

# 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:

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

## 2. Site address

Burcott Lodge, Burcott, Leighton Buzzard, LU7 0LZ.

## 3. About your development

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

According to Buckinghamshire's Heritage Portal online, the property is partially in the Archaeological Notification Areas, which reads "Post-medieval fishponds and site of 17th century manorhouse of Burcott".

There are 4 assets listed on the site;

- 1) Landscape record 0110602000 - Burcott House  
: "Site of former seventeenth to nineteenth century gardens at Burcott House, recorded in historic documents." However, it is noted that "no vestiges of garden remain (B1)".
- 2) Monument record 0110600000 - BURCOTT HOUSE  
: "Historic records of seventeenth century house, demolished in the nineteenth century."  
There are recent planning approvals on partial building retrofit works on the existing Burcott House, however this planning application does not seek to alter the house itself.
- 3) Monument record 0110601000 - FISHPONDS AT BURCOTT HOUSE  
: "Two possible sixteenth to nineteenth century fishponds known from field survey.  
2 OBLONG FISHPONDS WITH HIGH EMBANKMENTS REMAINED AFTER BURCOTT HOUSE WAS DEMOLISHED, C19."  
The ponds are located to the south west of the Burcott House, and to the north west of the existing manege, where new PV solar panels are being proposed to be installed. The fishponds are not proposed to be altered, and would be left as existing.
- 4) Place record 0280000000 - WING PARISH  
: The site is part of Wing parish.

**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?

Burcott Lodge comprises a residential dwelling together with a range of stables and grazing land extending into approximately 4.2 acres. The property is located to the south of Burcott, 7 miles to the northeast of Aylesbury. The current house is built in 19<sup>th</sup> century after demolition of the original manor house from 17<sup>th</sup> century, which was appurtenant to principal manor at Wing.

**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 most significant of all the monuments on site seems to be the fishponds from sixteenth to nineteenth century as the original Burcott House and the garden have been demolished or altered in nineteenth century. However, the fishponds do not have any particular protected status nor designation.

**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 planning application proposes installation of stand-alone PV solar panels in an existing manège.

**8. Relevant Planning History**

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

- Refused on 18/06/2018  
17/03582/APP | Change of use of stable block to annex  
<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?keyVal=OW80CWCLKV700&activeTab=summary>
  
- Approved on 02/08/2021  
01/01021/APP | Erection of stables  
<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=0101021APP>
  
- Approved on 31/10/2022  
22/03661/APP | Householder application to replace two existing windows with a single window on south first floor elevation  
<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=RKILI3CLGQE00&previousCaseNumber=0014PTCLBU000&previousCaseUpn=000766269313&activeTab=summary&previousKeyVal=0014VRCLLI000>
  
- Approved on 04/05/2023  
23/00865/APP | Householder application for alterations to ground floor windows and extension of boot room  
<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?keyVal=RRISLFCLLEL00&activeTab=summary>

**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 proposal is not seeking to alter the aforementioned fishponds, leaving them in tact.

**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 proposal would not affect the aforementioned fishponds.

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