

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 checked="" 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 checked="" type="checkbox"/>

2. Site address

6 HIGH STREET NORTH STEWKLEY BUCKS LU7 0HH

3. About your development

Does your development site include: (please tick all that apply)	Yes	No
A listed building ?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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.

6A HIGH STREET IS A FORMER LIBRARY CONVERTED TO A DWELLING HOUSE IN 2010 INCLUDING EXTENSION AND GARAGE TO REAR
THE PROPERTY IS NOT LISTED
IT IS AN EARLY 19TH CENTURY BUILDING, ORIGINALLY THE OLD BULL AND BUTCHER PUBLIC HOUSE. THE BUILDING ITSELF IS UNREMARKABLE BUT IS LOCATED CLOSE TO LISTED BUILDINGS

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?

END OF TERRACED FRONTAGE WITH OLD COACH ACCESS BETWEEN NOS 6 AND 8 HIGH STREET NORTH
BRICKWORK FACADE, FLAT ROOF PROJECTING BAY WINDOWS AT GROUND FLOOR, LOW PITCHED SLATE COVERED ROOF AND PLAIN CLAY TILED ROOF TO REAR PROJECTION.
WINDOWS ARE ALL UPVC FRAMED

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 BUILDING ITSELF IS NOT PARTICULARLY OF ANY HISTORIAL OR ARCHITECTURAL SIGNIFICANCE IN ITS OWN RIGHT BUT IS LOCATED IN A TERRACE CONTAINING MORE ATTRACTIVE ARCHITECTURE. IT IS ALSO CLOSE TO ST MICHAELS CHURCH, A GRADE I LISTED BUILDING

The adjoining dwelling, No 8 is a three storey townhouse (1831) and Nos. 7 and 11 High Street North located opposite the site are Grade II listed buildings and their character and design illustrates Stewkley's vernacular character.

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 REAR OF THE BUILDING WILL BE EXTENDED PARTLY SINGLE STOREY WITH A TRADITIONAL STYLE GLAZED ROOF BUILT ADJACENT TO THE EXISTING SINGLE STOREY ELEMENT. INTERNALLY, THE STAIRCASE WILL RISE UP WITHIN A NEW TWO STOREY EXTENSION OFF THE REAR WALL OF THE ORIGINAL DWELLING.

THE INTERNAL CONFIGURATION WAS ALTERED SIGNIFICANTLY IN 2010 BUT DOES NOT MEET THE CURRENT OWNERS REQUIREMENTS AND THE INTERIOR WILL BE REMODELLED. THERE ARE NO INTERNAL FEATURES OR MATERIALS THAT ARE OF ANY HISTORIC SIGNIFICANCE. THE FRONT DOOR ENTERS STRAIGHT INTO THE LOUNGE AREA WHICH IS NOT IDEAL. THE INTENTION IS TO FORM A PORCH EXTENSION BETWEEN THE TWO BAY WINDOWS AND TO REPLACE THE FLAT ROOFS OVER THE BAYS, WITH A SLATE COVERED PITCHED ROOF, EXTENDING RIGHT ACROSS THE BAY WINDOWS AND INFILL EXTENSION

8. Relevant Planning History

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

10/02527/APP - Conversion of ground floor from D1 to residential use. Single storey side and rear extension. Detached double garage with first floor storage

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?

IN TERMS OF ITS SETTING WITHIN THE CONSERVATION AREA, THE PRIMARY IMPACT WILL BE THE ALTERATIONS TO THE FRONT BAY WINDOWS AND ENTRANCE DOOR.

THE INFILL EXTENSION IS SMALL AND USES LITTLE BRICKWORK, BUT THE BRICKWORK WILL BE MATCHING THE EXISTING IN TERMS OF COLOUR, TEXTURE AND LAID IN A FLEMISH BOND TO MATCH THE MAIN HOUSE.

THE EXISTING FLAT ROOF BAY WINDOWS ARE UNATTRACTIVE WITH A FLET COVERING. THE ADJACENT DWELLING AT NO. 8 HIGH STREET NORTH, HAVE SLATE COVERED PITCHED ROOFS OVER THE PROJECTING BAY WINDOWS AND THE USE OF SLATE WITH LEAD ROLL HIPS IS CONSIDERED TO BE APPROPRIATE IN SELECTION OF MATERIALS AND WILL NOT HAVE A DETRIMENTAL IMPACT ON THE ASSET OR ITS SETTING.

THE REAR SINGLE STOREY EXTENSION WILL BE PREDOMINANTLY GLAZED, KEEPING THE VISUAL ADDITION AS LOW IMPACT AS POSSIBLE. THERE IS CURRENTLY A 2M HIGH BRICK GARDEN WALL BETWEEN THE SIDE YARD AND VEHICULAR ACCESS AND THIS WILL BE REBUILT AS AN EXTERNAL WALL TO THE EXTENSION WITH ONLY A MINIMAL INCREASE IN HEIGHT, SO THE APPEARANCE WHEN VIEW THROUGH THE COACH ENTRANCE WILL NOT BE SIGNIFICANTLY DIFFERENT

THE TWO STOREY PROJECTION WILL SEE A CONTINUATION OF THE DUO-PITCHED ROOF OVER THE CURRENT REAR ADDITION AND THE DEPTH OF PROJECTION IS ONLY ABOUT 2.4M. THE ROOF WILL HAVE A NATURAL SLATE COVERING TO MATCH THE MAIN ROOF.

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 FRONTAGE OF THE BUILDING WILL BE IMPROVED BY REMOVAL OF THE TWO FLAT ROOFS OVER THE BAY WINDOWS AND REPLACED WITH A SLATE COVERED PITCHED ROOF, MORE IN KEEPING WITH THE VERNACULAR STYLE OF THE SURROUNDING BUILDINGS.



No 6 High Street North

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 \(external website\)](#).