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Northorpe Lane, Mirfield

Design & Access Statement

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Introduction

This Design and Access Statement has been prepared by Nook Architecture & Design to accompany and support the application for a proposed new sub-station, to be located on a site accessed via Northorpe Lane, Mirfield. The document demonstrates how the design responds to the site context, addresses relevant policy requirements, and ensures inclusive and safe access for all users.

Project Overview

This proposal seeks approval for a new sub-station, which is required to serve a previously approved residential development (reference: 2021/62/91914/E) comprising 44 dwellings currently under construction. The sub-station will ensure reliable utility provision to the new homes and aligns with the strategic infrastructure requirements of the site.

Site Location

The site is situated in the town and civil parish of Mirfield, approximately 3km west of Dewsbury and 9km north-east of Huddersfield, and falls within the jurisdiction of Kirklees Council.

The site does not lie within a conservation area and contains no listed buildings. It benefits from good accessibility by foot, car, and public transport. Regular bus services operate along Shillbank Lane, providing connections to Huddersfield, Dewsbury, and Leeds.



Site Location - NTS

Use

The proposed building will serve as a sub-station supporting a residential development of 44 dwellings, which is currently under construction. Planning permission for the development was granted on 16 June 2023 (reference: 2021/62/91914/E).

Amount

The proposed sub-station will have a gross internal floor area of approximately 12 sqm (129 sqft), with an overall site footprint—including external access areas—of around 30 sqm (322 sqft). The size and configuration have been carefully developed to satisfy all technical and operational requirements.

Layout

The proposed sub-station is strategically positioned adjacent to the main access road and near the site entrance, ensuring convenient access for maintenance and servicing. Its location, set away from residential dwellings, minimizes any potential impact on residential amenity.

Scale

The proposed sub-station is a single-storey structure with a pitched roof. Its scale is sympathetic to the domestic character of the wider development and is comparable in size to a small garage, ensuring it integrates sensitively within the site context.

Appearance

The proposed sub-station will feature robust 150mm stone walling, complemented by a tile-effect GRP roof and grey UPVC fascia and soffit. These materials have been selected for their durability, low maintenance, and ability to harmonize with the surrounding development.

Access

The proposed sub-station incorporates a hard-landscaped area at the entrance to facilitate straightforward servicing and maintenance. Its position adjacent to the main access road ensures convenient vehicular access for authorized personnel. The sub-station is not intended for public access, in line with operational and safety requirements.