

Ref Lacey Hey PH

25<sup>th</sup> October 2023**LACEY HEY FARMHOUSE AND COTTAGE, TOWNGATE, MIDGLEY HX2 6UJ****APPLICATION FOR LISTED BUILDING CONSENT:  
CREATION OF 2 COMMUNICATION DOORWAYS IN CURRENT PARTY WALL TO BRING THE  
2 PROPERTIES INTO ONE USE.****HERITAGE/ DESIGN AND ACCESS STATEMENTS:**Listing description:

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1313772
Date first listed:	15-Nov-1966
List Entry Name:	LACEY HEY COTTAGE LACEY HEY FARMHOUSE
Statutory Address 1:	LACEY HEY COTTAGE, TOWN GATE
Statutory Address 2:	LACEY HEY FARMHOUSE, TOWN GATE
Location Statutory Address:	LACEY HEY COTTAGE, TOWN GATE
Statutory Address:	LACEY HEY FARMHOUSE, TOWN GATE

The building or site itself may lie within the boundary of more than one authority.

District:	Calderdale (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SE 02922 26345

## Details

SOWERBY BRIDGE TOWN GATE SE 0226 & SE 0326 (south side), Midgley 4/256 Lacey Hey Farmhouse and 15.11.66 Lacey Hey Cottage - II Farmhouse, now 2 dwellings. Probably mid C17 with reset datestone "RW/1672"; restored and altered c.1978. Thinly-coursed rubble, stone slate roof. 2 storeys, 3 cells (5 1st-floor windows) formerly with through-passage; outshut to rear right; early C18 wing to rear centre demolished and replaced by c.1978 outshut; left bay extended to rear c.1978. south (garden) front: chamfered plinth, quoins. Quoined doorway to right of left-hand cell, formerly in gabled porch, the date- stone from which has been reset over doorway. Windows are double-chamfered mullioned on ground floor, single-chamfered mullion above, to 1st cell of 9 lights (2 mullions removed on ground floor, 4 lights and 2 lights above; to 2nd cell of 9 lights with transom and king mullions to ground floor, 2 lights and 4 lights above; to 3rd cell of 6 lights with transom and king mullion to ground floor, 5 lights above. Continuous drip mould, stepped at doorway. 2nd cell was heightened for farm use C19 but following collapse of roof was reinstated as it now is c.1978. Shaped kneelers, coping. End stack to right; ridge stack between 1st and 2nd cells and another near left end, both c.1978. Added pent porch at right end. Rear: C17 outshut: doorway on left has chamfered arch-cut lintel; double-chamfered mullion windows, of 2 lights (mullion removed) and 4 lights to right of door, and of 2 lights to left of c.1978 door. Central C20 outshut reuses C18 mullion windows. On right, gabled wing built out c.1978. Left return: a blocked 3-light double-chamfered mullion window under hoodmould. Right return: on left, drip mould is returned from front as string terminating in carved stop; above it a blocked 2-light chamfered mullion window; to outshut a 3-light double-chamfered mullion window with a 2-light chamfered mullion window above. Interior: central housebody has a chamfered, quoined, basket-arched doorway; kitchen on right has stop-chamfered spine-teams; on 1st floor one stop-chamfered quoined doorway and between the outshut and main range one beam with grooved soffit, probably for a former partition wall;

some roof timbers replaced.

Listing NGR: SE0292226345

Lacey Hey is the subject of a Halifax Antiquarian Society paper by H W Harwood dated 09.01.1962 and included in Stell, C F, Vernacular Architecture in a Pennine Community, (1960).

Background:

Lacey Hey Farmhouse and Cottage were a single large dwelling dating from the mid-c17 but which went through a number of dramatic changes:

- pre-1960 a photograph shows that a substantial barn or warehouse was superimposed at first floor level spanning from roughly the centre of the housebody to the left side of the garden entrance door serving the cottage. Little evidence remains of this structure other than localised alterations to stonework on the south elevation;



C F Stell

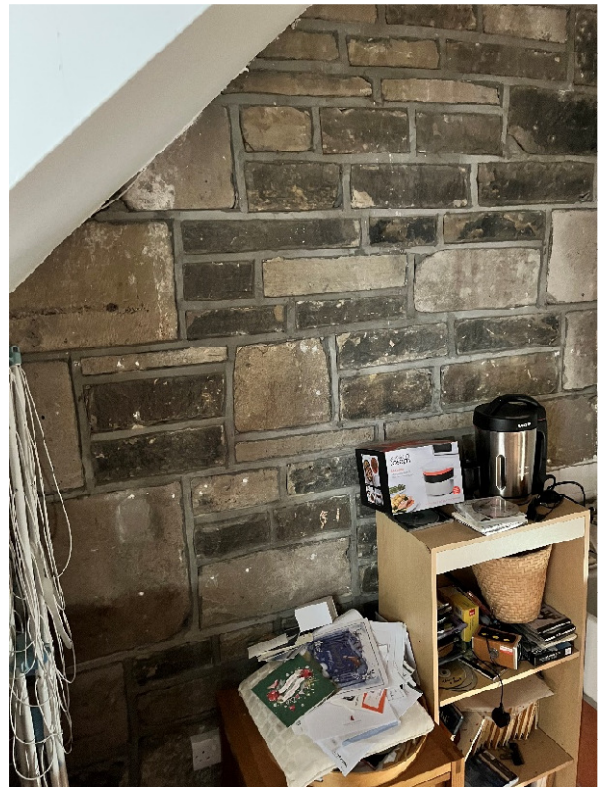




- the subdivision of the parlour wing from the housebody, involving the construction of a new full height party wall pre-1966;



*Pics: housebody (main dwelling)*



*Pics: stair hall (cottage)*



*Pic: party wall within roofspace*



- the construction of a garage against the cottage on its north elevation and its subsequent removal;
- new porch on north elevation, circa 1979;
- Internal alterations to the farmhouse approved in 2009.

The construction work involving the separation into 2 dwellings included the construction of a new party wall – stone-faced at ground floor level (visible in both the farmhouse living room and the cottage stair hall), plastered visible on both sides at first floor level and bare brickwork visible in both roof spaces.

The 2 dwellings have been owned by the same family for some time, the cottage accommodating an elderly parent, but as family circumstances have changed there is need to join both back into one dwelling. Even during the occupancy of the parent, the main house accommodated the heating system shared between both properties.



*Pics: joint heating system located against party wall in main dwelling/ heating services duct within cottage.*

### The Party Wall:

We have carried out a measured survey of the party wall from both sides and have concluded that it is of:

- double leaf fair-faced stone wall construction at ground floor level 385mm thick in the housebody and staircase hall (increasing to 480mm thick plaster faced both sides in the utility rooms including wall tiling and linings in cottage);
- double leaf masonry plastered both sides at first floor level 310mm thick overall;
- 215mm clay brick in loft space.

The method of laying the facing stone and the selection of the stone blocks themselves confirms that they are of 20c construction. The removal of the intervention barn post-1950 confirms that the party wall is post-1950 and by its construction style likely to be 4<sup>th</sup> quarter 20c.

Site: there is no effect on the site of the property;

Use and amount of development: there is no change of use from domestic, the only effect being a reduction in use from two dwellings to one dwelling;

Scale: the proposed work is entirely domestic in scale;

Appearance: both doorways were located within plastered walls and the proposed treatment of these is to match existing similar openings in terms of door type and joinery details;

Landscaping: there are no landscaping implications;

Access: there are no access implications other than we are creating a method whereby internal access can be obtained to all areas of accommodation by the proposed means.

The Proposal:

It is proposed to create 2 new door openings in the party wall, one at each floor level. At ground floor level the door will be installed between the farmhouse utility room and the cottage kitchen and at first floor level between the farmhouse wc and the cottage bathroom. In each case the intervention will affect the 20c construction work only including some remodelling of 20c stud partitions and plumbing. No alteration to or loss of any element of the historic structure are involved.

The proposals are proportionate and cause no harm to the character of the historic building and its setting.

Phil Hawdon

HAWDON RUSSELL ARCHITECTS