

HERITAGE STATEMENT

Heritage Statement

Demolition of existing garage
to be replaced with new 1.5
storey garage at:

Frog Hollow, 69 Old Road,
Studley, Calne, SN11 9NF

Mr & Mrs Maloney

AA.25.26

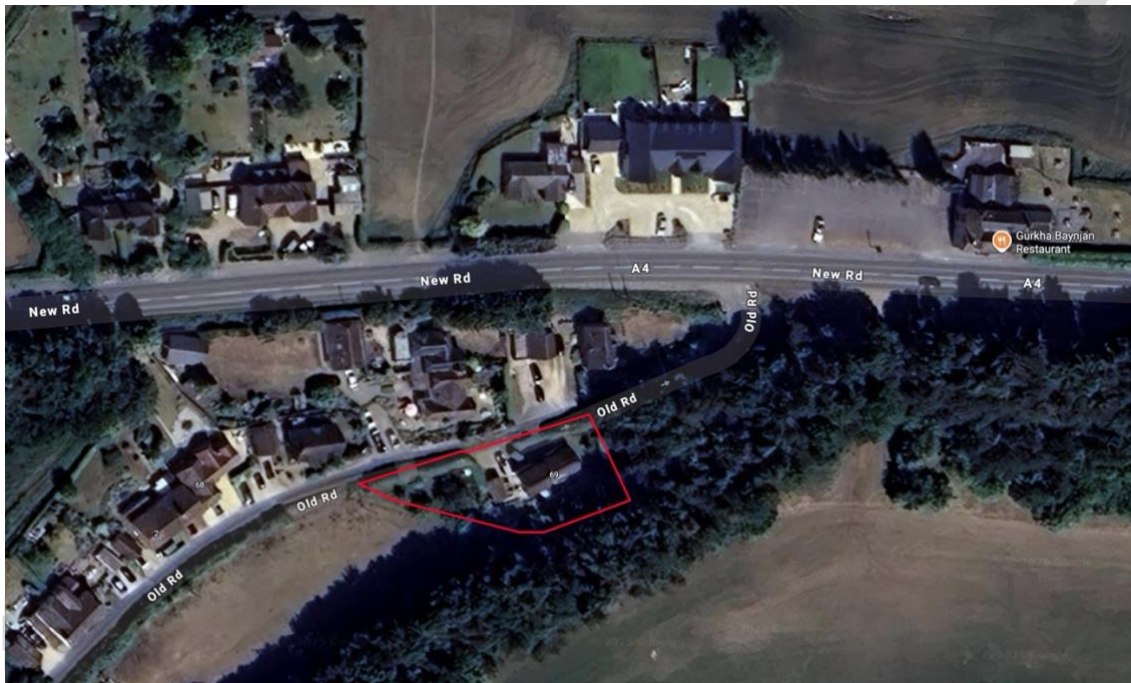
Armstrong
architecture

Introduction

This Heritage Statement is prepared on behalf of our clients, Mr & Mrs Maloney, in support of their Listed Building Consent and Planning Application for the proposed demolition of existing garage to be replaced with a new 1.5 storey garage at Frog Hollow, 69 Old Road, Studley, Calne, SN11 9NF. It has been prepared in line with the National Planning Policy Framework (NPPF, 2023) and Historic England Good Practice Advice Notes (GPA2 & GPA3).

Application Site

The site; Frog Hollow occupies a modest plot along Old Road in the hamlet of Studley, a historic route threading between Calne and the surrounding agricultural landscape. Frog Hollow is within the parish of Derry Hill and Studley.



Site Aerial Image. Image:Google Earth, 2025

Frog Hollow was granted Grade II listed status in 1986. It was erected C18 constructed from random rubble stone, thatched roof and red brick chimney.



Image: Frog Hollow Floor Plans highlighting extent of original dwelling.

Frog Hollow was extended to the south in C20, to create a separate kitchen, ground floor bathroom and master bedroom and en-suite. A front porch extension was also added C20.

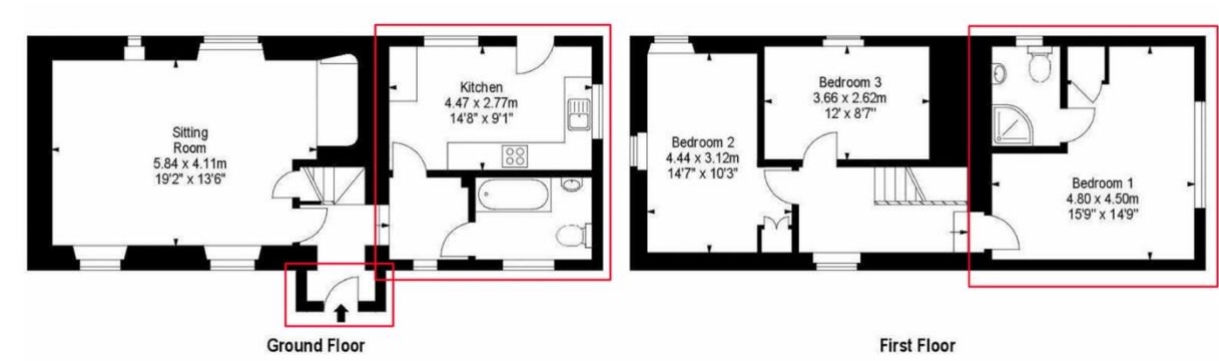


Image: Frog Hollow Floor Plans highlighting extent of south extension & porch extension.



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Listed Buildings within proximity.

Image:histroicengland.org.uk

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1261283
Date first listed:	31-Jul-1986
List Entry Name:	FROG HOLLOW
Statutory Address 1:	FROG HOLLOW, 69, OLD ROAD

Gate Farmhouse listing

Image:histroicengland.org.uk

Historic Mapping

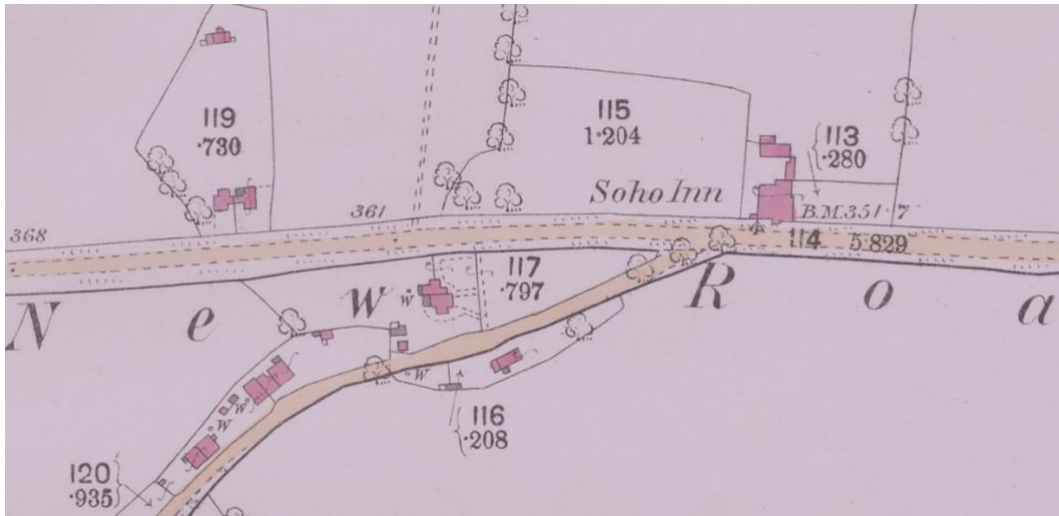


Image: 1844-1888 OS 25" 1st Edition

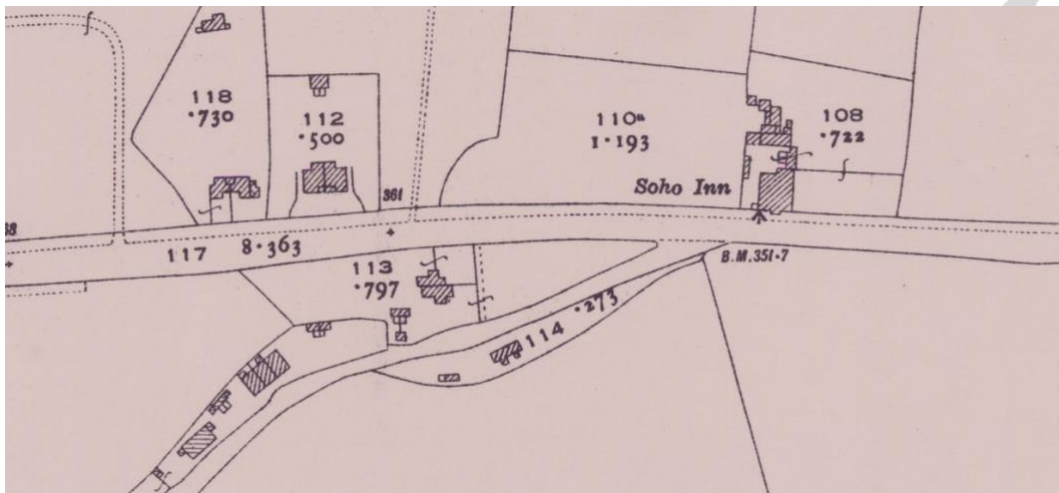


Image: 1898-1939 OS 25" 1st Edition

Planning History

According to Wiltshire Council's historic planning records there have been 1no. previous planning application;

15/11716/LBC –

Proposed Roof re-thatching.

Approved with conditions.

Validated – 07.12.2015

Approved – 01.02.20216

Existing house

Historic England describes the existing dwelling as the following;

"House, C18, rubble stone with thatched hipped roof and stack at original south end. C20 south extension. Original range is one and a half storeys with C18 leaded triple casement to left, casement pair to centre with casement pair under eyebrow above and door to right in C20 porch with thatch carried over. Rear eyebrow dormer and C20 windows."



Image: Strakers.co.uk – view from Old Road

Whilst there are no records online, it is presumed the garage was erected late C20. The garage is constructed from rendered blockwork, the roof is concrete Redland tiles, windows are white timber all bar casement windows, metal up & over doors, white timber fascias and UPVC white gutters and downpipes.

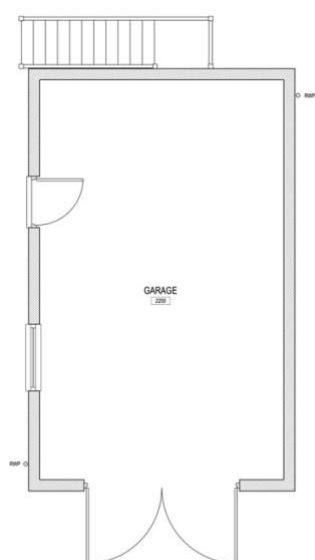
Proposals

The application seeks to demolish the existing garage, and replace with a 1.5 storey timber clad garage. The existing garage is deemed an inappropriate outbuilding to be situated in the curtilage of a listed building with limited architectural merit and makes no positive contribution to the special interest or significance of the heritage asset. It is considered that the aesthetic, materials, siting and practicality of the existing garage could be improved by our proposals to complement the existing listed building.

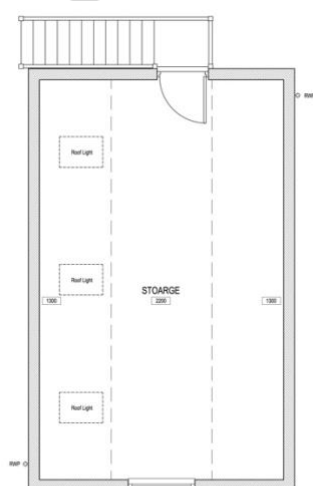


Image: Armstrong Architecture – Existing garage side and front elevations

The proposed 1.5 storey garage is considered to be a more appropriate out building to sit within the curtilage of a listed building in a semi-rural location in terms of aesthetic, materials, siting and practicality, despite and increased floor area and overall ridge height. The materials proposed of timber cladding, red brick, timber barn doors, timber fascias and clay double roman roof tiles will be more in keeping and complimentary of the original dwelling. The semi hipped roof will further align with surrounding context. The increased footprint of the garage will increase practicality for the user, along with the first floor which could potentially serve as multi uses but is currently designated as additional ancillary storage for the main dwelling.



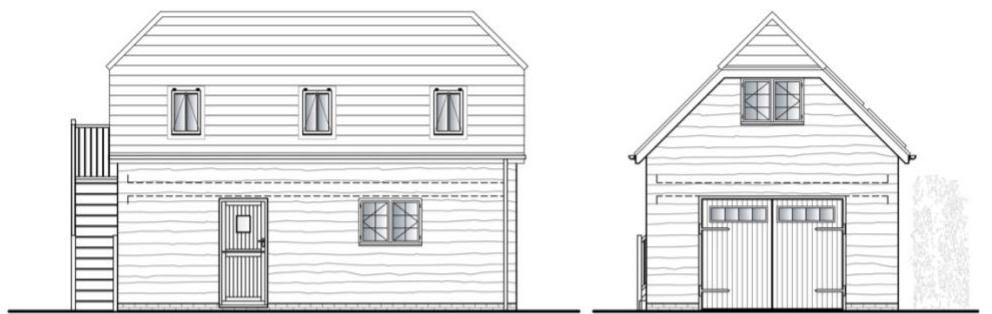
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Proposed Floor Plans.

Image: Armstrong Architecture, 2025, Drawing: AA.25.26.12 (extract)



PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

Proposed Elevations.

Image: Armstrong Architecture, 2025, Drawing: AA.25.20.13 (extract)

The first floor is to be accessed via an external timber staircase to the rear of the proposed garage. The first floor will be naturally lit via 3no. conservation roof lights on the west facing roof slope, and a double casement window on the The west facing roof slope is proposed to have 6no. PV panels. The introduction of a renewable energy source will increase the sustainability of the proposal.

Conclusion

The proposed replacement 1.5 storey garage has been carefully designed to respect and enhance the setting of Frog Hollow. The approval of this application would remove a non-contributory modern structure and introduce a modest, traditionally detailed ancillary building that is more sympathetic to the historic character of the site. The proposal sustains and enhances the heritage significance of Frog Hollow and its setting. The proposal therefore complies with the requirements of the NPPF (2023), Historic England guidance, and relevant policies of the Wiltshire Core Strategy (Policies CP57 & CP58).