

Design, Heritage Impact & Access Statement

The Old School House
Calne
Wiltshire
SN11 8JQ



existing photograph from the public highway

June 2026

Introduction

The Old School House is a C19 double fronted 3 storey end of terrace house in Calne, within the Calne Conservation Area. The property is masonry built with a white painted rendered finish, timber sash windows and a slate roof.

The house is currently approached down the Phelps Parade South Service Yard which runs from The Pippin by the side of the newly developed Churchill Retirement Homes and serves as parking and delivery access for Iceland together with other business situated on both Phelps Parade and the High Street, as such the property has a distinct 'back of house feel'. The main entrance to the house is via a security gate with a shared pathway along the south façade which would have been the original frontage of the house but due to the towns later development the approach now arrives at the East Façade of the house as pictured below.

Adjacent to the main house is a raised plinth on which there is part of a relocated Nissen hut. The hut leans against a 2.6m tall brick wall to the site boundary. We understand the storage shed (3/4 of a reclaimed Nissan Hut) and the concrete loading plinth/bay on which it stands was erected by Trotman and Son Limited circa 1970 when they moved their hardware operation from the shop on the High Street to The Pippin. There has been no maintenance carried out on the Shed since 2009. As such it is much dilapidated - the inside ceilings are damp and falling away, revealing the metal roof structure which is seriously corroded and separating away from each other. The structure is no longer sound and is now considered beyond reasonable repair.



Relative statement from the Conservation area listing -

'The Pippin has been in existence for at least two hundred years and appears to have given access to the allotment grounds historically located in this area... This area now finds itself a frontage to an important location in Calne town centre since the building of the Sainsbury's supermarket which until recently was basically backland. As a result, consideration in terms of potential preservation and enhancement of the existing historic features as well as potential site usage and design is required immediately.'

Parking:

The communal car parking and bin storage area is managed on behalf of the residents of 83a The Pippin (The Old School House, Church View, Pippin Cottage, The Nook, The Annexe) by Pippin Management (M.C.) Limited - sole director Janey Mary Blackburn. The demolition of the storage shed and the demolition of the loading plinth/bay on which it stands will improve access to the parking area and free up an extra parking space for the dwelling.

The local vernacular as mentioned above is predicated on a sense of 'backland' with the old schoolhouse and neighbours forming an extension to the rear of the highstreet's shops with flats above. The area is nice in it's reduced impact but suffers from the significant and overbearing monolithic forms such as the back of Iceland supermarket and more widely the parking at Sainsburys supermarket. The adjacent Churchill Retirement Homes development, though of a higher grade of design is closer in massing the to the supermarkets than the residential built forms.

The view from the east of the end of the lane toward the house is referenced in the CA statement as an opportunity to soften and green the area, although this is not directly referenced, we believe this proposal stands to improve the view and emphasise the reduced scale and historic form of development.

Proposed Works

1. Removal of the nissen hut, Fencing, partial demolition of boundary walls and masonry plinth.
2. Addition of a 1.5 storey Extension housing a new entrance, improved kitchen and utility with a bedroom above. The reduced footprint also allows an additional single parking space to be provided for the house.
3. PV panels are to be added to the south façade of the main roof, although they will not be visible from the ground.

Design

The proposal seeks to use a highly subservient form of extension; at only 1.5 storeys it reads as part of the back land development from the Highstreet fronting properties and retains the sense of permeability for the view from The Pippin. Roughcast Render and timber are used to soften the facades while shading louvres to the western façade have the added benefit of blinkering views into any adjacent properties.

A small, recessed balcony at first floor is used to shade the glazing of the bedroom and allow for additional amenity space for the owners. Consideration was made of oblique views into adjacent properties or their gardens but because of high fences and the solar louvres no such views occur.

Massing

The arrangement of the main house and the Storage shed already shields their small courtyard garden from the public view and the boundary wall shields the garden from Iceland's adjacent service area. Our proposal seeks to create a living space that makes better use of the courtyard and protects the living spaces from the external noise and activity of the commercial neighbours. Impact on the public realm is rationalised and reduced because of removing the raised plinth and pushing the mass of the extension back to be subservient to the built form of the main house both in mass as well as height – which has been carefully considered to not overpower the public space. We decided that a 1.5 storey addition sat more effectively in the street scene and spoke of heritage proportions for eaves heights. Given the substantial height of both the main property and its neighbouring commercial buildings that the proposal is highly subservient while allowing clear visual signposting of the front door.

Privacy & Impact

Careful consideration was made to any impact a perpendicular form might have on the adjacent terraced property, the 2.5m high fence and trellis already form a privacy screen between the gardens and the existing windows already look into neighbouring gardens more significantly. The oblique view from the bedroom glazing and balcony space is blinkered to ensure no views back to the neighbouring windows which are remote from the boundary.

Appearance & Materiality

The Extensions proportion and materiality have been designed to be complimentary to the main house and contemporaneous in its construction. With roughcast white painted render on the ground floor providing a visual reference to the historic building whilst the timber clad First floor adds contemporary interest and subservience.

Access & Parking

The proposal allows an additional parking space and a much better access point to the house which is level throughout the ground floor to allow lifetime habitation. The present kitchen is to become a small snug or spare bedroom if needed on the ground floor. The scheme also includes a ground floor WC.

Ecology

The existing shed is constructed with a sinusoidal curved roof which interlocks to allow no crawl spaces for bats or birds to use as such we do not feel a PRA is needed in this instance.

Conclusion/Impact on Asset

In its current condition the house has a disproportionate number of bedrooms to living space available for a functional family home and an underutilised courtyard which provides limited green space. This proposal seeks to restore the balance of bedrooms to living space as well as creating a better connection to the small courtyard and creates a new high quality piece of architecture that contributes to the public realm as well as increasing the usability of the property for modern family life.