

UPPER HOPTON

CONSERVATION AREA APPRAISAL



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DRAFT CONSERVATION AREA APPRAISAL

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1. INTRODUCTION

This report analyses the Upper Hopton Conservation Area.

Kirklees is rich in heritage, in recognition of this 60 conservation areas have been designated in the borough to preserve and enhance the quality of the areas. Each Conservation Area has its own unique character and appearance. Conservation in Kirklees has acted as a catalyst for regeneration, it helps to diversify the economic base and enhance the character and appearance of the areas, ensuring the heritage of Kirklees is both a historic and an economic asset.

An assessment of the Conservation Area and a review of the boundary were carried out at the start of 2007.

Upper Hopton was originally designated as a conservation area in 1978 in recognition of its 'special architectural or historic interest. The character of which it is desirable to preserve and enhance,' now and for future generations.

Conservation area status imposes a duty on Kirklees Council to preserve and enhance the quality and character of the conservation area. The Council are obliged to protect Conservation Areas from development that would adversely affect their special character. Designation strengthens existing development policy in the Kirklees Unitary Development Plan (UDP) to preserve and enhance the appearance and character of the conservation area.

'In considering further designations authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest.' (Para. 4.3. PPG15: Planning and the Historic Environment)

Kirklees Council has a statutory duty to undertake a Conservation Area Appraisal. English Heritage has produced guidance on preparing conservation area appraisals, which has formed the basis of this document, in conjunction with local criteria and policies contained in PPG15: Planning and the Historic Environment.

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When designating a conservation area, there is an expectation by Central Government that supplementary planning guidance will be developed for conservation areas to further preserve and enhance the quality of the environment. The planning system in England is currently undergoing reform where a Local Development Framework will replace the Unitary Development Plan for Kirklees. The LDF will include a core strategy to set out the key elements of the planning framework for the area. This may set criteria for identifying locations and priorities for area action plans to be prepared. Area action plans, covering conservation areas, will set out policies and proposals for action to preserve and enhance the area, including defining areas where specific conservation measures are proposed and areas which will be subject to specific controls over development. This conservation area appraisal will be used as a basis for an action plan in conjunction with the LDF.

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2. LOCATION, SETTING AND POPULATION

2.1 Location

Upper Hopton is located approximately 1 mile South of Mirfield on the South side of the River Calder.

2.2 General Character and Plan Form

Upper Hopton is a large village which is characterised by its impression of rurality even though it is located beside the built up area of Mirfield. The mature trees throughout the village add to the character of the conservation area and are located predominantly around the churchyard and within the grounds of Hopton Hall. The conservation area contains public open space, ecclesiastical buildings and grounds, as well as residential and some former agricultural properties.

2.3 Landscape Setting and Topography

The village is situated on the Eastern slopes of the Pennine foothills and overlooks the Calder Valley, and it is around 480 feet above sea level.

The area around Hopton was rich in coal and a thriving coal industry grew up there. The ground in Upper Hopton is composed of stiff clay although due to the height of the settlement the soil is not sodden. There was also a sandstone quarry located in the village pre-1800s off Jackroyd Lane, this was closed in the late 19th Century and built over with residential properties.



View of Upper Hopton



View out of Upper Hopton

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The open spaces and gaps between buildings allow constant views out to the countryside and hills which provide an important link between the village and its surroundings. Some of the village sits on a plateau but most of it is positioned on the side of a slope. The setting of the village on the gradual slope of the Calder Valley adds to the character by providing a varied landscape of hills and dips, these allow for views of the rest of the village and of the surrounding countryside

The urban boundary of the village is clearly visible due to the rural surroundings, however Lower Hopton is located only a short distance from Upper Hopton and is linked by Hopton Lane, the two villages are separated only by a small piece of tree covered land. There are also many walled boundaries within the village which outline the lanes as well as the properties and surrounding fields.

There are many tree covered areas throughout the village and encircling the settlement, some of which are classified as Ancient Woodland. Covey Clough Wood is located to the South East of the Upper Hopton and contains predominantly deciduous trees. Briery Bank is situated to the East of the village and is made up of deciduous trees and scrub vegetation.

To the North and East of the village the land is designated as an Area of High Landscape Value in the UDP. An area such as this is identified as having a relatively high incidence of features which make a positive contribution to landscape quality. Development proposals would be considered in terms of their impact on the landscape.

To the West and South of the village the land is designated as an Urban Greenspace in the UDP. This signifies that these areas of open land which are within or immediately adjoining built up areas are identified as being particularly valuable for amenity, recreation or wildlife. Only development proposals which will maintain or enhance a site's value as open land would be appropriate.

Within the village there are three areas of Green Belt land located within the Conservation Area at the Recreation Grounds and just outside at the Cricket Grounds and to the South of Hill Top Crescent. The Green Belt regulates the growth of urban areas, prevents the coalescence of settlements and preserves the open land that extends into the urban area. There is also an area designated as a Site for Housing which is located to the North of the Conservation Area and is seen as the most suitable site for this allocation.



View of agricultural surroundings



Sheep farming



View of Mirfield

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2.4 Population

The population of Upper Hopton is calculated as a percentage of the population of Mirfield. The Upper Hopton population is approximately 6% of Mirfield's population (15712 in 2001 Census) which would calculate it at approximately 1000 inhabitants.

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3. HISTORICAL ANALYSIS

3.1 Origins and development

The origins of the village are unclear, however it does date to before the Domesday book was published. The Domesday survey of 1086 records the Manor of Hoptone which indicates that there was some type of settlement at this location.

The village was originally part of a small scattered agricultural community in the 14th Century which was the typical settlement pattern for Kirklees at that time. It is also seen as an old established manorial farm settlement which has only experienced incremental change over a long period of time.

During the 14th Century Mirfield was a flourishing agricultural and wool textile centre of some importance so it is likely that the residents worked either as arable or dairy farmers or produced woollen cloth on weaving looms.

In 1840 the village was thickly wooded and sparsely populated, and there were only a few large houses and some cottages which were grouped around Hopton Hall. Most of the cottages contained hand looms in the upper storeys. There was demand for another church in the Mirfield area due to the nearest church being the Congregational Church located in Lower Hopton. The only way to reach this church from Upper Hopton was by travelling on dirt tracks. Vicar Ralph Maude made provisions for a church to be built in Upper Hopton due to the lack of education and religious studies in the village, and it is thought that there was a small Methodist Sunday School held in a shed at Butt End Mill. However there was also a Methodist Chapel located at the base of Jackroyd Lane and Hopton Old Chapel (since demolished) at the corner of Hopton Lane and Hopton Hall Lane in the 1800s and this would have provided some sort of religious education.

James Micklethwaite, a maltster who lived in Hopton Hall, donated a plot of land beside the Hall to the Church Commissioners for a new church building for the area. The plot of land was about a 1/3 of an acre which was thought of being a bit small for the site of a church but managed to fit Saint John's Church in the space. The first stone was laid on Saint John's Day (December 27th) 1844 by James Micklethwaite. It had a basic design of 'a nave with a south porch and west tower, a north aisle with an east chapel and chancel with a vestry on its north wall.' (Turner, 1985)

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The perpendicular styled church was designed by the Durham architects Bonomi and Cory who also designed their own furniture and fittings for the interior, such as the linen fold design on the pews. The original architectural drawings of the church can still be found in Saint John's. The church was consecrated by the Bishop of Ripon, Charles Thomas Longley, on October 21st 1846, after this time the area was designated an Ecclesiastical District.

The organ was installed in 1894 and was assembled by Forster and Andrews of Hull. The windows in the Saint John's were produced by a number of different glazing companies including Powell's of Leeds which had links with William Morris.

Paintings within the church were depicted in the Chancel in 1900 and were dedicated by the Bishop of Wakefield in 1905. The original plan was to paint 12 panels but only 5 were completed. Further decorations were added in the Church to the right of the Altar in 1916 when restoration of the Church was taking place.

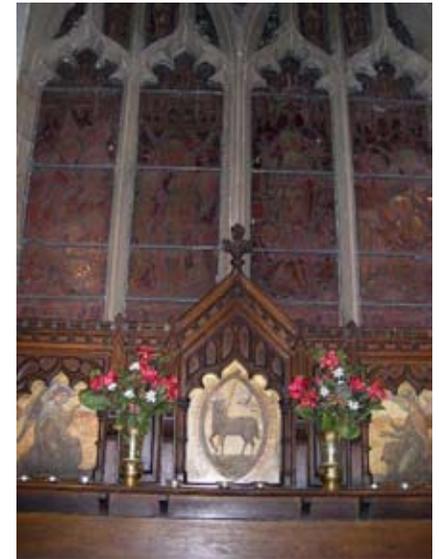
The Vicarage was built to the north of the church in 1862 when Thomas Marriot and Edward Balme Wheatley donated the plot of land for a parsonage. It was unfortunately demolished in the 1960s due to the building being structurally unsafe and another was built in its place.

There were many large properties along Hopton Hall Lane throughout the 19th and 20th Century; over time these manors and villas were either demolished or split up into smaller properties. Some of these properties included The Lawn and Gosling Hall on Chapel Hill, and Hopton Grange positioned opposite Saint John's Church. In the early 1960s Hopton Grange was demolished and subsequently replaced with two dwellings on the site.

During the industrial revolution the village expanded and changed with the addition of housing developments and infrastructure to cope with the increase of population to the area. Hill Top Crescent, Hopton Avenue and Hopton Grange were all built in the 1950s to meet demand.



St. John's Church



Interior of church

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The Upper Hopton Cricket Club was founded in 1904; the cricket ground was originally located in the field above The Traveller's Rest. The cricket square had to be hand dug out of the field to level the surface. The debut fixture took place in 1905.

The Cricket Ground moved to its current location in the 1960s when the land was donated to the village by Charles E. Sutcliffe. The venue was named after him and is known as the Sutcliffe Memorial Ground.

The Lych Gate was constructed at the entrance of Saint John's Church on Hopton Hall Lane in 1949 in memory of the soldiers who lost their lives in World War II. It was constructed in the same perpendicular style as the church to appear as though it was built at the same time.

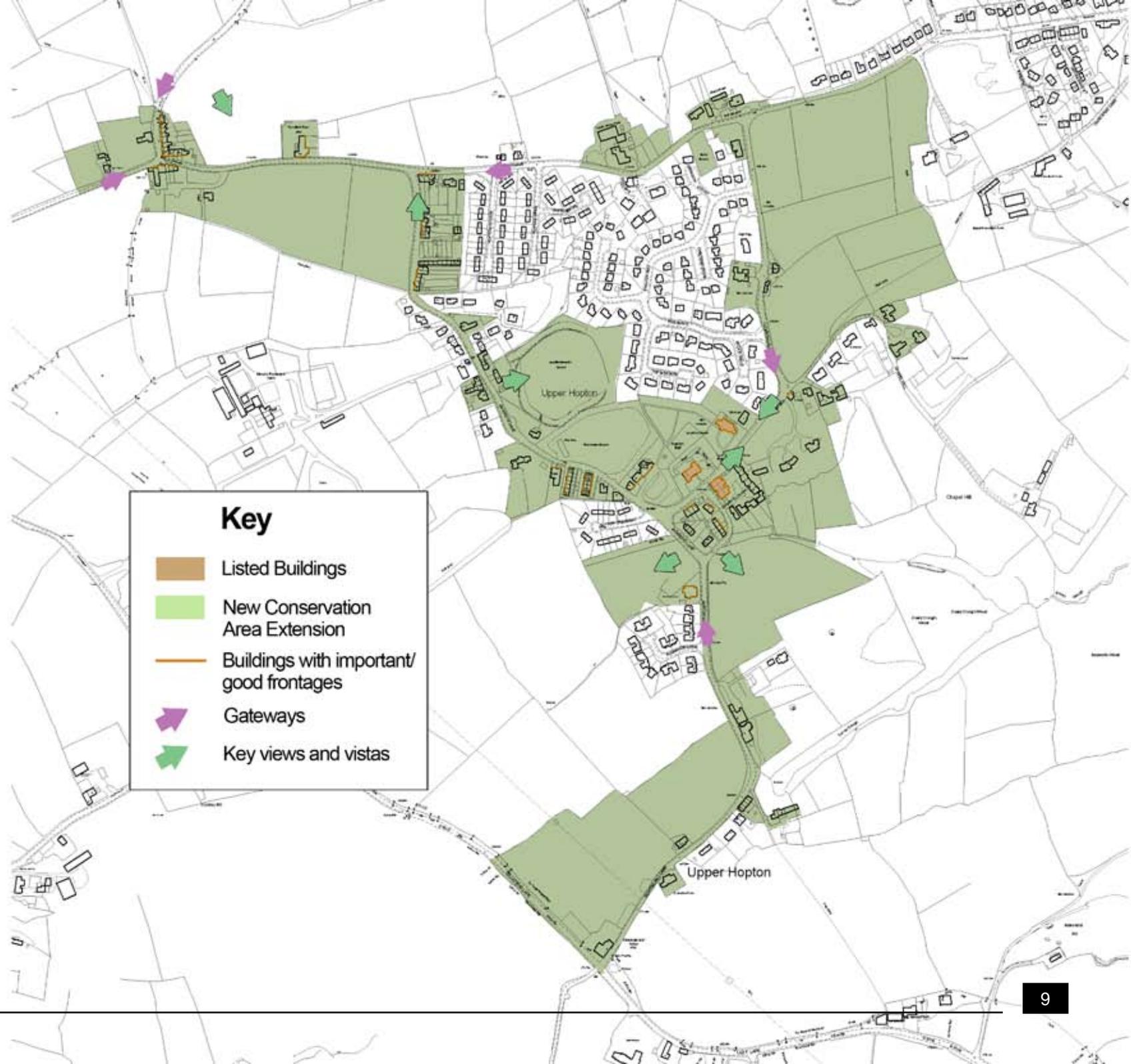
3.2 Archaeology

An Archaeological Site is located at Saint John's Church.

Pre 19th Century there was a sandstone quarry located off Jackroyd Lane, positioned North of where the current cricket ground is situated today.



Sutcliffe Memorial Ground



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4. CHARACTER ANALYSIS

4.1 Character

The buildings in the Conservation Area form a tight-knit group and convey the sense of enclosure in the village, and this is further enhanced by the high stone boundary walls along Hopton Hall Lane and the lower boundary walls along Jackroyd Lane. Upper Hopton also has a sense of openness as it is surrounded by agricultural land and fields.

The buildings are predominantly built of stone and are an important attribute in Upper Hopton Conservation Area. The proposed extension to the Conservation Area would encapsulate more of these stone properties and would provide protection from change to the character of the village, therefore preserving the distinctive stone built dwellings and listed buildings.

4.2 Listed Buildings

St. John's Church

The church is located on Hopton Hall Lane in Mirfield and is a Grade II listed building which was listed in 1985. It looks like a 15th Century construction but was actually built in 1846 in a perpendicular style by the Durham architects Ignatius Bonomi and Cory. It has roughly coursed stone with quoins and ashlar dressings. The treatment of the stonework produces the effect of genuine medieval work. The building has a stone slate roof with gable copings, nave, south porch, east chapel and lower chancel with a vestry on its north wall and a lean-to north aisle. The church has a west tower with diagonal buttresses and pyramidal roof which could almost be seen as genuine perpendicular work.

The church yard has twice been extended since the church's construction, and a recent addition was the Lychgate which was built in 1949 to commemorate the deaths of local people in World War II. It was designed in a perpendicular style to harmonise with the architecture of the church.



St. John's Church



Church yard

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Hopton Hall

Hopton Hall is a medieval moated site with the Hall situated within this feature. Moats were first built in middle of the 12th Century and continued until the early 16th Century which may mean that the site was the site of a manor house before Hopton Hall was built. The Hall is a late Jacobean manor house which is surrounded by a setting of mature trees. The hall is located on Hopton Hall Lane, Mirfield and is a Grade II listed building which was listed in 1966. The building is a two storey house with half timbered gable and plaster infilling. The earliest part of the building is the south west wing which is believed to have been constructed in the 15th Century. The timber framed H plan Hall was predominantly constructed in the late 16th Century and stone cladding was added to the west wing in the 18th Century. The building has substantial 19th Century additions and alterations. The two storey hall has a timber framed gable with cross wings which have close set studding and herringbone strutting above and 3 light casements. The two cross wings have jettied gables with oriel windows below them. The building also has hammer dressed stone for the walls and a stone slate roof. The cross wing is clad in stone at the sides and back which has been pierced with flat face stone mullions.

“The original Hall is thought to have been built before the Norman Conquest...In the 15th or 16th Centuries it was the home of the Mirfield family, before being re-built by Richard Thorpe, when it became known as the Thorpe Manor House.” (Christine Widdall 2006)

The property stands in wooded grounds and the remains of the moat are still visible. There are also mounting steps in the wall which borders the street. High stone walls surround the Hall and provide privacy from Hopton Hall Lane. The boundary walls enclose the site; the overall size of the land which is owned by the Hall has decreased in size over the centuries due to land donation to the church and to the village.



Hopton Hall



Hopton Hall eastwing



Gates & boundary wall of Hopton Hall

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Barn

The barn is located at Hopton Hall Farm, Hopton Hall Lane, Mirfield and is a Grade II listed building which was listed in 1985. It is located opposite the listed building of Hopton Hall. It is a large imposing building which is aisled to both sides. The timber work in the barn dates from the 16th Century and the stone cladding in hammer dressed stone were added in the 19th Century and the roof is covered with stone slates. There is a near central square headed cart entry with raised roof and there is an out shut to the left and right. There is also an opposed square entry at rear with a gabled end.

The Barn has been renovated and converted into dwellings in the last few decades, and this process has brought an unused building back into use. Improvements have occurred since the barn conversion in the surrounding vicinity. New properties have been constructed to form Covey Cough Lane which are in the style of the barn and harmonize well with the listed building.

Northgate

The terrace of cottages was built in the early 19th Century in stages. They are constructed of hammer dressed stone with stone slate roof with brick stacks. Each cottage has an entrance and one 3-light window on the ground floor. No. 28 has a further part-blocked doorway. The first floor has 2 and 3-light windows, some of these have sashes.

There have been various recent additions to rear of the terrace including one and two storey extensions, some of these have been built with flat roofs which do not respect the character of the listed building.

Upper House Farm

Includes cottages and adjoining barn, and are located on Hopton Lane in Upper Hopton. The buildings date from the late 18th Century to the early 19th Century and are built of hammer dressed stone. Quoins are located on the earlier part of the building. They have stone slate roofs with stone gutter brackets and ashlar stacks. They are also two storeys in height. The earlier, main house, No. 126, is of 3 bays and fronts on to the road, and has a near-central doorway in recent stone porch, with one 3-light window above. A single bay with 3-light windows is located to left and one which was built later is a 2-light window is positioned to the right. An addition to the rear at 90° has a double roof. The entrance has a single light above to the left. There is one 4-light window to each floor and to the right. Beyond this to the right and set back is No. 124,



Barn



Northgate Terrace



Terrace on Hopton Hall Lane

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an early 19th Century cottage with one 4-light window to the ground floor and one 3-light and one 2-light window to 1st floor. Adjoining barn to right has segmental arched cart entry with one 3-light window over. To the rear of No. 124 is also a gabled wing.

4.3 Unlisted buildings of merit

Many of the buildings which surround Hopton Hall and St. Johns Church have historical and architectural merit, these buildings help create the character of Upper Hopton and provide a high quality setting for the listed buildings in the village.

The buildings on Hopton Hall Lane opposite the listed barn are important architectural features of the Conservation Area. The detached buildings are built to a high quality and represent the main character of the village. The row of terraces gives an interesting visual alternative to the traditional stone properties which dominate the Conservation Area.

The buildings on Jackroyd Lane which stretch up from the junction with Hopton Hall Lane are an important addition to the Conservation Area and also add a great deal of character to the Conservation Area.

The properties at the top of Jackroyd Lane at the junction of Hopton Lane are a key historic part of the village. Located here is one of the early churches of Upper Hopton. The area behind these properties used to be a sandstone quarry in the 18th and 19th Centuries.

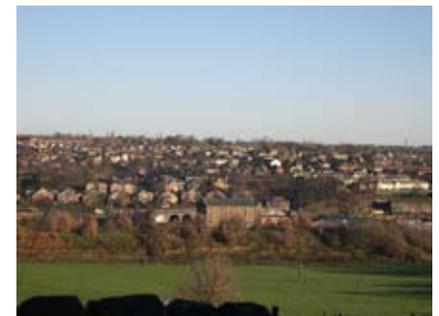
4.4 Key views and vistas

As a result of an elevated location there are a number of fine and extensive views throughout the village. The views reflect the inherent variety within the village due to the varying ages, purposes, and architectural styles of the individual buildings. Contrastingly, the views also emphasise the unity of the materials of the buildings within the conservation area.

A virtue of the present form of dwellings in Upper Hopton is the number of gaps which occur between buildings and afford glimpses and vistas into the surrounding landscape and agricultural land. Before the 20th Century building boom in the village there would have been impressive outlooks to the surround countryside and towards Mirfield.



Jackroyd lane



View of Mirfield from Northgate



View to south of conservation area

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Hopton Hall is a key landmark in the conservation area and creates a pleasant view from Hopton Hall Lane. One key view in the village can be taken from the Hall which looks out towards the surrounding countryside. The buildings on Covey Clough Court line the street and allow for a view out to the fields around Upper Hopton which gives the village a sense of rurality.

The perpendicular styled St. John's Church is another key landmark and can be viewed from numerous vantage points in the village. The view of the church from Hopton Hall Lane is significant due to the entrance to the church and the Lych Gate being located here. Other views of the church can be taken from Brookfield and Top Meadow.

The prominence of the hill side and top setting also reinforces the visibility of the historical buildings of Upper Hopton, therefore any new development in and around the village should consider the effect on views to and from the area.

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5. BOUNDARY DEFINITION

5.1 Gateways

Two roads define the structure of the core of the Conservation Area. Hopton Hall Lane, which is predominantly tree lined, leads to Hopton Lane which links Upper Hopton with Lower Hopton, while Jackroyd Lane runs North and South through the West side of Upper Hopton and provides a second linking point between Hopton Lane and Hopton Hall Lane. The meeting of Jackroyd Lane and Hopton Hall Lane creates the main meeting point of the village which has recently been enhanced with flower beds and shrubbery.

Hopton Hall Lane enters the Conservation Area from the South and from the North East, and Jackroyd Lane enters from the North West. Hollin Hall Road, Northgate and Hopton Lane all provide a route into the to the Conservation Area.

The Northgate buildings at the junction of Hollin Hall Lane provide an entrance into Upper Hopton and present a picturesque appearance to the village.

5.2 Included Areas

The buildings which are included in the Conservation Area have an architectural and historic interest which adds character to the village. The listed buildings in Upper Hopton have also been included, and therefore the setting of these listed buildings will be protected more thoroughly due to the Conservation Area designation. The Conservation Area includes historical buildings along Hopton Hall Lane, Jackroyd Lane, Hopton Lane, Hollin Hall Lane, Northgate and Chapel Hill. These areas are included due to the quality of the landscape and setting which they possess and the historical and architectural interest which they provide to the Conservation Area.

Hopton Hall Lane has a number of historical buildings along its length including the listed buildings of Hopton Hall and St. John's Church, it also includes Hopton Manse at the junction of Hopton Lane, Park Farm, Gosling Hall and The Lawn along Chapel Hill, the large detached buildings on the former site



Hopton Hall Lane South entrance



Hopton Hall Lane West entrance



Jackroyd Lane

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of Hopton Grange, the buildings on Hall Farm, the former School, Hopton Grove, Covey Clough Farm, Clough Terrace, Catherine House/Farm and the Freemasons Arms.

Jackroyd Lane also has a number of historical buildings which include Croft House, the 'double six and blank seven' rows of cottages, the former Post Office, and the former Primitive Methodist Chapel.

5.3 Excluded Areas

The excluded areas consist mainly of modern properties which have been built since the World Wars. These buildings do not consist of the same historical or architectural quality as the areas which have been included in the Conservation Area. Some of the excluded streets include Hopton Drive, Hopton Avenue, Cheviot Way, Fairway, Hill Top Crescent and Elmwood Close.



Cheviot Way



Hopton Avenue

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6. URBAN GRAIN

The majority of buildings in Upper Hopton are of a high architectural quality. The buildings in the Conservation Area and in the proposed extension are built of regular coursed ashlar stone, and most of these buildings have quoins.

The main concentration of development has occurred in the North of the village, this area is not included in the Conservation Area due to the age and lack of unique historic character. This area is compiled of groups of housing built at different times throughout the 20th Century. The settlement pattern here differs from the layout of the streets and buildings within the Conservation Area and therefore has a different character. Post War trend was to create suburban cul-de-sacs of semi detached or terraced properties which was based on the garden city movement.

The historic street pattern throughout the village is organic with flowing curves rather than a planned grid like pattern. This style of layout adds to the feeling of rurality in the village. The small lanes throughout the village contribute towards the feeling of rural seclusion, intimacy and variety. In contrast to the built up area in the North, Hopton Hall Lane is comprised of secluded houses, high stone walls and prevailing dense mature vegetation. This changes when the road leaves the current Conservation Area boundary and travels south towards the former school. Here the walls have been built lower and the built up area of dwellings has diminished, therefore allowing the countryside into the village.

The high walls on Hopton Hall Lane illustrate the visual and physical seclusion of the detached dwellings behind them and give definition to the street layout. They provide a clear distinction between the large private spaces behind the walls and the narrow public spaces of the road.

Jackroyd Lane has dominant lines of buildings on either side of the street which are broken up by the recreation ground and the cricket ground and 20th Century developments on the East side and by agricultural fields at the top of the lane and further 20th Century developments on the West side.

At the South end of Jackroyd Lane the street pattern is interrupted by projecting buildings, the irregular skyline of the buildings also diverts the eye and creates an interesting urban grain in Upper Hopton. At the North end of Jackroyd Lane there are a number of groups of terraces which face the road, these buildings



Croft House



Hopton Hall Lane



Jackroyd Lane

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were built between the 18th and 19th Centuries and lead the way up to Hopton Hall and Saint John's Church on Hopton Hall Lane. The terraces face onto agricultural land and towards the Traveller's Rest and Northgate.

The street layouts in the Conservation Area and the proposed extension are characterised by stone built terraced properties with pitched stone slate roofs which are interspersed by stone detached dwellings. In the areas with detached dwellings the buildings are complemented by a profusion of mature trees, hedging, extensive gardens and boundary walls.

Located at the top of the current Conservation Area is a large amount of public open space followed by the local Cricket Grounds just past the boundary. These areas present an impressive local amenity which should be preserved rather than built upon.

6.1 Traditional Building Materials

Building materials are predominantly local natural stone. There are a few properties in Upper Hopton which do not follow the natural stone trend, these materials range from artificial stone to brick constructions. Roof materials are predominantly stone tiles but some of the newer buildings have grey slates and roof tiles.

Boundary Walls

Walls in Upper Hopton are very important as they add a great deal to the character of the Conservation Area. Some of the boundary walls date back to before the church was built such as the walls which surround Hopton Hall. The walls within the conservation area are predominantly stone built and are coursed, these walls range from below a metre to above two metres. Into the surrounding countryside the walls change to dry stone constructions and are lower in height.

Along Jackroyd Lane and in front of Hopton Hall and Saint John's Church the walls are lower; some of these walls are supplemented and softened with hedges and boundary shrubs and trees which give a more human scale to the street.



Hopton Hall Lane

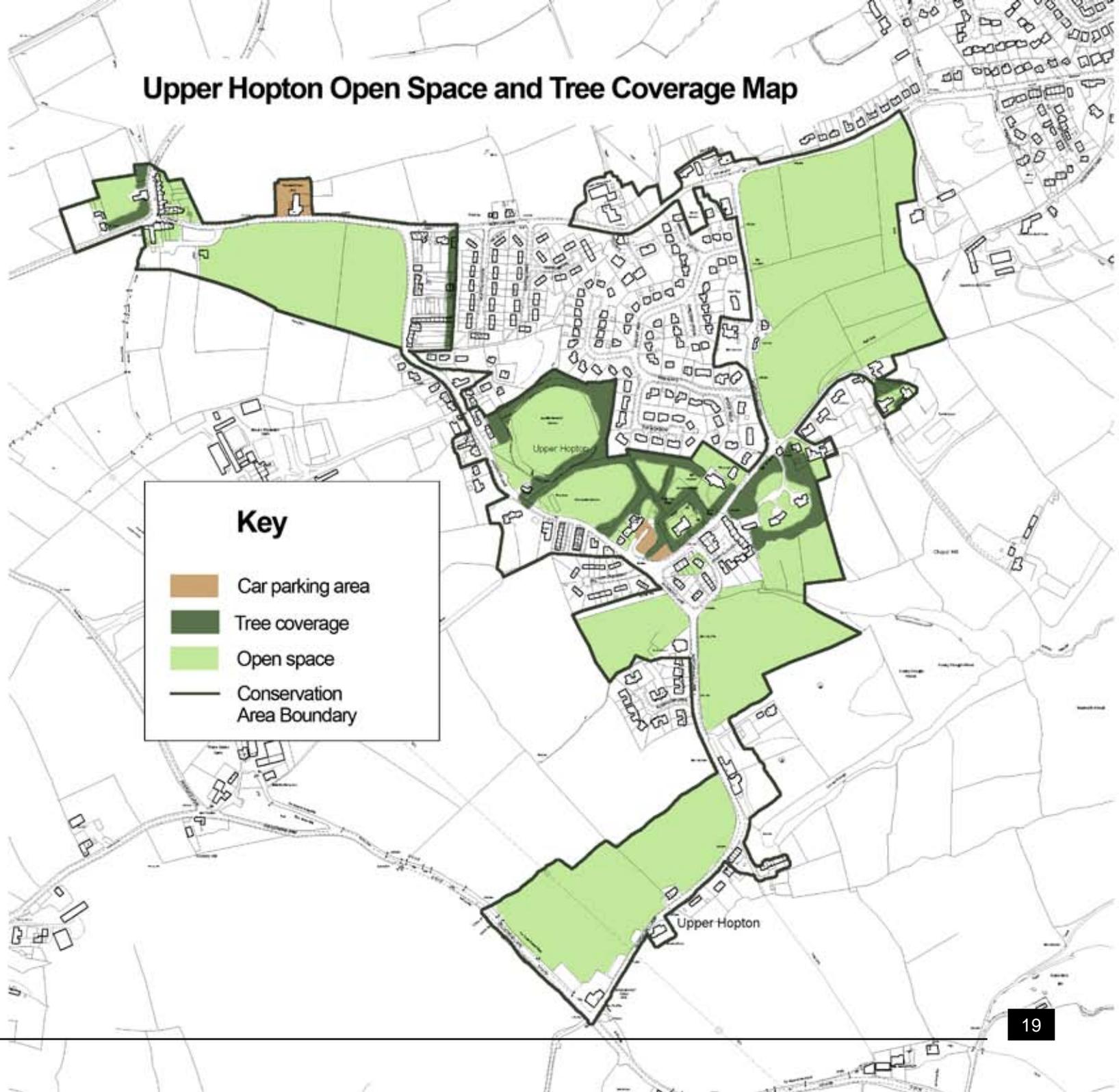


Buildings on Hopton Hall Lane



Walls along Hopton Hall Lane

Upper Hopton Open Space and Tree Coverage Map



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Floorscape

The street surfaces in Upper Hopton are mainly constructed of 'tarmac' and the pavements have concrete kerbs.

Windows

Windows contribute significantly to the character and appearance of historic buildings and conservation areas. It is important that the materials, construction, components and details of windows are in keeping with the period and style of the building. There are a number of buildings throughout the Conservation Area and in the proposed extension which have UPVC windows.

Windows in the Conservation Area and the proposed extension are predominantly stone mullioned casements. Each window is surrounded by stone jambs, cills and lintels which are divided into smaller panes by a stone mullion. There are also cases of semi circular windows which are also surrounded with stone.

In Hopton Hall the windows are also mullioned but each individual window is divided further with glazing bars and lead. The windows on the central part of the building are constructed of 8 to 12 panes which are divided by narrow glazing bars. The windows on the two side wings of the building are leaded, each window has up to 32 individual panes.

7. CURRENT BUILDING TYPES

A very high proportion of the buildings in the Conservation Area and within the proposed extended boundary are residential properties. The properties range from single detached and semi detached properties, barn conversions and terraced properties. There are a few civic buildings such as Saint John's Church, Croft House, the Pavilion building at the Cricket Grounds and the Club house.



Converted Barn, Hopton Hall Lane



Northgate Terrace



Hopton Hall

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8. OPEN SPACE AND TREE COVERAGE

There is a large amount of open space in and surrounding the Upper Hopton Conservation Area. This open space is an integral part of the character of the Conservation Area and should be preserved in order to maintain an important attribute of the village.

All trees growing within a Conservation Area boundary which are taller than 1.5 metres and have a stem diameter of more than 7.5cm are deemed to be protected. The planning authority must be given 6 weeks written notice of the intention to cut down, uproot, top or lop trees. These 6 weeks give the Council time to decide whether or not to create a Tree Preservation Order. If no decision is made within 6 weeks the applicant may proceed with the works. However failure to notify will result in penalties which are the same for the contravention of a Tree Preservation Order.

The Recreation Ground and the Sutcliffe Memorial Grounds are the two major public open spaces in the village. They are both located on the East side of Jackroyd Lane and provide a unique view down to Mirfield and the surrounding countryside. Both of these areas have many trees growing around their edge. This tree coverage spreads towards the properties on Jackroyd Lane and back towards the church where the tree coverage is denser.

Other open space consists of agricultural land and fields which add to the character of the Conservation Area and help to frame the village.

Due to the ancient woodlands which surround the village, tree planting has been occurring for a number of centuries which is a huge benefit to the appearance of Upper Hopton and greatly enhances the appearance of the village. Tree species range from sycamore, horse chestnut, cherry, lime, beech, oak, ash and birch.

There are a number of Tree Preservation Orders throughout Upper Hopton Conservation Area and in the proposed extension. Protection covers individual trees in the Conservation Area, specified groups of trees in the village such as around Hopton Hall and Saint John's Church and small woodland areas such as on Hopton Hall Lane where Hopton Grange was once situated.



Trees in the Upper Hopton area



Trees surrounding car park



Recreation ground

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The mature trees and vegetation provide stature and a high quality setting for the properties such as Croft House, Hopton Hall, Saint John's Church and the dwellings along Chapel Hill. Tree growth is more prominent to the East of the Conservation Area which would be included if the boundary is extended, e.g. Hopton Hall Lane. This lane gives the impression of being tree lined although there are no actual street trees. The woodland in this area carries out a great role in screening the properties by working with the high boundary walls to provide privacy.

Open spaces and tree coverage in the Conservation Area are also provided by the extensive private spaces such as front and back gardens throughout Upper Hopton and the agricultural land which surrounds the village. Even though these areas are not public they nevertheless add an impressive quality and rural feel to the Conservation Area. This is particularly true for the space which is created between the buildings on Jackroyd Lane and Hopton Lane and the buildings which are located on Hollin Lane and Northgate. The character of the proposed extension to the Conservation Area is influenced by spatial arrangement of this part of Upper Hopton. The contrast between urban and rural is apparent at this point, the large area of space between these two built up areas is an important green space and provides impressive views of the surrounding environment, the Urban Green Space and the Area of High Landscape Value.

The open space at the corner of Jackroyd Lane and Hopton Hall Lane also provides character to the Conservation Area, even though this is a 'tarmac' area it is surrounded by trees, it adds a low density feel to this part of the village.

All trees play an important role in creating the character of the Conservation Area. Attention should be given to existing trees and the introduction of new trees when considering development proposals in Upper Hopton.



Tree coverage on Hopton Hall Lane



Tree coverage in churchyard



Open Space

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9. NEGATIVE FACTORS

The use of tarmac can have a negative affect on the surrounding historic buildings and the character of the Conservation Area.

The use of UPVC for windows does not respect the style or design of windows on the historic buildings in the village. They are inappropriate for use on historic buildings and detract from the authentic character of the property. UPVC windows have chunky designs and sometimes have false glazing bars which are of an inappropriate design and can spoil the character of the building and the Conservation Area.

Modern extensions which are added to buildings within the Conservation Area can have a negative affect on the character of the area if they are insensitively designed or if artificial materials are used instead of traditional materials such as stone, cast iron, wood and stone slates.

10. OPPORTUNITIES FOR ENHANCEMENT

The scale, design and materials of new developments should reinforce and protect the features in Upper Hopton which give it special character, such as using similar styles and designs of buildings, replicating window designs and materials which are used on existing historic buildings. Traditional materials should be used for repairs, alteration and new buildings due to modern equivalents such as artificial stone and plastic for windows fails to respect the character of the area.

The height and scale of development proposals should be considered in order to protect key views of the Conservation Area and they should harmonise sensitively with the key characteristics of the village. New development should also protect the setting of the historic environment so that it enhances or preserves the appearance or character of the Conservation Area.

Historic Building Grants may be available towards the repair or restoration of historic buildings within Conservation Areas or Listed Buildings. These grants are means tested and are for structural works. The owner must also have been in residence for over two years.



Negative aspect of garages behind Hopton Hall & Saint John's Church



Covey Clough Court

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Article 4 (2) Directions

An Article 4(2) Direction is designed to prevent the special character of the area being spoilt by an accumulation of relatively minor but potentially inappropriate alterations to buildings and their immediate surroundings. Such alterations would usually constitute “permitted development” and would not require express planning permission.

Article 4 controls are in effect on both the house you occupy and its curtilage. The ‘curtilage’ includes the garden or other surrounding land which is part of the property. The aim of the controls is to protect the dwelling houses from development likely to detract from the appearance of the conservation area in which your home is situated. In most cases planning permission will be required for changes to the front of your property because that will front on to the highway and be caught by the Direction. However, in some circumstances, permission will be required for alterations to side elevations and flank walls, for example where part of those alterations fronts on to a Relevant Location.

Examples of development requiring planning permission will include:

- replacement windows and doors
- removal or concealment of architectural detail
- the enlargement or creation of new exterior openings
- demolition of chimney stacks
- alterations to roof shape and change of roofing and rainwater material
- the rendering, cladding, or application of paint to brick and stone
- the erection of satellite dishes and obtrusive aerials
- the demolition or erection of boundary walls, railings, fences and gates
- the creation of hard standings
- the addition of extensions, porches or outbuildings
- curtilage walls, fences

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- painting the exterior of buildings.
- Grants

Grants are available for help with repairs on Listed Buildings and significant buildings in Conservation Areas. Works include repairing roofs constructed from traditional materials.

11. PUBLIC INVOLVEMENT

For Conservation Areas to be successful, public support and an understanding of Conservation Areas is essential. Kirklees Council undertook a program of public consultation on the draft proposed revised Conservation area proposals. The purpose of this work was to benefit from local knowledge and experience, ensure that the document which was produced is as accurate and comprehensive as possible, increase the understanding of what conservation area designation means and encourage local involvement in conservation and to ensure that everyone has a say on the management of their local area.

The Conservation Area Appraisal was subject to public consultation in February 2007.

A leaflet outlining the conservation area proposals, maps of the proposed conservation area boundary and a questionnaire about the proposals was sent out to all householders in the proposed area and beyond. Further information was provided stating the detailed proposals could be viewed at the exhibition and also by requests by phone and email. The local councillors were also invited to the exhibition.

The exhibition presenting the Appraisal document and proposal to extend the conservation area was located at Croft House on Saturday 10th February 2007. The exhibition was manned so that residents could discuss issues regarding the Appraisal and the proposal to extend the conservation area.

The exhibition resulted in many suggestions to extend the boundary further, a large map was available for resident to draw their preferred boundary and to add information to the Appraisal document. Other comments were received through the returned questionnaires, by phone calls and by emails. The Conservation and Design Team welcomed all feedback and took on board all of the comments and altered the boundary accordingly. The new proposed boundary was then sent out with a covering letter to inform householders

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in the conservation area about the revised boundary. Phone calls and emails were received in support of the changes.

From the postal responses 70% agreed with the proposed revised boundary of the conservation area, 85% thought that historical buildings in the conservation area should be preserved, 70% thought that the landscape, open space and tree coverage should be preserved in the conservation area, 70% also thought that the character of the conservation area should be preserved. 60% of respondents thought that architectural details of buildings and the plan form of the village should be preserved. 55% of respondents thought that open space and tree coverage in Upper Hopton should be enhanced. 65% thought that having an Article 4 (2) Direction in some areas of Upper Hopton will help to protect the special character of the conservation area. 25% of respondents suggested for Article 4 directions to be imposed on the whole of Upper Hopton Conservation Area. 85% of residents thought that the loss of original architectural features on historical buildings would be harmful to the conservation area, 80% thought the demolition of boundary walls would harm the appearance of the conservation area and 65% thought that the addition of new signage would damage the character of the conservation area.

It is important that property owners respect the character of the Conservation Area and contribute to it by carrying out sensitive alterations or additions. Original architectural features of a building should be repaired rather than be removed and replaced and changes should be sympathetic to the design of the building.

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APPENDIX 1: RELEVANT POLICIES FROM KIRKLEES UDP (1999)

THE DEVELOPMENT FRAMEWORK

THE BUILT ENVIRONMENT

Strategy

- BE1 ALL DEVELOPMENT SHOULD BE OF GOOD QUALITY DESIGN SUCH THAT IT CONTRIBUTES TO A BUILT ENVIRONMENT WHICH:
- i CREATES OR RETAINS A SENSE OF LOCAL IDENTITY;
 - ii IS VISUALLY ATTRACTIVE;
 - iii PROMOTES SAFETY, INCLUDING CRIME PREVENTION AND REDUCTION OF HAZARDS TO HIGHWAY USERS;
 - iv PROMOTES A HEALTHY ENVIRONMENT, INCLUDING SPACE AND LANDSCAPING ABOUT BUILDINGS AND AVOIDANCE OF EXPOSURE TO EXCESSIVE NOISE OR POLLUTION;
 - v IS ENERGY EFFICIENT IN TERMS OF BUILDING DESIGN AND ORIENTATION AND CONDUCTIVE TO ENERGY EFFICIENT MODES OF TRAVEL, IN PARTICULAR WALKING, CYCLING AND USE OF PUBLIC TRANSPORT.

QUALITY OF DESIGN

- BE2 NEW DEVELOPMENT SHOULD BE DESIGNED SO THAT:
- i IT IS IN KEEPING WITH ANY SURROUNDING DEVELOPMENT IN RESPECT OF DESIGN, MATERIALS, SCALE, DENSITY, LAYOUT, BUILDING HEIGHT OR MASS;
 - ii THE TOPOGRAPHY OF THE SITE (PARTICULARLY CHANGES IN LEVEL) IS TAKEN INTO ACCOUNT;
 - iii SATISFACTORY ACCESS TO EXISTING HIGHWAYS CAN BE ACHIEVED; AND
 - iv EXISTING AND PROPOSED LANDSCAPE FEATURES (INCLUDING TREES) ARE INCORPORATED AS AN INTEGRAL PART OF THE PROPOSAL.

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HERITAGE

Listed Buildings

- BE3 ANY APPLICATION FOR LISTED BUILDING CONSENT FOR THE ALTERATION, EXTENSION OR CHANGE OF USE OF A LISTED BUILDING, AND ANY APPLICATION FOR PLANNING PERMISSION WHICH WOULD AFFECT ITS SETTING SHOULD PAY SPECIAL ATTENTION TO THE DESIRABILITY OF PRESERVING THE LISTED BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES.
- BE4 DEMOLITION OF LISTED BUILDINGS WILL NOT NORMALLY BE CONSIDERED ACCEPTABLE UNLESS:
- i IT CAN BE DEMONSTRATED THAT THE BUILDING HAS NO BENEFICIAL USE AND NO POTENTIAL VIABLE USE; AND
 - ii THE STRUCTURE OF THE BUILDING CANNOT BE MADE SOUND.

Buildings of Local Significance

Within the District there are buildings which, although not of sufficient architectural or historic interest to be included on the statutory list, are of local significance and need to be identified as such. Consideration will therefore be given to the inclusion of the best of the District's unlisted buildings on a 'local list', using the following criteria as a guide;

- 1) Examples of work by local architects or builders of esteem.
- 2) Buildings which are of local community interest.
- 3) Buildings, or groups of buildings, which contribute to the character or identity of a townscape or rural area, or which enhance a landscape.

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Conservation Areas

It is not necessary to preserve every detail of a conservation area, but there should be care in the control of new development to ensure that the appearance of the area is not affected in a way that would diminish its value. Thus not only new buildings, but also changes of use and demolition, must be carefully controlled to ensure that the works do not detract from the character of the area. The Council will continue to assess areas worthy of designation as conservation areas and revise existing boundaries and formulate and publish proposals for their preservation and enhancement.

For an area to be suitable for designation as a conservation area it should display all the characteristics:

- i) be of high architectural or historic merit;
- ii) have a distinctive overall character;
- iii) be representative of the historical, social and economic development of Kirklees; and
- iv) have a largely unspoilt character.

BE5 PROPOSALS FOR NEW DEVELOPMENT WITHIN CONSERVATION AREAS, INCLUDING EXTENSIONS OR CHANGES OF USE TO EXISTING BUILDINGS, SHOULD RESPECT THE ARCHITECTURAL QUALITIES OF SURROUNDING BUILDINGS AND THEIR MATERIALS OF CONSTRUCTION, AND CONTRIBUTE TO THE PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE AREA.

BE6 DEVELOPMENT ON INFILL SITES WILL NOT NORMALLY BE PERMITTED WHEN IT WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA.

BE7 WHERE IT IS CONSIDERED THAT A BUILDING MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA, PROPOSALS INVOLVING ITS DEMOLITION OR PARTIAL DEMOLITION WILL NOT NORMALLY BE ACCEPTABLE UNLESS:

- i THE BUILDING CANNOT BE BENEFICIALLY USED IN THE FUTURE OR IS STRUCTURALLY UNSOUND; AND
- ii ALL POSSIBLE EFFORTS HAVE BEEN MADE TO RETAIN THE BUILDING IN USE.

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IF APPROPRIATE, IT WILL BE A REQUIREMENT OF ANY PLANNING PERMISSION THAT AN ACCEPTABLE REPLACEMENT BUILDING IS IMMEDIATELY ERECTED ON THE SITE.

BE8 DEVELOPMENT PROPOSALS WITHIN CONSERVATION AREAS WHICH INCLUDE THE PROVISION OR REPLACEMENT OF ROAD OR FOOTPATH SURFACES, OR NEW STREET FURNITURE, SHOULD BE SYMPATHETIC TO THEIR SETTING AND CONTRIBUTE TO THE PRESERVATION OF THE CHARACTER OR APPEARANCE OF THE AREA.

Permitted Development Rights and Deemed Consent Rights in Conservation Areas

Powers are available to the Council to restrict permitted development rights and deemed consent for advertisements. Where it appears that the character of a conservation area may be harmed by inappropriate minor developments the Council will consider requesting the Secretary of State for the Environment to consider making the appropriate directions or designations to restrict development rights and advertisement display. The Council will, where appropriate, request the Secretary of State for the Environment to make the appropriate directions under article 4 of the Town and Country Planning (General Permitted Development) Order 1995 or designations under part iv of the Town and Country Planning (Control of Advertisements) Regulations 1992 to restrict permitted development or deemed consent rights where it appears that the exercise of such rights could be detrimental to the character or appearance of a conservation area.

BE11 NEW DEVELOPMENT SHOULD BE CONSTRUCTED IN NATURAL STONE OF A SIMILAR COLOUR AND TEXTURE TO THAT PREVAILING IN THE AREA WHERE THE PROPOSAL IS LOCATED:

- i IN AREAS WITHIN WHICH STONE HAS BEEN THE PREDOMINANT MATERIAL OF CONSTRUCTION;
- ii WITHIN CONSERVATION AREAS; AND
- iii WITHIN TOWNS AND LOCAL CENTRES

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THE NATURAL ENVIRONMENT

Nature Conservation

NE3 DEVELOPMENT PROPOSALS WITHIN OR IN THE VICINITY OF A SITE OF SCIENTIFIC INTEREST WILL NOT NORMALLY BE PERMITTED UNLESS THERE IS AN EXCEPTIONAL REQUIREMENT FOR DEVELOPMENT AND MEASURES WILL BE TAKEN TO MINIMISE ANY DETRIMENT TO THE SITE.

This document can be made available in large copy print, audio cassette, Braille or languages other than English. If you require the document in one of these formats please contact: Conservation & Design Team, Planning Services, Kirklees Metropolitan Council, PO Box B93, Civic Centre III, Off Market Street, Huddersfield HD1 2JR

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UPPER HOPTON MANAGEMENT PLAN

The historic character, appearance and special interest of the Upper Hopton conservation area has been analysed and assessed in the Appraisal document. This management plan will suggest methods and applicable policies to preserve the character, appearance and what is valuable in the conservation area, assist in managing change and the sympathetic evolution of the conservation area and make proposals for its enhancement.

Relevant UDP Policies

BE1, BE2, BE3, BE4, BE5, BE6, BE7, BE8

Minor Alterations

Any work that materially affects the external appearance of a building requires planning permission, subject to “permitted development” rights. Under normal planning control certain works are classed as “permitted development” and do not require planning permission. This includes small alterations and extensions to dwelling houses, the erection of buildings, enclosures or pools required for a purpose incidental to the enjoyment of a dwelling house, the provision of hard surfaces, and the erection of and alterations to boundaries.

Some developments (which are usually “permitted development”) in conservation areas are not classified as “permitted development”. This includes various types of cladding, the insertion of dormer windows, raising the ridge or expanding the size of a roof and the erection of satellite dishes on the walls, roofs and chimneys which front a highway. Also within a conservation area the size of extensions that may be erected without specific planning permission is more restricted. If the extension and any previous extension exceeds in total 50 cubic metres or 10% of the house volume it will require planning permission.

Minor alterations which do not require planning permission can still have an impact on the character of the conservation area. Replacing timber windows and doors with the plastic alternative and knocking down walls to form parking areas have a clear detrimental effect on the character and appearance of the area.

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Extensions

Extensions can be detrimental to the appearance of buildings either because of their location, size or design. Front extensions and extensions on principal elevations are avoided. Extensions should be subordinate to the building, should use similar or complimentary materials and should reflect or compliment its style and appearance.

The use of traditional materials, replacement of original styles of windows and doors are encouraged in submissions for planning permission.

Original Architectural Features

Reinstatement of features is very important for the conservation area. Some buildings within the Conservation Area have lost their original doors, windows, boundary walls, roof materials and other features. As a result their character is being eroded, therefore when proposals for alterations and extensions are submitted there will be an opportunity to encourage the reinstatement of lost features to reflect their original pattern, style and material.

Public Realm

A vast amount of the historic floorscape has been lost over the years. It is important that when any road works occur that stone flags, setts or kerbs are retained and replaced instead of replacing with modern materials such as tarmac, concrete flags and kerbs. Speed control measures should also respect the historic character of the conservation area and attempt to blend in with the materials used in the Upper Hopton public realm.

Street signage should also be minimal so that they do not detract from the character of the conservation area. Street furniture ranging from street lamps, bollards, bins, and benches should be carefully placed so that they do not clutter the streets and harm the appearance of the Upper Hopton Conservation Area.

Any further street improvement schemes in Upper Hopton should respect the historic nature of the village and should enhance the conservation area visually as well as functionally.

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Open Space and Tree Coverage

Section 211 of the Town and Country Planning Act 1990, requires that anyone proposing to cut down, lop, or top a tree in a conservation area must give six weeks notice to the local planning authority. The purpose of this requirement is to give the authority an opportunity to make a tree preservation order.

Trees make an important contribution to the character and appearance of the conservation area and its setting. There are already some tree preservation orders on individual trees and groups of trees in the Upper Hopton Conservation Area.

The open space in the conservation area consists of small and large private gardens, the recreation ground and the Sutcliffe Memorial Ground (cricket ground), and a number of fields which surround the village. Too much infill development and extensive housing developments in Upper Hopton will have a serious effect on the character of the conservation area due to the raised location of the village. Further urban sprawl of Mirfield will cause an encroachment on the village which will then lose its sense of rurality. Loss of boundary walls, high loss of trees and open space or if there is an increase in building density it may be harmful to the character and be detrimental to the conservation area.

Article 4 Directions

Local Planning Authorities may remove “permitted development” rights by way of an Article 4 Direction. An Article 4(2) Direction is designed to prevent the special character of the area being spoilt by an accumulation of relatively minor but potentially inappropriate alterations to buildings and their immediate surroundings. Such alterations would usually constitute “permitted development” and would not require express planning permission.

The aim of the controls is to protect the dwelling houses from development likely to detract from the appearance of the conservation area in which your home is situated.

There is scope in Upper Hopton Conservation Area for the creation of Article 4 Directions, however there have been a large number of alterations to buildings throughout the village such as changing wooden windows and doors to UPVC equivalents. The removal of “permitted development” rights may include

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controls on changing windows and doors from wood to UPVC, changing the roof materials from natural traditional materials to artificial alternatives, alterations to boundary walls, gate piers, fences and gates, cladding or painting the exterior of the property.

However, the proposal of Article 4 Directions in Upper Hopton will require a further public consultation.

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