

HERITAGE STATEMENT

**The Old Bakery
XXX
XXXX
Bedfordshire. LU6 XXX.**



Gable-end c. 19th addition as viewed from road Old Bakery

FOR

Mr X

Prepared by:

Mr X
BSc. (Hons)
Cambridge University Cert. Conservation Historic Buildings

Marketing by:

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CONTENTS

	Page No
Introduction and Synopsis	3
Report Format	4
Situation and Description	5
External and Internal Photographs	7
Location Plans	13
Executive Summary	14
Heritage Statement	15
Local Authority/County Council Search	17
Historic Background – Maps Research	18
Other Sources	21
Summary Upon Reflection	23
Appendices	26
Scope of work and Limitations	28

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INTRODUCTION

QUALIFICATIONS AND EXPERIENCE OF THE PERSON/S PREPARING THE REPORT

XXX

BSc, MSc, FB Eng, FRICS,
Certificate in Historic Building Conservation from Cambridge University

XXX

BSc. (Hons.) Cert. Historic Building Conservation (University of Cambridge)

The company has Membership of VAG (Vernacular Architecture Group) and Membership of SPAB (Society for the Protection of Ancient Buildings).

SYNOPSIS

In the National Policy Planning Framework Section 12. Conserving and enhancing the historic environment, there is a requirement for applicants to include a heritage statement as part of their application for works affecting a heritage asset. The relevant paragraph is reproduced below.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

A heritage impact statement is the product of a structured heritage impact assessment process. This makes sure that the significance of the historic asset is taken into account in the development of proposals for change. It is a core part of the design process, which tests whether the proposals for change are appropriate by assessing their impact on significance.

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REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

GENERAL/HISTORICAL INFORMATION

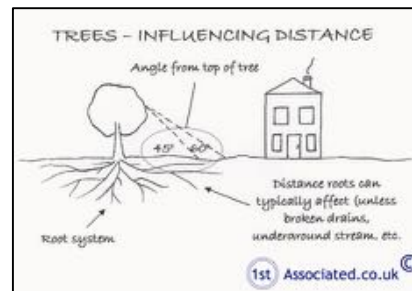
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate, they are to convey or emphasise a point. We certainly would not expect you to carry out work based upon the sketches alone.



Influencing distance of trees

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

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SITUATION AND DESCRIPTION

The Old Bakery at XXX is situated on the X road, formerly X, between X and X and in the parish of X, Aylesbury Vale District. X is one of two hamlets, X being the other, which along with X make up the parish.

Historically the area was one of farms and associated cottages on each side of the road with the c.19th Baptist church situated on a side road to the west. Maps up to the mid c.20th indicate the area being significant in fruit growing and it is only in the recent past that the majority of the trees have been removed, the land fronting the road infilled with housing with paddock land behind. The area was noted for production of Damsons used for jam production and the skins used as a dye for garments. Although the older farmhouses and cottages, mostly modernised, can be identified there is no longer a rural feel to the area but one of a suburban nature. It should be noted that Aylesbury Vale District Council have not created any conservation areas within the parish which indicates they do not consider the area has the special architectural or historic interest to justify one or more conservation areas recognising any special character. Pevsner, p.293, notes Edlesborough as 'A straggling village with several associated hamlets and much indifferent c.20th housing, no break between it and Eaton Bray across border.

The Old Bakery is regarded as an historic asset and was listed in 1984 and is one of nine grade two listed buildings in the hamlet, there is one Scheduled Monument also.

The description of the Old Bakery shown in the listing is reproduced below:

XXX The Old Bakery - - II

House. C17, altered, and extended C19. 2 centre bays have weatherboarding over timber frame, the ground floor of N.W. wall rebuilt in chequer brick. Thatched roof with central chimney of C20 brick. Early C19 bay at street end is of red and vitreous brick with old tile roof, C20 red brick and tiled extension to far end. 1^{1/2} storeys. C20 barred wooden casements. N.W. front of centre bays has 2-light casements to ground floor left and in thatch, 3-light casement to ground floor right, and central board door. C19 bay has C20 glazed and barred door with flat hood on shaped brackets, the gable end with bowed oriel window to ground floor and 2-light casement above.

Listing NGR: XXX

Within the curtilage of the Old Bakery is the timber barn for which permission to demolish and replace with a dwelling is to be sought. Buildings of merit within curtilages of historic

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assets are often made reference to in the official listing. There is no reference to any outbuildings in the description of The Old Bakery. The inclusion of The Old Bakery on the National Heritage List for England affords protection in that any works that may affect the character of the asset or its setting require permission from the local planning authority in the case of grade 2 assets. There is no reason given for the inclusion of the building on the list, only since about 2005 have explanations been given, but it was likely that at the time it was included owing to the oldest part of the building being dated from c.17th.

Records from Aylesbury Vale District Council show six previous planning applications, of which two were from before the property was listed. The planning history is shown below:

PROPOSED SINGLE STOREY REAR EXTENSION Ref. No:XXX | Status: APPROV

INSTALLATION OF A BOW WINDOW Ref. No: XXX | Status: APPROV

REMOVAL OF PART OF EXISTING BOUNDARY WALL TO FACILITATE CONSTRUCTION OF NEW CROSSOVER AND DROP KERB ONTO X ROAD (AX). ALTERATIONS TO FRONT BOUNDARY WALL. Ref. No: XXXX/APP | Status: Householder Approved

REMOVAL OF PART OF EXISTING BOUNDARY WALL TO FACILITATE CONSTRUCTION OF NEW CROSSOVER AND DROP KERB ONTO X ROAD (AX). ALTERATIONS TO FRONT BOUNDARY WALL. Ref. No: XXXX | Status: Listed Building Consent

ERECTION OF DETACHED STABLE/STORAGE BARN Ref. No: XXXX | Status: Approved

DEMOLITION OF OUTBUILDINGS Ref. No: XXXX | Status: Listed Building Consent

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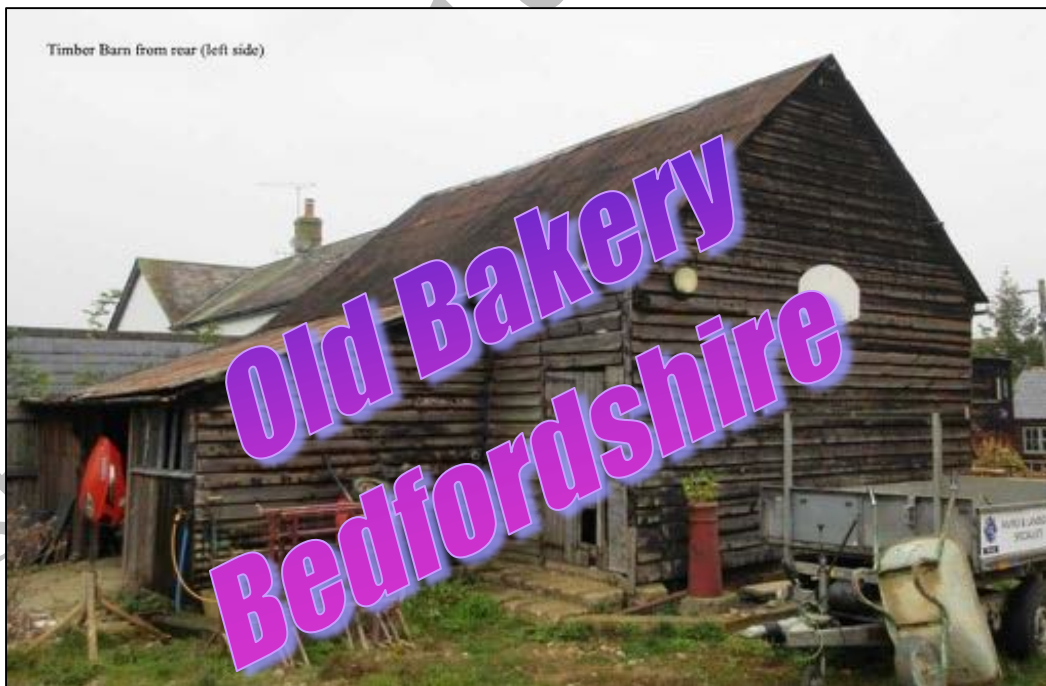
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EXTERNAL PHOTOGRAPHS



Timber Barn view from front (road side)



Timber Barn from rear (left side)

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View of Timber Barn from rear showing outshut



View of barn from front left side

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Detail of brick rubble plinth of Timber Barn



Timber Barn View towards road from left

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Historic external ironwork extant on timber barn

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INTERNAL PHOTOGRAPHS



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Internal view of Barn showing two floor levels and steps between

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LOCATION PLANS

**Old Bakery
Bedfordshire**

Location of XXXI (from OS 1:50000) Old Bakery within area circled in red

**Old Bakery
Bedfordshire**

Map of XXX hamlet, part, within XXX parish,

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EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so when considering the historic development of a property, so it is important the Report is read in full.

The Heritage Report for the Old Bakery, XXX is produced following a Heritage Assessment of the historic asset, buildings within its curtilage and having regard to its setting.

This is in accordance with the requirements of Section 12 paragraph 128 of the National Planning Policy Framework.

The timber barn to the side and rear of the Old Bakery is not a historic asset in its own right but is within the curtilage of the listed asset and is thus afforded protection from unauthorised works affecting the historic asset.

Situated in the hamlet of XX, parish of XX, the barn and the Old Bakery have been subject to adaptation over time both before and after being listed in 1984. The original purposes of the buildings have long been redundant along with its rural setting having been lost to infill with modern housing replacing the traditional orchards.

Whilst the barn is largely in its original form, little remains of any historic fabric and whilst forming part of the area's industrial past it is not part of the 'street scene' owing to its concealment by high gates and the Old Bakery building.

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HERITAGE STATEMENT

Name of property and its Listing

The Old Bakery, XXX Grade 2
XXX
XXX
XXX
Bedfordshire
LU6 XXX

History and Development

The Old Bakery and associated outbuildings are shown as being in existence from the early Ordnance Survey maps. The historic asset is effectively made up from three distinct periods of building and has undergone much change both externally and internally. The building is orientated gable-end to the road, that portion being from c.19th. The central portion, part weatherboarded and thatched is the oldest part of the building, c.17th with the section furthest from the road, of one and half storey in height being relatively recent but before the inclusion on the list.

The timber barn situated behind and to the side of the historic asset was surveyed to establish what remains of the historic fabric. The barn was most likely associated with whatever business was conducted from the historic asset; probably for storage of produce or flour on one level, the lower level used as a cart shed. There are outshuts with catslide roofs at the front and rear of the barn across approximately 2/3rd of the width of the barn. It is quite possible that the outshut at the front is contemporary with the barn; the rear outshut appears to have been added at a later stage. Historically, by reference to the old maps, it is apparent that there were other buildings on the site which may have been related to whatever business that was conducted at that time. Owing to the extent of fruit orchards in the parish they may well have been packing houses or storage facilities. Equally if at the time there was a bakery on the site then a requirement for storage of sacks of flour would have been necessary. A complex of mills was developed in XXXX in the c.19th for grinding wheat for flour. We understand that historically there was more land attached to the site than the c. two acres currently; possibly up to ten acres.

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What remains of the original fabric of the barn is vestigial; some door ironmongery and a few internal timbers appear to be historic along with parts of the brick and stone plinth on which the barn was set. The corrugated roof may be a replacement for an earlier thatch roof but as corrugated iron was used from the first part of the c.19th it may be a like for like replacement. The internal roof structure and stud work to the elevations is modern, machined softwood and the external horizontal, feather-edge weatherboards are also softwood and are replacements. The front and rear doors of the barn may well be original but are both in a poor state of repair.

Whilst the presence of the barn within the curtilage of the historic asset does inform the setting, its original function is redundant. Additionally, the general poor state of repair and lack of historic fabric is not conducive to restoration.

Map Resources

The report forms two parts, the first of which is the Heritage Statement. In this we identify the significance and any areas of special interests of the subject building. We carry this out by way of an historic evaluation, where we:

- 1.) Carry out a visual inspection of the property (non-intrusive).
- 2.) Research records:

Historic information resources investigated

- 1.) Historic maps at Cambridge University Library
- 2.) Historic maps online NLS
- 3.) VCH (Victoria County History)
- 4.) Pevsner Buildings of England Buckinghamshire
- 5.) Royal Commission for Historic Monuments Buckinghamshire Vol.2

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LOCAL AUTHORITY RESEARCH

Aylesbury Vale District Council (Online)
Buckinghamshire County Council (Online)

Specialist Information

Historic England publication; Adapting Traditional Farm Buildings

National policies taken into consideration

National Planning Policy Framework

Visit to Local Authority

None undertaken

County Council Resources

Historic Environment Record

Scope of work and limitations

These are set out within the Limitations Section at the rear of the report.

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HISTORIC BACKGROUND – MAPS RESEARCH

Maps

**Old Bakery
Bedfordshire**

Extract from 1887 OS Map

**Old Bakery
Bedfordshire**

Extract from 1880 OS 25 inch map

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Old Bakery Bedfordshire

Extract from 1899 25 inch OS map

Old Bakery Bedfordshire

Extract from 1955 OS six inch map

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Go View Ordnance Survey Maps

We have looked at OS maps taken from Go View Ordnance Survey database, reference: XXX.

Finally, we would advise the quality of Ordnance Survey maps do vary to some degree and also, their availability in different areas has limited our research.

Other Maps

Deed maps

None found

Parliamentary Enclosure Act Map 1857



Extract from 1857 Enclosure Act Map XXXX Parish

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Conclusion from survey map research

The historic maps consulted show that the building referred to as The Old Bakery and associated buildings were recorded back to the time of when the parish was enclosed. The general scene through the c.19th and through much of the c.20th was of a scattered settlement with much land close to and on both sides of the road given over to fruit production.

OTHER SOURCES

Historic Photographic Record



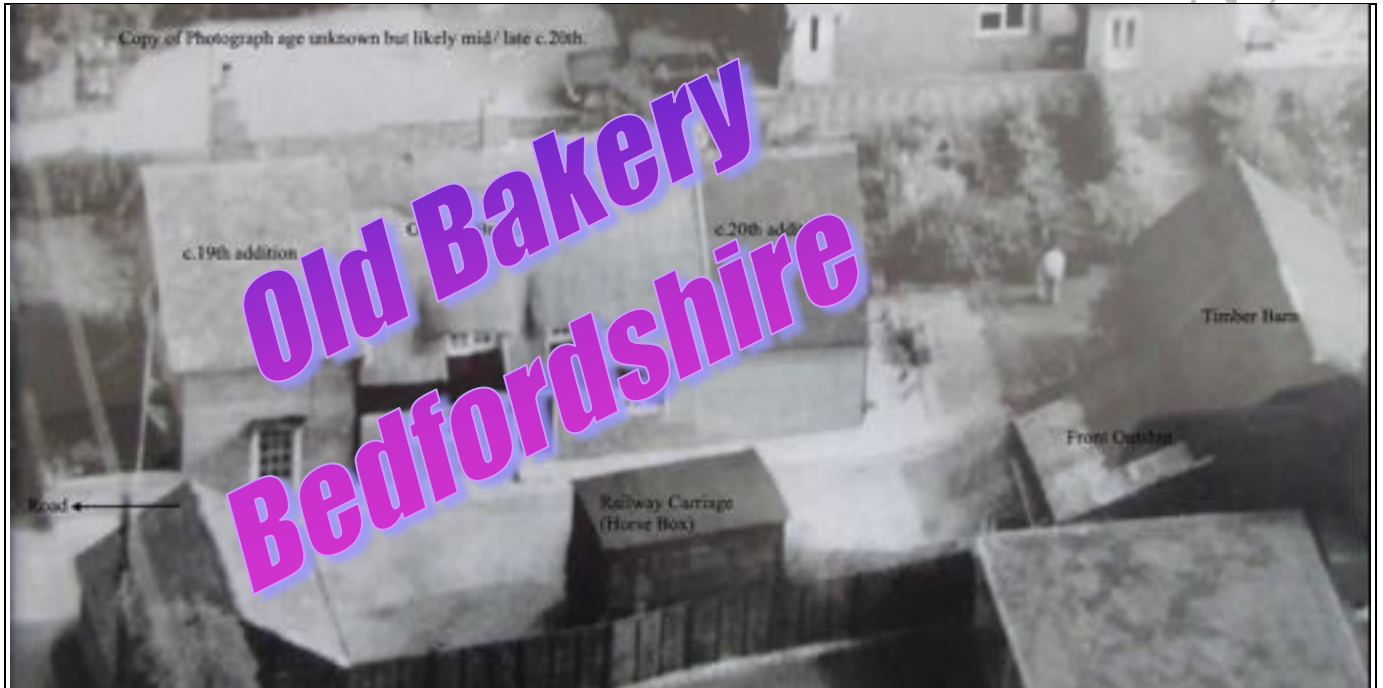
The Old Bakery in 1984 from east

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Copy of Photograph age unknown but likely mid/late c20th

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2009 View of Barn from road, Old Bakery to left

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing the second or third draft when we have had time to reflect upon our research and thoughts on the property and proposals and we would add the following in this instance:

The timber barn within the curtilage of the historic asset, The Old Bakery, is the subject of an application for demolition and replacement by a house, the design of which is to be informed by that of the barn. As previously mentioned the setting of the historic asset has since the middle of the c20th changed markedly from one of an essentially rural nature, the properties having mostly some relationship with agriculture or horticulture. The removal of the orchards, replaced by infill development, has led to the historic setting being lost. The inception of conservation areas in 1968 came too late for XXX to be protected from the development which has left the nine Listed Buildings, all Grade 2, and one Scheduled

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Monument in the hamlet, sporadic and in the case of the Old Bakery much changed in the recent past and before.

Whilst the timber barn is in scale and plan largely unchanged, the outshuts may be later additions, there is little of the historic fabric extant. It may be possible to use some of the timbers and metalwork within the replacement structure but that would be largely cosmetic rather than structural.

English Heritage advice on traditional farm buildings is that they are assets and make an important contribution to landscape character and local distinctiveness. The style of at the Old Bakery barn is not unusual and is found in much of lowland England as one used in c.19th smallholdings. The original purpose of the barn no longer exists and its current use is not related to agriculture. The barn could be restored but that would require a ground up re-construction resulting in a pastiche of the original but without an economic use.

Positive conservation of historic buildings, whether protected or not, will allow change to ensure they can continue to contribute to their setting wherever possible. If owing to lack of historic fabric and overall condition that is not possible then a sympathetic alternative solution should be sought.

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We would ask that you read the Heritage Impact Statement and contact us on any issues that you require further clarification on **0800 298 5424**.

XXX BSc. (Hons.) Cert. Historic building conservation (University of Cambridge).

For and on Behalf of
XXX Limited
Independent Chartered Surveyors
XXXX

This Report is dated: XXXX

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APPENDICES

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RESEARCH REFERENCES

Online references:

<http://www.british-history.ac.uk/rchme/bucks/vol2/pp106-111>

<http://www.british-history.ac.uk/vch/bucks/vol3/pp350-361>

<https://historicengland.org.uk/listing/the-list/list-entry/1117909>

http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1024&index=91

<http://www.pastscape.org.uk/default.aspx>

<http://archive.historicengland.org.uk/>

<https://www.historicengland.org.uk/>

<http://www.imagesofengland.org.uk/>

<https://ptes.org/campaigns/traditional-orchard-project/orchard-network/info-by-region/buckinghamshire/>

Printed Publications

Pevsner, N., Williamson, E. 1994. *The Buildings of England, Buckinghamshire*. London: Penguin.

Royal Commission for Ancient Monuments. 1913. *An Inventory of the Historical Monuments in Buckinghamshire*, London: HMSO.

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SCOPE OF WORK AND LIMITATIONS

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement date XXXX and relates to the Heritage Statement.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

VISUAL INSPECTION

When we carried out the visual inspection the property was used as storage for tools and equipment. The survey to identify extant historic features was conducted from the ground and as such it was not possible to inspect as close quarters any elements at high level.

TIME LIMIT

1. The physical survey was conducted over part of one day XXX.
2. It was not possible owing to time constraints to visit the county archives office, however both county and district records were accessed through their respective websites.
3. Further research was conducted at Cambridge University Library and Map Room.

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