

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 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

Limetree House
Bryne Lane
Padbury
MK182AL

3. About your development

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

Lime Tree House is Grade II (List entry Number: 1231851)

The main recorded characteristic being the S.E frontage: House is of Late C18-early C19. construction with chequer brick, slate roof, toothed brick eaves, flanking chimneys. Fine gauged brick heads to windows, Two storeys. S.E. front of three bays, sash windows. Central six panelled door with semicircular radiating fanlight under wire porch with arched lead roof. The rear of the property comprises a modern 2 storey addition in common brick added in 1917, and a lean-to corridor with access door and WC. A single storey link connects to an adjoining barn, which has been converted internally to provide accommodation.

An addition was made to the SE frontage in 2014 when a crumbling lean to was replaced with a two storey extension hosting a bathroom and boiler house. Care was taken to maintain quality and style of brickwork including toothed brick eaves. The house was previously the farm house of Limetree Farm, but was separated in th 1980s when a modern farm house was constructed

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?

With the C18 drainage of the valley between Padbury and Buckingham and the construction of a bridge over Padbury Brook for the turnpike from Winslow (now A413) The orientation of Padbury changed.

Prior to that time. The main route from Stoney Stratford was along the side of the valley down to the 'County Bidge' at Ox Lane and thence to Buckingham and Oxford. Bryne Lane probably constitututed part of the old route.

With the transportation of recycled timber from redundant warships and other materials by canal (now gone), Padbury had a period when brick buildings predominated at the northern end of the village.

The C19 agricultural depressions meant that (apart from railway property), development of building stock slowed. This accounts for the high percentage of surviving thatched properties Limetree House seems to mark the end of the early C19 prosperity. The next door property ,which fronts on to Main St, is thatched College Farm. Bryne Lane now has a number of older properties but a preponderance of C20 propertiearms. The house has a walled garden to the front with mature trees and a paved yard at the rear.

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.

Lime tree house is significant not only for how it looks, but for the significance it has as a record of the various stages of Padbury history.

It has changed and adapted over the centuries. The present house occupies the curtilage of an older LimeTree Farm house. It has a pre-tudor (stone-lined) cellar which therefore must have been part of that previous house.

It has been added to over the years, and has had parts removed, such as milking parlour which was situated in the current yard. There is a pump accessing a spring, which at one time was designated the village pump.

In the 'Kings England' by Arthur Mee, there is description of a civil war skirmish in Padbury, and when the barn was being reconfigured as accommodation, musket ball were found embedded in the wattle and daub walls.

Because of the limitations imposed by the thickness of the ships timbers used in joists, transverse water pipes are not used, so three boiler systems are required.

Limetree house is reputed to have had the first fixed bath in Padbury, in the 1917 rear 2 storey extension.

Limetree house has been adapted over the years by incremental changes in order to maintain its relevance while striving to Preserve its 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.

It is intended to install solar panels on the roof as per the plans provided. These are removable and do not impact the existing fabric

8. Relevant Planning History

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

- **Single storey lean to extension and internal alterations.**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 14/01727/ALB | Received: Thu 12 Jun 2014 | Validated: Mon 30 Jun 2014 | Status: Consent Granted

- **Single storey lean to rear extension.**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 14/01726/APP | Received: Thu 12 Jun 2014 | Validated: Thu 26 Jun 2014 | Status: Approved

- **Fell No.1 Cypress**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 14/00425/ATC | Received: Thu 13 Feb 2014 | Validated: Thu 13 Feb 2014 | Status: Approved

- **Amendments to 99/0146/ALB to increase the height of the extension and to raise the floor level**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 00/02473/ALB | Received: Tue 17 Oct 2000 | Validated: Wed 25 Oct 2000 | Status: Consent Granted

- **Works to Lime tree and felling of Sycamore tree**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 00/00559/ATC | Received: Mon 06 Mar 2000 | Validated: Mon 06 Mar 2000 | Status: Approved

- **WORKS TO LIME AND SYCAMORE TREE**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 00/00347/ATC | Received: Sat 01 Jan 2000 | Validated: Sat 01 Jan 2000 | Status: Withdrawn/Not Proceeded With

- **Two storey side extension**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 99/00146/ALB | Received: Fri 01 Jan 1999 | Validated: Fri 01 Jan 1999 | Status: Consent Granted

- **Two storey side extension**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 99/00145/APP | Received: Fri 01 Jan 1999 | Validated: Fri 01 Jan 1999 | Status: Approved

- **SATELLITE TELEVISION DISH**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 94/00721/ALB | Received: Sat 01 Jan 1994 | Validated: Sat 01 Jan 1994 | Status: Consent Granted

- **LEAN-TO STORE**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 89/01311/ALB | Received: Sun 01 Jan 1989 | Validated: Sun 01 Jan 1989 | Status: Consent Granted

- **ALTERATIONS AND EXTENSION**

Lime Tree House Bryne Lane Padbury Buckinghamshire MK18 2AL
Ref. No: 89/00996/ALB | Received: Sun 01 Jan 1989 | Validated: Sun 01 Jan 1989 | Status: Consent Granted

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 effect on the Limetree House will make it a more environmentally viable property as discussed in the National Planning Policy Framework chapters 14 and 16

The property was built in an era when insulation and consideration of pollution from fossil fuel were of little or no concern.

Although the occupiers make considerable efforts to counter the inherent problems of C19 design and construction this can not be completely successful without adopting C21 technology. This is of particular importance as owner of the house is disabled and significant adaptations have been made which entail high utility costs.

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?

Click or tap here to enter text.

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 \(external website\)](#).