Planning Application Design Document

Project	Land @ Greenside Road + Wellhouse Lane, Mirfield.
Client	The Moravian Union.
Ref.	344SAA08
Date	June 2026
Revision	Developed Design - Planning Application

matt wood:architect

Project : **Residential development.**
Land at Greenside Road + Wellhouse Lane.
Revision : **Planning Application.**
Date : **June 2026**

- This design document has been prepared on behalf of the Client, The Moravian Union, in relation to proposals for the development of land at Greenside Road and Wellhouse Lane.

- The aim of this document is to provide supporting information to a Planning application relating to a proposed new residential development at the above address and is prepared for submission to Kirklees Council Planning.

- The document serves to provide an understanding of the existing site, constraints and opportunities for the development, and provide an appraisal of the design strategy proposed for the development.

- Please refer to drawings and information incorporated herewith, indicating the extent, scale and concept of the proposals.

_Design Development Team :

Planning Consultant:	MWT Chartered Planners
Architect:	Matt Wood : Architect Ltd
Heritage Consultant:	Bowland Surveyors
Highways Consultant:	Stantec UK Ltd
Drainage Consultant:	PSA Design
Arboricultural Consultant:	RJones Arboriculture

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Assessment:

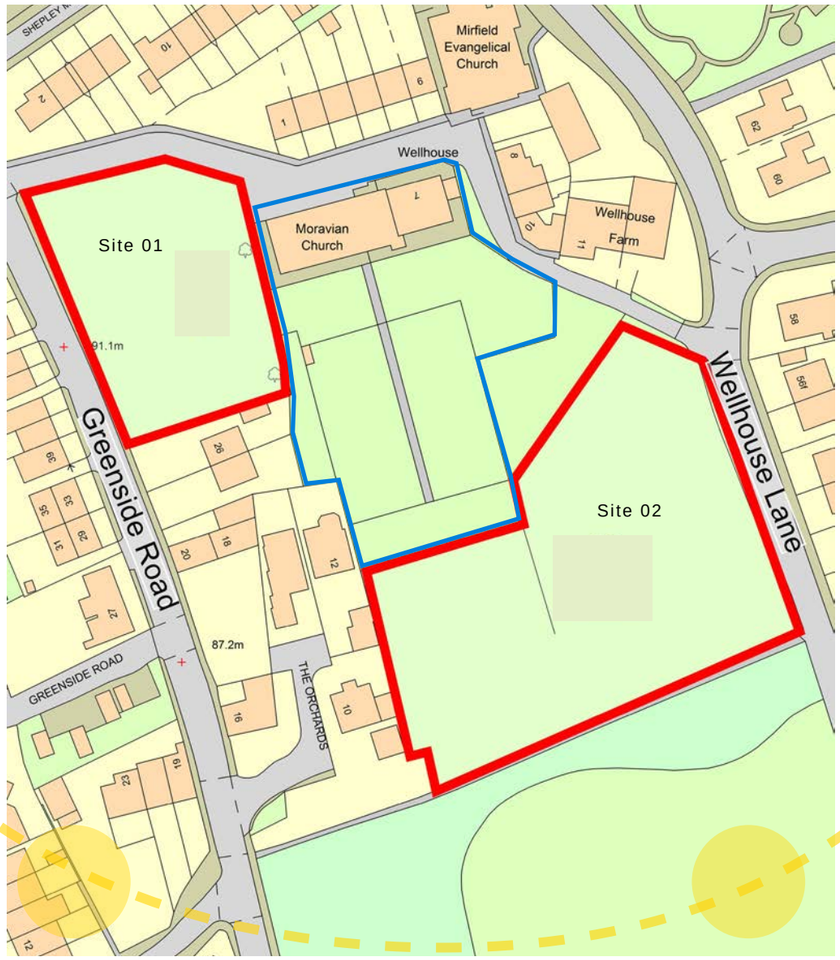
_Site location...

- We understand that the sites indicated by the red boundary are in the full ownership of the applicant.

- The buildings and land identified within the blue line boundary are also within the ownership of the applicant

- The sites are located in the village of Mirfield, approx. 7miles North West of Huddersfield and 3miles West of Dewsbury.

- The sites are located within the local authority district of Kirklees Council.



[img02] - **site location plan.**

0m 25m 50m

Scale: 1:1250

Site Address:

Greenside Road + Wellhouse Lane
Mirfield
West Yorkshire
WF14

Site Area:

Site 01 = 2,090sqm / 0.51acres / 0.21ha
Site 02 = 4,450sqm / 1.10acres / 0.45ha

site development boundary curtilage
additional ownership boundary



[img01] - **site aerial photograph.**

sets evening

rises morning









Greenside Road + Wellhouse Lane.







[img03] -existing site aerial + property photographs.

Assessment:

_Site description...

Site 01
- The site is an open field and / or recreation ground, largely unused but maintained, with frontage located directly onto Greenside Road. The land falls from North to South by approximately 2.0metres. There are a couple of established trees, located within the site to the North and North West and towards the perimeter of the site.

- The perimeter boundary of the site is demarcated by a stone wall, except to the South East corner, where there is a natural bank with substantial and established trees. The stone wall to the North East corner is significantly higher, being a retaining wall to land on the neighbouring property.

- The West boundary is addressed by Greenside Road, a main urban road through the village. A bus stop is located immediately adjacent to the site. The road is rather narrow and designated 30mph zone, with residential street parking in front of stone built homes on the opposite side of the road.

- The South boundary adjoins a two-storey semi-detached residential property, with a driveway separating the side gable of the house from the boundary wall and site.

- Beyond the East boundary is located the Wellhouse Moravian Church and burial ground. The Church is located at a slightly higher level with outlook onto the site.

- The Moravian Church is accessed via Wellhouse, a narrow private road leading from Greenside Road, flanked by yorkstone walls. Residential properties are positioned to the North, on the other side of Wellhouse, which have some rear outlook onto the site.

application site photographs

Site 02
- The site is an open field and paddock, unmaintained and left to natural habitat, with frontage located directly onto Wellhouse Lane. The land falls naturally from the North East to South West by approximately 4.0metres.

- The perimeter boundary of the site is demarcated largely by post and rail fencing. A steel fence railing separates the site and the burial ground to the North. Overgrown conifers and a detached stone garage line the West boundary lower site. Small stable outbuildings are positioned centrally within the site and to the West boundary.

- The West boundary is addressed by the small residential development of The Orchards and the Moravian Church burial grounds to the North West.

- Greenside Road is a residential access road, which borders the West of the site. Semi-detached homes with off-street parking are located on the opposite side of the road, with aspect directly onto the development site.

- The South boundary adjoins a designated pedestrian footpath that connects Wellhouse Lane and Greenside Road. A stone wall then separates the footpath to the local recreation field beyond.

- The North of the site is the high point of the field and addresses Wellhouse, a narrow private road connecting Wellhouse Lane to Greenside Road. The significant property of Wellhouse Farmhouse, 11 Wellhouse Lane, is located to the North and is a Grade II listed building, dated to around 16th Century [refer to Bowland Surveyors heritage report].



[img04] - **site aerial photograph [view from West].**



[img05] - **site aerial photograph [view from East].**

Assessment:

_Context :

- The area around the two sites is characterised by established residential streets and developments. The two main roads are typified by two-storey residential properties that address the streetscene. The rhythm of dwellings is typically broken by minor roads that provide access into cul-de-sac residential developments. These ‘backland’ developments have spread out from the centre of the village, and behind the main street frontage, to form clusters of residential homes from various time periods and styles. The residential landscape has evolved spordically, emerging over time from differing periods, and does not have a universal date of origin or architectural vernacular.

- The surrounding residential properties mainly consists of semi-detached dwellings, with some terraced and detached homes. The dwellings to Greenside Road, immediately adjacent to Site 01, are older stone-built properties with small gardens, which formally address the street frontage. The properties immediately adjacent to Site 02 are a more recent suburban red-brick residential style with off-street parking and larger rear gardens, with further similar style dwellings on residential developments behind.

-The proposed development sites will follow a similar architectural pattern to adjacent developments - dwellings formally addressing the street with further development infill behind - a response influenced by the immediate context.


1 - Greenside Road


2 - Wellhouse Lane *[Listed Building]*


3 - Woodward Court


4 - Wellhouse Lane


5 - Wellhouse Lane


6 - Shepley Mount

[img06] - neighbouring properties

existing access points

bus stop

established planting buffer / screening

site levels

statutory undertaker / utilities infrastructure

development boundary

significant trees

building line / streetfront

trees / tree groups with TPOs

listed buildings

distances [approx.] to adjacent dwellings

public footpath / right of way

Moravian Church

burial ground

Site 01

Site 02

<culvert>

+0

-2.0 metres

-4.0 metres

WELLHOUSE

GREENSIDE ROAD

WELLHOUSE LANE

Gilder Hall playing field

evening

morning

N

0m 10m 20m 30m

Scale: 1:500

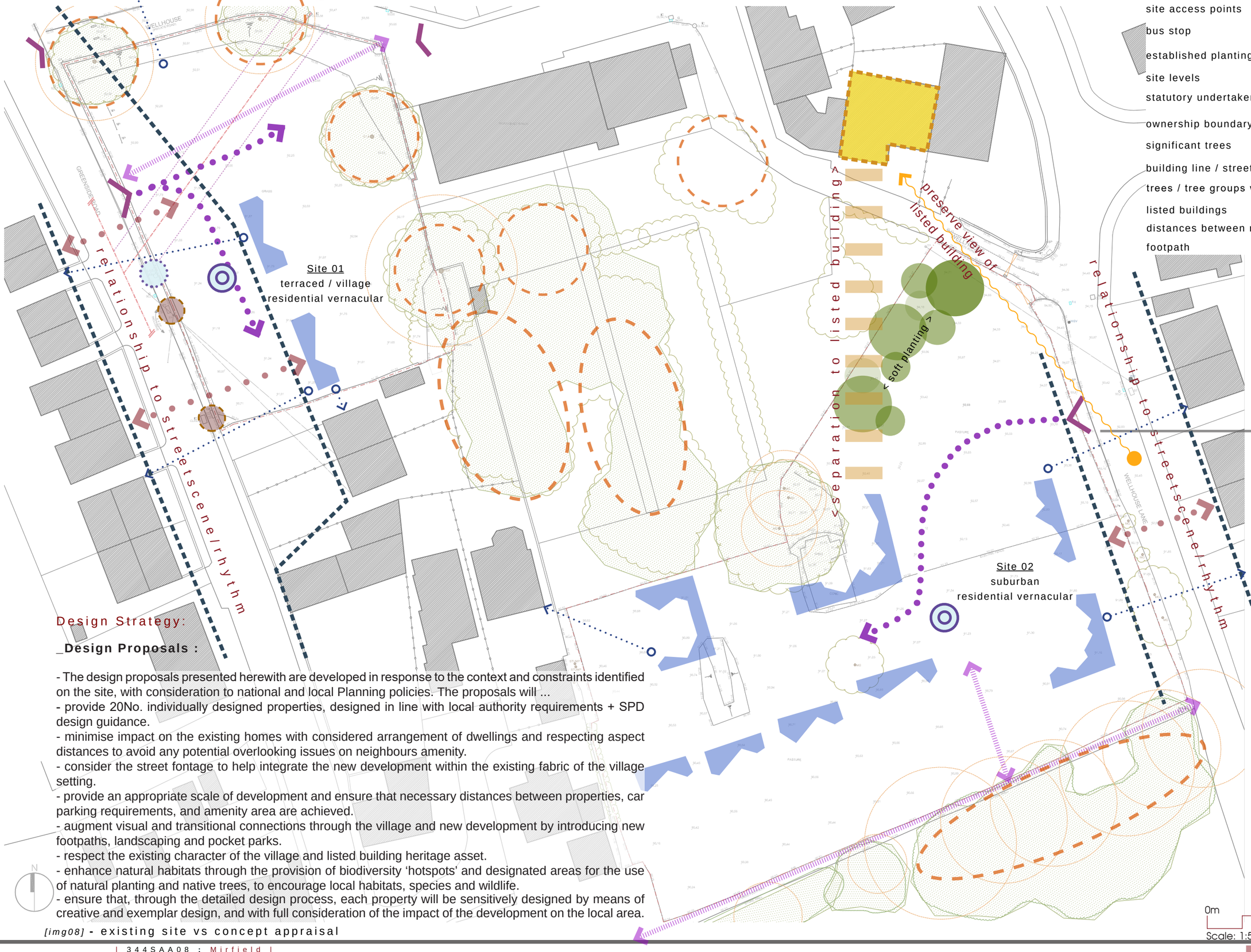
[img07] - existing site layout plan

site assessment constraints

Assessment:

Site constraints...

- There are several constraints across the two sites that have been identified, and fully considered within the development of the design propsals. The annotated plan opposite assists in identifying these constraints.



site assessment
opportunities + design principles

Design Strategy:

_Design Proposals :

- The design proposals presented herewith are developed in response to the context and constraints identified on the site, with consideration to national and local Planning policies. The proposals will ...
- provide 20No. individually designed properties, designed in line with local authority requirements + SPD design guidance.
- minimise impact on the existing homes with considered arrangement of dwellings and respecting aspect distances to avoid any potential overlooking issues on neighbours amenity.
- consider the street fontage to help integrate the new development within the existing fabric of the village setting.
- provide an appropriate scale of development and ensure that necessary distances between properties, car parking requirements, and amenity area are achieved.
- augment visual and transitional connections through the village and new development by introducing new footpaths, landscaping and pocket parks.
- respect the existing character of the village and listed building heritage asset.
- enhance natural habitats through the provision of biodiversity ‘hotspots’ and designated areas for the use of natural planting and native trees, to encourage local habitats, species and wildlife.
- ensure that, through the detailed design process, each property will be sensitively designed by means of creative and exemplar design, and with full consideration of the impact of the development on the local area.

[img08] - existing site vs concept appraisal



[img09] - site layout plan [pre-application designs]



[img10] - elevations [pre-application designs]

Developed design:

_Pre-application enquiries...

- The Applicant has undertaken pre-application enquiries with the local authority, to discuss the design proposals for the development. The applicant submitted a pre-application enquiry [2025/20522] to Kirklees Council in May 2025, and a meeting was held on 17th July 2025, with the local authority Case Officer to review the design proposals.

- Design proposals presented at Planning pre-application stage are displayed opposite.

- A report by the case officer was issued on 31st October 2025 to provide guidance on the submitted proposals.

- Planning policy issues and statements in support of the application are addressed by MWT Chartered Planners. Issues relating to design and site layout are addressed here.

- The local authority provided some advice within the pre-application report and the applicant has addressed the guidance provided, and subsequently revised proposals so that these align with the case officer comments and local authority requirements.
*Access - queries were raised regarding the proposed entrances to both sites, particularly site 02. Entrances to both sites have now been positioned in appropriate locations to suit context, layout and highways - refer to Stantec UK drawings.
*Scale - the scale of development and residential mix were was considered appropriate and in line with local authority expectations.
*Design [materials] - some queries were raised regarding the materials selected. The material pallette has been amended to suit and addressed later in this document.

design development

planning - pre-application enquiry

Developed design:

Amount...
- We understand that the number of dwellings and mix of house types on each site was acceptable to the local authority at pre-app stage and reflective of the local area.
- Site 1 relates directly to Greenside Road, designed in a village vernacular with dwellings addressing the street frontage and reflective of the immediate context.
- Site 2 is proposed as a suburban residential development, providing semi-detached and detached properties that reflects other developments along Wellhouse Lane.

Layout...
The extension and site layout has been determined by a number of factors, including the constraints identified in previous sections.
_existing streetscene - it is important for a new development to consider the existing street frontage and to relate well with adjacent properties. Our proposals follow building lines, design and materials of adjacent dwellings, to help the new development intregate and sit well within the existing streetscene.
_heritage + character - impact on the character and setting of the listed building is addressed by Bowland Surveyors. Notwithstanding, we have considered the heritage asset within our design proposals and moved development away from the listed building to reduce any detrimental impact.
_pre-application - the layout was generally acceptable to the local authority at pre-application stage, and any issues or concerns raised by the case officer have been addressed and have been influential in the development of the application proposals presented herewith.
_context - the relationship and connection to the existing village has been a significant consideration and integral to the development of both sites, including access to the sites and connections to and through the development.
_drainage - refer to PSA Design for drainage strategy. Subsequent to the concept design opposite, a surface water culvert was identified within site 01, which has influenced the development of the application proposals.
_trees - refer to RJones for arboricultural assessment. The layout makes every effort to avoid established trees within, and adajcent to, both sites. We have considered the value of these assets and designed the layout around root protection areas.

-stone wall retained

-no impact on RPA

-augment pedestrian connections with footpath

-bin day collection area

<biodiverse natural habitat>

pocket park

footpath

<underground surface water culvert>

-new access onto Greenside Road

Site 01

-stone wall retained

-bus stop relocated

-views of listed building retained

-natural landscaping buffer to Listed Building

separation to listed building

<biodiverse natural habitat>

pocket park

-new access onto Wellhouse Lane

Site 02

-bin day collection area

habitat corridor

footpath

-new footpath + link to existing footpath to augment pedestrian connections

Legend :

1Bed Apartments *[House Type A]*	6No.
3Bed Semi-Detached *[House Type B]*	6No.
3Bed Semi-Detached *[House Type C]*	4No.
4Bed Detached *[House Type D]*	3No.
2Bed Detached *[House Type E]*	1No.

Designated ‘affordable’

-Residential schedule.
Site #1 = 8No dwellings
Site #2 = 12No dwellings

Totals = 20No. dwellings
inc.20% ‘affordable’

-Car parking schedule.
Site #1 = 12No. [inc.2 visitors]
Site #2 = 30No. [inc.3 visitors]

Totals = 42No. spaces

design strategy
scale + dwelling study

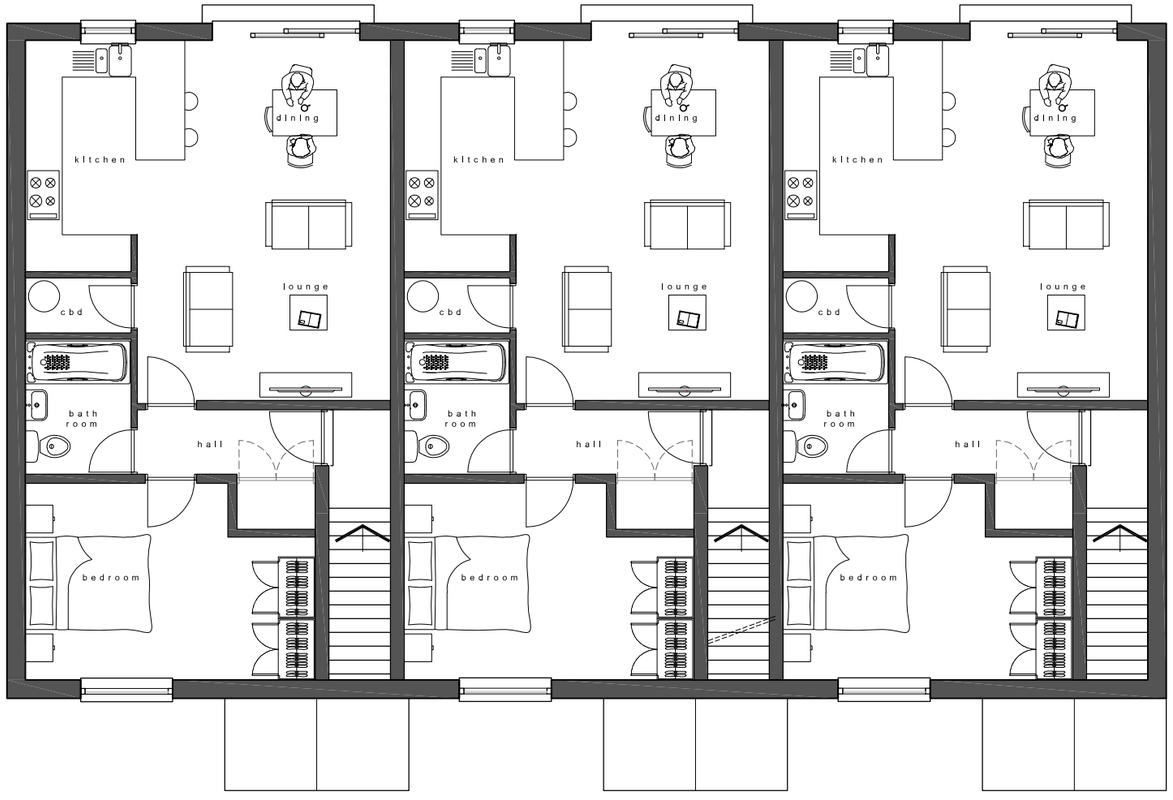
ownership boundary
site entrance
min. 10m garden
turning area

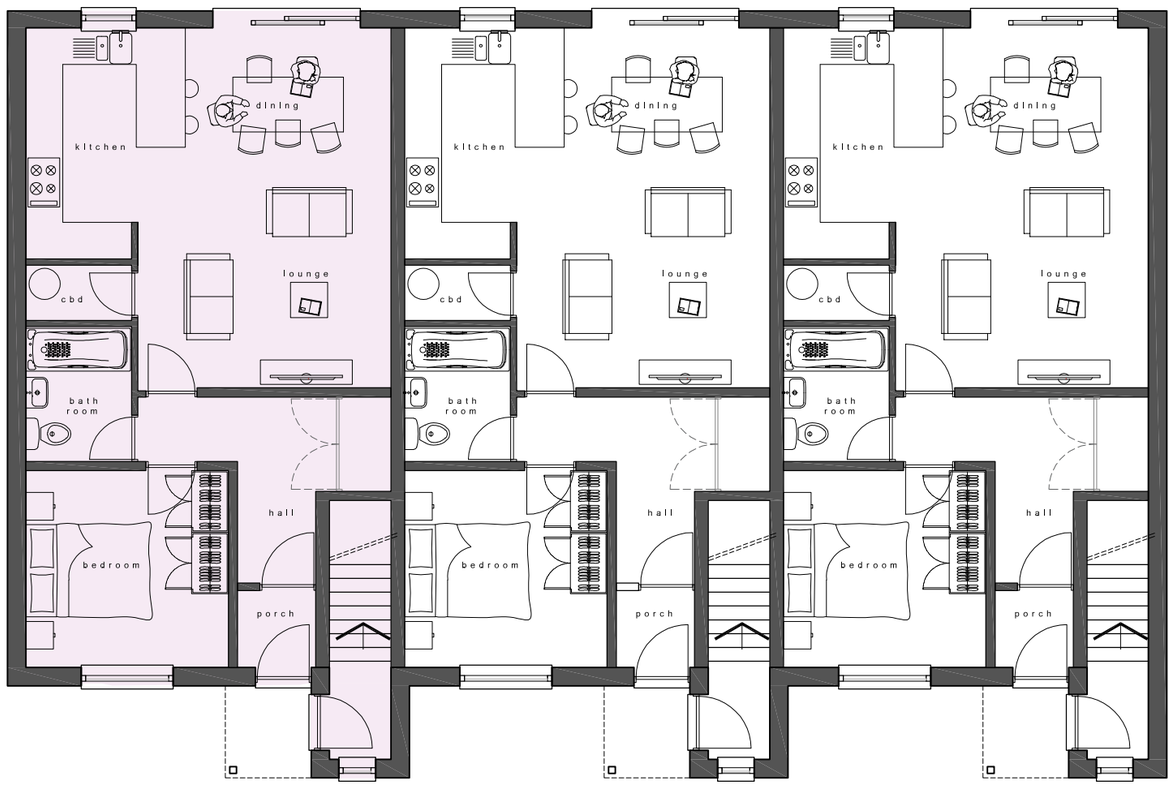
0m 10m 20m 30m
Scale: 1:500

[img11] - proposed site layout concept - dwelling appraisal



[img12] - proposed site layout concept - context appraisal





[img13] - proposed floor layout plans

Design Strategy:

_Design Proposals - Appearance:

- There are various architectural styles to draw from in Mirfield. The village has evolved and expanded over several periods and there is no specific identity or architectural vernacular, as previously noted. Therefore, an opportunity exists to create an individual and bespoke design solution within the new development.

- However, to ensure that the new development integrates successfully, it is important to consider the immediate area and take influence from the some of the architectural heritage of the village. The design proposals will be context driven, taking influence from buildings in the immediate area and integrating them into the proposals in a creative and contemporary aesthetic, and suited to modern day family living principles.

- The scale and height of each dwelling is reflective of the area and surrounding properties. The form of the dwellings will be influenced by neighbouring properties - traditional pitched roof construction with minimal detailing, some projecting bay windows and feature canopies will be used to create depth and shadow interest.

- Early ideas for the material pallette consisted of red multi facing bricks, with some stone feature detailing. However, the pre-application report advised a more traditional design was preferred and that brick was not recommended. With this in mind, the external facing material has been revised to predominantly stone with slate tile roofs.

- Collectively, this pallette of high quality materials is selected to add to the value of the area, and to bring a strong but sensitive contemporary counterpoint to the mixed character of the village.

1Bed apartment
-Dwelling GIA = 59m² / 630sqft

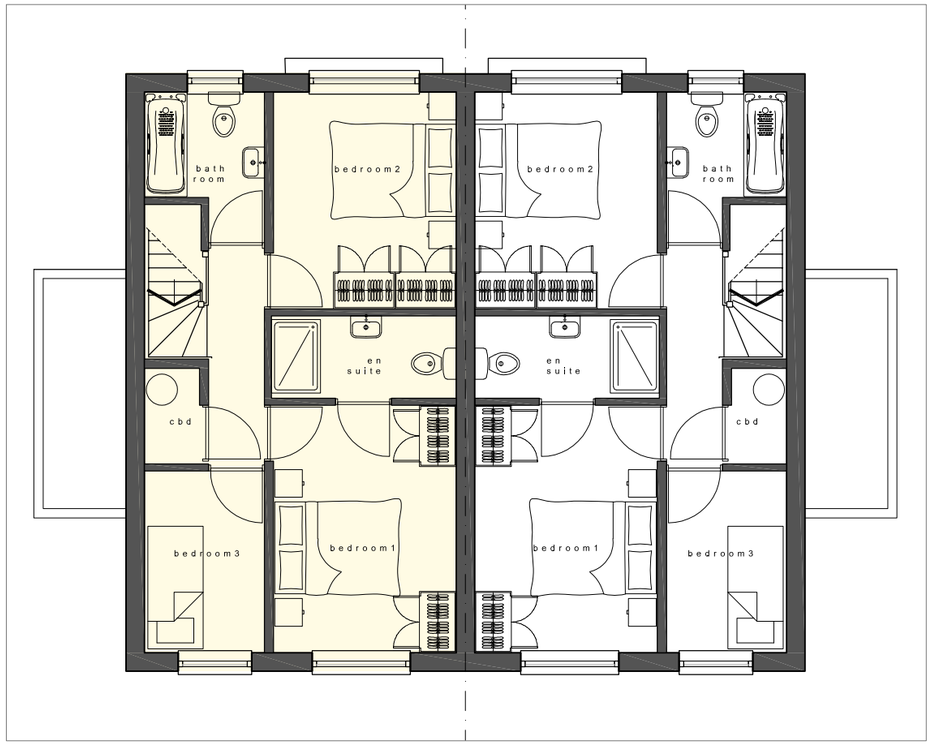
0 1m 2m 3m 4m 5m
Scale: 1:100



[img14] - proposed elevation [front] + material study

3Bed semi-detached
-Dwelling GIA = 97m² / 1044sqft

0 1m 2m 3m 4m 5m
Scale: 1:100





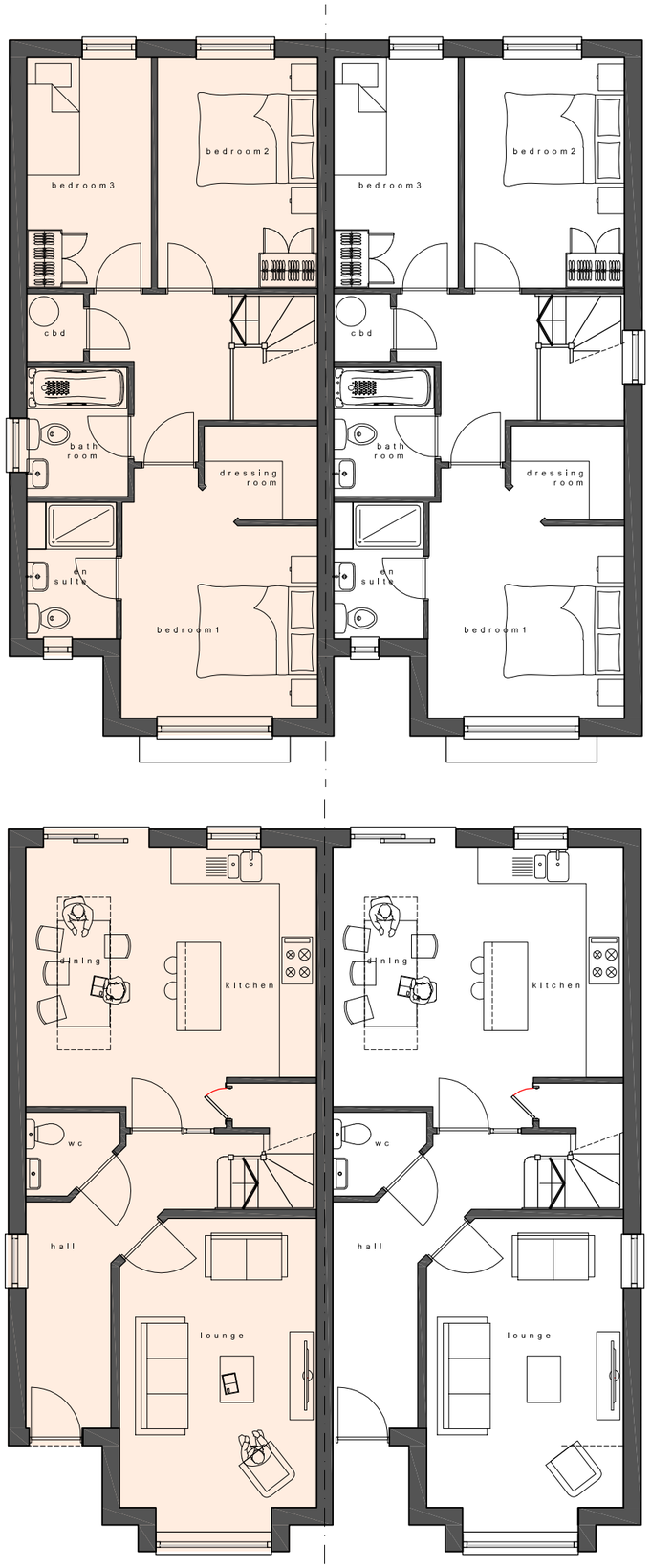
[img15] - proposed floor layout plans



[img16] - proposed elevation [front] + material study

3Bed semi-detached
-Dwelling GIA = 107m² / 1150sqft

0 1m 2m 3m 4m 5m
Scale: 1:100



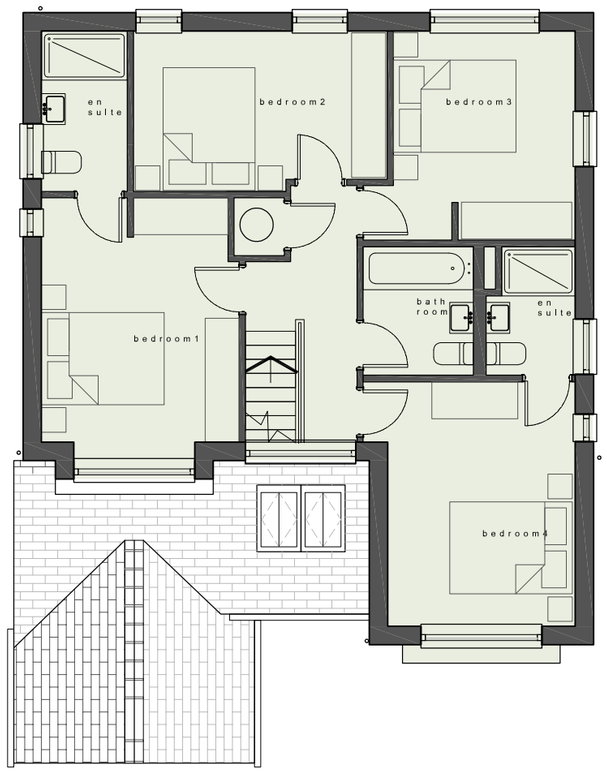
[img17] - proposed floor layout plans

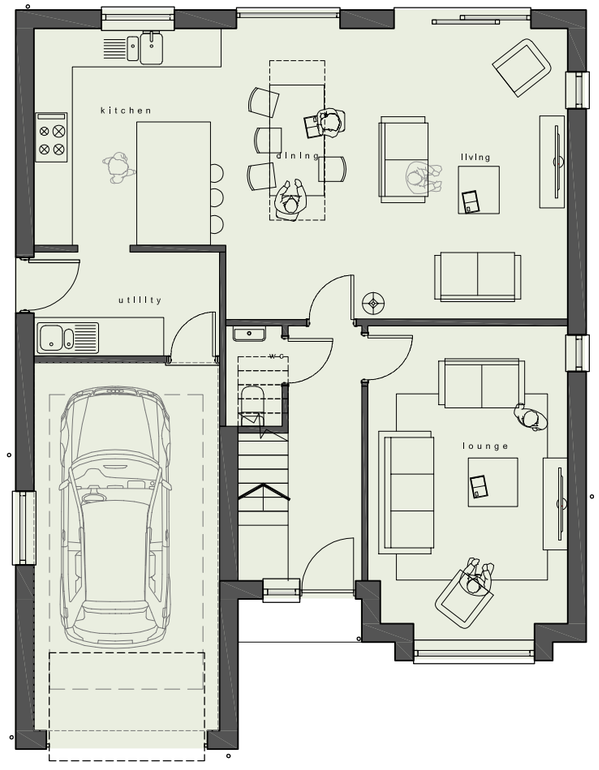


[img18] - proposed elevation [front] + material study

4Bed Detached
-Dwelling GIA = 137m² / 1475sqft

0 1m 2m 3m 4m 5m
Scale: 1:100



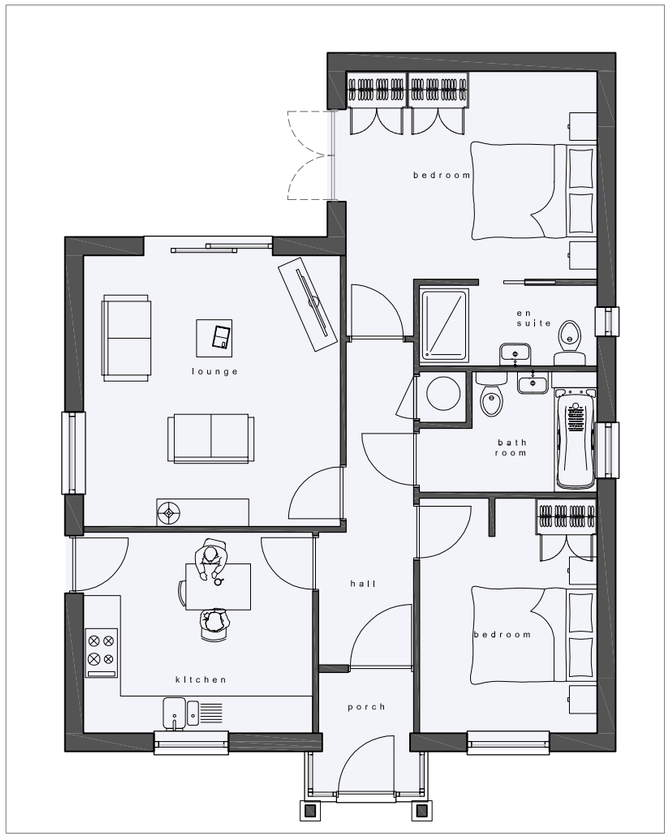


[img19] - proposed floor layout plans



[img20] - proposed elevation [front] + material study

House type E



Ground Floor Layout Plan

2Bed Detached
-Dwelling GIA = 79m² / 850sqft

0 1m 2m 3m 4m 5m
Scale: 1:100



[img21] - proposed floor layout plans

[img22] - proposed elevation [front] + material study

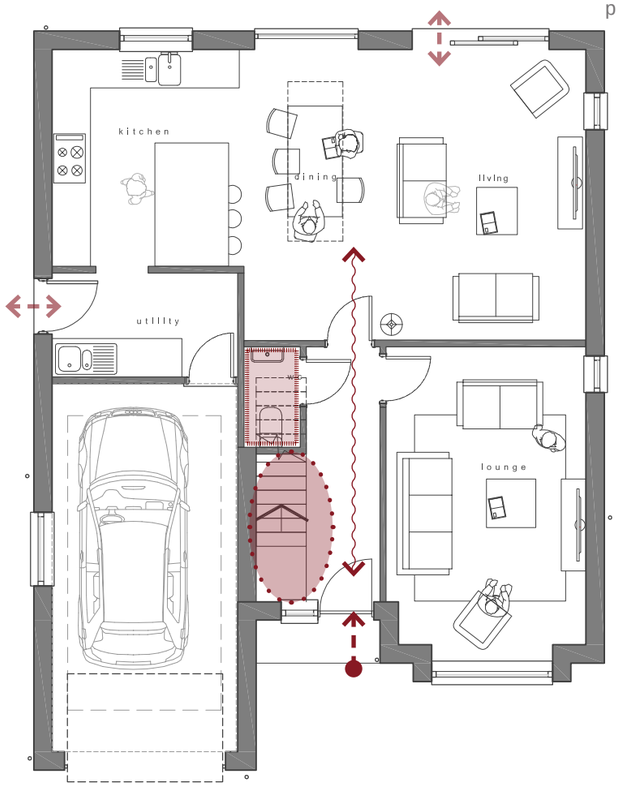
Access Statement:

Site access :
- The site is located in the centre of Mirfield and well connected by car, bus and train.
- Main access to site 1 is via Greenside Road to the West, and to site 2 from Wellhouse Lane to the East. New entrances to the highway are proposed to each site, to meet local and national access requirements. Vehicles will utilise new shared roads and parking areas laid out to LA requirements.
- Pedestrian access will be via the new vehicular and pavement entrances.
- The proposed buildings will be sited to ensure that the approach to and into the building will be level, to comply with current Building Regulations requirements.

Inclusive access :
- Access throughout the ground floor is to be level, and the proposed houses have all primary amenity spaces at ground floor, and thus can cater for all occupants and visitors on the principal level.
- The proposed ground floor WC is large enough to comply with Part M requirements for visitable dwellings.
- Level access will be provided to the garden amenity space to the rear.



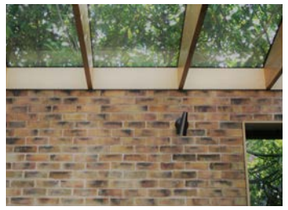
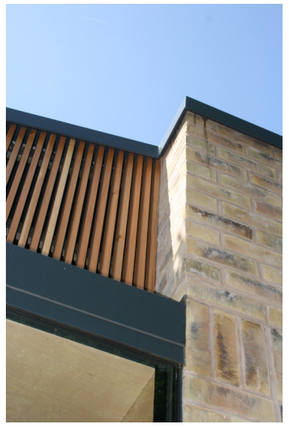
[img23] - site layout plan,
indicating site access points and level access [internal to external]



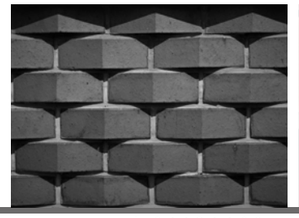
[img24] - typical house ground floor layout plan,
indicating movement through the houses + level access







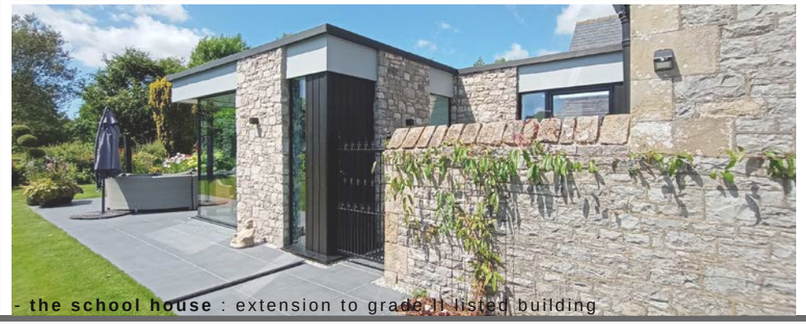


- **needless inn barns** : extension to grade II listed building
[West Lancs Design Awards Winner 2017]


- **marlewood** : extension in a conservation area
[West Lancs Design Awards Shortlist 2019]


- **owens farm** : extension to grade II listed building


- **scalene house** : residential extension


- **the school house** : extension to grade II listed building

- previous projects by **matt wood : architect ltd**

matt wood : architect ltd

_practice profile + experience

- MW:A Ltd is a contemporary award-winning architectural practice, based in Ormskirk, West Lancashire, specialising in creative modern new homes, extensions, and renovations.

- MW:A believes that every project is unique...every design has its own identity, every client has their own requirements.

- We apply a detailed and enthusiastic approach to every new project. With a sound belief in producing economically responsible, environmentally appropriate, and creative architecture, each project is considered in respect of its own unique elements. Throughout the design process, the project is continually reviewed and honed with the client, and enhanced through application of progressive and innovative design. Our starting point is to understand people and places, client aspirations and site context, and how and where these overlap. We are interested in the details that have the potential to benefit and enrich peoples lives through the design and creative use of space.

- MW:A believes that good and creative design makes a dif ference; it enhances our environment and the way we live; it is integral to our quality of life and can support change in a constructive and sensitive way. The aim of the practice is to produce high quality modern architecture through imaginative and creative design. A strong belief of producing architecture that is enjoyable and has a positive contribution toward our quality of life is fostered through an applied rigour and sensitive approach to architectural design.

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RIBA

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