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**

|  |
| --- |
| Quaker Barn, 1 Oving Road, Whitchurch, Buckinghamshire, HP22 4JF |

# **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.

|  |
| --- |
| The Gate Posts in question are entry to the address above accessing two (Grade 2) listed buildings, known as:  1. Quaker Barn (Historic England Ref: 1124318) Barn. Dated 1794 on beam. Timber frame with whitewashed brick infill to west, weatherboard cladding to east, and gable to road mostly rebuilt in brick. Rubble stone plinth, old tile roof. 3 bays. Central waggon entry, 2-light casement to left Raking queen post trusses with braced tie beams. Included for group value.  and 2. Quaker Farmhouse (HE Ref: 1310736) House. Late C16-C17, altered. Left bays have restored timber frame with brick infill and rubble stone plinth. Right bays are re-cased in red brick. Gables and rear have rubble stone to ground floor and timber framing above, the rear with first floor jettied on beam ends. Old tile roof, brick chimneys to gables and centre. 2 storeys and cellar, 4 bays. Front has irregular C20 leaded casements, the right bay with one oriel window to ground floor and 2 above. Central C20 door in gabled timber porch. Steps down to cellar below left bay. U-plan extension to right incorporates outbuilding dated 1786, and is of brick with some timber framing and rubble stone. Rear, to Market Hill, has 3-light wooden casements to ground floor and irregular leaded casements to first floor, that in second bay old. Interior: ground floor room to left of central chimney has moulded cross beams, moulded wooden cornice, and heavy chamfered joists. This room also has fireplace with moulded stone jambs and moulded wooden lintel in the form of a very shallow 4-centred arch with carved spandrels. Fireplace in room above also has moulded stone jambs and wooden lintel. Bays to right have heavy plain cross beams and joists. Staircase has shaped splat balusters to upper landing. |

# **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?

|  |
| --- |
| See item 4 above for construction materials.  The following historical grade 2 listed building that sits opposite the Gates (i.e. on the other side of the oving road) are the School House (HE Ref 1310748) House. C16, altered c.1860-70, possibly by George Devey, in picturesque style. Timber frame with thin brick infill, roughcast and rendered to south and east. W. gable has ground floor of coursed rubble stone, and external rubble stone chimney stack with 2 C19 diagonal brick shafts. Rebuilt brick chimney with 'V' pilasters to right. Old tile roof. 2 storeys, the upper floor jettied to south and east with C19 moulded fascia board masking bressumer, and C19 moulded wooden cornice below eaves. 2 bays. Late C19 diamond leaded casements, 3-light to ground floor left and first floor, 4-light to ground floor right, the lower windows with transoms. First floor projects to east over entrance loggia of timber posts, and has 2-light casement to south and canted oriel window to east. Door below in E. end is flush-panelled with top lights. Interior: ground floor fireplace at E. end has moulded stone 4-centred arch with moulded spandrels. Moulded spine beam |

# **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.

|  |
| --- |
| Please see items 4 and 5 above as they are the entries in the historic england records in relation to the buildings.  There is nothing of significance in relation to the gates posts other than they were originally used for larger/heavier gates as it was a working farmhouse/barn. |

# **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.

|  |
| --- |
| The original gates posts situated on the boundary between the Oving Road highway and 1 Oving road are rotten and require replacement as a matter of health and safety and to stop any potential damage to the boundary heritage wall.  The poposed work are to replace (like for like) the existing posts with new oak posts (to match the surroundings) of same size and height) such that apart from new oak posts the appearance and size are similar to existing. |

# **Relevant Planning History**

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

|  |
| --- |
| Not in relation to the fence posts, to the Barn had a renovation around 2009 as follows:  07/01095/APP  07/01959/ALB  11/01489/APP  11/01490/ALB  09/01103/APP  09/01104/ALB  07/01096/ALB  07/01957/APP  All proposed works are external boundary wall related (Gate posts) |

# **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 poposed works will have little or no impact to the asset but will secure and preserve the asset for future years.  Justification is that the old posts are rotten at the base and take the weight of the gates. |

# **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 new oak posts will complement the barn conversion, which is the closest building to the position of the gate posts.  Other than the appearance of new posts, the public wont see any other difference. |

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).

# 