

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 type="checkbox"/>

2. Site address

31A Nearnton End Swanbourne Buckinghamshire MK17 0SL

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.

House at 31A Nearton End Swanbourne, Buckinghamshire is located within the Swanbourne Conservation Area, the property itself is not listed and is not classified as a heritage asset.

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?

Existing house is a single storey brick house, with clay wall hung tiles and concrete roof tiles. The houses directly to the left and right are single storey. The houses further down Nearton End are two storey. Listed buildings nearby include Numbder 35, Nearton End and Brise's Farmhouse.

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.

N/A

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 proposed works include remodelling of existing layout and extending the ground floor of the property at 31A Nearton End, Swanbourne, Buckinghamshire MK17 0SL. The height of the extension sits within the height of the existing building. Materials proposed are brick to external walls, concrete roof tiles and PPC Aluminium/timber windows.

8. Relevant Planning History

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

12/01675/APP- Demolition of existing garage and erection of outbuilding to facilitate garage, utility room and log store.

Decision- Approved

18/03340/APP- Demolition of existing dwelling and proposed replacement dwelling.

Decision- Approved

22/03947/CPL- Certificate of lawfulness application for proposed installation of 20 Solar Panels (PV)

Decision- Certificate Issued- Propose Dev't

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?

There will be no significant impact on the Swanbourne Conservation Area with the proposed works. The Material palette is matched to the existing building on the site, the height of the building is kept within the single storey height of the existing building, the existing garage is extended forward, with the proposed elevation line set back from the existing front street elevation. The proposal does not conceal or omit any heritage features or characteristics of the area.

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 existing building is not a heritage asset, it sits within the Swanbourne Conservation Area. The proposed works will improve the architectural quality and sustainability of the dwelling at 31A Nearton End, Swanbourne, Buckinghamshire MK17 0SL.