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**

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| Holywell Cottage, 50 Worminghall Road, Ickford, Aylesbury, HP18 9JD |

# **About your development**

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| --- | --- | --- |
| **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.

|  |
| --- |
| House/Cottage – Listed entry Number: 1118215  As defined in the listed buildings record:  Cottage. Late C17. Timber-framed with colourwashed plaster infill. Thatched roof with thatched lean-to at right. 2 bays, 1½ storeys. Left hand board door, 2-light casement to its right and one light right hand casement. Small left-hand eaves dormer. Flanking stacks.  Listing NGR: SP6497207673  Additional comments:  Little further history is known about the specific building origins or historical references to this specific building.  Village context: In the “Village of Ickford Neighbourhood development plan” (November 2019), this property is mentioned by name, however only quoting text from the Official listing Paragraph 1, page 26 of the report which provides no further history or context to the property. |

# **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?

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| The cottage is painted white plaster infill panels with exposed timber frame. Historic panel infills are constructed of a mixture of brick and lime mortar infil & wattle and daub infill. The Single storey extension is a later addition to the original structure and according to surveys is contructed of Witchert painted white.  The cottage is set back from the main road (Worminghall Road), but visible from the highway. There is a driveway running from front to back of the cottage and is situated on the side of the witchert single storey extension (visible on right from road/front).  The property has a thatched roof across the width of the front facade and across the historic structure at the rear. Later extensions have either tile or slate tile roofs with the adjoining corridor between old and new buildings at rear consisting of a flat roof.  The property has a small patio to the front with a hedge for privacy between the cottage and road. A small pedestrian footpath leads from the roadside to the front door. There is a second external side door accessible from the drive-side into the cottage. There are no listed properties adjacent to the Cottage but there are a number in the village.  Immediately to the right of the property is a detatched modern property (Approx. 1990s). A row of Modern detatched properties are on the opposite side of the road to the cottage set back from the roadside.  At the rear of the property there is a garden area. There is a single storey small extension c1960s, rendered and painted white with blue slate pent roof at the top of the drive which is connected directly onto the historic building’s witchert extension. There is a second c1960s single storey extension to the rear of the property with hip roof, the building is rendered and painted white and features two sets of double doors into the garden and a single window facing down the garden. There is a small flat-roof corridor with windows on each side connecting the historic building to this modern extension. At rear of the property boundary there is a recent modern newbuild development. |

# **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.

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| The main aspects if significance of this property making it of special interest is the materials and style of contruction. This unimposing cottage nestled between various modern properties exudes a descreet charm nodding to the village’s history. There is a small oven/kiln to the rear of an inglenook off the central room of the house on the ground floor this is at the base of the stack seen to the left of the property as viewed from the road, the kiln is not a visible asset from any public aspect. The asymmetry of the façade of the house to the public aspect also adds to its charm. The properties windows in the historic structure are all mismatched and once again, this lack of uniformity nods to a charming and humble history.  The cottage is painted white plaster infill panels with exposed timber frame. Historic panel infills are constructed of a mixture of brick and lime mortar infil & wattle and daub infill. The Single storey extension is a later addition to the original structure and according to surveys is contructed of Witchert painted white.  The cottage is set back from the main road (Worminghall Road), but visible from the highway. There is a driveway running from front to back of the cottage and is situated on the side of the witchert single storey extension (visible on right from road/front).  The property has a thatched roof across the width of the front facade and across the historic structure at the rear. Later extensions have either tile or slate tile roofs with the adjoining corridor between old and new buildings at rear consisting of a flat roof. |

# **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.

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| Addition of traditional Terracotta Chimney Pot to existing chimney stack to ensure requirement of 1.8m clearance can be achieved after rethatch to allow for future safe use of fireplace. |

# **Relevant Planning History**

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

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| Unsafe Chimney Stack removal - PP-12778949  Work to garden: 23/03930/ATC  By previous owner:  90/02423/APP – Detached dwelling - Approved  90/02424/ALB – Two storey extension to cottage - Withdrawn  87/02281/APP – Erection of dwelling and garage - Approved  No others known. |

# **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?

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| The addition of a red clay pot and cowl is not deemed to affect the significance of the heritage asset or character of the property in any significant way. The addition of the pot does not require any original historic fabric of the building to be disturbed. The front aspect of the cottage will remain unchanged except from the silhouette of the left stack (as viewed from the road) having an addition of a plain pot with bird guard cowl, this is common for properties of this age and style in the area. |

# **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?

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| There will be little minimal change or benefit in relation to revealing the significance of the heritage asset, but it is felt that the style proposed would be more in keeping with the overall character of the property and would sit more naturally as these are the old yellow coloured tiles used anywhere around the property. |

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).

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