

Heritage Statement Template

This template has been prepared to guide applicants and their agents in preparing heritage statements or statements of heritage significance. As required by the NPPF, the detail of statements must be proportionate to the significance of the asset and enough to understand the potential impact of a proposal on the significance of a heritage asset. Therefore, in many cases the template will only serve as a framework and a more detailed assessment will be required; this may include professional building analysis and research or comprehensive reports on significance and impact. It is strongly suggested that for all proposals that a suitably qualified heritage professional be involved, please see the [IHBC \(external website\)](#) for further information.

Please include relevant illustrations and photos to support your Heritage Statement.

1. Information sources checklist

Please confirm you have checked the following information, they may be useful in preparing your statement:

Historic England list of protected historic sites	<input checked="" type="checkbox"/>
National Planning Policy Framework	<input checked="" type="checkbox"/>
Planning Practice Guidance: conserving and enhancing the historic environment	<input checked="" type="checkbox"/>
Relevant Local Plans	<input checked="" type="checkbox"/>
Conservation Area Character Appraisal (if available)	<input checked="" type="checkbox"/>
Buckinghamshire Landscape Character Assessment	<input checked="" type="checkbox"/>
The Local List of buildings and monuments of historic significance (Wycombe area only)	<input type="checkbox"/>
Historic England 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'	<input checked="" type="checkbox"/>
Other (please state): Click or tap here to enter text.	<input type="checkbox"/>

2. Site address

The Old Crown, 9-11 Mursley Road, Little Horwood

3. About your development

Does your development site include: (please tick all that apply)	Yes	No
A listed building ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A scheduled ancient monument ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A site of archaeological interest ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Within a designated conservation area ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A non-designated heritage asset (including locally listed buildings) ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Within a registered historic park and garden ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
In the setting of / adjacent to one of the above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. The nature of the heritage asset(s)

What is the asset? (Is it a house / barn / statue?) What's the history behind it? (If known) Please refer to the **historic record number / reference** if known.

Please see our [further guidance](#) for help on finding the historic record number / reference.

The historic asset in question is a C17th Century Public House which is Grade 2 listed with Listing No 1288824. It was first listed 29th May 1984. It is assumed the building has been a Public House since it was built. The OS Map from 1880 shows the 'Old Crown P.H.' as does the OS Map from 1900 and 1925 (see appendix 1). These OS Maps also show various extensions to both sides and to the rear. Also present in the 1900 Map is an outbuilding at the rear of the property which appears to represent the outbuild which remains today.

The listing states that the building had a C20 extension to the rear at the time of listing. The photograph in Appendix 2 shows the pub in the October 2000, before it was changed to a dwelling. Whilst it is difficult to determine the boundary ownership, it would appear the land where the outbuilding is sited outbuilding has been part of the ownership in 1880.

The building also falls within the Little Horwood Conservation area.

<https://historicengland.org.uk/listing/the-list/list-entry/1288824>

5. The form and materials of the heritage asset(s)

What does the site look like? What material is it made of? How does it fit in to the surrounding buildings / area? Are there any other historical buildings nearby?

The oldest part of the building is of timber frame with brick and plaster infill to the left gable. The front of the building has been rebuilt in brickwork at different times evidenced by the different brick types. The roof is in thatch which is likely to have been the roof material type since it was built but will have been replaced several times during its life. To the left (viewed from Front) the roof is half hipped and to the right fully hipped. There is a brick chimney in line with the front porch, beyond the ridge on the rear slope. This is disused and had its fireplace removed at ground floor level. The building is one and a half stories with dormer windows partly cut into the thatch. The windows are wooden and appear to be mainly C20 with one bowed window to the right which appears to be a later insertion. The main entrance is via a C20 gabled porch between the left hand ground floor windows.

To the rear is a C20 flat roofed extension in painted brickwork, which was added pre listing when the building was still operating as a public house. The extension is 'out of sorts' with the listed building but is largely only visible to the rear. There is also a flat roof 'dormer' in boarded wood to the rear which provides headroom to the stair to first floor level. The Flat roof extension was altered after a LB application in 2013 to include a sliding folding door and small porch with glazed roof together with internal alterations.

The outbuilding is situated to the rear of the property to the righthand side and set back half way to the rear boundary. It is of brick and timber frame gabled construction with the lower walls in brick at the rear and brick to half height at the sides with timber framing and boarding above. To the front later C20 piers are built one at each side together with one in the centre. At the left hand side there is a small stable door which looks to be original to the building together with an associated ramp. The scale of the door suggests the building was once used for domestic animals (possibly chickens, pigs or goats), on the same side there is also a later C20 half height butress which appears to be leaning away from the original wall and is unbonded into it. The roof is in corrugated metal sheets which span onto traditional purlins. Internally is a later C20 internal subdivision which also supports the purlins.

The Old Crown sits to the Eaststern end of 'The Green' and forms a 'stop end' to the historic core of the village. The frontage is highly visible from the road and forms an important part of the street scene. Whilst moving around 'The Green' area and the wider village, glimpses between buildings of the surrounding countryside are important as identified in the Conservation area review. Views to the right hand side of the building are hampered by hedges and a bus stop but trees beyond the houses are visible. To the left of the 'Old Crown' the gap formed by the new dwelling has views to the countryside beyond but is hampered by the stable block at the bottom of the garden and by the incongruous flat roofed extension.

The old Crown also contributes to the setting of nearby Grade II listed buildings.

Ivy Cottage 7 Mursley Road
Lavender Cottage 8 Mursley Road
9-10 The Green.

The building also contributes to the setting of 'The Old Sweet Shop' No6 The Green which is identified as of 'Local Note Building' (or Non Designated Heritage Asset) within the 2020 Little Horwood Conservation Area Review.

6. The significance of the asset(s)

What makes the historic asset special? (the age / the layout / appearance / interesting features / materials used?) Please consult the **historic record** if you are unsure.

The Old Crown is a pub dating from the C17 so has been both a significant building and focal point in the community for @400 years. As stated in the description above, the timber frame and thatch construction together with the visible timber frameing to the left hand gable and brickwork to the front elevation from different periods makes the building interesting to 'read'. The unfortunate C20 flat roof extension to the rear is largely only visible to the rear, although the view between the buildings to the left hand side and the setting of the exposed timber framed gable is somewhat spoiled by the side of the flat roofed extension beyond.

The Outbuilding whilst set back into the garden may have had a use associated with the pub for the keeping of domestic animals, as it is shown on maps predating 1948 and is within the curtilage of the site it is likely to be considered a 'Curtilage' building.

The 'Old Crown' is therefore a heritage asset of some significance therefore it's integrity and setting should be protected in coming to any decisions on development which will affect it.

7. The proposed works

What work are you planning to do to the building / surrounding area? (Include details on scale, height, construction, materials, landscaping, services).

For affected internal works to listed buildings this should also include details of historic fabric (materials) or architectural features. For archaeological sites, details of new foundations, ground disturbance or provision of services should be provided.

The work proposed is replacing the flat roof on the later flat roof extension at the back of the house & improving the insulation in the roof.
Appendix 3 – photos of flat roof now.

8. Relevant Planning History

Has there been any planning applications for the building / surrounding area before? Please include any application references where known.

13/01225/ALB & 13/01226/APP - Single storey side extension; internal alterations to create shower; removal of internal walls to create kitchen area and insertion of rear patio doors – APPROVED.

12/02386/APP - Erection of dwelling (on land adjacent to the Old Crown), Alteration to house type of 12/00216/APP to include a Single storey extension to Green View Cottage – APPROVED.

21/01087/APP - Extension to form a utility room adjoining the West side of the existing rear flat roof extension of the 'Old Crown' together with the conversion of half of an existing outbuilding to form a single person 'work at home' office.

9. The Impact on the asset(s)

How will the proposed works affect the significance of the heritage asset? Consider not only physical impacts (e.g. loss or concealment of features) but also the impact on the assets' character and setting. How has the impact been minimised? What justification is there for the works?

The works involve the replacement of the existing flat roof which needs urgent replacement as it has deteriorated with age and is about to start leaking. There will be no physical impact or change to the building envelope affecting its current character or setting. Further justification is that the roof requires improved insulation to meets current standards.

10. Preserving or enhancing the Heritage Asset

How will the proposed works better reveal or enhance the significance of the heritage asset? (e.g. make it look better? highlight characteristics previously hidden?) Will there be any public benefit as a result of the work?

The works will not be detrimental to the heritage asset as it is a like for like replacement.

Further information

11. Additional guidance on heritage assets

11.1 Listed buildings

You can **find out if your site contains a Listed Building** on [Historic England's MapViewer \(external website\)](#).

For the **historic record** go to [Historic England's website \(external website\)](#), search by postcode, property name or listing number (if known).

11.2 Scheduled Ancient Monuments

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the [Ancient Monuments and Archaeological Areas Act 1979 \(external website\)](#). Buildings in use for non-residential purposes may be scheduled.

You can **find out if your site contains a Scheduled Ancient Monument** on [Buckinghamshire County Council's historic maps \(external website\)](#). Open the layer control (3 layered diamonds in top right-hand corner) and select the 'Scheduled Monuments' layer.

For the **historic record** go to [Historic England's website \(external website\)](#), search by postcode, site name or listing number (if known).

11.3 Heritage Assets with Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

You can **find out if your site is within an Archaeological Notification Area** on [Buckinghamshire County Council's historic maps \(external website\)](#). Open the layer control (3 layered diamonds in top right-hand corner) and select the 'Archaeological Notification Area' layer.

Archaeological notification sites **do not have a historic record**.

11.4 Conservation Areas

Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. Most conservation areas are designated by the Council as the local planning authority. In conservation areas there are some extra planning controls and considerations in place to protect the historic and architectural elements which make the place special.

You can **find out if your site is within a Conservation Area** on [Buckinghamshire County Council's historic maps \(external website\)](#). Open the layer control (3 layered diamonds in top right-hand corner) and select the 'Conservation Area' layer.

You can view the **Conservation Area information / character studies** on the relevant Council's website:

- [Aylesbury Vale \(external website\)](#)
- [Chiltern \(external website\)](#)
- [South Bucks \(external website\)](#)
- [Wycombe \(external website\)](#)

11.5 Non-designated heritage assets (including Locally Listed Buildings)

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of **heritage** significance meriting consideration in planning decisions but which do not meet the criteria for **designated heritage assets**. These are sometimes known as **locally listed buildings**.

For **Aylesbury Vale, Chiltern, and South Bucks areas**, please consult the relevant Conservation Area appraisals for locally significant buildings:

- [Aylesbury Vale \(external website\)](#)
- [Chiltern \(external website\)](#)
- [South Bucks \(external website\)](#)

For the **Wycombe area**, see the [Wycombe Local List of buildings and monuments of historic significance \[PDF | 82KB\]](#) and the [Conservation Area appraisals \(external website\)](#)

If you are unsure whether your property / site contains a non-designated heritage asset, please use our [Environmental Specialist Advice service \(external website\)](#).

Non-designated heritage assets / locally listed buildings **do not have a historic record**.

11.6 Registered Parks and Gardens

The main purpose of this Register is to celebrate designed landscapes of note, and encourage appropriate protection. The emphasis of the Register is on gardens, grounds and other planned open spaces, such as town squares, and on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character.

You can **find out if your site contains a Registered Historic Park and Garden** on [Buckinghamshire County Council's historic maps \(external website\)](#). Open the layer control (3 layered diamonds in top right-hand corner) and select the 'Registered Historic Parks and Gardens' layer.

For the **historic record** go to [Historic England's website \(external website\)](#), search by postcode, site name or listing number (if known).

11.7 Adjacent / within the setting of a heritage asset

The setting of a heritage asset are the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

If you are unsure whether your proposal affects the setting of other heritage assets, please consult a qualified specialist or use our [Environmental Specialist Advice service \(external website\)](#).