



DESIGN & ACCESS/HERITAGE STATEMENT

Proposed Barn Conversion to Hydrotherapy Pool

at:

Woodview Farm
42 Manor Road
Farnley Tyas
HD4 6UL

for:

Mr Julian Chambers

job nr:

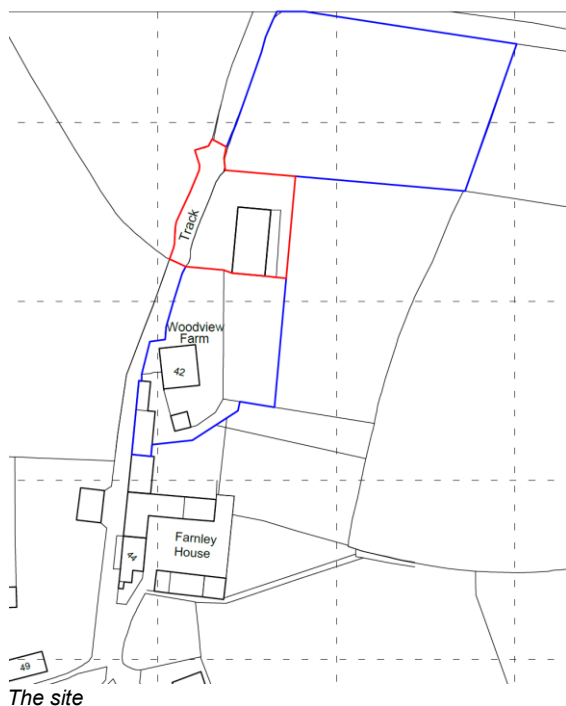
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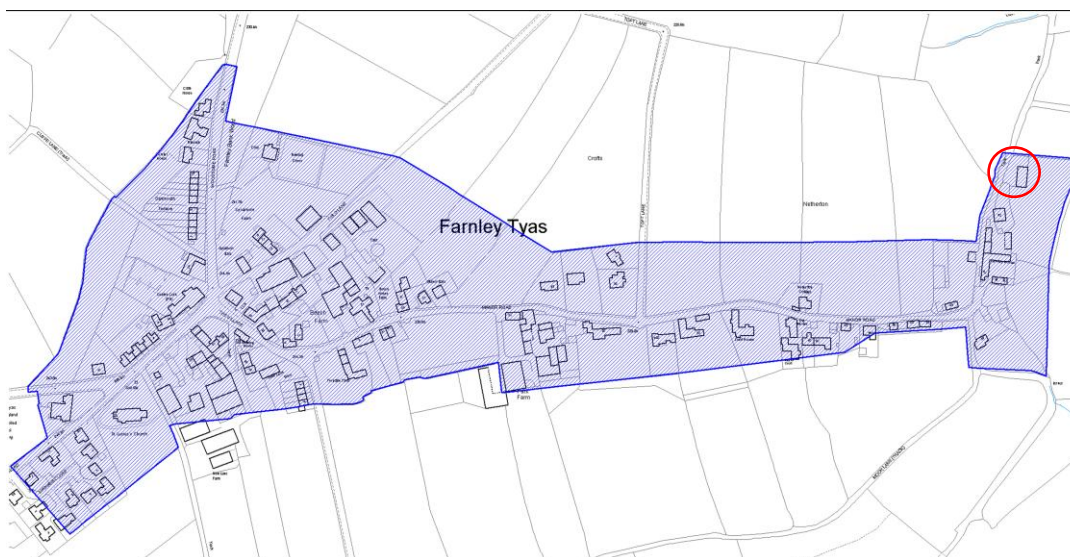
09 January 2026

Introduction

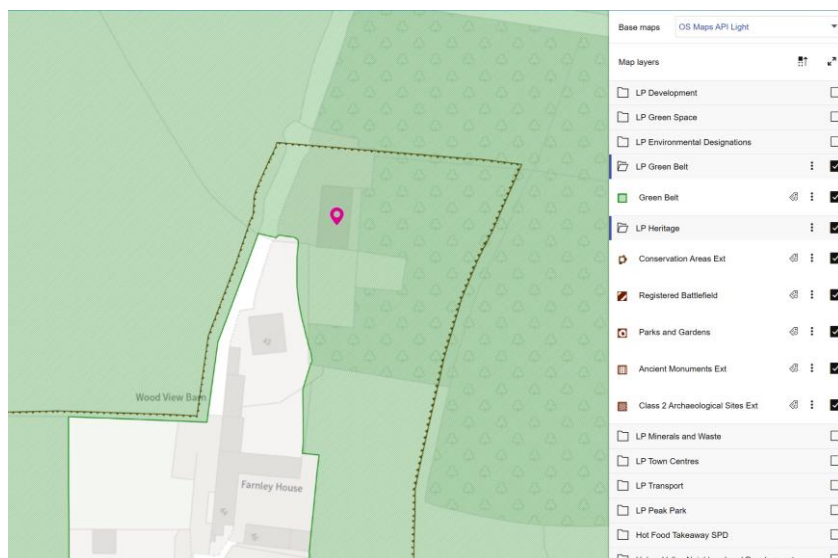
This Design and Access / Heritage Statement has been prepared by **ADP Architecture and Design Ltd** on the instructions of Mr Chambers and provides sufficient information to accompany a planning application within a Conservation Area, for a Proposed Barn Conversion to Hydrotherapy Pool at Woodview Farm, 42 Manor Road, Farnley Tyas, HD4 6UL.



Woodview Farm and the associated existing barn are situated at the very eastern edge of the Farnley Tyas Conservation area as indicated on the map below.



The barn is also location within the greenbelt as shown on the Kirklees Local Plan map below. Farnley Tyas is a small West Yorkshire village located within the parish of Kirkburton, in Kirklees, West Yorkshire. It is located approximately 3 miles southeast of Huddersfield and 14 miles northwest of Barnsley.



Farnley Tyas is mostly rural farmland with some private housing and some social housing. The buildings within the centre of the village are predominantly stone built with stone slate roofs, however further out, the properties on Woodsome Road are comprised of brick and pebble-dashed render. Similarly on Butts Road there are mix of materials including render, brick and stone.

Due to the size of the village and its small population, there are only limited local amenities. These include a bowling club, a public house, the Field Café, a church and a primary school.

Existing Use

The existing barn is a conventional agricultural barn and is currently used for storage. There is a part mezzanine floor covering approximately half of the building area.

The barn benefits from a Permitted Change of Use to Class E, business use/professional services/fitness/recreation as per planning reference **2023/91764**.

Proposed Use

The proposals seek to make alterations to the barn to create a new Hydrotherapy pool. The building will have a relaxation area, changing facilities and toilets, as well as a first-floor office associated with the operation of the business.

Relevant Planning History

As noted above, the barn currently has Permitted Development via a prior notification for the following 'change of use of agricultural building for Class E business use/professional services/fitness/recreation (within a Conservation Area). This was granted on 15th June 2023. **Planning reference 2023/91764**

Site Photographs



Design, Appearance and Layout

Design:

The proposed alterations have been carefully considered to create a functional business use within the existing building footprint. This is in order to avoid any further development within the greenbelt. There are no extensions or increases in height or footprint proposed.

The alterations will result in a high performing structure which will meet current building standards and provide a sustainable building for the proposed business.

This statement aims to demonstrate that the proposed works will improve the appearance of the building and its function, whilst successfully preserving the character of the Farnley Tyas Conservation Area and being appropriate for the green belt setting.

Layout:

The proposed layout utilises the existing portal frame structure which provides an open clear span at ground floor level. The space will be used to create a ground floor hydrotherapy pool along with an adjacent seating and relaxation area. Changing facilities and level threshold accessible toilet will also be provided at ground floor level for clients.

At first floor level, an office and staff WC will cover approximately half of the footprint of the building. This will allow the area over the pool to be a full height space to the underside of the roof.

Appearance:

The existing building is of a very low merit with regard to its appearance and was purely erected for functional purposes. The existing structure is a steel portal frame, and the low-level walls are comprised of exposed concrete blockwork to a height of approximately 1200mm. The upper clad sections are a mix of non-matching materials. These include open-jointed vertical timber to the north, east and part of the west elevation, and a steel profiled cladding in dark green to the remainder of the west elevation as well as to the south. There are also sections of clear perspex forming basic windows and painted steel panelled doors.

The proposals seek to remove the existing cladding and retain the existing steel frame. New walls will be formed between the existing steel columns and clad externally with vertical cedar cladding which will weather and silver over time.

A section of the wall to the west and south elevation will use locally sourced stone to form a drystone wall as shown on the proposals.

The new windows and doors are to be in energy efficient aluminium finished in a dark grey colour. They are sized and proportioned to retain an agricultural character. This will be further complemented by a feature sliding barn door to the north elevation on the former barn entrance. The roof will use a box profiled metal cladding to also retain the agricultural aesthetic.

The materials have been carefully selected and are appropriate for the greenbelt setting. Whilst being functional for the new use and meeting current regulations for efficiency, the selected materials provide an agricultural appearance suitable for the building's location.

Scale

The proposed scale utilises the existing size and shape of the original barn. No extensions or alterations in size are proposed.

Landscaping and trees

The barn is situated about 23 metres north of the Farmhouse of Woodview Farm and is on a plot demarked with a timber post and mesh fence. The access track and yard are surfaced in gravel.

The site is surrounded by agricultural fields on all sides.

The existing site is essentially all hard landscaped and surfaced with gravel, and incorporates a small area of existing grass. The proposals will seek to introduce some additional soft landscaping in the form of a lawned area for relaxation and some tree planting to part of the existing gravel yard. There will be no loss of habitat.

Access

The current access to the site is to remain unaltered. The current access is via Manor Road which becomes an access track serving the farm.

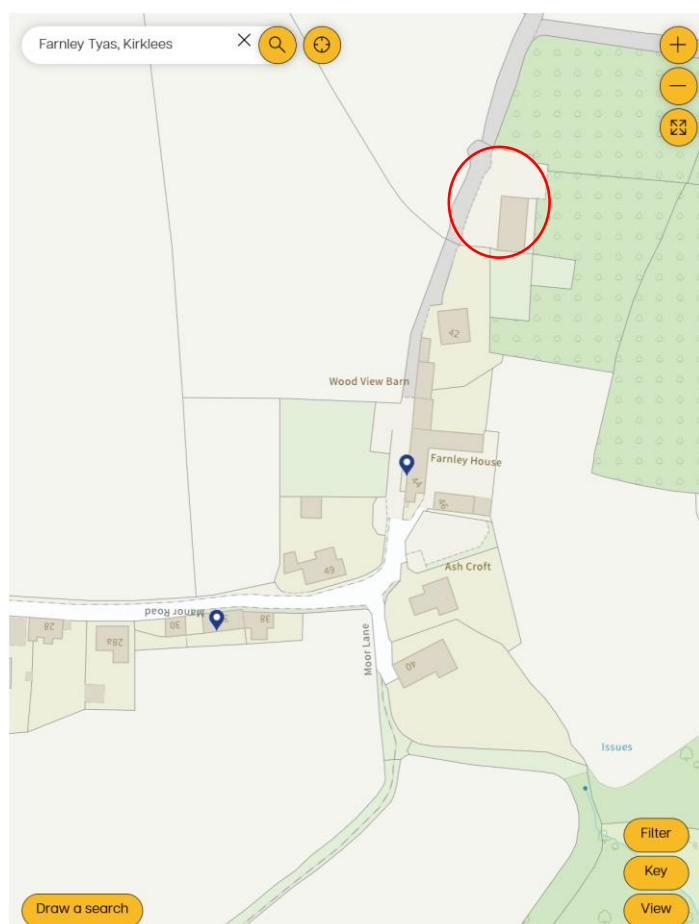
There will be level access to the hydrotherapy pool building with level thresholds at the doors. There will be accessible WC facilities provided within the building.

Heritage Impact Statement

Significance of the Heritage Asset

The Heritage Asset is primarily the Farnley Tyas Conservation Area. The farmhouse (42 Woodview Farm) and the barn which forms the subject of this application are not listed.

There are a few listed buildings located in the area however and the most relevant buildings are detailed below with their listing number and description. A map has also been shown below to indicate their proximity to the application site.



Farnley House (44 Manor Road), Grade II Listed

Listing reference: 1135375

House, part of group. C17 or early C18 origin with mid C19 and recent alterations. Hammer dressed stone. Quoins. Stone slate roof with hollow chamfered gable copings on cut kneelers. Later stone stacks. Two storeys. Central doorway with deep, shaped lintel and chamfered surround. To each side is one 4-light double chamfered window with hood mould, with some mullions removed and some alterations. Two 2-light C19 windows to 1st floor.

32 Manor Road, Grade II Listed

Listing reference: 1313323

Formerly a handed pair of houses. Late C18. Hammer dressed stone. Quoins. Stone slate roof with 2 ashlar stacks. Two storeys. The doorways are to the centre, that to right being blocked. One 3-light window to each side, the one to right with one mullion removed. To 1st floor are two 2-light and one 3-light windows.

Impact of the proposed development upon significance of the Heritage Asset

Local Plan Policy LP35 states that 'development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset'.

Section 72 of the Planning (Listed Buildings & Conservation Areas) Act (1990) requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character of the Conservation Area.

The predominant local materials for the area are natural stone and slate roofs particularly along Manor Road and The Village Road which span the Conservation Area from left to right. As previously mentioned however there are a mix of other building materials used within the Conservation Area, including brick, render and pebble-dashed render and timber boarding. There are also some typical agricultural buildings with stone/block walls at low level, vertical timber boarding and metal roofs.

Some examples are shown below.



40 Manor Road – Stone with Grey Aluminium Glazed link



Woodsome Road, Terraces with Render, brick, pebble dash. Garages with timber boarding



Field Lane Café – vertical timber weatherboarding, grey windows/doors and corrugated roof



Park Farm Court – Stone with large timber glazed features



Field Lane (prior to new residential development) – vertical timber weatherboarding and corrugated roof

This proposal seeks to retain the existing footprint of the barn to prevent any further development within the greenbelt. The poor-quality mixed materials which have been used to clad this agricultural building will be removed to allow for a more coherent appearance.

New cedar wood vertical cladding will retain the agricultural barn aesthetic style but will significantly improve the quality of the appearance. The existing single skin of exposed blockwork at low level will be replaced with cedar cladding. A small part of the east and south elevation will utilise a locally sourced natural stone to form a drystone wall style to match the drystone walls found throughout the village.

Large aluminium windows in dark grey will allow lots of light into the pool space and will complement the dark grey profiled roof sheets.

The existing yard which is currently all gravel hardstanding and concrete will be amended to introduce new soft landscaping in the form of new trees, wildflower planting and a lawned area. This will be a significant improvement not only for the appearance of the site but also for the biodiversity of the area.

Summary

ADP Architecture and Design Ltd believe that based on a careful and considered study of the area, a design has been proposed which successfully preserves the character of the Conservation Area and its assets, and is appropriate for the green belt setting, whilst providing a functional and sustainable building for this new business.

ADP Architecture and Design Ltd