyard to south of All
Saints Church

G.V.

II

Chest tomb. Dated 1783. Sandstone ashlar. Oval inscribed panels; corner balusters; moulded plinth and cornice.

ST 66 NE

CORSTON

WELLS ROAD (south side)

3/82

No. 2

G.V.

II

Cottage in the village street. Late C17. Painted rubble; double Roman tiled roof with coped raised verges. 2 storeys. Two 3-light casement windows in ovolo moulded mullions and surrounds, and under drip moulds. Quoins at left. Plank door at right. The only unaltered cottage in this important group in the village.

ST 66 NE

CORSTON

WELLS ROAD (south side)

3/83

Boundary Post at NGR ST 6967
6527

G.V.

II

Boundary post. Dated 1827, for Bath Turnpike Trust. Cast iron post triangular on plan with half-hexagonal top. Raised lettering reads: "1827/ NEWTON - TURNPIKE TRUST (up body of the post) - CORSTON". Partly buried.

A GUIDE TO THE LEGISLATION ON THE LISTING OF HISTORIC BUILDINGS IN ENGLAND

LISTING

The Secretary of State for the Environment is required to compile lists of buildings of special architectural or historic interest, for the guidance of local planning authorities in the exercise of their own planning functions under the Town and Country Planning Act 1971.

The first historic buildings survey of England and Wales was carried out in the 1950s and early 1960s, as a result of which statutory lists were provided for all local authority areas. With the revision, in 1970, of the criteria for selecting buildings for listing, a resurvey was begun so that the lists could be updated. So far, about one third of the country has been resurveyed.

How the buildings are chosen

The principles of selection for the lists were drawn up by the Historic Buildings Council (an expert body of architects, antiquaries and historians) and approved by the Secretary of State. They cover four groups.

All buildings built before 1700 which survive in anything like their original condition are listed.

Most buildings of 1700 to 1840 are listed, though selection is necessary.

Between 1840 and 1914 only buildings of definite quality and character are listed, and the selection is designed to include the principal works of the principal architects.

A start has been made on listing selected buildings of high quality of 1914 to 1939.

In choosing buildings, particular attention is paid to:-

Special value within certain types, either for architectural or planning reasons or as illustrating social and economic history (for instance, industrial buildings, railway stations, schools, hospitals, theatres, town halls, markets, exchanges, almshouses, prisons, lock-ups, mills).

Technological innovation or virtuosity (for instance cast iron, prefabrication, or the early use of concrete).

Association with well-known characters or events.

Group value, especially as examples of town planning (for instance, squares, terraces or model villages).

The buildings are classified in grades to show their relative importance as follows:-

PROTECTION

The fact that a building is listed as of special architectural or historic interest does not mean that it will be preserved intact in all circumstances, but it does ensure that the case for its preservation is fully considered, through the procedure for obtaining listed building consent.

Listed building consent

Anyone who wants to demolish a listed building, or to alter or extend one in any way that affects its character, must obtain 'listed building consent' from the local planning authority (the district or London Borough Council), or in some circumstances the Secretary of State. The procedure is similar to that for obtaining planning permission. (Details can be obtained from the Planning Department of any county, district or London Borough Council).

It is an offence to demolish, alter or extend a listed building without listed building consent and the penalty can be a fine of unlimited amount or up to twelve months' imprisonment, or both.

Listed building consent and planning permission

Anyone wishing to redevelop a site on which a listed building stands will need both listed building consent for the demolition, and planning permission for the new building. Planning permission alone is not sufficient to authorise the demolition. Similarly, anyone wishing to alter a listed building in a way which would affect its character, and whose proposed alteration amounts to development for which specific planning permission is required (as distinct from a general permission given by the General Development Order), will also need to apply for planning permission and for listed building consent.

Appeals

If an application for listed building consent is refused by the local planning authority, or granted subject to conditions, the applicant has a right of appeal to the Secretary of State.

On receipt of an appeal, the Secretary of State will normally hold a local inquiry if either the applicant or the local authority ask him to do so. The procedure for appealing is virtually identical with the procedure for appealing against a refusal of planning permission, but the applicant can include, as one of the grounds of appeal, an argument that the building concerned is not of special architectural or historic interest and ought not to be listed.

RECORDING OF BUILDINGS TO BE DEMOLISHED

If you are granted listed building consent to demolish a building you must not do so until the Royal Commission on Historical Monuments has been given an opportunity to make a record of it. So if you propose to demolish a listed building you should tell the Royal Commission at Fortress House, 23 Savile Row, London W1X 2HE either before or immediately after you get listed building consent. You can get a form for this purpose from the local planning

to churches and other religious buildings which are of outstanding interest. Grants are made in the same way as repair grants for secular buildings and the same criteria for selection are applied. Applications for Church of England churches should be made through the Archdeacon; applications for religious buildings of other denominations should be made direct to the Historic Buildings Council at the appropriate address above.

Town Schemes

Some historic towns have a 'town scheme'. Matching grants are made towards the cost of repairs to buildings on the town scheme list by the Department of the Environment and the local authority administering the scheme, to whom applications should be addressed.

Conservation Area Grants

Conservation Area grants are available for buildings in conservation areas (which are designated by local planning authorities) and are made for works which will make a significant contribution to the 'preservation or enhancement of the character or appearance of a conservation area'. Applications should be made to the Department of the Environment, 25 Savile Row, London W1X 2BT.

Local authority grants

Local authorities have a wider scope. They may make grants for any building of architectural or historic interest and are not restricted to outstanding buildings or even to listed buildings. Grants may be made by county and district councils (in London by the Greater London Council and the London Borough Councils) and enquiries should be addressed to the appropriate local authority.

CHURCHES

Many churches are of special architectural or historic interest, and are listed as such. But so long as they are used for ecclesiastical purposes they remain generally outside the scope of the provisions described in this pamphlet. Listed building consent is not required, for instance, for works to a listed ecclesiastical building which is remaining in ecclesiastical use. However, listed building consent is required for the TOTAL demolition of a listed ecclesiastical building (except where the building is a redundant church of the Church of England, and the demolition is in pursuance of a pastoral or redundancy scheme made under the Pastoral Measure 1968).

CERTIFICATES OF IMMUNITY AGAINST LISTING

The addition of a building to the statutory list at a late stage in the preparation of proposals for its alteration or demolition can cause delay and even abandonment of a redevelopment scheme as well as other difficulties and hardships. Most developers would prefer to know the listing position at the earliest possible stage, provided, therefore, that planning permission is being sought or has been granted any person may now apply to the Secretary of State for a certificate stating that it is not intended to list the building shown in the application plans. If the certificate is granted the building cannot be listed or be the subject of a Building