

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

Paddock View, 15c Little Horwood Road, Great Horwood, MK17 0QE

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 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.

Back in 2016 our property (Paddock View, 15C) was developed to create a separate unit of accommodation from the heritage Asset (Downey Cottage, 15). Prior to this our property was originally the double garage of Downey Cottage and then more recently an Annexe to the cottage.

Paddock View, 15C Little Horwood Road is situated in the Conservation Area (CA) of Great Horwood.

Back in 2016 when our separate unit of accommodation was created it was deemed this did not alter the setting or harm the significance of Downey Cottage which is a listed building and a thatched cottage, and there was neutral impact on the character and appearance of this part of the conservation area.

In 2019 a single storey side extension was approved to Paddock View, as the house is set well back from the public footway it was considered to have no detrimental affect on the character and appearance of the conservation area and causing no harm to the significance of the heritage asset.

In 2023 we started the application process to apply to build on top of the single storey extension, however the owners of Downey Cottage commented that a rear extension would be preferable and they would support this, hence the withdrawal of previous application and re-submission of this. We recognise there are important glimpsed views between these dwelling into the countryside beyond and by amending our plans to develop at the rear of the property this will have no affect on the view out into the countryside behind Downey Cottage. The first floor raised roofline to create additional space is on the opposite side of the house to affect any views of Downey house, or neighboring properties as well, due to Paddock View being set back further from the road.

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?

Downey Cottage, 15 Little Horwood Road, is a grade II listed building situated within the Great Horwood Conservation Area. The rectilinear thatched cottage which is positioned gable end onto the road has exposed timber framing and white washed brick and render infill panelled exterior elevation and is understood to be of a 17th century date, altered and extended in the 19th century.

To the eastern side of the application site runs a grass access track that gives access to a paddock situated to the north of the site, which lies adjacent to but outside the conservation area.

Paddock View is almost comparative in scale to the historic host building, (Downey Cottage) and is considered to be set well back in the grounds to the rear and side of Downey Cottage, and that of other neighbouring properties 17-19 which are also grade II listed buildings, that whilst visible in views of the listed building from the highway is however located sufficiently distant from Downey Cottage not to be otherwise be considered to be harmful to the setting of this listed building or even that of the neighbouring listed property. As such when also taking into account the form of Paddock View and the materials it built of which is renered brick painted to white, the house as existing is believed to maintain the character and appearance of this part of the conservation area. This future development would be in keeping with the current character of the house.

The proposed work is to the rear of our property, so again very limited in terms of visibility from neighbouring properties.

Properties on Little Horwood Road vary in style and design, from semi detached houses to listed thatched cottages.

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.

Downey Cottage is a Grade II listed building, first listed in 1984.

Listed as Garryboy on the National Heritage List for England bays nearest road have timber frame with diagonal braces, whitewashed brick and plaster infill, stone and brick plinth. 3rd bay part refronted in whitewashed brick. Similar brick extension of 2 bays to north. Thatched roof over all, brick stack to south of centre. 1½ storeys. E. front has paired barred casements to 3 centre bays, those to first floor in thatch, 2 to ground floor right with segmental heads. End bays have single barred casements to ground floor only. Lobby entry has C20 whitewashed brick porch with segmental roof. Another entry with C20 door in right-hand bay. C20 single storey extension with flat roof to right.

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.

Double- storey rear extension & small side elevation to roofline to 1st floor to create extra bedroom space.
Please see attached drawing for further information relating to scales and materials which will match existing. There are no changes to boundaries.

The proposed extension is to the rear of the property with negligible visibility from the street, therefore deemed to have limited impact on the setting of the conservation area.

8. Relevant Planning History

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

19/00614/APP

16/03146//APP

12/00356/APP

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?

Given the nature of the proposal being to the rear of the property we do not feel there is any likely impact on the setting of the conservation area or impact on the listed building.

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?

Limited impact to the heritage asset as the property is set far back and proposed work is to the rear. No views will be harmed and the building is set back a long way from the little Horwood road.

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 \(external website\)](#).