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Meadow Barn (16 Manor Road) is not Listed but falls within the Farnley Tyas Conservation Area. It is a new two-storey house, built less than 10 years ago on land that was once formed part of a small holding, just outside Farnley Tyas village.

The house is one of five new-build homes built around Park Farm Court cul-de-sac. All the houses in the cul-de-sac vary in design but use sympathetic construction materials and familiar historical forms so blend well with the ribbon development that already spreads east from the village centre along Manor Road.

Our proposal involves demolition of the existing single storey living room wing to the west of the house. Following demolition, this wing will be replaced with a new two-storey version to accommodate ground floor living room and an extra bedroom at first floor above.

This new extension will remain visually subservient to the existing house with the new floor plate set back from the current building lines and the new ridge line set lower than the existing ridge.

The proposed materials for the new extension will exactly match those of the existing house, so use a dual-pitched natural stone slate roof, natural split-face stone walling (coursed to match existing) and timber joinery.

The proposed detailing for the extension will exactly match those of the existing house so use:

- natural stone dentil course / corbels below the new gutter on the northern elevation,
- natural stone quoin blocks at all external angles of walling,
- natural stone lintels, mullions, reveal and sills for all new openings,
- a repeat of the oak-framed walling detail for the new extension's south elevation and return around the south-west corner.

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