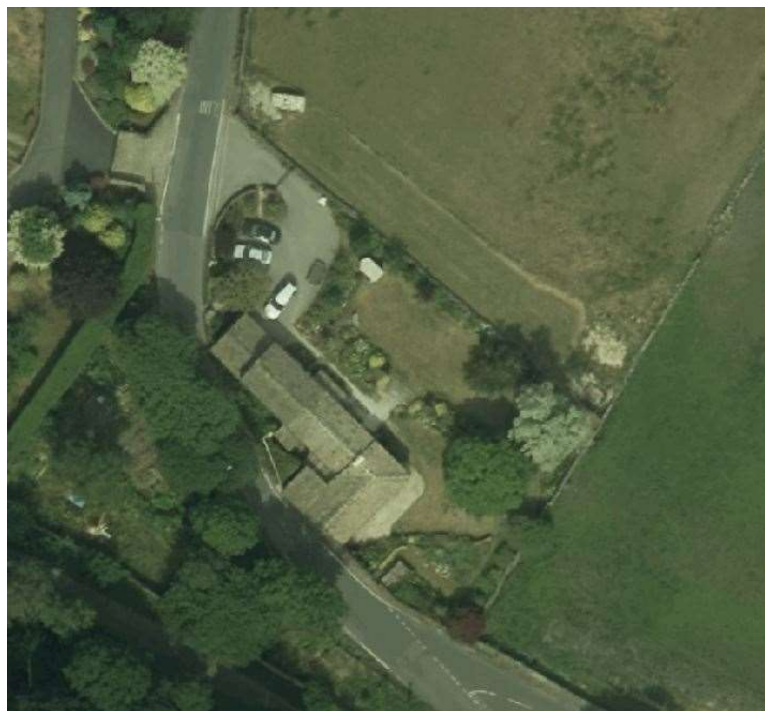


CY330521 - Magdale House, Lea Lane, Netherton  
Change of use / Works to Listed Building  
Heritage and Design Statement – July 2021



Aerial photo of Magdale House Site

### Introduction

Kirklees Council (Children and Young Families) recently purchased the Grade II listed dwelling and grounds with a view to change the dwelling use to a residential home for children in care. The home will provide a an excellent permanent domestic rural location for children in need of a more relaxed environment. The property is located in the greenbelt in the Magdale Valley

### Proposal

Change of use of the dwelling from C3 (Dwelling House) to C2 (Residential Institution)  
Minor internal works to the listed building to ensure the home is suitable for its purpose  
Minor external works to the grounds to ensure safety and comfort of the residents  
Conversion of the garage to a staff office space  
Provision of extra parking to facilitate residents and staff

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## Site History / Heritage

### The Property

Magdale House (East Part, Formerly Nos 9 and 10)

Lea Lane, Netherton HD4 7DL

GRADE: II

DATE LISTED: 04 April 1983

ENGLISH HERITAGE BUILDING ID: 1228319

Formerly 2 dwellings, part of group, Late C18. Hammer dressed stone, stone slate roof, two storeys. Central door with 4-light windows left and right, both floors. Altered part to rear is not included in the listing

Listing NGR: SE1258012209

### Property History

The original property at Magdale was formerly two dwellings built in the late 18<sup>th</sup> Century. There are maps showing the property development from 1854 onwards

The property has extensive gardens and includes a large field to the north east of the site

The property has had several past planning applications

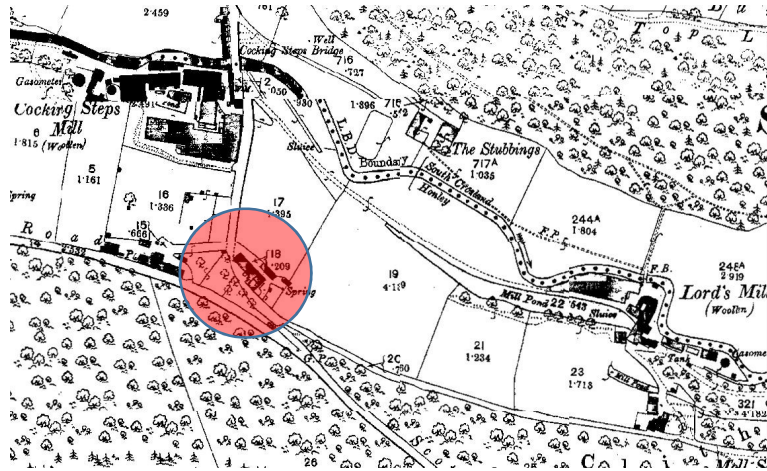
1984 – 84/62/00379/C3 Extension to form porch, garage, utility room and bedroom – approved

1989 – 89/65/06119/C6 Listed Building Consent for insertion of rooflight – refused

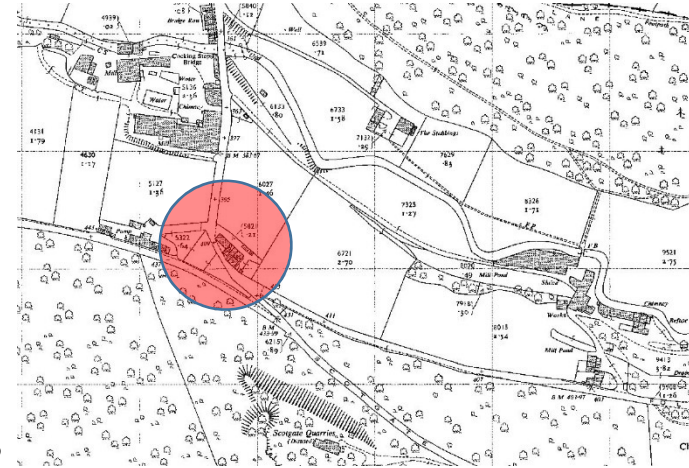
2007 – 2007/65/91995/W3 Listed Building Consent for internal and external alterations and repairs – approved

2013 – 2013/65/93739/W Listed Building Consent for external alterations - approved

Site History / Heritage



Magdale 1893



Magdale 1955



Magdale 2021

Magdale House has altered over the years since it was built in the late 18<sup>th</sup> century, however the scale and form the building has stayed relatively constant. Previous parts of the property have been removed over the years (pre planning) to be replaced with further additions. The latest extent of the property was achieved after planning in 1984 with a modern extension in keeping with the building materials and form. Since then the building has been refurbished in 2019, all of the main listed features of the building are intact.

02a  
Site History / Heritage

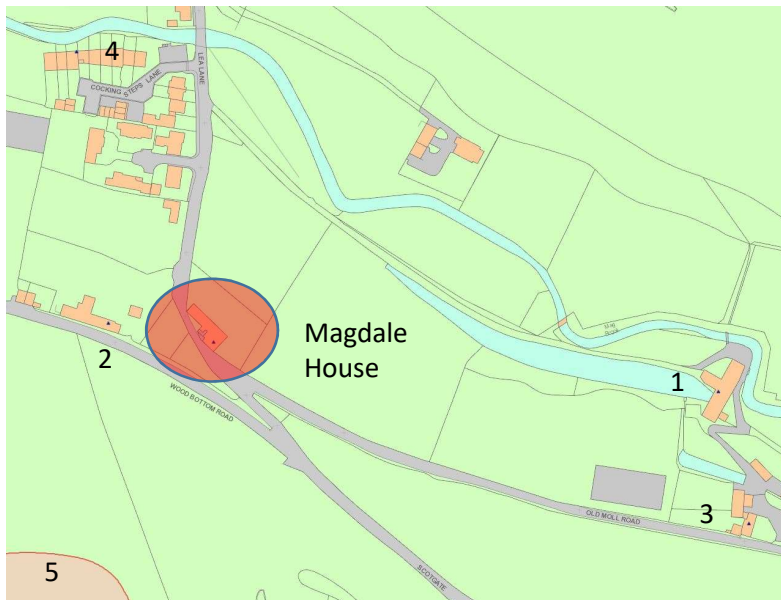
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## Heritage Significance

Magdale and the surrounding valley has a long history and the property is adjacent to several other significant properties and site

The nearest significant sites are

1. Lords Mill Grade II Listed is approximately 270m due East of Magdale House, It is the oldest mill still standing in the Honley area and a popular site for visitors
2. No's 14 and 15 Wood Bottom Road Grade II listed early C17 or C18 dwellings, 50m West of Magdale House
3. No 5 Old Moll Road Grade II listed dwelling , formerly 2 dwellings, approximately 240m East of Magdale House
4. Mill Building at Cocking Steps Bridge, Grade II listed Mill 125m North of Magdale House
5. Cairnfield in Honley Old Wood, Ancient monument site 150m South of Magdale House, Honley wood is essentially directly to the North of the site across Old Moll Road and is a busy visitor area.



Significant Listed Sites in the vicinity of Magdale House

03

Heritage Significance

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## Proposed Works

### The proposed significant works to the Listed Building and Curtilage

1. Replacement of external doors with a more durable design including heritage double safety glazed units. The new doors will match the existing in style and size. None of the doors are original
2. Replacement of the glazing units to all windows with heritage double safety glazed units, maintaining the slim frame design, replacing the ironmongery internally with period locking feature for security. None of the current windows are original
3. Removing or over boarding the internal wall boarding (installed in 2019 refurbishment) to ensure the wall finishes internally are suitable for their purpose. All existing exposed stone walls and timber heads will be retained on show.
4. Introduction of plasterboard ceilings to bedrooms 1 and 2 where the vaulted ceilings have exposed timbers. The ceilings will be installed with a mind that all work is reversible and little damage is inflicted on existing beams. All beams retained. The ceiling will be installed above the lowest main beam which will remain exposed.
5. Installation of fire doors to all bedrooms and the landing / hallway to ensure the integrity of the building and safety of residents as required by the change of use
6. Alteration of the modern landing in the lobby to form a safe landing, with a more suitable higher banister and secondary safety glazing to the landing window. All exposed beams in lobby maintained. Floor infill to match existing floor depth
7. Conversion of the existing modern garage (extension not listed) to provide valuable staff space. New walling and windows / stone surrounds will match the existing building
8. Removal of external store by garage to provide a new entrance with a new period door to match remainder of dwelling
9. Provision of extra parking spaces to provide space for shift changes and visitors. The extent of the provision has been minimised to lessen any impact on the prominent site
10. Removal of two external wooden gates to the boundary to make the perimeter more secure. Openings walled up using matching stone.
11. Installation of a new decorative steel fence (1800mm high) to the rear of the building to secure the rear of the dwelling and make safe for residents. The fence line will be stepped back from the road kerb to retain refuge for public passing by on the road. Design to be fully agreed with the conservation officer
12. Improvement to the path to the rear of the dwelling for road safety measures.

Photographs of Work Elements



Typical single glazed door in listed side of dwelling and typical entrance door below



It is proposed to replace these doors with a stronger timber doors with heritage double safety glazed units in the same style with suitable security ironmongery

Rear elevation of listed part on Lea Lane showing heritage style double glazed units used to reduce noise from road. It is proposed to change the glazing units on all windows to match for security, fuel conservation and safety of residents



Photograph of rear infill roof and wall in need of repair (unlisted) The wall has not been built to a good standard and the infill roof leaks It is proposed to remove the roof finish and timbers and rebuild and flash accordingly



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Photographs of Work Elements



Existing modern light well as existing, constructed in 2019. the light well is inappropriate for the new use, it is proposed to infill the floor , remove the wood and glass banister and install a floor infill with a new higher banister for safety with metal or timber balusters. The landing window opening will also have secondary safety glazing installed with slim line timber framing



Existing exposed original beams to vaulted ceilings of bedrooms 1 and 2 in the listed part of the dwelling.

It is proposed to install a plasterboard ceiling above the lowest main beam for safety requirements. The existing beams will be retained and the ceilings installed sympathetically



05a  
Photographs of Work Elements

Photographs of Work Elements



Elevation of listed building towards Lea Lane showing unsafe high drop from road and existing external stores by road

It is proposed to remove part of wall (3m) and introduce a decorative fence for safety and install new match boarded timber secure doors to the store openings for security. Existing gate to wall removed and walled up. Top stones to walls to be secured



Existing issue with safety and security to rear of the dwelling

Left photo shows existing unmade land and pedestrian barrier used as a refuge, right photo shows dangerous corner and issue for pedestrians

It is proposed to introduce a new decorative steel fence and stone path inside the kerb for safety of pedestrians and security of the property (see top right photo of barbican style fencing proposed)



05b

Photographs of Work Elements

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## Site Wide Issues

### Highways

The location of Magdale is on the junction between Lea lane and Old Moll Road, the rear of the property backs directly onto Lea Lane and the location / orientation of the building has created a difficult passing place for local traffic between Netherton and Honley. The rear of the property has an unfinished refuge with a partial steel handrail currently where pedestrians can avoid oncoming traffic. Highways have been consulted regarding the proposed design solutions. The proposal includes the introduction of a security fence to the rear of the property, however installation is difficult as two corners of Magdale House are directly connected to the road kerb. It is proposed the fence will be taken over the roof to avoid making pedestrian access any more unsafe. The fence will also be set back 800mm and a new 750mm stone paved path installed for safe refuge.

As part of the proposal Highways should consider traffic signage to calm local traffic around the blind corners of the dwelling to improve safety.

### Parking

Currently the existing dwelling has a large garage and enough onsite parking for 3 to 4 cars externally with turning space. The proposed development into a residential home requires extra parking. It is proposed to convert the garage into an office base for staff and to increase the hard surfaced parking area by approximately 90m<sup>2</sup> to provide parking for 8 vehicles to allow for staff change overs and visitors. The design of the extra space has been minimised to reduce impact visually. One small tree would be removed. The traffic increase to the property will be minimal for shift changes and the existing entrance is large enough for vehicles to pull in off the road



Road map around Magdale House

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## Site Wide Issues

### Noise Pollution

The existing site is a large dwelling house in a very rural area with the closest neighbor 50m away, the proposed change of use into a residential home for a maximum of four children and required staff should not incur any major issue with noise. Traffic movements will be minimal

### Light Pollution

There will be no change in light pollution, essentially the use will still be residential for children in care. The existing building already has proximity security lighting. There will be no significant change

### Flood Risk

The development site is situated on a hillside and is not currently in a flood risk area. There is a beck in the bottom of the valley off Lea Lane however this is over 120m away

### Surface Water

The building change of use requires no changes to rainwater harvesting in relation to the building. All rainwater collection points are existing. There are proposed improvements to the rear of the dwelling to mitigate possible damage to the structure, however a new linear drain will connect to existing outlets and not increase localized flood risk.

### Foul Drainage

There are no foul connections required as all connections and manholes are existing



Flood risk map in relation to Magdale House

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## Biodiversity

### Trees

It is proposed that no mature trees and limited shrubs and garden will be removed due to the development. However one small tree adjacent the existing garage and some shrubs will be removed to increase the available parking area necessary for the residential use. All other areas of trees, garden and shrubs will be maintained.

### Bats

The development site and surrounding area was subjected to a bat search, the proposed development is within the Kirklees bat control area, however the external building fabric will not be affected by the development apart from repairs to a small infill roof to the rear of the property.

The nearest known record of a bat roost is in the Lords Mill which is over 270m away

The change of use from a dwelling to residential home will also have no major detriment to bat foraging in the surrounding area. There will be no changes to external lighting

## Contamination

### Radon

The site of Magdale House does reveal the listed part of the property is affected by possible Radon gases, however the proposed works do not require and external building. The garage conversion into office accommodation only requires a new front wall in line with existing walling and the floor will be built off the existing slab to minimise excavations. The change of use should not be affected by Radon gases

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## Impact / Conclusion

### Heritage

The proposed changes to the dwelling and the curtilage include essential safety measures for the proposed use of the building, The integrity of the listed building and its features will not be permanently diminished in any way. Changes to the façade do not affect the listing and all works are totally reversible

### Change of Use

This Design Statement confirms that the proposed new change of use from a dwelling to a residential home will have a negligible impact on the existing property and surrounding environment. The home will be accommodation for a maximum of four children and upto two resident carers (essentially equivalent to a family sized accommodation). The changes to the exterior of the property are essential for safety and have been minimised to lessen impact on the property surroundings

Drawings to be read in conjunction with this Heritage and Design Statement

### **Drawings**

CY330521 /A01 / Location Plan

CY330521 /A02 / Existing Site Plan

CY330521 /A03 / Existing Floor Plans

CY330521 /A04 / Existing Elevations

CY330521 /A05 / Proposed Site Plan

CY330521 /A06 / Proposed Floor Plans

CY330521 /A07 / Proposed Elevations