

Design and Access Statement
Proposed Works to Hopton Hall, Mirfield**1.0 Introduction**

This statement sets out the design considerations for a proposal to carry out works to Hopton Hall, Mirfield to semi-divide the house to allow family living in the main body and the northeast range and form an annex within the southwest range for grandparents.

The statement has been prepared to address the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013. It should not be used for any other purpose.

The design has been prepared Storah Architecture and is described in drawings: 24-027-010, 24-027-011, 24-027-012, 24-027-020, 24-027-021, 24-027-301, 24-027-311, 24-027-312 and 24-027-313.

The proposal is within Kirklees MBC, the statement considers the proposals in relation to the National Planning Policy Framework (NPPF) and local plan policies.

2.0 Site Context

The proposal is for alterations to Hopton Hall, a grade II listed stone-clad, timber medieval hall in Mirfield, West Yorkshire. The hall is within the Upper Hopton Conservation Area.

The hall is a private dwelling, no change to the use is proposed.

The hall is within flood zone 1 and has a low probability of flooding.

3.0 Requirements of the Brief

The works are required to allow family living in the main body and the northeast range and form a linked but independent, self-contained living space within the former cottages of the southwest range for grandparents. There is a need for this partial separation to ensure the continued viable use of the house which has been marketed as a single dwelling for a long period without a purchaser being found.

4.0 Design

It is proposed to reinstate a floor removed in the 1990s and to replace a stair in this zone to form a linked residential annex. Other alterations are proposed to suit multi-generational living.

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4.1 South West Range

It is proposed to infiltrate the double height kitchen, restore the floor and provide an additional bedroom, with bathrooms and en-suite.

It is proposed to re-introduce a stair within the southwest range in its former position. In order to provide adequate headroom and a reasonable pitch for the stair this will cut through a timber beam installed in the 1990's remodelling.

The opening between the dining (main body) and living (SW range) will be relocated to allow the provision of the stair.

4.2 Main Body of House

The utility room at the rear of the main body will be initially subdivided by a partition to create separate utility rooms for each of the two living units. In the future, there will be an option to block the opening from the kitchen to the utility space and restore the room as a single space, as the living requirements of the two generations adapt.

4.3 North East Range

It is proposed to form a kitchen/dining room in the rear living room, providing kitchen fittings on internal walls and altering the bay window to provide external doors.

4.4 Moat

It is proposed to provide a metal fence to the moat, set in the garden alongside the coping stones to the moat wall and braced to the coping stones at intervals. This will provide a guarding to maintain the safety of toddlers and young children within the garden.

4.5 Accessibility

Access to the building will be unchanged, with vehicle access to the north and south of the site off Hopton Hall Road. There are stepped approaches to the house and occasional changes in level to the ground floor.

4.5 Crime Prevention

The external fabric of the building will be unchanged.

4.6 Flood Risk

The hall is within flood zone 1 and has a low probability of flooding.

4.7 Scale

The proposals respect the significance of the existing building, its setting, and its historic features. The proposed works enhance the functionality of the existing building allowing it to remain in use as a dwelling, its optimum viable use. Reinstating the stair and floor in the southwest range restores volumes and circulation, enhancing understanding and reflecting the history of the hall, and the past use of this zone as a separate dwelling.

4.8 Landscaping

Landscaping is largely unchanged. The fence to the moat is a fully reversible solution to a safety concern. It will be lightweight and dark in colour below the existing tree cover. Its visual and heritage impacts are minimal and not considered to harm the significance of the hall nor the conservation area.

5.0 Appearance

The proposals will have only modest change to the external appearance of the hall. New French windows in the nineteenth-century bay will have only modest impact on the later-built fabric. They will provide additional access from the house to the garden and are not visible from the street.

6.0 The Context and Impact of the Proposals

The works to the southwest range restore the original floor plates and volumes, reintroducing a stair within the range. There is minor harm in the cutting of a recently replaced timber beam and the relocation of a door opening. It is considered that this is outweighed by the benefit of replacing the remainder of the first floor and the reintroduction of the staircase.

The works to the utility room and kitchen allow the partial sub-division of the house to suit multi-generational living. There is a need for this in the area, there is also a need for this to ensure the continued viable use of the house which has been marketed as a single dwelling for a long period without a purchaser being found.

The fence to the moat will be dark-coloured and fit discretely within the shadows of the trees. Fixings will be into shallow pads within the ground and braced from the moat wall. This will be reversible.

The advantages of the proposed development are as follows:

- Improving the internal circulation and usable space throughout the building.
- Restoration of volumes and circulation patterns to aid understanding.
- Maintaining the listed building as a dwelling, its optimum viable use.
- Allowing children safe use of the family garden.

7.0 Conclusion.

The proposals allow the continued use of the hall as a dwelling with discrete external changes. The internal alterations to the listed building include the restoration of floors and volumes, enhancing significance and offsetting the minor harm of other alterations.

The proposed works are considered to meet the requirements of the NPPF and the policies of the Local Plan.

Prepared by

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