

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

3. Site address

The Old Post Office, 10 Church End, Drayton Parslow, Buckinghamshire MK17 0JJ

4. About your development

Does your development site include: (please tick all that apply)	Yes	No
A listed building ?	X	<input type="checkbox"/>
A scheduled ancient monument ?	<input type="checkbox"/>	X
A site of archaeological interest ?	<input type="checkbox"/>	X
Within a designated conservation area ?	X	<input type="checkbox"/>

A non-designated heritage asset (including locally listed buildings) ?	<input type="checkbox"/>	X
Within a registered historic park and garden ?	<input type="checkbox"/>	X
In the setting of / adjacent to one of the above?	<input type="checkbox"/>	X

5. **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.

This is a house, which is a Grade II listed building. The list entry number is 1232597.

The building was first listed on 29 May 1984.

According to the information on the National Heritage website, it is a small house, probably built around C17, altered in C18 and extended early C19.

6. **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?

It is a thatched property, with separate garage/workshop.

The description on the national heritage website states: Irregularly chequered brick, thatched roof with hip to the left, flanking brick chimneys, 2 earlier bays to left have 1.5 storeys with upper windows in thatch eyebrows, taller right hand bay has 2 storeys. Left bays have C20 paired leaded casements, those to ground floor with timber lintels. Right bay, has 3-light casement with cambered head and central leaded pane to ground floor, [aired barred C19 wooden casement to first floor, and C20 ledger door with cambered head to left.

There are similar historical, listed buildings nearby (for example the neighbouring property Cobblestones). There are around 7 within the vicinity of Church End.

7. 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 age and unique appearance of the property built in the C17.

8. 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 or services should be provided.

We wish to upgrade the current central heating system, which is oil fired, to an energy efficient, environmentally safe, gas combination boiler.

There is a mains gas supply to the property. Careful thought has been given to the type of boiler and ensuring minimal work required to the outside of the building.

There is an oil storage tank to the right of the property between the tree and wall. This is a plastic tank and we are conscious that this has a finite life and there are considerable fines from the Environment Agency in respect of any leaks from oil storage tanks and as such there is a need for careful ongoing maintenance.

The new gas combination boiler will be located in the existing boiler cupboard. The existing boiler cupboard (as per pictures supplied) shows a water tank in the main cupboard and there is a header tank above. Both the water tank and header tank will be removed and the new boiler will be positioned in the top cupboard (where the header tank is currently positioned).

The oil tank in the garden would be safely removed.

Outside of the property (at the back), there will be a 28 mm copper pipe (as per the red line shown in the attached picture), running into the boiler cupboard from the outside. Brass clips will be used to fix the pipe to the wall.

The existing flue will be removed and a new flue placed higher up (as per the picture shown). The new flue will be approximately 8 inches in diameter.

9. Relevant Planning History

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

None that we are aware of.

10. 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 work to the property will be on the rear wall and the side elevation. Neither of which are visible from the road. The work will have very little impact on the heritage asset. The added benefit of installing the gas boiler is that the oil tank in the garden can be removed, thus more open space and a more pleasant appearance all round.

11. 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 final result, will be a clean and energy efficient heating system, creating space both inside the boiler cupboard (as the water tank will be removed) and outside (with the removal of the oil tank). The copper pipe that will be used, will be painted a colour so as to blend in with the brickwork.

Further information

12. Additional guidance on heritage assets

12.1. 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).

12.2. 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).

12.3. 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**.

12.4. 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 \(external website\)](#)

12.5. 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**.

12.6. 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).

12.7. 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 \(external website\)](#).