

Statement For Proposed Works

At

4 Hopton Hall Lane

Upper Hopton

Mirfield

WF14 8EL

Brief Summary

This statement has been prepared in order to provide some further information and context to the build and will also deal with the following matters:

- 1) *Planning and Conservation Input* (on a technical basis, they have already consented to the works in principle);
- 2) *The Condition Of The Property* as it is now and the issues that have arisen;
- 3) *The Requirements Of The Family* that occupy the Property and how this will change over the upcoming years;
- 4) *The Proposed Works and Impact*; and
- 5) Other Factors

Planning and Conservation Input

The following points should be noted (as they will be explored further in the statement):

- We have sought the advice and guidance from the planning and conservation officers by way of a Pre-application and accepted their comments/advice.
- However, we have also taken into account the permission that was previously granted to build 2 large houses on the same plot and one of which would have been built in the garden. The planning and conservation officers supported the build.
- It should be noted that the property **is not in** the conservation area and the properties that are built in the conservation and surround the church, and the property adjacent to it, **are new build properties**. The style and design of other properties in the vicinity should also be noted so that additional unreasonable restrictions are not put in place and that a consistent approach is taken. Further information in this respect will be provided later in the statement.

In dealing with each of the matters above, we have provided further information below.

Pre-Application

We have taken on board the comments from the planning officers and made the following adjustments:

- 1) The removal of the dormer windows from the rear extension;
- 2) The removal of render from the side of the property to that which would be acceptable to the planning officers;
- 3) The removal of the glass balustrade at the rear; and
- 4) A reduction in the mass of the extension to that which would be provided under GPDO in any event (although please note the comments further below).

Permission Already Granted

It is noted that permission was granted to build 2 large new properties under (2010/62/90332/E2) and that included the construction of a large 4-bedroom property in the garden, which would be amongst several trees that are protected by TPOs.

The further permission granted was for a 5-bedroom detached property that was to be based almost entirely on the current footprint of our home but 2 metres, or so, closer to the boundary to the north (to the right-hand side, when facing the property and closer to number 4a).

The permission was granted after due consideration by the Head of Services at the Council, and input from the Conservation officers, and concluded as follows (as noted in their decision at page 4):

- *The development will not adversely affect the setting of the Upper Hopton Conservation Area.*
- *The development's scale and design will not adversely affect the setting of the adjacent listed building.*
- *The development would not impact adversely visual or residential amenity nor on any highway safety issues.*

The scale and size, where the 2 large properties were to be built, is far more than the scale of a simple extension at the rear of the property and above the garage. The volume of the 2 properties (had they been built) would have been 1515m³, whilst our home would total under 1,250m³. There is a substantial difference.

Conservation Area and Style

The property **is not in** the conservation area and nor does it have any historical significance. It should be noted that the properties directly opposite the Church are brick built and, in the conservation, have the benefit of rendering and have been built to a new style.

To provide some examples, please see the photographs below which are less than 100 yards from our property and opposite Hopton Hall and the Church.

Properties directly opposite Hopton Hall – photograph (g) (part of Covey Clough Court – see (m))



Properties opposite Hopton Hall – photograph (h)



Properties at the end of Hopton Hall Lane (within 30 metres of Hopton Hall / Church) Photograph (i)



Several of the local properties also have had considerable work carried out to them and the type of work has also been noted. For example, please see the following:

2 Hopton Hall Lane (known as park Farm) has rendering on the skin of the building and continues to have work carried out to it (see below- photograph j)



24A Jackroyd Lane (left) also provides a new build style property that is completely rendered. Photograph k.

Some extensions are more subtle, for example, below is 92 Jackroyd Lane (merging onto Hopton Hall Lane). It has the benefit of a double story side extension and the entrance porch has been brought forward and is supported by a wooden beam.

92 Jackroyd Lane – photograph (l)



It should also be noted that there are several new build properties that are based within the area and this includes the properties in Covey Clough Court (see photograph g and also below) and on Jackson Royd Lane (see photograph n)

Properties opposite Hopton Hall Lane – photograph (m)



32 Jackson Royd Lane below is a new build - – photograph (n)



As provided in the examples above, apart from Hopton Hall Lane, the properties in the vicinity clearly reflect an abundance of styles and builds. However, the works to be carried out to our property will be sympathetic to the current property and will follow the style used by others (including the new build properties opposite the Church).

Condition of the Property

Whilst the property is set next to a church, it is built on the same plot that once stood the vicarage although the vicarage was based in the garden.

The property itself was built in the late 70s, or early 80s, so has no historical significance and is similar to the other properties situated towards the North East of the property.

Externally, the outer skin of the property consists of pitch faced rubble stone masonry and placed semi-randomly.

The photograph of the front of the property is provided below.

Front of the property – photograph (a)



There is plastic cladding that covers the top of the ground floor level (covering the porch and top of the living room) and has been placed over cheap garden bricks. This can be seen in the photograph below.

Plastic cladding over brick – photograph (b)



The property has been vacant for a number of years although during some of those years it has been used to generate income and was let by the diocese (the previous owners). Sadly, the property was allowed to fall into disrepair and requires a full schedule of works to be carried out.

The property consists of 4 bedrooms and, only one bathroom with a separate WC. There is a WC on the ground floor, together with a 2-part lounge, dining room and kitchen.

The property was purchased and occupied in September 2019 by the current owners and issues have arisen that have had to be resolved. These have included:

- 1) Collapsed drains to the north of the property - which has required the removal of the conifers and major excavation. The tree roots have worked their way through the drains and into the base of the property. The work was only recently completed but further work is needed as the further drains are shared with the church and therefore the works must be carried out by Yorkshire Water.

Once the work has been completed, the tree line will be replaced with either laurel bushes or fruit trees. The photographs below show the extent and size of the conifers that ran along the side of the house and provide complete privacy to the rear garden.

Rear garden conifers – photograph (c)



- 2) Subsidence and movement – repointing and the installation of helibars has taken place. Part of the further works to be carried out are to provide the property with further support and this is further explained in the Proposed Works section. When the property was marketed for sale, it was decorated and this masked some of the cracking inside the property.
- 3) Rat infestation – this was discovered only after the property was occupied as the diocese did not provide any information and sold the property with limited title guarantee. Professionally installed rat traps were discovered on site, which failed to mitigate the issues that had arisen and 2 sets of professionals were instructed to investigate the matter. Considerable excavation had to take place at the front and rear of the property and old pipes running to the older vicarage had to be removed / filled with concrete to stop the continued access to the property.
- 4) Heating system and damp – the heating system was/is old and stopped working many years ago, and various elements have had to be changed although a full overhaul is needed and an environmentally green solution, including a heat pump, is being explored. The elements of the heating system that have been replaced including the radiators, fan and pump.

However, the property still suffers from damp and also rising damp to the front entrance area. The cavity wall insulation has failed and internal works will have to be carried out in order to remove the outer skin of the property and insert further insulation.

- 5) Roof repairs – the roof has had a number of patch repairs carried out to it but it will need to be replaced with new felt and tiles. The fascia and soffits need to be replaced. The concrete tiles are beginning to fail and release water into the void underneath. To mitigate the damage, dehumidifiers are being used as a temporary solution to allow the property to be habitable.
- 6) Overgrown garden – the brambles and self-seeded trees had been allowed to grow without any pruning or control along the side of the property and at the rear. These have been slowly cut back and replaced in some parts with laurel bushes.

The photographs below show an example of an area cleaned with the boundary of the church although the vegetation on the side of the church, which is at the rear of the church, continues to grow and will be cleaned (with permission from the church).

Area showing vegetation before trimming – photograph (d)



Area cleaned – photograph (e)



Requirements Of The Family

The property is occupied by a family of 4, which consists of 2 children.

The works to be carried out are needed to support the living arrangements to support the grandparents that will be moving in. Furthermore, the needs of one of the current occupiers will also change due to a medical condition which will continue to limit mobility over the next 10 to 20 years.

In addition to the above, the further reason for the purchase of the property was to also take advantage of the large garden that could support an extension that in turn would provide living quarters for a wheelchair user.

It is hoped that the extension will provide easy access and eating, sleeping and washing facilities on the ground floor without the need to use the remainder of the house. For this reason, the extended space on the ground floor is paramount in order to provide quality of life for the user during a very difficult period. Over a short period of time, the utility will be turned into a wash room with access to the bedroom downstairs.

There are no additional house bathrooms and the current bathroom, which is 2 metres by 2 metres in size, consists of a bath and sink with a separate WC. There is a need for a further 2 en-suites and a larger house bathroom.

Proposed Works and Impact

The work to be carried out falls into 4 parts and is outlined below, together with an impact assessment:

- **Part 1** – Extension above the garage – this provides the obvious space needed to extend the first floor and provide either an extra bathroom or bedroom. The garage roof needs considerable repairs to be carried out and it is more cost effective to undertake the work than to continue to patch it up in the meantime.

Impact: This does not have an adverse impact on the property and will simply allow the roof line to continue across the front of the property and the style and design will be consistent with the front of the property. Whilst the conifers have been removed, the extension would not be overlooking any property in a way that would breach any privacy provisions.

- **Part 2** – Ground floor extension at the rear of the property (to 8 metres) – this is to provide one large living area for all 3 generations of the family and to provide for the personal living arrangements for those with limited mobility. Whilst 10 metres was originally sought, this was reduced to 8 metres following the preapplication.

Impact: the ground floor area will not be visible to those living to the north east of the property as there are tall bushes that provide privacy. As for the conifers that have been removed to repair the collapsed drains (see photograph c), laurel bushes will be put in place and further privacy will be provided.

As for the south west (the border facing the church), again, there is a 5 ft wall and large vegetation that provide privacy to the ground floor extension. It should also be noted that the rear (back) of the church faces the garden of the property and as no access is needed to the rear, the vegetation has continued to grow (*see photo d*).

There will be no hinderance whatsoever to anybody that would have enjoyed the view through the rear garden as it has always been private and will be kept in the same way.

- **Part 3 – first floor extension at the rear of the property (to 5 metres)** - this is to provide the additional space needed on the first floor and to change the layout of the sleeping area and provide additional wash facilities (a larger bathroom and en-suites). This will also provide the space needed to insert roof light to provide further light into the larger ground floor space.

Impact: the first-floor extension will not encroach upon the view of the church as nobody has the benefit of the same as the neighboring properties are on a lower level. It should be noted that had the conifers (see photo f) not been removed (for reasons already provided), the entire first floor (and ground floor) would not be visible at all (please see left hand side of photograph c and photographs f)



Rear of the property – photographs (f)

- **Part 4** - an extension of the front access porch (to be of the same width) and first floor of the property - Due to the subsidence/movement of the property, we have been advised by a structural engineer to put in place further supporting structures that will be incorporated into the rear of the property and also the front. This means that a frame needs to be fitted and hidden in the front entrance. A copy of the advice letter is provided at the end of this statement.

Impact: as the work is necessary, we have taken steps to ensure that it is incorporated into the current features of the property and to add a stylistic similarity from the church and put in glass similar to that of the church.

Even with the work carried out, the property will benefit from a large private extended garden and new bushes and foliage to the side elevations.

Other Factors

- The Council has the benefit of a transport assessment it previously obtained (filed with the previous planning application) that shows that the off-street parking is more than sufficient. We can currently park, if needed, up to 6 cars on the driveway although a maximum of 3 spaces will be needed in the future.
- We have discussed the plans with the neighbours and they have been very supportive. They are also happy that investment will be made for the long-term protection of the property, which was once used as a vicarage (following the demolition of the previous vicarage that stood in the garden). This is in respect of a property which is in a state of deterioration and already impacts the surrounding village in Hopton.

4 Hopton Hall Lane
Upper Hopton
Mirfield
West Yorkshire
WF14 8EL

27 October 2020

F.A.O. Mr Amar Zarif

Re: Requisite for Remedial Works at 4 Hopton Hall Lane in Mirfield

Dear Sirs,

Thank you for your instructions in this matter, in which you have requested we assess whether any work can be carried out to provide further support to the above-named property.

We carried out a structural survey earlier this month where it was found that there was movement along both gable elevations. We understand this has not come as a surprise to you as cracking is clearly visible and that you had a property survey carried out at the end of last year by Tom Henry & Associates, when similar issues arose, and remedial works were carried out and helibars were used to provide support. This appears to have been insufficient.

Whilst remedial works have assisted, we also believe the main elevations may also have suffered movement. To halt any further deterioration, we propose remedial works in the forms of portal frames adjacent to both main elevations and pinning it back to structure in such a way where it acts compositely. We believe the proposed extension to the rear of structure can incorporate this. With the front elevation, our suggestion would be to introduce a frame and hide it within a feature to the main entrance.

We will prepare a quote for the work to be carried out shortly.

If you require any further information, please do not hesitate to contact me.

Kind regards

Redacted

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Umer Dingmar
Senior Structural Engineer
Park Steel Structures Ltd