Heritage Statement

14 Manor Road forms half of a semi-detached property, which was originally built as a single dwelling over two floors at the end of the 1800's. The property is located in the village of Farnley Tyas in the parish of Kirkburton which is the Kirklees district, three miles south east of Huddersfield. The house is not listed but falls within the Farley Tyas designated Conservation Area.

The house is built in traditional stonework with painted timber window frames and a stone slate roof. The existing house was extensively refurbished and extended in 2016 using external materials to carefully match those existing. The house provides living accommodation and a garage on the ground floor, and four bedrooms and two bathrooms on the first floor.

The current proposals are for a single storey rear extension along the rear of the house, involving the partial demolition of the existing rear wall to provide a larger kitchen/dining room, and larger sitting room incorporating a study area. The addition of a pedestrian door opening into the garage on the east elevation.

The proposals will use materials and finishes to closely match those used on the existing house and 2016 extension.

June 2024