

**HERITAGE /DESIGN AND ACCESS STATEMENT  
FOR PROPOSED EXTENSION AND ALTERATIONS/IMPROVEMENTS  
TO DWELLING AND REBUILD AND ENLARGEMENT OF  
FORMER GARAGE AT 161-165 LANE TOP  
LINTHWAITE  
HUDDERSFIELD**

The spelling of 'Lindthait' appears in 1185, the manor of Lingswaite belonging to the Duke of Lancaster in 1361, as part of the Honor of Pontefract. The word is probably of Irish-Norwegian Origin, Thwaite is a common place name ending in parts of north-west England, suggesting a Norse settlement. Lind means flax clearing, though there is an alternative meaning for lind defined as a lime tree. Linthwaite is not mentioned in the Domesday Book, but in the poll tax returns of 1379, Elizabeth Lynthwaite is said to have paid the sum of four pence in tax.

The north and west boundaries of the old Linthwaite township are clearly defined by the courses of the River Colne and the Bradley Brook. The southern boundary, with some deviations, follows the line of Blackmoor Foot Road. The 1847 tithe map of the Linthwaite township in the Parish of Almondbury, reveals a series of nucleated settlements, Kitchen, Linthwaite Hall, High House, Flat House, Hoyle House, Blackmoor Foot, Heat, Royd House, Broad Oak, Smith Riding, Pym Royd, Spring Mill, Cowlersley, New Road Side and part of Milnsbridge. However, the latter five settlements, lying to the east, were transferred from Linthwaite to Huddersfield Borough in 1937.

The houses in these settlements were mainly weavers' cottages, where woollen cloth production was undertaken by hand operated machinery-many of those buildings that survive are now listed. The construction of large integrated mills in the later part of the 19<sup>th</sup> century, transformed the landscape and the building of rows of terraced blocks to house the workers increased the population, shifting the emphasis of the Linthwaite from hillside settlements to industrial areas, focused around the major transport links.

Lane Top is an early settlement in Linthwaite focused around the former market square, the historic pattern of which is still visible. The dwellings are early weavers cottages constructed from locally sourced stone and stone slate. The walls are variable depth courses, reflecting the earlier, more crude building techniques. The cottages have mullioned windows to maximise the light in the buildings and front directly onto the highway. Several of the properties would not

have had highway access, this is reflected today, with the lack of both front and rear open space. These dwellings have a small yard space and no garden. Traditionally these cottages were used to enable denser development in the steep-sided valley, where there was limited flat land available for development. It is vital the wider open countryside around this settlement remains to prevent the nucleated settlements of Linthwaite merging and to reinforce the rural tranquility of the separate hamlets.

Although unaffected by our proposals there are nearby listed properties to the application site:-

**211-213 Lane Top** – Listed on the 11<sup>TH</sup> of July 1985, under English Heritage ID 1275873.

*Now one dwelling end of terrace. Hammer-dressed stone. Early to mid C19. Pitched stone slate roof. 2 storeys. West Elevation has: Ground floor; Two entrances with stone surrounds and tie stones (one blocked). Two 4-light stone mullioned windows. First floor; Two stone mullioned windows; two 3-light stone mullioned windows. East gable has: First floor; light stone mullioned windows.*

**Listing NGR: SE 1006214284**

Originally 159, 165 & 167 Lane Top, 161-163 Lane Top is located on Tommy Lane within the Linthwaite Conservation Area. Originally 3 buildings, one was demolished, one extended and the third converted into a garage, all of which are unfinished.

It's our plan to preserve and enhance the neglected property to create one family home, keeping the character and historic architecture of the main building at the heart of the development. Using the three plots, we want to create a home, a garden and an office space.

The main home is unoccupied and has been for decades. The downstairs windows are blocked up with breeze blocks, the doors are steel and bolted shut. The house has had a lean-to extension built sometime within in the last 10-20 years. It was built out of brick along with random coarse stone which is not in keeping with the charm of the rest of the house. Our intention is to re-build the external walling with local materials that echo the tradition of the property and it's surrounding area. We also wish to build a side extension to allow us the space to raise a family in the house. The extension will be set back from the main elevation front wall and the roof also will be lower than the main house roof

The current garden lies in the plot of the demolished building. This unused and forgotten space will be transformed into an attractive and valuable pollinator - a mix of grasses and wildflowers, along with vegetable plots.

The garage building has buckled walls, and an unsafe mezzanine floor in together with an unsound front wall. Without attention this building will fall down, therefore we would like to completely re-build the garage, using local stone to tie in with the surrounding properties. The property has a driveway for enough cars, to satisfy local planning policy. This space would then become a home office/hobbies room.

Both buildings will be built using tumbled stone treated with a chemical that artificially ages the stone so that it aesthetically matches the original house. The roofs of both buildings will be built using Indian Sandstone. All existing windows which are mixture of upvc and wood will be replaced and new hardwood timber windows installed. The external doors will also be hardwood timber. Gutters will also be replaced to provide a more sensitive solution to the eaves.

We currently live on Manchester Road in Linthwaite and love the local area, 161 Lane Top will be our forever home. Not only do we both live locally, but we also both work in the community of the Colne Valley. We have spoken about the proposed plans with the surrounding neighbors and all of which show support and are excited to see the property turn from a forgotten site to a beautiful family home.

To sum up, we feel that the proposals will have a positive effect to the conservation area, with materials used in the construction of the extension and rebuilding works harmonizing with local area/street scene. There will be no negative effect on neigh-bouring properties amenities.

Yours Sincerely

Zac Priestly & Georgina Hoare