



**THE WHEATSHEAF PROJECT**  
**2/3 High Street, High Wycombe**

**REPORT ON STAKEHOLDER ENGAGEMENT**

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Wheatsheaf Stakeholders v.2

## Introduction

The Buckinghamshire Historic Buildings Trust (BHBT) was set up in 1983 to help find a future for historic buildings at risk in the County. In 1984, it secured the purchase of 49 High Street, Amersham, now the town's award-winning museum. In 1993, it fully restored Birds Cottage in Milton Keynes. For over quarter of a century, it has assisted many other Heritage at Risk projects with grants and advice.

In 2016, Wycombe District Council's Conservation Office brought No. 2/3 High Street, Wycombe ('The Wheatsheaf') to the Trust's attention. We have now invested **£150k** over **three and a half years** in acquiring, managing and developing plans for the future use of this fascinating and important medieval timber-framed building,

Over that time, we have reached out to and worked with over 200 individuals representing over 80 organisations to build:

- A robust Building Preservation Trust with expertise to deliver this project
- A highly competent team of conservation professionals
- An intimate understanding of the fabric and significance of the Wheatsheaf
- Strong working relationships with key policy-implementing/influencing bodies in High Wycombe
- A solid partnership with our proposed anchor tenant
- Bridges with a local network of community organisations and groups
- Connectivity with businesses and future suppliers
- Buy-in and consensus among residents
- Support from funders

This report highlights points on the journey of our Wheatsheaf stakeholder engagement programme.

*The building is clearly a gem.*

Sarah Nicholson, Principal Development Control Officer, WDC



Wheatsheaf Stakeholders v.2

## Engaging with Trustees

To tackle the Wheatsheaf Project, BHBT recognised it needed to transition from a small grant giving body to an effective and ethical property developer/manager. In 2016, with advice from Stone King, a new flexible governance structure was introduced, operations modernised and a Project Manager employed.

The Trust has matured as owner and landlord of 2/3 High Street, with first-hand experience of meeting all the challenges and complexities that involves – negotiating and renewing leases, liaising with neighbours over maintenance, taking out insurance, applying for 100% rate relief. In particular, the Trust has built a relationship of trust with our tenant, who as occupier has acted as our ‘eyes and ears’. We are now comfortable managing a Grade II property.

In developing the Wheatsheaf plans, Trustees have been keen to take on supportive advocacy roles or tasks, using expertise and influence where appropriate (see Panel) with decision-makers. (See Panel). Individual trustees have voluntarily taken on specific tasks such as producing financial models and a long-term business plan, developing our website, carrying out extensive research or liaising with local organisations such as the Wycombe Society.

Trustees have met 11 times since acquisition to agree and refine the strategy for developing 2/3. Mindful of risk, trustees have always guided the Project Manager with prudent and constructive advice and direction, whilst at the same time maintaining enthusiastic support to help drive the process forward.

In response to grant success:

*Excellent news James, well done. One step nearer the dream, and hopefully to be aided by the High St regeneration and historic trail, so all fingers crossed*

....

*Yrs Hugh.*

*Cllr. Hugh McCarthy*



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### TRUSTEES

- Dr James Moir, Chair: Former Director of UK Association of Building Preservation Trusts
- Sir Henry-Aubrey-Fletcher, Vice-Chair: Lord Lieutenant of Buckinghamshire
- Edward Copisarow: Former CEO of Children with Cancer UK
- Hugh McCarthy: Wycombe Councillor
- Cherry Aston: Chilterns Conservation Board
- Marian Miller: Heritage consultant and former Conservation Officer
- Bill Chapple OBE: County Councillor
- Rory Cullen: former Head of Building, National Trust
- Chris Howell: former corporate finance partner, Coopers & Lybrand
- Roger King: District Councillor
- Catherine Murray: former Conservation Officer

### Engaging with Property Professionals

During the 10 months it took between November 2016 and September 2017 for BHBT to become owner, the Trust explored various options for acquiring the building.

Early advice suggested a myriad of challenges - Grade II listed building, empty for two years, 'land-locked' site, poor physical condition, lack of information on past planning and building history, unclear party wall responsibilities, status of flying freeholds, lack of fire risk assessment, Low EPC rating, occupying tenant, VAT elected, insurance risk, limited permitted use.....

So, on each step of the way, the Trust has engaged with local professional firms – solicitors, estate agents, valuers, architects and surveyors, taking advice on tackling the above risks. Early indications suggested a repair cost in the region of £450-500k (plus fees and VAT).

The key outcome of the negotiating process was a back-to-back agreement whereby Wycombe District Council purchased the building and granted it on a 125-year lease to the Trust.

*I would be pleased to provide the valuation you require and I am quite familiar with the building having acted for the previous tenant of 2 High Street for many years. It is a shame the building has been left vacant for so long ...*

Philp Mawby, Duncan Bailey Kennedy



Wheatsheaf Stakeholders v.2



#### ADVISORS

- Mark Robertson, Drysdales: lease terms
- Philip Mawby, Duncan Bailey Kennedy: valuation
- Tom Littler, Aitcheson Raffety: value of lease
- Peter Wilder, Deriaz Slater: vendor's solicitor
- Andrew Townsend: Conservation Architect: initial costings
- Adrian Prior, Lycetts: insurance cover
- Harvey Shulman, GH Canfields LLP: solicitor for purchase
- Barry Braim, Clive Owen LLC: VAT advice
- Mark Ellinger: contractor: feasibility
- Rob Baker, Press & Starkey: quantity surveyor



## Engaging with the Local Authority

**Wycombe District Council** has been a key partner throughout the process. Without WDC, we would not have identified 2/3 as a potential project. The Conservation Officer, Sarah Oborn was instrumental in bringing the building to the Trust's attention. Subsequently, she was extremely helpful in agreeing opening up works and commenting on and guiding the Trust's plans. Sarah Nicholson helpfully provided a position statement (issued 18<sup>th</sup> April 2017) on the planning opportunities for the building.

Without WDC, we would not have been able to acquire the building.

Our Trustee, Cllr Hugh McCarthy, brokered introductions to key personnel. Charles Brocklehurst pioneered regeneration of the Old Town through the opportunistic RRUF (Recycling Retail Units Fund) intervening to buy properties and lease them out once refurbished. 2/3 High Street forms part of his energy and vision.

Further synergy has been generated by WDC succeeding in Rd 1 of the Future High Streets Fund, submitting its bid in March 2020. BHBT's plans for 2/3 fit like a glove with the wider strategic regeneration to transform the Old Town. BHBT is now working with the re-shaped Council, since its merger with Buckinghamshire County Council.

*'WDC is not acquiring the property for investment purposes but to assist in facilitating BHBT goals by freeing up more of the trust's funds for the refurbishment, rather than these having to come from existing resources.'*

Charles Brocklehurst



Wheatsheaf Stakeholders v.2

Dear Dr Moir

2-3 High Street, High Wycombe: Architectural Heritage Fund Bid

The Council is fully supportive of your proposals for the re-use of this building, which will form a key part of a planned 'heritage cluster' at the western end of the historic High Street. The aim being to create a magnet, by animating a collection of heritage buildings (the Guildhall, Little Market House, The Antelope PH, 2-3 High Street), which will draw Eden footfall out into the 'Old Town'.

We wish you success with your bid.

Yours sincerely

**Cllr Katrina Wood**  
Leader of the Council

### WYCOMBE DISTRICT COUNCIL

- Hugh McCarthy, Councillor and BHBT Trustee
- Charles Brocklehurst, Major Projects and Estates Executive
- Sarah Oborn, Conservation Officer
- Bob Daniels, Estates Service Manager
- Adrian Thompson, Solicitor
- Sarah Nicholson, Principal Development Control Officer
- Steve Broadbent, Councillor, Regeneration
- Sue Robinson, Communications Officer
- Jacqueline Ford, Economic Development Officer
- Penelope Tollit, Head of Planning & Sustainability
- Alison Pipes, Building Control Manager

## Engaging with the Heritage Research Community

We have spent money and much time getting to know the building.

Displays produced from the In-depth research conducted by our Trustee, Marian Miller has been shared with the Bucks Local History Network (5/10/19) the Bucks History Fair (16/11/19) and through various talks, e.g to the Heritage Trust Network conference in Hull (2017) the Bucks Archaeology Society. (2/11/19) and at the Oxley Conservation Day (13/11/19).

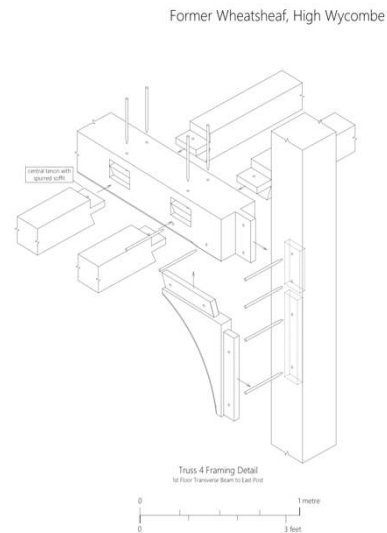


Building investigations have been carried out, involving two phases of recording and three phases of carefully revealing historic fabric by removing twentieth century boarding. Detailed recording of the frame means that we now understand that the building once had a presence on Church Square, as well as the High Street.

The most exciting discovery was through the results achieved by commissioning dendro-dating from Dan Miles. He managed to establish the building was constructed in **1399**. The results were published in *Vernacular Architecture* (2019).

Dear Marian,  
I heard that last Saturday's lecture on the Wheatsheaf pub was excellent...we are wondering if you would you please be kind enough to give a similar presentation to our society in Marlow next year?

Pam Knight, Marlow History Society



### HERITAGE RESEARCH COMMUNITY

- Dr James Moir, BHBT: heritage statement
- Marian Miller, BHBT Trustee: research
- Luke Robinson, contractor – stripping out (Phase 1)
- MDJ Building Services, contractor: stripping out (Phases 2 & 3)
- John Moore Heritage Services: recording (Phase 1)
- Ross Cook, Archaeodamus: recording (Phase 2)
- Dan Miles, Oxford Dendrochronology Lab: dendro



Wheatsheaf Stakeholders v.2

## Engaging with the High Wycombe Society

The Society, whose aims include encouraging people to love and cherish the town of High Wycombe, influencing the protection and enhancement of the built heritage as well as stimulating public interest and care of the history and character of the town, has proved to be a critical and generous supporter.

Having spent many years lobbying WDC to save the building, there was initially (and entirely understandably) some suspicion of BHBT's motives as an 'out-of-town' organisation stepping in, but the Chair, Jackie Kay, very quickly reversed opinion by seeing it as an opportunity to solve one of the town's enduring challenges.



When the dating of the building was being undertaken, the Society brilliantly took up the baton and decided to engage with the town by running a 'Guess the Date' competition at the Pann Mill Open Day (12/5/2019) and at subsequent events such as its Film Night (17/5/19) and Wycombe Sound Day (24/5/19). Jackie was interviewed on Wycombe Sound radio and members commented on the project on Facebook. Nearly 100 entries were submitted and Mary Woodman won the prize, a bottle of champagne donated by a BHBT Trustee, and an exclusive tour of the building. She wrote an article that was subsequently published in the Society's newsletter.

The Society has regularly featured updates on progress in its newsletters, bulletins and through the Bucks Free Press; BHBT is truly grateful for the continuing exposure this gives to the project. The Project Manager also presented an update to the February 2020 meeting of the Society's Planning Group.

*I would just like to say that the High Wycombe Society welcomes the news contained in the Wycombe District News article and wishes to offer support in any way it can to BHBT in their new venture.*

Jackie Kay, Chair



Wheatsheaf Stakeholders v.2

# THE HIGH WYCOMBE SOCIETY *newsletter*

NUMBER 192

SUMMER 2019

## 1399 and all that

WHEN WE first drew attention to the plight of No.2 High Street, we knew it was something special in need of some tender loving care, but we didn't know just how special. The peeling paint and other signs of neglect were causes for concern so we breathed a sigh of relief when we heard that the Buckinghamshire Historic Buildings Trust (BHBT) had leased the building, and we were pleased to learn that they had invited expert dendrochronologists to determine the date of its construction. We leapt at the chance to run a mini-competition at our Pann Mill Open Day in May where visitors to the Society stall were invited to guess the date discovered by the expert analysis. It led to many interesting conversations.



## THE WYCOMBE SOCIETY

- Stuart King – President
- Jackie Kay – Chair
- Tony Mealing – Conservation Architect
- Chris Woodman
- Mary Woodman
- Heather Morley
- Brian Tranter
- Malcom Connell
- Colin Hingston
- Robert Hutton
- Andy Cole
- Tony Hatton



## Engaging with Building Conservation Professionals

Developing a solution for 2/3 has seen the Trust engaging with, and building a highly qualified team, each with a wealth of individual experience in restoring historic buildings such as Buckingham Palace, Clarence House, Blenheim Palace, Hagley Hall, the Old Royal Naval College at Greenwich, the Victoria & Albert Museum, British Museum, Lincoln College Moor Park, Knole and so on.

Having spent many hours getting to grips with the complexities of the Wheatsheaf, a very elegant architectural solution has been devised, minimizing impact on the historic fabric.



**SFKconsulting**  
structural engineers • historic building specialists



*This is an exciting project and what increasingly looks like a very special building.*  
Richard Oxley



Wheatsheaf Stakeholders v.2



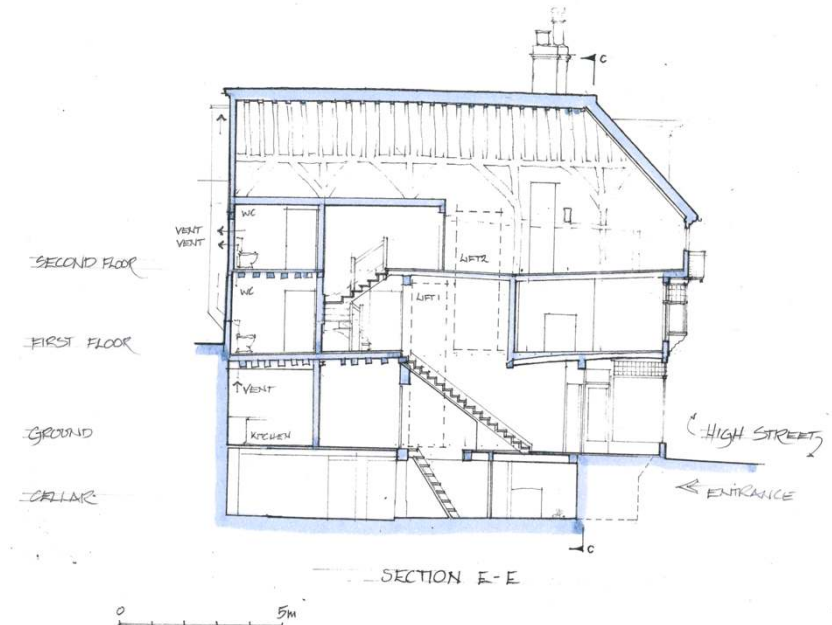
Giles Quarme Architects

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**BLAIR THOMPSON**

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BUILDING SERVICES  
CONSULTING ENGINEERS AND  
PROJECT MANAGERS  
ENERGY MANAGEMENT  
CONSULTANTS



### BUILDING CONSERVATION

Richard Oxley, Oxley Conservation: surveys, tender  
Natasha Brown & colleagues, Giles Quarme Associates: architectural services  
Richard Swift, SFK: structural engineer  
Ian Walker, Walker Associates: cost consultant  
Artisan Surveys: asbestos survey  
Pete Moore, FRaMS: fire engineer  
Mark Page, SSC: sound engineer  
Bill Pedder: party wall surveyor  
Adrian Thompson, Blair Thompson: M&E consultant

## Engaging with Potential Users

During the acquisition phase, BHBT made some early advances to potential users: two cafes were looking to relocate to the town centre and, when the Trust was exploring residential use upstairs, Henley Healthcare Investments Group and the National Autistic society were sounded out as to whether there would be an appetite for social housing.

BHBT then commissioned Barker Langham (the team pictured right) to produce a viability study (published in August 2019 and part funded by a grant from the AHF) to analyse and propose realistic options for the re-use of 2/3.

Through a mix of interviews, focus groups, conference calls and online surveys, the consensus was that the building should be 'preferably community focussed ensuring public accessibility and an active frontage'. The process of stakeholder engagement was instrumental in steering the Trust away from commercial usage and residential conversion upstairs, towards a model that combined retaining a vibrant street presence and making key spaces available for community use.

Of the three key options identified, the Trust was most keen to pursue Option 2. The ground floor will be used as a cocktail bar where customers can also drop in during the day for coffee, business meetings, etc., the first floor providing more intimate areas and a speak easy for couples and small groups. The second floor will provide a flexible open space for larger groups. The bar on the ground floor will be operating 7 days a week, and the upper floors will be used by the cocktail bar only on Thursday, Friday and Saturday nights.

The anchor tenant would take on the full lease for the ground floor and basement, and rent the upper two floors from BHBT with a license to have exclusive access on these specific three nights. From Sunday to Wednesday, the upper floors would then be available to community groups for other purposes, such as community events and art shows.

*The Wheatsheaf could be a social place that narrates the history of the building and its local context, and where visitors and local communities can regain a sense of pride in High Wycombe.*

Respondent to online survey



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### POTENTIAL USERS

Three options identified

1. Richard Peters – develop a charity to facilitate space for other community groups to use
2. Lewis O'Shea – cocktail bar and community use
3. Buckinghamshire University to re-locate start-ups from current accelerator locations, possibly with investment from Peter Kelly of Softcat.

## Engaging with the Anchor Tenant

Lewis O'Shea approached the Trust having seen this headline from the BHBT article in the Bucks Free Press.



*We are looking for a home for our neighbourhood cocktail bar and any information about the possibility of using your project which is rich with character would be amazing.*

He explained he was keen to work with local community groups and with local breweries, distilleries and non-alcoholic-drink producers. His experience as the bar manager at the prize-winning Lata Lata restaurant in the centre of High Wycombe (which grew out of the Tin Kitchen concept we explored back in 2017) has demonstrated that there is a great opportunity to be leveraged by working with local producers.

Currently, there is nothing similar to a cocktail bar in High Wycombe. The local pub scene is no longer thriving, due to traditional pubs not being able to accommodate and adapt to innovations happening in the alcohol-industry.

Since making contact, BHBT and Lewis have been working closely to develop the concept into a workable partnership. This has included

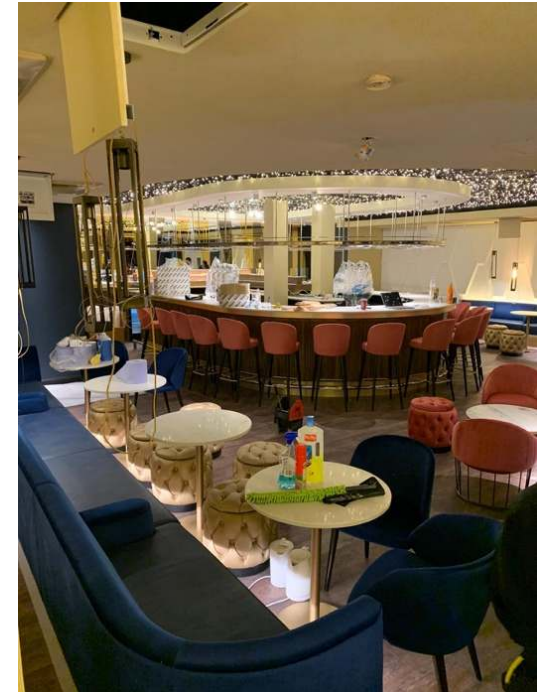
- Signing a Memorandum of Understanding to develop the scheme (Sep 2019)
- Creating initial and revised Business Plans
- PM visiting the Manor, a new cocktail bar being constructed in Aylesbury, with Lewis as PM
- Filming and producing testimonials as a prelude to crowdfunding
- Submitting a Licensing application
- Working on a management plan for the joint partnership

*I think this is a really interesting concept, as it is in line with the historical uses of the Wheatsheaf...such a purpose could have a positive impact on the town centre of High Wycombe and restore a sense of pride.*

Matias Van Puten, Barker Langham



Wheatsheaf Stakeholders v.2



We will also be blending our love of spirit and cocktail history with High Wycombe's rich heritage and showing it off through the stunning Wheatsheaf building that demonstrates the great architectural talent from 620 years ago as well the amazing skill of the teams bringing it back to life.

### POTENTIAL CUSTOMERS (COCKTAIL BAR)

- Students (18-25)
- Young Professional (25-40)
- Theatre-Goers and Local Events

Right: Extracts from the Tenant's Business Plan

## Engaging with Community Groups

From the Barker Langham Study interviews and consultations:

- *Community purposes that entail anything creative, education, anything sensitive to the local social landscape*
- *Art groups that could use the space, they could develop a programme of events that would appeal to 20-40 age group.*
- *Online Facebook groups (High Wycombe: Now & Then) generate a tremendous amount of correspondence. Perhaps there is an opportunity to move the online interest to an offline facility in the Wheatsheaf?*
- *It would be good if the purpose could address social involvement of the local residents. An example could be exhibitions on the different cultures of communities.*
- *There are lots of charity groups that are requiring spaces to organise their programmes*

The synergy between the cocktail-bar/community use dovetails with Lewis O'Shea's vision. He is also actively engaging with local community groups, so as to secure support for his project through a Kickstarter campaign, following the methodology Lata Lata has already put into practice. The strategy has been to involve local residents and other local stakeholders in the development process of the project as early as possible, so as to develop a future customer base, create momentum and secure wide-ranging support for the project.

*Hope all the funds are in place to effect the changes needed...I can give virtual walks and talks in the community space...it would be the stand out building in the High Street (W.Reid, Local Historian and Guide)*

*The possibility of leasing Wheatsheaf was discussed with a meeting of church leaders at a Love Wycombe planning meeting in 2018. There was strong support for the possibility. (Dr Richard Peters, Lighthouse and Encounter Trust)*

*In order to facilitate public access to the upper floors and to keep in line with the ambition to fulfil a social and community use, the first and second floor can be used as community spaces for various workshops, exhibitions, lectures and other community and heritage events that would enable an interaction between the history of the building and the local community.*

### Barker Langham Report



Wheatsheaf Stakeholders v.2

#### **COMMUNITY PARTNERS AT THE WHEATSHEAF will include:**

- Wycombe Youth action – bartender apprenticeship scheme
- Bucks New Uni – independent movie premieres and art exhibits
- Oasis – meet and greet
- RobsARTT
- Community Impact Bucks
- Wycombe Museum
- Sir William Ramsay school/arts Dept.
- RGS art/pottery dept
- Vibes Community Band
- Wycombe Heritage Arts Trust
- Age UK
- Womens Cultural Arena



## Engaging with Neighbours

At an early date, communication was established with the neighbours at No 4 High Street, 1-1A High Street, 5 & 6 Church Square and The Antelope. We also made contact with former owners of No.5, as we wanted to understand the complex interrelationship of flying freeholds and linked cellars, all having changed over time due to sales and exchanges.

Barker Langham also interviewed owners and tenants of the above properties, which indicated they would be willing to work with the Trust to further mutual needs.

Marian Miller extended her research to these neighbouring properties. The owner of No. 5 was particularly helpful in sharing his deeds, which shed further light on the mysterious 'Annie's Room' – a sealed off space on the first floor of the Wheatsheaf, and now, by donation, re-integrated with it.

Good relations are vital for resolving access, maintenance and party wall issues. As the adjacent properties all form part of the High Street/Church Square offer, the owners were all keen to participate in developing the 'Go Local' Plans (see next)

*Hope the project is going well. I haven't stopped showing people the photos of the outside showing how that shop and site used to look.*  
Owner of No. 5.



Wheatsheaf Stakeholders v.2



*Upstairs in No 5 and Roger Wood, sharing his memories of Nos 5 & 6 in the 1960s*

## Engaging with Local Businesses

The project is developing links with local businesses on three levels.

### 1. The cocktail bar

The cocktail bar will be working with local producers of alcoholic and non-alcoholic drinks and food.

*The aim is world class service and cocktails, locally produced, I believe cocktails are history and culture and working with businesses like Griffiths Brothers Gin, 2H coffee, Vibes steel band and an array of restaurants such as Lata Lata. (Lewis O'Shea)*

### 2. The upper floors

HWBIDCo, representing the town's Business Improvement District has suggested that there would be a demand from over 675 businesses situated within the town centre to be able to access the upper floors for events and meetings.

### 3. The locale

The Barker Langham Report identified that the restoration of the Wheatsheaf could form part of a bigger strategic plan to open up the vibrancy of the area and regenerate the area as a Guildhall Quarter/Heritage District, highlighting the various elements that play a role in celebrating the history of High Wycombe. This would build on the 'Go Local' theme of the Wheatsheaf and seek to encourage other independents to provide an interlinked experience revolving around the theme of locally sourced and produced goods.

We have shared this vision for the regeneration of the High Street Church Square with WDC and it was agreed with the officer leading the FHFS bid that *'we need to be explicit about the links between our respective work and wider regeneration plans.'*

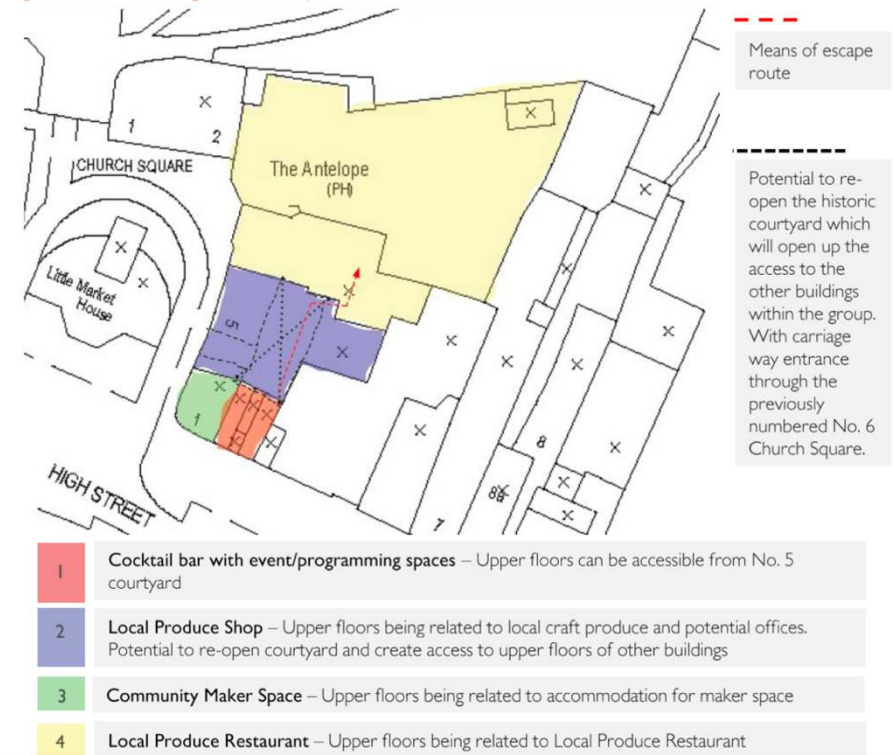
*I welcome the idea of the refurbishment of this property leading to wider regeneration of Church Square*

Sarah Oborn, WDC Conservation Officer



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Figure 11: Towards a large-scale Masterplan – 'Go Local'



## SOME KEY BUSINESSES/ORGANISATIONS CONSULTED

- Chiltern Chamber of Commerce
- HWBID Co
- Griffiths Brothers Distillery
- Rebellion Brewery
- Lata Lata
- Softcat (Peter Kelly)

## Engaging with Residents and Visitors

A consultation by HWBIDco published in 2016 explored how different stakeholders interact with the town and generated the following headlines:

- 85% of respondents wanted more independents in High Wycombe town centre
- 94% of respondents thought that events benefited local people and businesses
- 87% of respondents thought that the town centre should be greener

In promoting an independent business, inviting community groups into the building to stage events and in promoting a sustainable 'Go Local' theme, the Wheatsheaf Project will respond positively to these dominant stakeholder 'needs'.

To generate feedback and test the appetite for the intended use, the Trust has been sharing its plans with the local media, publishing articles in the Bucks Free Press and the Wycombe Society newsletters, through interviews on Wycombe Sound, and at local exhibitions and open days. In December 2018, a window display describing the history of the building and BHBT's plans was installed in the shop front of our empty retail unit. This has attracted the attention of most visitors to the High Street.

The Guess-the-Date competition engaged with some 100 residents in the town. A Facebook post (6/6/18) with a photo of 'a gem easy to miss at window-shopping level', evoked many memories: *'ah...Cyril Roberts photographers. I worked there '71-'77. Loved it! Great old building. Really quaint room with slopping (sic) floors, on top floor at the front. Spent many a time watching hustle and bustle below from first floor bay window.'*

At the Pann Mill Open Day (12/5/219) a teacher from Chepping School reported that children had been sent down into the town and had chosen to do a project on the building. Working with schools will become an important element during and after the construction phase. Another visitor on that day said she had written to the Bucks Free Press about 6 weeks previously, pleading for its restoration.

*Just wanted to say how good the info about the Wheatsheaf looks in the window of 2 High St. Saw it for the first time last night. Great improvement on how it was left before. Jackie Kay*

*Around the corner (from the Market House) is a very shabby looking 500-year old building, which signs say is on the verge of being restored, which will be wonderful news. [www.ianvisits.co.uk/blog/2020/03/04/days-out-of-london-high-wycombe/](http://www.ianvisits.co.uk/blog/2020/03/04/days-out-of-london-high-wycombe/)*

*An independent that is missing from the High Street that I would gladly frequent if executed with love, passion and soul would be a wine bar or wine, cheese and charcuterie bar (Jess McIvor, Beaconsfield School teacher)*



Wheatsheaf Stakeholders v.2



## Engaging with Funders

The Trust has already benefitted from the financial backing of WDC (who purchased the building). Further potential funding (through CIL & s.106 monies) may be forthcoming once the new unitary authority has bedded in. The outcome of the Council's Future High Streets Fund bid will be known in September, and this would embrace the Wheatsheaf Project into the wider regeneration objectives of the town.

The AHF has been a key funder having generously offset £21k of the costs that BHBT have expended on developing the Project by awarding

- a) a Project Viability Grant of £6k which assisted with commissioning the Barker Langham Report
- b) a Project Development Grant of £15k towards the project development costs

Buckinghamshire Historic Buildings Trust was invited to the Architectural Heritage Fund's exploratory meeting in January 2019 after the AHF had been selected to receive money through the Future High Streets Fund. A comprehensive bid for a Transformation Project Grant was submitted in October 2019, but a decision has deferred to the meeting in June 2020.

In the interim period, the Trust has undertaken considerable further development work both regarding the restoration of the Wheatsheaf and building a relationship with the anchor tenant, at a cost of £130k. Success with this grant, combined with the Trust's reserves, will deliver the building's restoration, ready to receive the tenant

The Trust is now completing a package of applications to submit to funding sources listed in the Barker Langham Report and other particularly local, trusts identified through further BHBT research. These focus on *enhancing* the social enterprise/community elements of the project once the capital works are completed; e.g. for specialist equipment, for running programmes with partner community groups, and engaging with 'hard-to-reach' sectors.

*We are looking forward to hearing your ideas and views on how the programme can be tailored to meet your organisations' needs, to deliver eligible projects for our new programme.*

Gavin Richards, AHF



Wheatsheaf Stakeholders v.2



### Earliest surviving secular building in High Wycombe to return to its hospitality roots



#### KEY FUNDERS

- Architectural Heritage Fund
- Garfield Weston Foundation
- Landfill
- Heritage Lottery Fund
- Rothschild Foundation
- Peter Kelly (Softcat)
- Said Foundation
- Mobbs Memorial Trust



## Engaging with .....The Future

The Trust would agree with the Architectural Heritage Fund that it was not quite ready when its application was first considered in December 2019 to undertake the capital project and that more development work was required. Knowing that the second round would occur in June 2020 provided a focussed window of opportunity to advance the project development work to a new state of readiness.

As can be seen from this document, BHBT has travelled a long way since becoming acquainted with the Wheatsheaf, building strands of engagement with all the relevant communities. Over three and a half years these relationships have had time to mature in a very measured and constructive way. We believe we have worked as hard as we possibly can to 'bed' this project into the fabric of the town. We feel we have now laid all the foundations for delivering a truly excellent and inspiring project.

Whilst we recognise the absolute need to continue our stakeholder engagement programme (which will transition to a more targeted approach once the building is operational), the Trust, its team and the town are now POISED to deliver this exciting project.

### A NOTE ON COVID-19

The Trust has continued to develop the Wheatsheaf Project in spite of lockdown measures. We will be ready to make a start on construction work in August, if funding is secured. We appreciate that the start date may be delayed if lockdown continues. We also appreciate that a volatile economy will create challenges with crowdfunding and the business plan. The Trust has therefore modelled scenarios based on a longer recovery period for 'social premises' but in the meantime adopting a 'meanwhile' programme to cater for individuals/small groups.

However, we also believe the need will be greater than ever to restore footfall to the High Streets, in particular by offering greater diversity. As a not-for-profit organisation, we believe that, in collaboration with targetted funding programmes, we will be able to deliver sustainable solutions to help restore productivity and engage with communities in innovative and enterprising ways.



*Our high streets are right at the heart of our communities, and I will do everything I can to make sure they remain vibrant places where people want to go, meet and spend their money.*

Boris Johnson

## APPENDIX

List of stakeholders (as at 1/5/20)

Sarah Oborn	WDC Conservation Officer
Peter Wilder	Deriaz Estate Agents
Darren Pape	Aitcheson Raffety
Andrew Townsend	Conservation Architect
Mark Ellinger	Builder
George Walters	National Autistic Society
Charles Brocklehurst	WDC Major Projects & Estates Executive
Sarah Nicholson	WDC Principal Development Control Officer
Philp Norvill	Chartered Surveyor
	Katsura Surveys
Peter Kelly	Softcat
Harvey Shulman	GH Canfields LLP
Mark Beazley	F&C Reit fund (Owner)
Shaun Nixon	Craven Digital
Bob Daniels	WDC Estates Service Manager
Philip Mawby	Duncan Bailey Kennedy
Peter Hogan	
Barry Braim	Clive Owen LLC
Mark Robertson	Drysdale
Adrian Thompson	WDC Solicitor
Tom Littler	Aitcheson Raffety
Richard Oxley	Oxley Conservation
Adrian Prior	Lycetts

David Johncock	WDC
Marian Miller	BHBT
Hugh McCarthy	WDC Councillor
Edward Copisarow	BHBT Trustee
Clive Vergnaud	Stone King Solicitors
Clive Preston	BHBT Treasurer
Steve Broadbent	WDC Councillor (Regeneration)
Sue Robinson	WDC Communications Officer
Peter Marsden	BAS
Members	Buckinghamshire Archives & Heritage Network
Jackie Kay	High Wycombe Society Chair
The Sabans	Tenants of 2A
Mike Dewey	Bucks Free Press and local historian
Adam Brutnell	Artisan Surveys
Tony Mealing	Wycombe Society, Conservation Architect
Rory Cullen	Ex Head of Buildings, National Trust
Chris Howell	Agreed to become Treasurer
Richard Peters	Lighthouse Project
Sharan Uppal	LGPS Solicitors
Chris Woodman	High Wycombe Society
Luke Robinson	Contractor
Mike Jones	MDJ Building - Conservation
Ward & Co	Contractor
Luke Bonwick	Contractor
John Moore	John moore Heritage Services
Dan Miles	Oxford Dendrochronology Lab
Ross Cook	ArchaeoDomus



Mike Olsszanski	Trident Insurance Brokers
Anne Marie Kenward	Buckinghamshire County Council
David Seddon	Haines Watts
Mike Brown	CBS
Ian Walker	Ian Walker Associates
Ann Biggs (nee Wood)	Former owner of No 5
Stuart King	President High Wycombe Society
Jason Grainger	Window Exhibition
Joe Shellard	Wycombe Swan
Dr Laura Leech	Head of HS2 Programme
Heather Morley	Wycombe Society Planning Group
Willie Reid	Wycombe historian
Harvey Coltman	SWOP
Henry Aubrey-Fletcher	Lord Carrington's painting
Rupert Carrington	Owner of painting
Susan Williams-Joseph	WDC Surveyor
Historic England	Archive
Roger, Ann Biggs	Former owner of No 5
Ian, Ann Biggs	Former owner of No 5
Waleed Chaudary	Owner of No 1/1A
Paul Gelernter	Owner of No 5
Tessa Hilder	Grants Officer, AHF
Gavin Richards	Operations Manager, AHF
Darren Barker	Barker Langham
Catherine Murray	Ex CDC Conservation Officer
Kate Pinnock	Consultants
Kate Dickson	Consultant & AHF Trustee

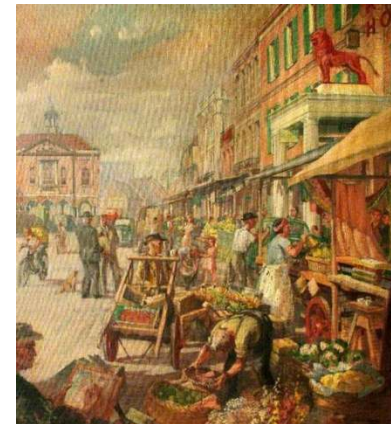


Wheatsheaf Stakeholders v.2

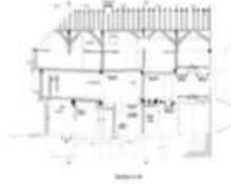
Bill Chapple	Bucks CC Councillor & Trustee
Roger King	Aylesbury Vale DC Councillor & Trustee
Cherry Aston	Chilterns Conservation Board & Trustee
Matias Van Puten	Barker Langham
Mick Lewis	Wycombe Sound
Natasha Brown	Giles Quarre Associates
Miriam Moir	Bucks New Uni and Wycombe Museum
Brian Tranter	High Wycombe Society
Malcolm Connell	High Wycombe Society
Colin Hingston	High Wycombe Society
Lucy Murfett	Chilterns AONB Planning Officer
Eliane Mason	Chiltern Society
Dennie Apt	Barker Langham
Tom Beeston	CEO Chiltern Society
Maddy Baskerville	Wycombe Museum
Simon Keary	Wycombe Heritage & Arts Trust Chair
Mike Chadwick	Chiltern Society Area Co-Ordinator
Melaine Williams	High Wycombe Bid
Nicola Ryall	Chiltern Chamber of Commerce Chair
Ruth Gunstone	Wycombe Arts Centre
Duncan Philips	IHBC Chair SE Branch
Wycombe residents	
Louisa Brandt	Barker Langham
Martin Cherry	Editor Vernacular Architecture
Mary Woodman	Wycombe resident
Alan Power	Wycombe library
Lewis O'Shea	Prospective tenant
Ian Harper	BNU Bucks Development Manager
Florin Ioras	BNU Director of Research & Enterprise
Nick Braisby	Vice-Chancellor BCU

Julian Hunt and Staff	Bucks Local Studies Centre & BAS
Julia Foster	Buckinghamshire Historic Environment Forum
Rub Nawaz	CIL Officer, WDC
David Snoxell	Bucks Archaeological society
Laura Williams	Programme Officer AHF
Louise Stewart	Programme Officer AHF
Robert Hutton	Wycombe Society Planning Group
Paul Latham	Regeneration Practice
Catherine Bull	SPAB
Charlotte Crossman	Regeneration Practice
Sean Lacey	Herbert & Partners
Louise Thomas	Historic Towns and Villages Forum
Julian Cripps	Giles Quarme Associates
Andy Cole	High Wycombe Society Planning Group
Tony Hatton	High Wycombe Society Planning Group
Janet Tully	High Wycombe Society Planning Group
Penelope Tollit	WDC - Head of Planning & Sustainability
Jacqueline Ford	WDC - Economic Development Officer
Gary Wood	SFK
Richard Swift	SFK
Tony Wilks	Building Control
Pete Moore	FRaMS
Bill Pender	Party Wall Surveyor

Andrew Thompson	Blair Thompson
Mandy Hicks	Landmark Lifts
Mark Page	SSC
	Community Impact Bucks - Group Chief
Katie Higginson	Exec.
Martin Deacon	Archivist
Staff	Bucks County Museum
Matt Woolven	Giles Quarme Associates
Malgosia Preston	Giles Quarme Associates
Laura Bellamy	Giles Quarme Associates
Lukasz Kaminski	SFK







**1399:**  
Timber dated  
to this date



**1648-1672:**  
Wheatsheaf  
Tokens

**1690:**  
noted as being a  
'Coffee house'



**1720:**  
Illustration  
1604-1750

**1733-1780:**  
Squire Ownership

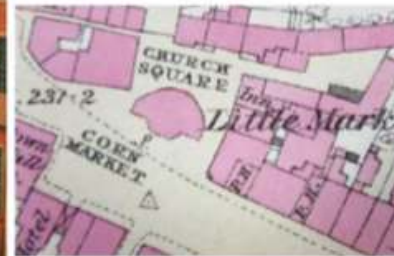


**1780:**  
Wheatsheaf sale  
particular no record  
of sale



**1772:**  
Henry detail  
Brooks sign

**1827:**  
Wheeler



**1849:**  
Map

**1860:**  
Urinal nuisance  
noted in papers!

**1873:**  
Internal  
wc/closet



**1876:**  
Landlocked  
Public House

**1878:**  
Map

**1894:**  
front alteration noted  
following previous  
illustrations & photographs  
of side entrance



**1902:**  
Photo showing bays  
and basement windows



**1903:**  
Fire & Sold  
following fire



**1904:**  
Chemist



**1907:**  
Chemist and  
stationers

**1910:**  
Valuation Map:  
warehouse, show room,  
dark room, double  
fronted shop



**1930:**  
Council's rate book:  
House, shop &  
premises: inc dry  
cleaners, tobacconist &  
photographic studio



**1953:**  
change of  
photographic  
studios' signage

**1960:**  
License change  
rhs shop  
became a  
Ticket agency



**1971:**  
Internal  
alteration

**1973:**  
Listed  
Grade II

**1990:**  
Internal  
alterations  
aluminium  
front window