

## **Heritage Statement**

10 Hopton Hall Lane,  
Upper Hopton  
West Yorkshire  
WF14 8EN

### **Brief History of the area (Upper Hopton)**

Upper Hopton is a semi-rural village nestling in the foothills of the Pennines. It is 600ft above sea level and occupies an enviable position between Dewsbury and Huddersfield with easy access to Leeds and Bradford.

The original community was based upon the woollen, mining and farming industries. However in recent times the village has seen a large influx of people from many backgrounds.

Many community projects have been undertaken by the people in the village. In the 1980's the Upper Hopton Community Association was created which went on to develop the very successful community centre at Croft House. More recently the formation of the Hopton-in-Bloom team has led to an awareness of the local environment and success in the Yorkshire-in-Bloom Campaign.

*Ref: <https://www.upperhoptonvillage.co.uk/home>*

Extract taken from Upper Hopton Village Website.

Upper Hopton is easily identified by the old timbered Hopton Hall, the adjacent eye catching church and the attractive community centre. The original hall is believed to have been built before the Norman Conquest and was the manorial seat of Alric; subsequently the hall and lands were given by William the Conqueror to his Tenant-in-Chief, Ilbert de Lacy. In the 15th or 16th centuries it was home to the Mirfield family before being rebuilt by Richard Thorpe in 1619 in an H shape surrounded by a moat.

The pretty church of St John the Evangelist stands close to the top of the hill on which the village is built and next to Hopton Hall. In 1840 the Rev Maude created the Ecclesiastical District of Upper Hopton and it became a parish in 1860 with St John's Church at its heart. The church was built on land donated by James Micklethwaite of Hopton Hall who laid the foundation stone in 1844. The church's lych gate was built in 1949 as a memorial to those men from Upper Hopton who lost their lives in World War Two.

Croft House itself dates from c. 1700 and is believed to have been the coach house for Hopton Hall. It was bequeathed, with the adjoining cottage, to the people of the village by Mr Charles Ernest Sutcliffe in 1948. It consisted of one small room (now the entrance) and a larger one (about half the size of the present main room). At one time the entrance to Croft House was used as a library, run by Mrs Talbot and Mrs Myers, the vicar's wife. Croft House serves the church and community of Upper Hopton as a centre for many activities. The Upper Hopton Community Association was formed in 1980 and raised money to extend and modernise the rooms as we see them today.

Now there are 440 properties with a wide variety of housing ranging from the Medieval Hall to back to back terraces (double six and blank seven). There are three post war council

estates, some of the houses have been privately purchased. The largest development of land occurred in the early seventies when the estate of detached houses immediately below the church was built and since then there have been other individual houses built. Although our village school, which was a church school, has now closed there are a number of children and young people who live in our village. In common with many villages we no longer have a school, doctors, shops or post office but we can claim a very active Cricket Club, a Club (formerly Working Men's), a well used recreation and children's playground and more importantly, a blossoming community spirit which is reflected in well attended monthly Community Association and 'In Bloom' meetings and, of course, the various fund raising events.

*Ref: <https://www.upperhoptonvillage.co.uk/upperhoptoninfo>*

### **Justification of the Proposed Rear Single Storey Extension**

The existing building is a dwelling occupied by my client. Please see image to the right which is the rear elevation of the property.

The materials to be used on the proposed extension are as follows:

- Walls - Natural stone (pitched & rumbled) to give an old effect on the stone to match the existing building.
- Roof - Reclaimed Grey Slate (to match existing building).
- Fascia boards & Guttering (to match existing building).
- Door Frame colours to match existing.



The extension will not affect any of the surrounding buildings in regards to natural light. It will have a sufficient amount of distance away from any building nearby, not causing shadows or over empowerment. All neighbouring properties are well within their right to light boundaries. The height of the proposed garage will not be an issue either at 3.49m.

The aesthetic look of the extension must be in keeping with the existing building and surrounding area, we will make every effort to do so.

All work has to ensure the preservation and conservation of the existing building, so it is not affected as the works will be close to it. Great care must be taken during any works carried out near to the property.

Image of Front elevation of property to the right.



## **Conclusion**

I feel the reasons I have gave for the erection of the proposed extension substantial enough, not to affect anyone in the neighbouring area as well as keeping within the boundaries of the visual impact this building will have on the village of Upper Hopton.