



ARCHITECTS & INTERIOR DESIGNERS

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Design, Access & Heritage Statement

Rev A – 11.07.25

Project: Single-storey extension to existing offices to form new rear entrance, MKB Solicitors, 1-11 Huddersfield Rd, Barnsley, S70 2LP

Job No. 3612

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1. Introduction

The application is for a small single-storey extension to existing Solicitor's offices to form a new entrance off the car-park to the rear, and the addition of boundary walls to the Huddersfield Rd elevation. The site lies within the Victoria Road Conservation Area.

2. Amount

The gross external floor area created is 27m².

3. Layout

The proposed entrance fully infills the area between two gable walls, and avoids any 'left-over' dead-spaces with security gates typical of the existing property. Similarly, the roof extends down the alleyway to join the existing Link between No.3 & No.5 (with the space used as a Store).



Existing Entrance



Proposed Entrance

4. Scale

The eaves height is approx. 3.4m above external ground level, with the roof pitching at approximately 27.5°, to flash in under the existing first floor window cills. The roof arrangement keeps the eaves relatively low, but changes from dual pitch to mono-pitch on the existing building line of No.5 to allow sufficient headroom at the top of the steps.

5. Design

The existing flat roofed canopy entrance is of low-aesthetic value and creates a poor first impression, with little sense of being an entrance.

The proposed replacement is sympathetic to the existing buildings, using matching materials, and with a traditional pitched roof. The form strongly defines the entrance, aided by visual links through large glazing areas, and distinctive signage.

6. Landscaping

The rear of the existing site is tarmacked hard-standing with no habitat value.

At the front of the property, facing Huddersfield Rd, a series of low boundary walls will be built to restore the original street frontage. The walls will match the existing wall outside No. 9, built in walling stone with ashlar capping stones and piers. A paved ramp will also be introduced to provide level access.

7. Victoria Rd Conservation Area

The Victoria Rd Conservation Area Appraisal document notes that ‘a growing number of [front gardens] ...have been converted into hard standing...Unfortunately, this treatment of front gardens has adversely affected the character of the Conservation Area in some areas, breaking the rhythm of front garden space between streets and buildings... the creation of hard standing on former front gardens, and the removal of some boundary walls...has resulted in the erosion of the quality of streetscapes, and adversely affected the setting of many buildings, as the low walls are a particular feature of note when in the Conservation Area... any applications for new developments or alterations to existing buildings in the Conservation Area should also consider the reinstatement or repair of boundary walls where appropriate...’

The view into the Conservation Area from the junction with Huddersfield Rd, and Old Mill Lane is identified in the Conservation Area Appraisal document as being an important view.

The reintroduction of the traditional pattern of boundary walls, matching in style and materials, will reinstate the historic context and special character of the area, and improve security by defining private and public realm.

The supporting External Works drawing shows the design intent, on the assumption the boundary wall works can be Conditionally approved, subject to the submission of more detailed information from a full survey.

8. Access

The existing rear car park entrance is partly sheltered by a flat roofed porch, but approached by a steep set of external steps fully exposed to the elements.

The new entrance fully encloses the steps and, together with some proposed internal alterations, improves privacy, staff/public cross circulation, and the connection between entrance and reception/waiting areas. An external ramp to the front of the building will provide level access.