

SADDLESTONES  
LYNCH FARM  
THE VILLAGE  
LITTLETON-UPON-SEVERN  
BRISTOL

# STATEMENT OF SIGNIFICANCE

---

EXTENSION AND RE-MODELLING OF  
SADDLESTONES



December 2021

Resubmitted July 2023

- 1.1 Saddlestones is a domestic dwelling built in 1980 and is part of a group of properties facing onto a courtyard in front of Lynch Farm farmhouse. The Alexandra Trust owns the farm and the buildings on the farm, the trustees occupy the houses on the farm.
- 1.2 Lynch Farm farmhouse is a grade II Listed building. The farmhouse was Listed for its historic and architectural interest in 1984. The farmhouse is dominant to the courtyard but recessed away from the public highway with smaller single and two storey buildings adjacent to the highway.
- 1.3 The farmhouse has been extended and restored during the 20<sup>th</sup> century. The 20<sup>th</sup> century extensions are closest to Saddlestones.
- 1.4 The overall site area is 9860m<sup>2</sup>, it is approximately 140m wide (east west) and 110m (north south). The area around the properties is relatively flat.
- 1.5 The farmhouse listing includes a brief description of the 18<sup>th</sup> century front façade. The façade will not be affected by the proposed extension .



Entrance to site from the road through the village

- 1.5 The proposed extensions to Saddlestones are on the north and west sides of the property away from the Listed Building. The side extension has been recessed to maintain the dominance of the existing façade which is alongside the Listed Farmhouse. The extension wraps around the northwest corner of the building where it cannot be seen from the Listed Building. The proposals will have no affect on the appearance or siting of the Listed Building.



The existing site entrance, Saddlestones can be seen in the middle of the image mainly concealed behind the planting.

1.6 Below are two photographs taken from the farmhouse looking towards Saddlestones which show the extension will be built tucked away from the Listed Building.



View of Saddlestones from the Farmhouse dormer windows.



Saddlestones viewed from outside the Farmhouse.

THE OFFICIAL LIST ENTRY.

Heritage Category:  
Listed Building

Grade:  
II

List Entry Number:  
1321074

Date first listed:  
05-Dec-1984

Statutory Address 1:  
LYNCH FARMHOUSE

Location

Statutory Address:  
LYNCH FARMHOUSE

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

District:  
South Gloucestershire (Unitary Authority)

Parish:  
Aust

National Grid Reference:  
ST 59464 89907

Details

ST 58 NE AUST LITTLETON UPON SEVERN

7/113 Lynch Farmhouse - II

Farmhouse, now house. c.1700-20 with C20 additions and alterations. Rubble, double Roman tiled roof with gable stacks. 2-room plan with wide entrance passage between. South front of 2½ storeys and 3 windows, all C20 cross windows, central French window, all with timber lintels, 3 hipped dormers each with 2-light casement. Rear retains wooden cross-mullioned windows, with early

wrought-iron catches, with central window lighting stair, dormers as on front. Late C20 single storey wing with pitched roof to west and porch to north west; cross-ties to front and rear walls. Interior: barrel-vaulted cellar under whole house, reached by (formerly external) stair at west end. Restoration in progress at time of survey (July 1984). (Sources: Hall, Linda : unpublished survey NMR).

Listing NGR: ST5946489907

Legacy

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

Legacy System number:

35215

Legacy System:

LBS

Legal

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