

Heritage Design and Access Statement



Proposed Alterations to:

The Old School House
67 The Street
Marden
SN10 3RQ

The purpose of this statement is to outline the proposed alterations to the property which have been designed using direction from Historic England, the National Planning Policy Framework (2021) documents as well as some of the Wiltshire Core Strategy policies.

The intention for the Schoolhouse is to retain the uniqueness of the building by preserving original features where possible and enhancing the rest of the property to create a special building which retains its history but allows for a new lease of life, encouraging the longevity of custodianship.

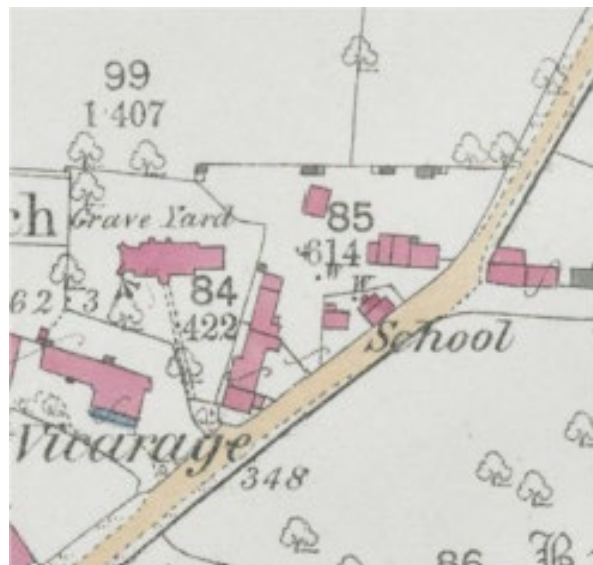


Background

The Old Schoolhouse has a Listed Building II Heritage Category with a list entry number 1035826 (listed in 1988). The official entry states:

"Schoolroom, now dwelling. 1844. Flemish brickwork with tiled roof and pierced crestings. Single storey, 2 bays, with buttress to central truss. Square headed stone doorcase to east end, having spandrel and 2-centred arch, now window. Stone windows with 3 trefoiled lights, square headed to side, but low 2-centred arched head to gable. Cantilevered bellcote to west gable with pitched roof. Small extension on north side, containing entrance."

(<https://historicengland.org.uk/listing/the-list/list-entry/1035826?section=official-list-entry>)



1873 – 1888 Historical OS Plan Extract

The Old School House is sited on The Street, Marden. Built in two phases, the main section of the property was constructed in 1844 to function as the local school until 1925 and it was converted into a residence in 1947. The single storey side extension was built around the 1970s, which is likely when the original door was repositioned, and the secondary glazing was added to the schoolhouse. In more recent years the School House has been sold several times and prepared for refurbishment with all internal stud walls, plaster, electrics and ceilings removed. It has however stayed unoccupied and in poor condition until its purchase in 2023.

The property lies adjacent to the only road running through Marden Village. The 38sqm building is located on the south side of its curtilage, an approximate total area of 230sqm.

The majority of the changes proposed will be to the north west side of the property and internally. The proposal also includes alterations to the external area, creating more usable space which will complement the building and enhance the village's aesthetic whilst providing new practical areas for modern day living, in accordance with Wiltshire Core Strategy policy CP58:

"CP58 : 6.138 Designation of a conservation area, listed building, or scheduled ancient monument does not preclude the possibility of new development and the council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations. Such alterations will only be acceptable where they are consistent with the conservation of a heritage asset's significance. Consequently, it is expected that development will be of the highest standard in order to maintain and enhance the quality of the area or building, and be sensitive to its character and appearance. In considering applications for new development in such areas, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context"

Planning History

The Old School House currently benefits from planning approval PL/2021/08049 and listed building consent PL/2021/08377. This new application incorporates a small number of changes from the aforementioned, further increasing the practicality, enjoyment and usability to be gained from the house internally and externally.

Similarly to previous applications, the purpose of this submission is to refurbish the house in a sympathetic manner to a point at which it is fitting for modern day life yet retains as much of its character as possible. The goal is to keep and celebrate as many original features of the schoolhouse as possible, minimising material harm to the heritage values associated with the building. To complement, but not compete with the distinct, original building that has been valued for well over a century.

The building benefits from several unique features including an original fireplace with a striking chimney and several brick arches above existing internal recesses. There are attractive stone mouldings on the external, north east facing elevation depicting the original location of the schoolhouse entrance. The original stone windows are also very striking and one of the best features of the building.

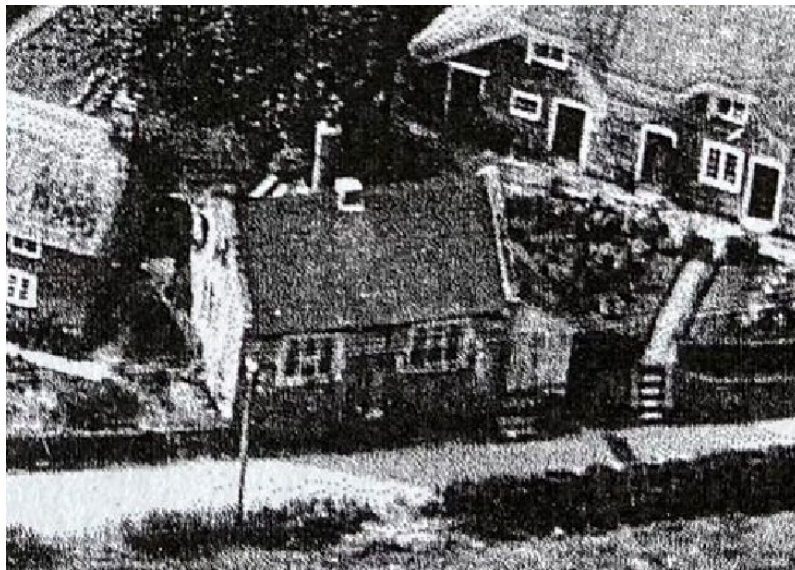
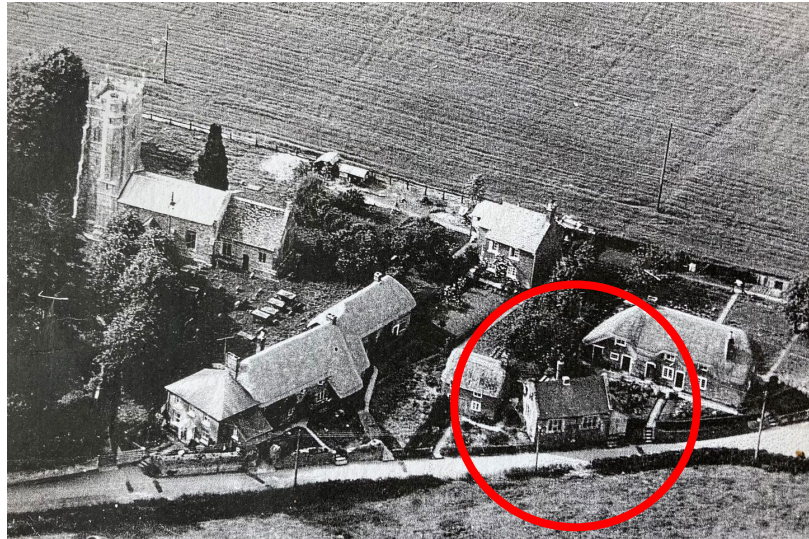


Existing Internal Recess & Archway



Original Front Door Location

The building sits at the edge of its boundary, with the rest of the site situated behind the current extension. The shared driveway runs alongside the exterior space, sloping upwards from the road towards no.65. There is a 1.8m gap between the north east face and the boundary fence (shared with no.69) which terminates at a newly built brick wall, separating this area and the road. As per the attached photo (approx. 1940s) this gap originally facilitated an entrance to the schoolhouse from the road.



In August 2023, a pre-application advice submission was made in order to gain further awareness of any potential constraints and risks within the design. The response received in November 2023 (ENQ/2023/01196) allowed revisions to be made, in particular the 'front garden' level vs the road level and the removal of a proposed garage.

The feedback has given this proposal extra rigour ensuring that the proposed changes are made for the right reasons, with the correct considerations. It is felt that the new, higher proposed level of the 'front garden' meets an acceptable height and is appropriate with neighbouring properties within the village.

Design Information: Internal Proposal

Several of the changes approved in the extant application will be retained as part of this new application. For example, the relocation of the front door to its original position and the rebuilding of the new single storey extension to a larger footprint will be proposed again. Although not an exact copy of the currently approved extensions footprint (the new proposal will be marginally longer at the south west end) the reason for the difference is to retain an existing internal archway through to the main building whilst keeping the extension looking 'subservient' to the school building (the wall will be still set back from the Schoolhouse, as far as possible whilst keeping the archway open and functional). The height of the new extension will be 200mm higher than existing, as per the previously approved design. This will enable the construction of an attractive sedum roof to enhance the design further. The proposals are designed with a view to protect and conserve the property, for example the proposed plumbing and electrics will enter/exit via existing openings or via the new extension therefore avoiding any need to drill unnecessarily through the walls.



Archway to be retained

The extant approval allows for a full length first floor to be constructed in the school building, removing and replacing all 3no existing original trusses. This application seeks to retain maximum internal visibility of the pitched roof by incorporating a half-length mezzanine floor, in order to provide a partial double height space within the School House. The introduction of a new steel beam will allow this by reinforcing the strength of the structure, prolonging the life of the building.

Due to the smaller first floor footprint than in the previous application, the requirement for 3no rooflights is no longer required. Therefore, 1no flush fit conservation rooflight is deemed sufficient and will be designed with a sill height of 1.7m minimum from the floor level as prescribed in a previous application (Decision Notice for PL/2021/08049, Condition 3).

In addition to this window, it is proposed that a previously bricked up area on the north-east facing elevation be reopened. This small 430mm x 120mm opening will be fitted with a fixed, single glazed pane to enhance an original feature of the Schoolhouse whilst also letting additional light onto the mezzanine. This small window, plus the new rooflight will provide adequate daylight and ventilation to the mezzanine level with minimum impact to the existing shell of the schoolhouse.



Internal View

(blue painted bricks to be removed and void to be fitted with fixed glazed pane)



External View

(rotted louvres to be replaced with glazed pane)

Insulation and insulated plasterboard will cover the rafters in order to improve insulation and get closer to modern day performance requirements, however the longitudinal purlins will remain exposed as a feature, complementing the trusses that will also be visible from both the proposed mezzanine and from the ground floor via the double height space. Insulated plasterboard will also be applied to 2 of the 4 internal walls of the Schoolhouse to effectively insulate the space but leave as much of the original wall exposed as possible elsewhere. This is an enhancement to the previous plastering that was affixed to these walls (see supporting photos in 'Previous Interior Decoration - Excerpt from 2015 Structural Survey' document). This is in accordance with Core Strategy CP41:

"New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer."

"Retrofitting measures to improve the energy performance of existing buildings will be encouraged..."

The existing 3 sets of single glazed, stone framed windows in the schoolhouse are presently in very poor condition, with the existing wooden muntins all rotted and, in some instances, falling out of place entirely. The 3 sets have internally positioned secondary glazing. This application seeks the removal of all secondary glazing in order to immensely improve the enjoyment of the windows from the interior of the building, as the unique stonework can be appreciated up close. The window panes themselves will be retained where unbroken, replaced with a like for like match as required, with replacement wooden muntins.



Window 2



Window 3

Window 2 currently houses a newer timber framed casement window within the middle panel. It is practical to retain this opening in order to allow air circulation, however when repairs are made to the windows, this will be replaced with a narrower timber frame (in the same style as existing) in order to minimise the appearance of this fixture.

Heating

As there is presently no heating system in place, this proposal introduces an air source heat pump as a means of heating the property and to provide hot water as required. The external unit will be located as shown on the site plan and will be constructed within an acoustic enclosure to mitigate any low level noise produced. The proposed location and enclosure of the unit aims to meet Wiltshire's Core Strategy CP57 (& 41) whilst minimising the external appearance and effect on the amenity of the area as much as possible.

"v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)"

Underfloor heating is incorporated into this design, to work harmoniously with the heat pump. In order to install this system, the existing suspended softwood timber (currently rotting) floorboards will be removed, and the existing void below used to house the required membrane, insulation, pipework and screed.

Design Information: External Proposal

This submission proposes to construct 1no external wall, alongside the driveway in reclaimed bricks, not only to match the footprint of the previously removed south east side wall (removed as per 19/00554/FUL and 19/01051/LBC) but to introduce a curve which will extend and 'disappear' into the sloping drive, similarly to the wall opposite, and the neighbouring entranceways of No 69 White Horse House & The Vicarage (see below images). In so doing, the usable external space for the property will increase, providing an enclosed garden space to enjoy without impacting on the visibility of the building whilst also maintaining off road parking for multiple vehicles. This design is in accordance with Wiltshire's Core Strategy CP57:

“vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area”

Additional landscaping is proposed to the remaining areas of the garden, levelling the area to make it suitable for adequate parking with a lawn area also, retained by reclaimed wooden sleepers. The wall to the other side of the house shall be replaced with black painted metal railings and a gate to serve as the means of accessing the front door from the road.



Curved walls at entrance to No. 69



Curved walls at entrance to The Vicarage

The replacement extension will be built in appropriate matching bricks to the School House so as not to cause harm to the character and appearance within the conservation area. These bricks are to be laid in English Bond as prescribed in previous application conditions so to be in keeping with the existing building. The extension will be single storey to the same height as previously approved, with the sedum roof design as previously approved. The 3no proposed casement window frames shall be constructed of wood, fitted with double glazing, appropriate to the surrounding vernacular. All new downpipes shall be in cast metal, painted black as required in previous application conditions.

The extant approval proposes bi-folding doors from the extension into the garden (see below snip) however this application proposes more appropriate double patio doors as this is more in keeping with the neighbouring houses (See no 63 Hawthorn Cottage example photo below). The double doors will open to a small patio, before the level changes required to make use of the sloping site.



63 Hawthorn Cottage Patio Doors

Summary

This proposal retains the majority of the existing, approved design whilst tweaking elements which will enhance the individuality of the original building even more. Minimal changes are planned to the main School House building and those which are planned have been designed with consideration of the historical importance of the School House throughout the process as well as the frameworks and policies put in place to help preserve heritage assets such as this.

The updated design preserves the long-term viability of the building as a dwelling without disguising its original importance as the village school. The additional features proposed balance the function of the property as a modern day home with what makes the building unique and special. It is felt that the proposed development will help to secure the future of the schoolhouse and maintain its significance within the village for the long term.