



CALDER VALLEY  
ARCHITECTS

**Heritage Statement**  
**Meadow Barn**  
**Manor Road**  
**Farnley Tyas**

### **1. Site and Surroundings**

The application site is located at Meadow Barn, Manor Road, Farnley Tyas, within a designated conservation area under the authority of Kirklees Council.

Farnley Tyas is a historic village characterised by traditional stone-built dwellings, mature landscaping, and a well-defined settlement pattern. Properties along Manor Road reflect this character, with natural materials and spacious garden plots contributing positively to the conservation area's setting.

The application site comprises a residential property with an associated garden area. The proposed development is located to the side (west boundary) of the property within the garden.

### **2. Significance of the Heritage Asset**

The conservation area is designated for its special architectural and historic interest, including:

- Traditional use of local stone and slate
- Historic layout and plot arrangement
- Open garden spaces contributing to the rural character
- Visual cohesion of built form and landscape

The host property makes a positive contribution to the character and appearance of the conservation area.

### **3. Description of the Proposed Development**

The proposal is for the erection of a freestanding greenhouse within the garden.

Key details:

- Materials: Hardwood timber frame with glazed panels
- Location: Positioned along the west boundary, approximately **13** metres from the main dwelling and 17 metres from the nearest neighbouring property
- Scale: Modest domestic greenhouse structure, incidental to the enjoyment of the dwelling

The structure is typical of garden buildings found within residential settings.

#### **4. Impact on Heritage Significance**

The proposed development will have no harm to the significance of the conservation area for the following reasons:

- **Scale and Subservience:** The greenhouse is small in scale and clearly subordinate to the main dwelling.
- **Siting:** Its location along the side (west) boundary and significant separation distances (13m from the house and 17m from the nearest neighbour) ensure minimal visual presence.
- **Visibility:** The structure is unlikely to be visible from public viewpoints due to its position within a private garden.
- **Design and Materials:** The use of hardwood timber and glazing is appropriate for a garden structure and will appear lightweight and recessive within the setting.
- **Character Preservation:** The proposal maintains the open garden character that contributes to the conservation area.

Overall, the proposal preserves the character and appearance of the conservation area.

#### **5. Policy Context**

This statement has been prepared with regard to:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The National Planning Policy Framework (NPPF), particularly Section 16
- Local planning policies of Kirklees Council

The proposal complies with the statutory duty to preserve or enhance the character or appearance of the conservation area.

#### **6. Conclusion**

The proposed greenhouse is a modest and appropriately sited garden structure constructed from suitable materials. It will not adversely affect the character, appearance, or significance of the conservation area.

The development therefore accords with both national and local heritage policy and should be supported.