HERITAGE STATEMENT

Change of use and conversion of barn to dwelling with associated alterations (within a Conservation Area)

at:

Woodview Farm
42 Manor Road
Farnley Tyas
HD4 6UL

for:

Mr Julian Chambers

job nr:

23034

date:

28 October 2026

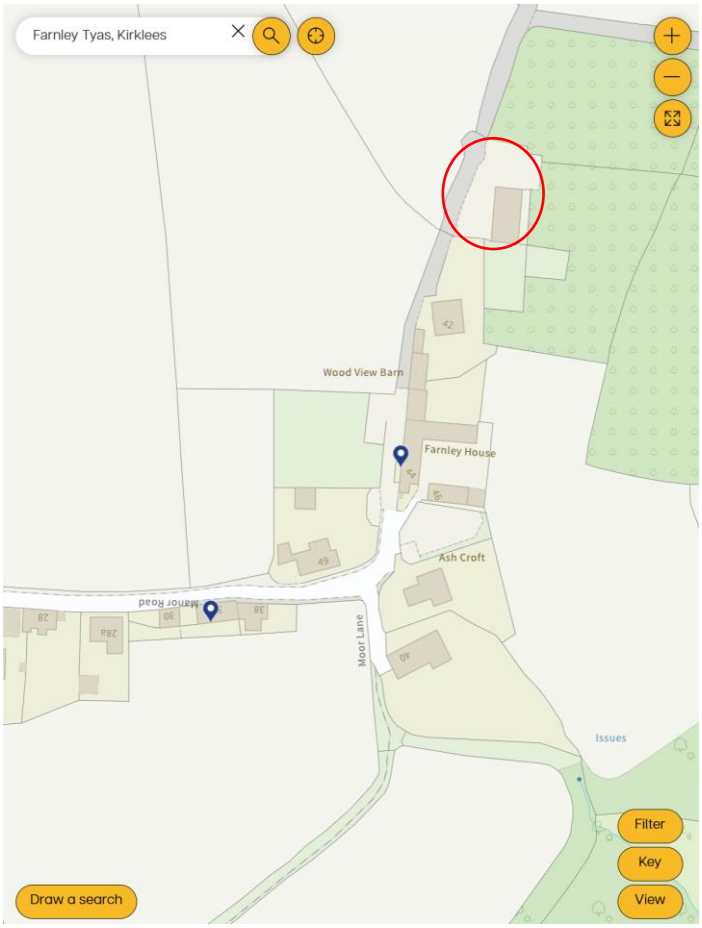
ARCHITECTURE AND DESIGN
The Old Police Station, 16 Bridge Lane, Holmfirth HD9 7AN
T: 01484 685411 E: hello@adp-architects.com www.adp-architects.com
Natalie Garside BA (HONS) GRAD DIP ARCH RIBA Tony Stead HND
RIBA Chartered Practice

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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.

The proposed alterations to the appearance of the building have already been approved under the current extant permission reference **2026/62/90114/E** which provides a full planning approval for the *Change of Use and Conversion of Barn to Hydrotherapy Pool with Associated External Alterations (Within A Conservation Area).*

The proposed dwelling would adopt the same external appearance as the previously approved hydrotherapy facility. Care has been taken to develop the proposed residential use to utilise the external wall treatments, cladding, roof cladding, and the positions of all windows and doors so that they remain exactly as approved under the aforementioned approval.

This approach ensures continuity with the approved design and avoids introducing a materially different external form or architectural composition. The existing barn would be retained and adapted in accordance with the approved external design, allowing the building to be brought into a beneficial new use without increasing its footprint, height or massing.

There is already an established residential use in the area along Manor Road. The proposed change of use from the currently approved commercial use class to a residential use would therefore have no negative impact on the Conservation 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.

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Site Photographs







