

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 type="checkbox"/>
Planning Practice Guidance: conserving and enhancing the historic environment	<input type="checkbox"/>
Relevant Local Plans	<input type="checkbox"/>
Conservation Area Character Appraisal (if available)	<input type="checkbox"/>
Buckinghamshire Landscape Character Assessment	<input 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 type="checkbox"/>
Other (please state): Click or tap here to enter text.	<input type="checkbox"/>

2. Site address

Dorton House Dorton Bucks HP18 9NG

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 type="checkbox"/>	<input checked="" 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.

Dorton House Listing no. 1124266.

Early C17, including the internal and external structure and fabric, fixtures and fittings and finishes and its immediate setting (statutory designated heritage asset - listed Grade I).

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?

The mansion, originally constructed around 1626 and built for Sir John Dormer, would have reflected a typical Jacobean style country house of the era. Constructed over two storeys in a half H shaped plan, with the two eastwards projecting gable fronted wings enclosing the entrance courtyard.

The house underwent significant alterations in the C18 including alterations to windows and a stucco render.

After removal of the stucco in the C19 it features red brick walls with ashlar quoins and plinth, a parapet with a stone string course and coping, and tiled roofs with large octagonal brick chimneys.

A picture from 1832 and photographs from 1904 both show the chimneys as considerably shorter than their current height. The heritage building surveyor

believes that they were likely to have been full height when originally built, although we have no evidence of this.

Other listed buildings in the surrounding area include St John the Baptist Church (1158465), Stables Block (1311471), Garden Cottage (1124267) and the old walled garden (1332807)

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.

Dorton House is a historical and architectural important building considered significant because of its age, built form and architectural style and detailing. It has a visual and hierarchal shared importance with other buildings in its immediate setting that once formed the historic country estate of Dorton Park, including the Church, Stables and remnant of a walled garden and cottage. This group of buildings alongside the village setting are significant due to their individual character and historical and architectural importance and because of this collective group value centred around the country house.

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 or services should be provided.

The proposed works will be to take down and rebuild 12 individual chimney stacks that are deemed beyond repair, due to their angle of lean and level of damage to the bricks and mortar.

Removed bricks will be photographed and numbered as part of the removal process. Where possible these bricks will be used in the rebuilding and we will source bespoke matching replacements where they are too damaged to reuse.

The taking down of the 12 chimney stacks has been approved by the Heritage Officer, Jenny Martin, as emergency works and this work has commenced.

8. Relevant Planning History

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

Recent applications include;
24/00691/ALB – retrospective listed building consent for emergency works to Stable Cottage
23/03823/APP – approved planning consent to install entrance gates

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?

Short term impact will be the presence of scaffolding and the visual impact taking down on the affected chimney stacks.

Once the work is completed the proposed works should help preserve the chimneys as a feature of this historic 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?

They will make the chimneys safe, remove the lean and repair weathered and damaged surfaces, improving safety and appearance.

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 \(external website\)](#).