



COLOINI + LANE

The Studio
19 Bowhill
Bedford
MK41 8EH

T +44 (0)1234 900 100
E hello@coloini-lane.com
W coloini-lane.com

HERITAGE STATEMENT

PROJECT: Proposed works to Wootton Changing Room
ADDRESS: Wootton Changing Rooms, Church Road,
Wootton, MK43 9EU

PROJECT NO: 21181
DATE: MAR 2023



Wootton Changing Rooms, Church Street, Wootton

INTRODUCTION

The client is applying for planning consent for a change of use and minor external alterations to an existing building.

This statement assesses the potential heritage assets at the location. The statement has been written to comply with paragraph 189 of the national planning policy framework (NPPF, 2019) which requires applicants 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.'

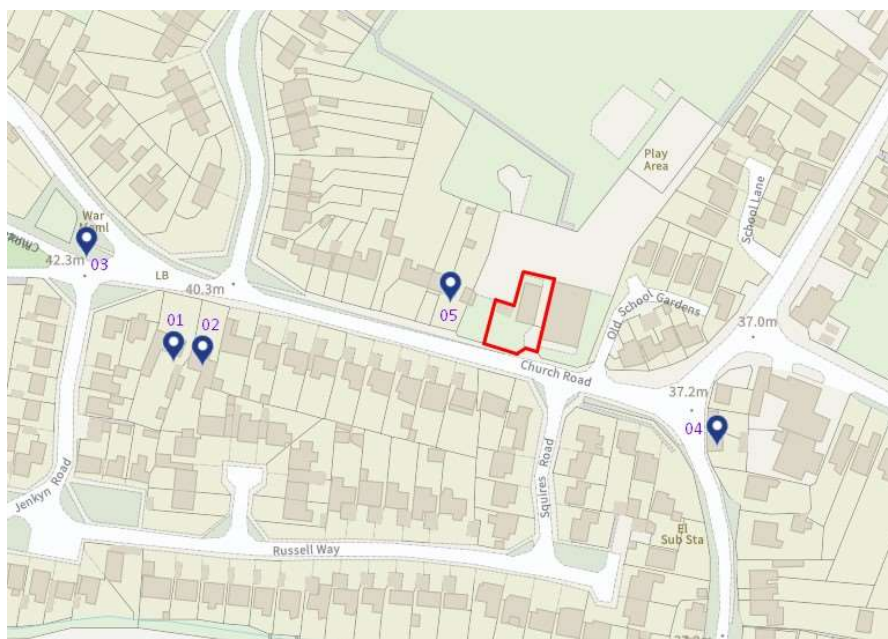
This statement should be read and considered together with the drawings and supporting information accompanying the planning application for the proposed works.

LISTED BUILDINGS

2-8 Church Road, Wootton is grade II listed, list entry number 1277540, and located to the west of the site at Wootton Changing Rooms. The proposed works are to be considered in terms of their significance on any heritage asset that may be affected. The site itself is not within a conservation area.

There are several other heritage assets nearby (listed below), however they are considered to be located a suitable distance away from the proposed works and therefore there will be no impact on the heritage asset.

01. The Pink House (9 & 11 Church Road), grade II listed – List Entry Number 1277532.
02. 7 Church Road, Wootton, grade II listed – List Entry Number 1249238.
03. Wootton War Memorial, grade II listed – List Entry Number 1441878.
04. 3 and 5 Cranfield Road, Wootton, grade II listed – List Entry Number 1277541.
05. 2-8 Church Road, Wootton, grade II listed – List entry number 1277540.



2-8 Church Road, Wootton is grade II listed and described by Historic England below and the full details of the listing can be found in Appendix 1.

34/658 Nos 2-8 (even) - - ii

Terrace of four C18 timber-framed houses with colourwashed brick nogging. Concrete tile roof. One storey and attics. Eight gabled dormers and eight ground floor casement windows. Each house has central doorway.

Listing NGR: TL0065445024

USE AND AMOUNT

The applicant is proposing the change of use from changing rooms and associated store rooms to Sui Generis for kitchen serving hot & cold takeaway food and drinks with associated toilet facilities and store / changing rooms, erection of bin store enclosure and installation of photovoltaic panels to existing roof.

LAYOUT AND SCALE

The proposal predominantly comprises of external works to enhance the character and appearance of the existing building in its current setting. There are no proposed extension works to the existing building. A small timber bin store enclosure is proposed to house 3no. 1100L Eurobins, which in turn will enhance the existing street scene given that the bins are currently viewed from the Church Road. The scale of the works are deemed minor in nature and to not impact on the existing nearby heritage assets.

LANDSCAPING

No additional landscaping works other than what is described on the submitted drawings are being proposed.

APPEARANCE

The materials used to the external elevations enhance the existing building and seek to soften its current, bleak, brick appearance which in turn provides a positive contribution to the immediate area and does not have any significant impact on the existing heritage assets.

CONCLUSION

When approaching the site from the East (Photo 01 – View from East) along the Church Road, the existing building can be seen in general view and the bin store location. The heritage asset, 2-8 Church Road, is partially screened by the existing soft landscaping which is all to be retained. When approaching the site from the West (Photo 02 – View from West) along the Church Road, the existing building can be seen in relation to the heritage asset, 2-8 Church Road, and is again partially screened by the existing soft landscaping which is all to be retained.

We have considered the proximity of the relevant heritage asset listing included in Appendix 1 by Historic England. In our opinion, the proposed works are a sufficient distance away and will not directly affect the architectural or historical features of the existing heritage assets and provide an enhancement to the existing building.

SITE PHOTOS



Photo 01 – View from East



Photo 02 – View from West

APPENDIX 1 – 2-8 CHURCH ROAD, WOOTTON – HISTORIC ENGLAND LISTING

2-8, CHURCH ROAD

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1277540**

Date first listed: **27-Aug-1987**

List Entry Name: **2-8, CHURCH ROAD**

Statutory Address 1: **2-8, CHURCH ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **2-8, CHURCH ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Bedford (Unitary Authority)**

Parish: **Wootton**

National Grid Reference: **TL 00654 45024**

Details

WOOTTON CHURCH ROAD IL 0045-0145 (N. siDe)

34/658 Nos 2-8 (even) - - II

Terrace of four C18 timber-framed houses with colourwashed brick nogging. Concrete tile roof. One storey and attics. Eight gabled dormers and eight ground floor casement windows. Each house has central doorway.

Listing NGR: TL0065445024

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **431345**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 27-Mar-2023 at 15:34:00.

© Crown Copyright and database right 2023. All rights reserved. Ordnance Survey
Licence number 100024900. © British Crown and SeaZone Solutions Limited 2023. All
rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



[Back to top](#)