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)](https://www.ihbc.org.uk/) for further information.

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

# **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](https://historicengland.org.uk/listing/) |  |
| [National Planning Policy Framework](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) |  |
| [Planning Practice Guidance: conserving and enhancing the historic environment](https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment) |  |
| [Relevant](https://www.wycombe.gov.uk/pages/Planning-and-building-control/Adopted-Wycombe-planning-policy-and-guidance/Wycombe-development-plan.aspx) Local Plans |  |
| [Conservation Area Character Appraisal](https://www.wycombe.gov.uk/pages/Planning-and-building-control/Conservation-areas-and-listed-buildings/Conservation-areas.aspx) (if available) |  |
| [Buckinghamshire Landscape Character Assessment](https://www.wycombe.gov.uk/uploads/public/documents/Planning/Planning-policy/Topic-based/Wycombe-district-landscape-character-assessment.pdf) |  |
| [The Local List of buildings and monuments of historic significance](https://www.wycombe.gov.uk/uploads/public/documents/Planning/Conservation-areas-and-listed-buildings/The-Wycombe-Local-List-of-Architectural-and-Historic-Significance.pdf) (Wycombe area only) |  |
| [Historic England ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets’](https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/) |  |
| Other (please state): Click or tap here to enter text. |  |

# **Site address**

|  |
| --- |
| The Tythe Barn  High Street  Eddlesborough  LU6 2HS |

# **About your development**

|  |  |  |
| --- | --- | --- |
| **Does your development site include: (please tick all that apply)** | Yes | No |
| A [listed building](#_Listed_buildings)? |  |  |
| A [scheduled ancient monument](#_Scheduled_Ancient_Monuments)? |  |  |
| A [site of archaeological interest](#_Sites_of_Archaeological)? |  |  |
| Within a [designated conservation area](#_Conservation_Areas)? |  |  |
| A [non-designated heritage asset (including locally listed buildings)](#_Non-designated_heritage_assets_1)? |  |  |
| Within a registered [historic park and garden](#_Historic_Parks_and)? |  |  |
| In the [setting of / adjacent](#_Adjacent_/_within) to one of the above? |  |  |

# **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](#_Additional_guidance_on) for help on finding the historic record number / reference.

|  |
| --- |
| Barn and fishpond and moated site with dovecote at Church Farm **Designation Type:** Scheduling **Grade:** Not Applicable to this List Entry **List UID:** 1006955 |

# **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?

|  |
| --- |
| Visbilty to change only with addition to a new flue. Minimum amount of work involved. |

# **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.

|  |
| --- |
| Barn and fishpond and moated site with dovecote at Church Farm **Designation Type:** Scheduling **Grade:** Not Applicable to this List Entry **List UID:** 1006955 |

# **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.

|  |
| --- |
| Due to failure of the existing boiler engineers have recommended a new boiler to be added and vented through a new vent which would involve opening up a hole to the exterior wall of the building on the rear elevation. Ideally an existing service route or opening would be utilised, however in this instance if this is not a possibility, justification will need to be provided from the engineer as part of any future application. Only the minimum amount of work that involves disturbing existing historic fabric should be undertaken and if any where such work is needed, keep as much of the original fabric as possible and position any new or additional items discretely where possible and where their function is not compromised.  Generally, works should be carried out in such a way as to not damage or should minimise the loss of, and permanent scarring to, historic fabric (such as old walls, floors or ceilings), however after discussions with the applicant it was noted that the barn has undergone extensive works during the 1980’s and the external brickwork is unlikely to be original |

# **Relevant Planning History**

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

|  |
| --- |
| 84/01394/AV – erection of 2 detached dwellings, conversion of barn into dwelling conversion of Tythe barn into offices and construction of access road- approved |

# **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?

|  |
| --- |
| Proposed work to provide a better heating source for the building. |

# **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?

|  |
| --- |
| A large existing vent, to the right of the new opening, is proposed to be utilised for one flue If the existing opening is made smaller it should be filled in with like-for-like bricks and lime mortar to ensure materials blend in seamlessly. Bricks should match the existing in size, colour and texture. No images of the proposed flues have been submitted; therefore it is difficult to assess the overall impact the flue is likely to have on the listed building. Images or drawings of the flue and information of how far the flue will project should be submitted in any future application. The proposed flue should not be overly large or protrude more than necessary to reduces any visual harm. Flue terminals may need to be painted so that their appearance blends in with the external fabric |

Further information

# **Additional guidance on heritage assets**

## Listed buildings

You can **find out if your site contains a Listed Building** on [Historic England’s MapViewer (external website)](https://historicengland.org.uk/listing/the-list/map-search?clearresults=True).

For the **historic record** go to [Historic England’s website (external website)](https://historicengland.org.uk/listing/the-list/), search by postcode, property name or listing number (if known).

## 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)](http://www.legislation.gov.uk/ukpga/1979/46). 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)](http://buckscc.maps.arcgis.com/apps/webappviewer/index.html?id=4b37c160dbe54f8e85f9e1b3dec50af9). 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)](https://historicengland.org.uk/listing/the-list/), search by postcode, site name or listing number (if known).

## 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)](http://buckscc.maps.arcgis.com/apps/webappviewer/index.html?id=4b37c160dbe54f8e85f9e1b3dec50af9). 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**.

## 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)](http://buckscc.maps.arcgis.com/apps/webappviewer/index.html?id=4b37c160dbe54f8e85f9e1b3dec50af9). 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)](https://www.aylesburyvaledc.gov.uk/section/list-conservation-areas)
* [Chiltern (external website)](https://www.chiltern.gov.uk/article/7862/Conservation-Areas)
* [South Bucks (external website)](https://www.southbucks.gov.uk/conservationareas)
* [Wycombe (external website)](https://www.wycombe.gov.uk/pages/Planning-and-building-control/Conservation-and-heritage/Conservation-and-Heritage.aspx#DynamicJumpMenuManager_1_Anchor_2)

## 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)](https://www.aylesburyvaledc.gov.uk/section/list-conservation-areas)
* [Chiltern (external website)](https://www.chiltern.gov.uk/article/7862/Conservation-Areas)
* [South Bucks (external website)](https://www.southbucks.gov.uk/conservationareas)

For the **Wycombe area**, see the [Wycombe Local List of buildings and monuments of historic significance [PDF | 82KB]](https://www.wycombe.gov.uk/uploads/public/documents/Planning/Conservation-areas-and-listed-buildings/The-Wycombe-Local-List-of-Architectural-and-Historic-Significance.pdf) and the [Conservation Area appraisals (external website)](https://www.wycombe.gov.uk/pages/Planning-and-building-control/Conservation-and-heritage/Conservation-and-Heritage.aspx#DynamicJumpMenuManager_1_Anchor_2)

If you are unsure whether your property / site contains a non-designated heritage asset, please use our [Environmental Specialist Advice service (external website)](https://www.wycombe.gov.uk/pages/Planning-and-building-control/About-our-planning-service/Planning-and-building-control-services-and-fees.aspx).

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

## 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)](http://buckscc.maps.arcgis.com/apps/webappviewer/index.html?id=4b37c160dbe54f8e85f9e1b3dec50af9). 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)](https://historicengland.org.uk/listing/the-list/), search by postcode, site name or listing number (if known).

## 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)](https://www.wycombe.gov.uk/pages/Planning-and-building-control/About-our-planning-service/Planning-and-building-control-services-and-fees.aspx).

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