

22<sup>nd</sup> November 2022

**Heritage Statement in relation to proposed works at 77 Butts Road, Farnley Tyas, HD4 6TZ**

**Location of Proposed Works**

The proposed works location is a residential dwelling house at 77 Butts Road, Farnley Tyas, HD4 6TZ which is located towards the western edged of the Farnley Tyas Conservation Area on Butts Road opposite the entrance to School Wood.

The location site is made up of two joined and inter-connecting dwelling houses with additional built elements that have been added over the years. The main buildings fronting Butts Road are thought to date back some 150 years.

The site is surrounded by School Wood immediately to the north–west and a small relatively modern housing estate on St Lucius' Close to the side and rear, part of which sits within the Farnley Tyas Conservation Area.

**Proposed Works**

The proposed works are to remove the internal chimney breast at first floor level that supports the stone chimney stack atop the western gable end of the building. The proposal includes the removal of the chimney stack which is supported by the chimney breast and which will be replaced with traditional stone slates at roof level at the ridge point.

The proposal includes the replacement of the small first floor window on the same gable end elevation with a larger two-door Juliet window and ironwork balcony.

## **Possible Impact on Heritage Assets**

The proposed removal of the chimney stack is deemed to have a neutral impact on the character of the building and the setting of the Farnley Tyas Conservation Area.

The removal of the small first floor window and replacement with a two-door Juliet window and ironwork balcony is deemed to have a positive impact on the setting and character of the Farnley Tyas Conservation Area and is deemed to add character to the setting of the Conservation Area particularly on the approach to the village from Butts Road.

## **Conclusion**

This statement concludes that the proposed development will result in a neutral to positive impact in terms of the setting, character and experience of the Farnley Tyas Conservation Area. The proposed development is considered appropriate in terms of scale and design and will not harm either the character or the setting of the Conservation Area.

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