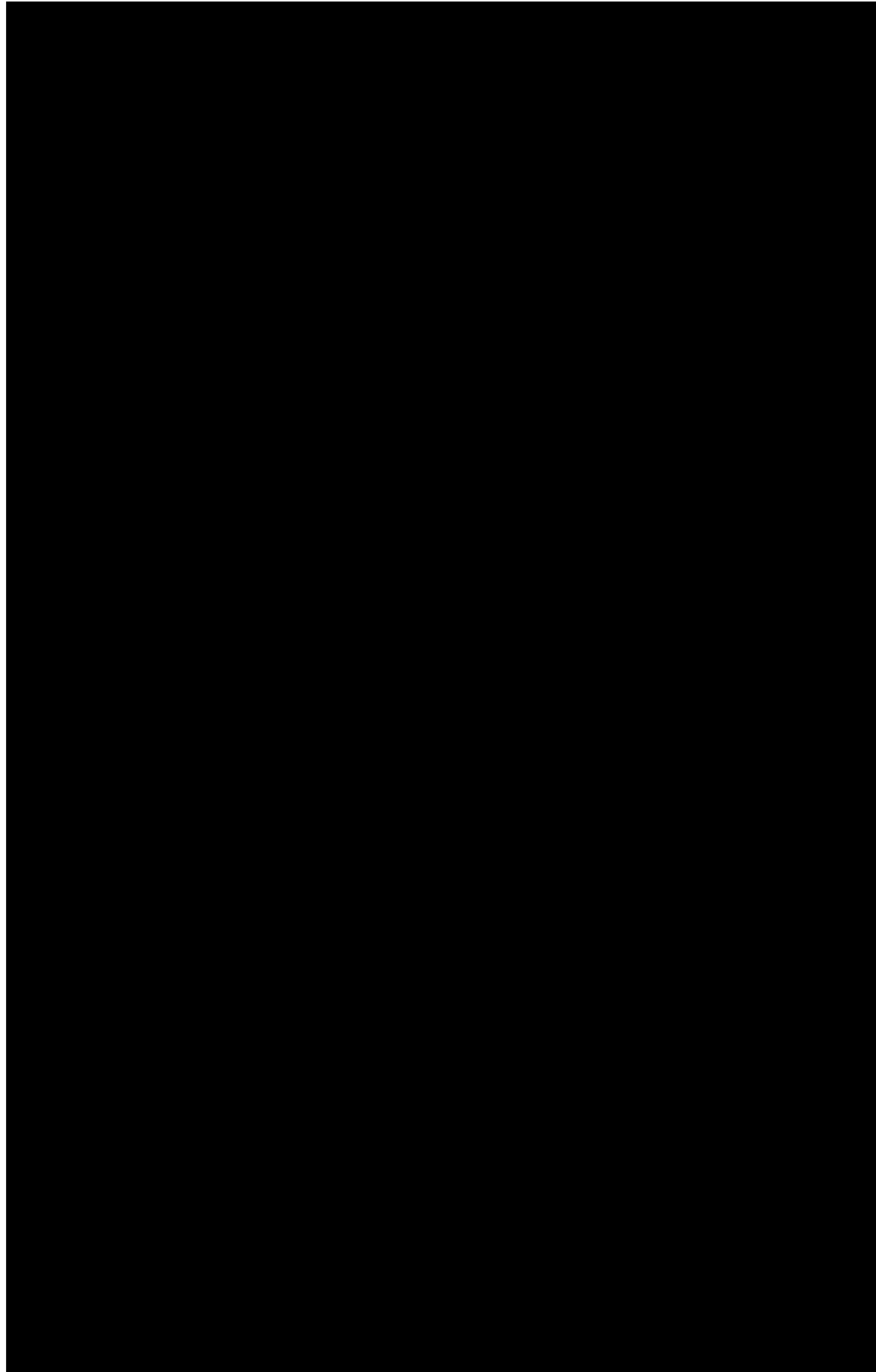


HERITAGE STATEMENT
3 KNAP YARD
HAREWOOD ESTATE
HAREWOOD
November 2023



Introduction

This document supports the full planning and listed building consents for 3 Knap Yard. The application is a retrospective application to cover variations in the works executed from the original planning applications. The “existing” description of the property is written about the property prior to works commencing (circa 2020), and the initial photographs in this report were taken in 2019.

The property is part of a group of residential properties forming an open quadrangle on Harewood Estate to the west of Harewood Yard. The applications are for internal and external alterations to the property to form a 3 bed accessible dwelling. Works also involve minor alterations to the external appearance of the building. The property is listed as grade 2.

Listing Information

The following is the text from the UK listing for 1, 2 and 3 Knap Yard (Stank Cottages).

HAREWOOD SANDY GATE
SE3044 LS17 (east side, off),
Stank

13/124 Nos 1, 2 and 3
30.3.66 Stank Cottages and
attached linking
outbuilding
GV II

Row of 3 estate workers' cottages and attached linking outbuilding. Mid-late C18 by John Carr for Edwin Lascelles, 1st Lord Harewood. Punch-dressed stone, stone slate roofs. L-shaped plan. 2 storeys. No 1 gable-fronted with single-storey sheds attached to rear linking with Nos 2 and 3 at right angles to the left, these have three 1st-floor windows. Quoins. No 1: ashlar plinth 1st-floor sill/impost band. Giant archivolt-arched recess with flat-arched sash windows with voussoirs and projecting sill. Triangular pediment with moulded coping and rear gable stack. Left-hand return has sash window with tie-stone jambs with smaller window above. Linking outbuilding has 6 doorways with tie-stone jambs the lintels aligned to the slope of the ground, some altered to windows.

Nos 2 and 3 have doorways with monolithic jambs to right of 2 bays of square windows with plain-stone surrounds with small-pane casements. Coped gable with kneelers to left. Single ridge stack.

Part of a balanced composition with Nos 4 and 5; 6, 7 and 8.

Listing NGR: SE3052644729



Photographs from 2019 illustrating the south elevation of Knaps Yard. Note the blocked up opening to the first floor on the rhs. Windows are a mix of flush and proud casements.

The front door has a relatively steep footpath leading to a stepped entrance.

The property although originally two storeys had been altered to a single storey property with a lowered ceiling above the head of the ground floor windows.

The original stair had been removed together with all internal original features.

Existing (pre recent works circa 2020)

Externally the property shows little evidence of change from the original. A window to the original first floor appears to have been removed and walled up, evidenced by the remaining cill, head and jamb stones. The second door opening to the single storey store which runs at 90 degrees to the main cottage has been partially walled up to form a high level window.

A television aerial has been added to the chimney. (removed as part of the works).

Internally the property has been subject to past alterations with little if any original features remaining. Of particular note is the removal of the original first floor and stair, replaced by a new ceiling structure with a void attic space over. The internal arrangement has also changed from the original with new stud walls to the western end of the property forming new bedrooms at ground floor. The only remaining original internal wall is the cross wall containing fire places to the ground floor with the remaining chimney stack over. The fire surrounds are 20th Century and have little to commend them. The cottage was originally two dwellings and it is suspected that a second chimney would have been located within the western end of the building.

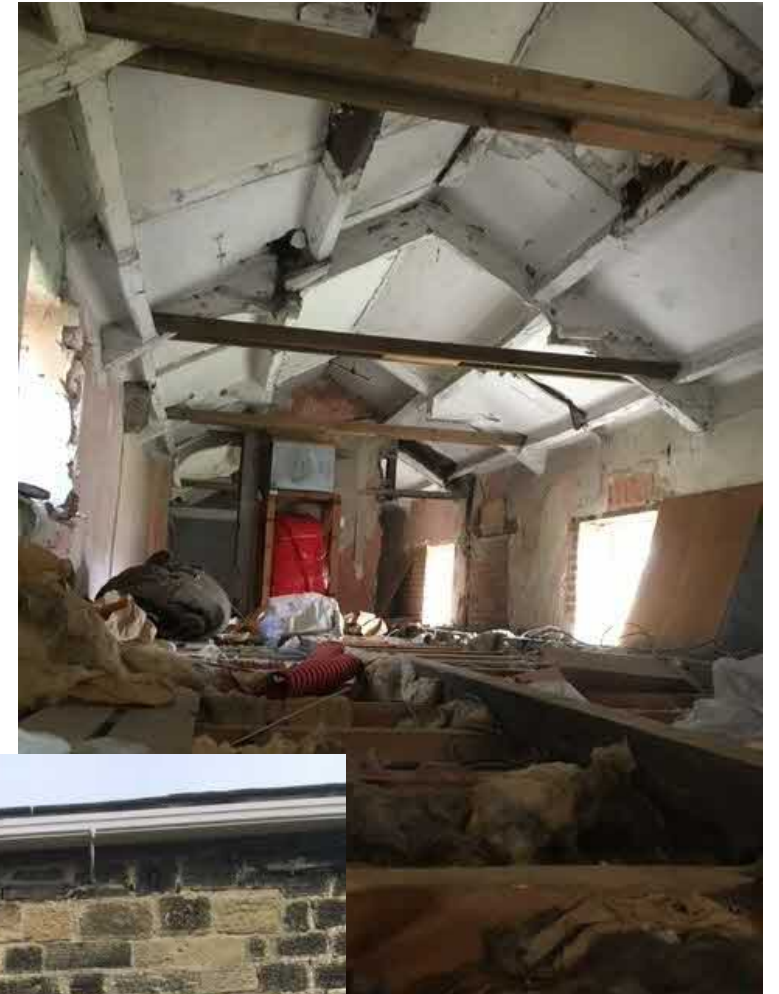
Towards the eastern end of the ground floor a 100 blockwork wall has been constructed, cutting off approximately 1.8 meters of floor space from use. As the eastern gable end is built into the bank, it is suspected that the above work was to avoid problems with damp to the end of the building. The existing ground floors are not original, the majority of the floors are suspended timber or modern construction on brickwork sleeper walls. Floors to the eastern end are solid concrete. Initial investigation into the floor of the walled off end reveal stone slabs on made ground.

The original roof trusses carrying purlins are still partially intact. The original bottom tie beams have been removed and replaced by a double timber tie beam element placed lower to the roof truss.

Windows are single glazed multi paned fixed lights or opening casements in painted timber. At ground floor the openings have a splayed jamb, allowing more light to enter the space.

Externally the property has a cut to the rear allowing light to enter the ground floor windows whilst providing some protection to damp, albeit the level is not as deep as the ground floor of the property. A rudimentary drainage channel appears to partially drain water away. The channel is blocked by obstructions and debris and the retaining wall is in need of repair. A tarmacked hardstanding area lies to the north of the property with a pin kerb set in concrete forming an edge. (see photograph).

Photograph from 2019 illustrating the inaccessible void created above the ground floor ceiling zone. The ceiling joists are placed at the lowest cill level of the upper windows. The original ties to the main roof trusses have been removed with new timber ties added lower down to prevent the main truss members spreading and pushing the masonry out of plumb.



Photograph from 2019 illustrating the original Steps to the main entrance and varied casement types to the ground and first floor windows.



2019 photograph illustrating the north and east facing elevations. The tarmac hardstanding provides some car parking space for the various properties in Knap Yard and some service area for the adjacent energy centre. The edging kerb has since been replaced by a new dwarf stone wall providing better protection to the rear of the property and drainage channel.

2019. The drainage channel to the rear provides some protection from damp penetration to the rear external wall. A drainage channel to the base is connected to drainage but inoperative owing to obstruction and debris. The retaining wall was in need of repair.

Proposed (as recent works circa 2020)

The proposals for the property largely retain the external appearance of the property with some minor interventions to aid accessibility and daylight. Internally the property is to be varied to suit an accessible three bedroomed cottage, which will include fully accessible access to all ground floor facilities including a main bathroom, whilst adding a new first floor to provide further bedroom and bathroom accommodation. Proposals include a new stair. Externally the existing footpaths and garden area to the front of the property are to be modified to provide accessible access, including a level terrace area, footpath access and vehicle access.

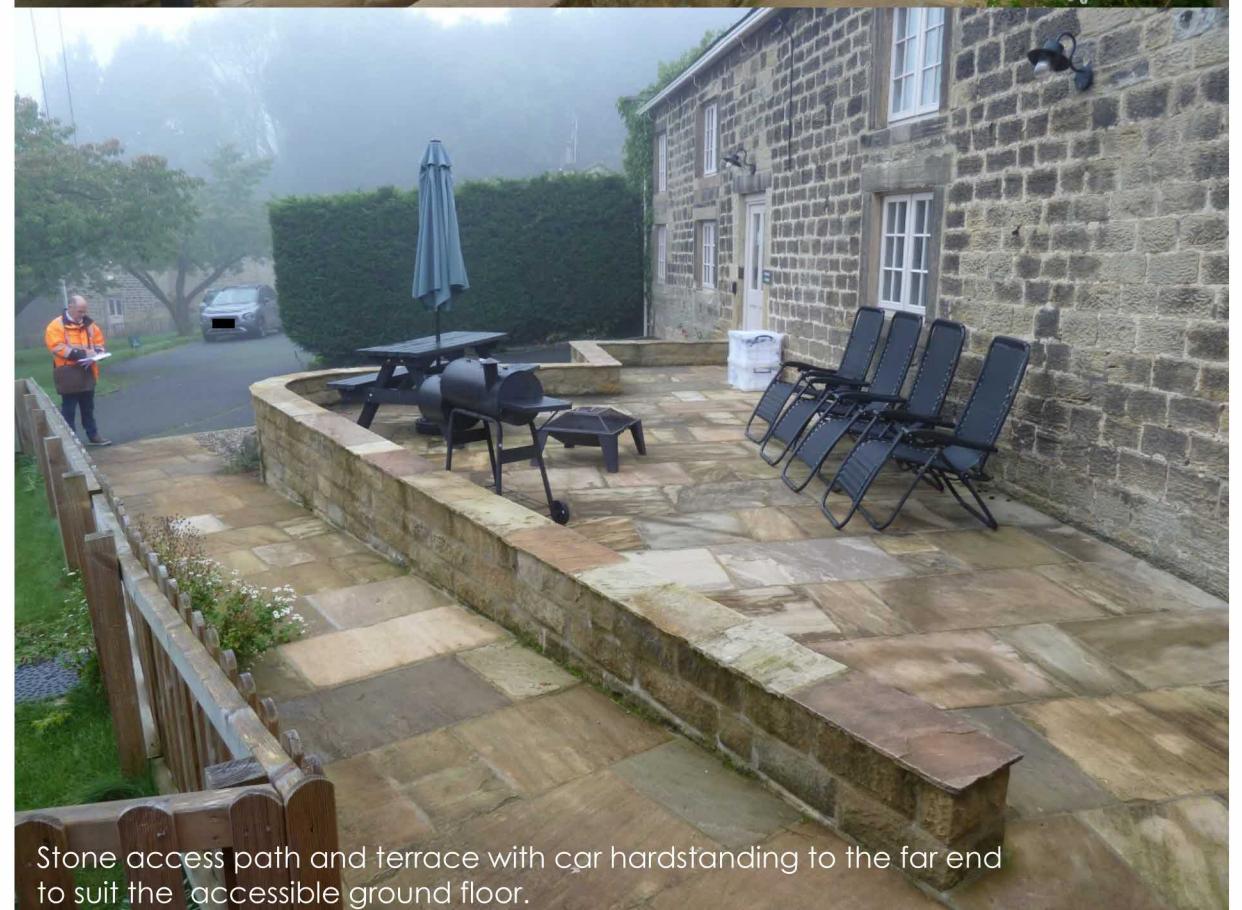
External façade.

The primary alterations to the existing façade are as follows.

- . Re introduction of a window to the first floor, south elevation. The opening reuses the existing stone head, cill and jamb, with a new lhs stone jamb to match the existing.
 - . New timber framed, white painted windows to all openings. Refer to detail drawings. Glazing pattern to match existing.
 - . The main entrance doorway is to be enlarged vertically and horizontally to suit the revised ground floor level and requirement for a slightly wider door opening to suit accessible usage. This will require the removal of the stone steps and insertion of a new section of jamb dressed stone to either side. The proposals create a level access providing the ground floor of the property.
 - . New panelled front door to suit above works. See detail drawing.
 - . New hardstanding to the front of the property, running off the tarmac driveway. This to provide dedicated parking adjacent to the front door.
 - . New footpath taken diagonally across the plan form to ensure accessible levels leading to a garden stone paved terrace area providing access to the main entrance door and sitting out space to the southerly aspect of the property.
 - . Repairs to the rear retaining wall to the drainage channel. Works include removal of obstructions from the drainage channel to aid keeping water off the back wall of the property.
 - . New stone steps and retaining wall to footpath giving access to east garden space to 1 and 3 Knaps Yard.
 - . New black coated stainless steel flue to the north elevation serving the fire to the living room. Note: remote from the existing chimney stack which is more central to the building.
 - . A single pot replaces the two pots to the chimney stack, owing to a singular fire being served by the chimney.
 - . New profiled timber gutters to front and rear elevations on existing cast iron brackets to replace defective timber gutters. Existing stone roof slates and ridge tiles relaid.
 - . Two new small black rooflights to north facing roof slope to provide light to first floor corridor.
 - . 3 new ventilation cowls in black to vent new bathrooms.
- The existing windows are a mix of flush and proud casements, see photographs. New windows have been installed with proud casements.



Pedestrian access and terrace to the south elevation. Window reinstated to previously blocked up opening to over the secondary access door.



Stone access path and terrace with car hardstanding to the far end to suit the accessible ground floor.



Enlarged main entrance door and opening to suit access for all. The lower solid panels could be infilled to provide a flush panel appearance if required. The hardstanding to the left provides car parking as near as possible to the entrance with a gently sloped path leading to the level terrace area outside the front door.

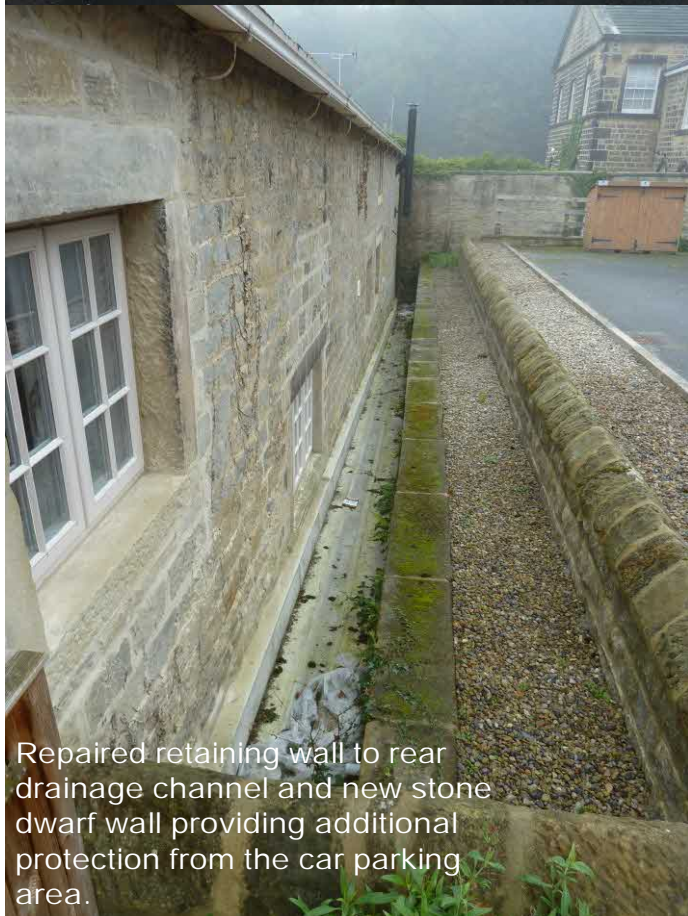
Windows have been replaced with new timber framed windows with the glazing pattern matching the original.



Car hardstanding to the front of the property



New black coated flue serving living room fire.



Repaired retaining wall to rear drainage channel and new stone dwarf wall providing additional protection from the car parking area.



Stone steps to western elevation providing access to gardens and maintenance



Single pot to the existing chimney, ventilation cowel's to bathrooms and two new small rooflights

Internal

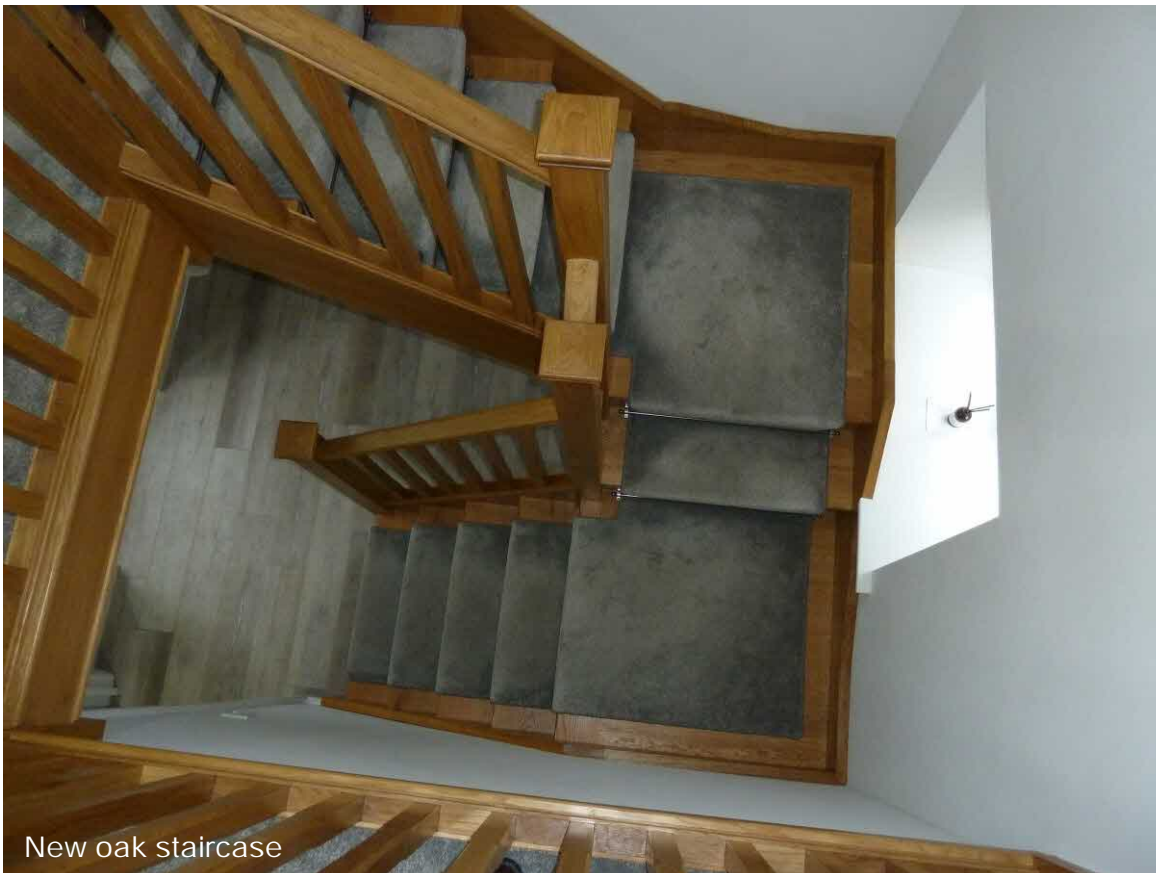
Internally the accommodation is reorganised with the greatest change being the new first floor and stairway. The accommodation is replanned to provide 3 bedrooms with a fully accessible ground floor including an accessible bathroom to the ground floor bedroom.

The primary variation to the original consented scheme is the full height living room to the western end of the building. This is formed by the removal of the former ceiling joists and ceiling, which had previously been installed to make a single storey cottage.

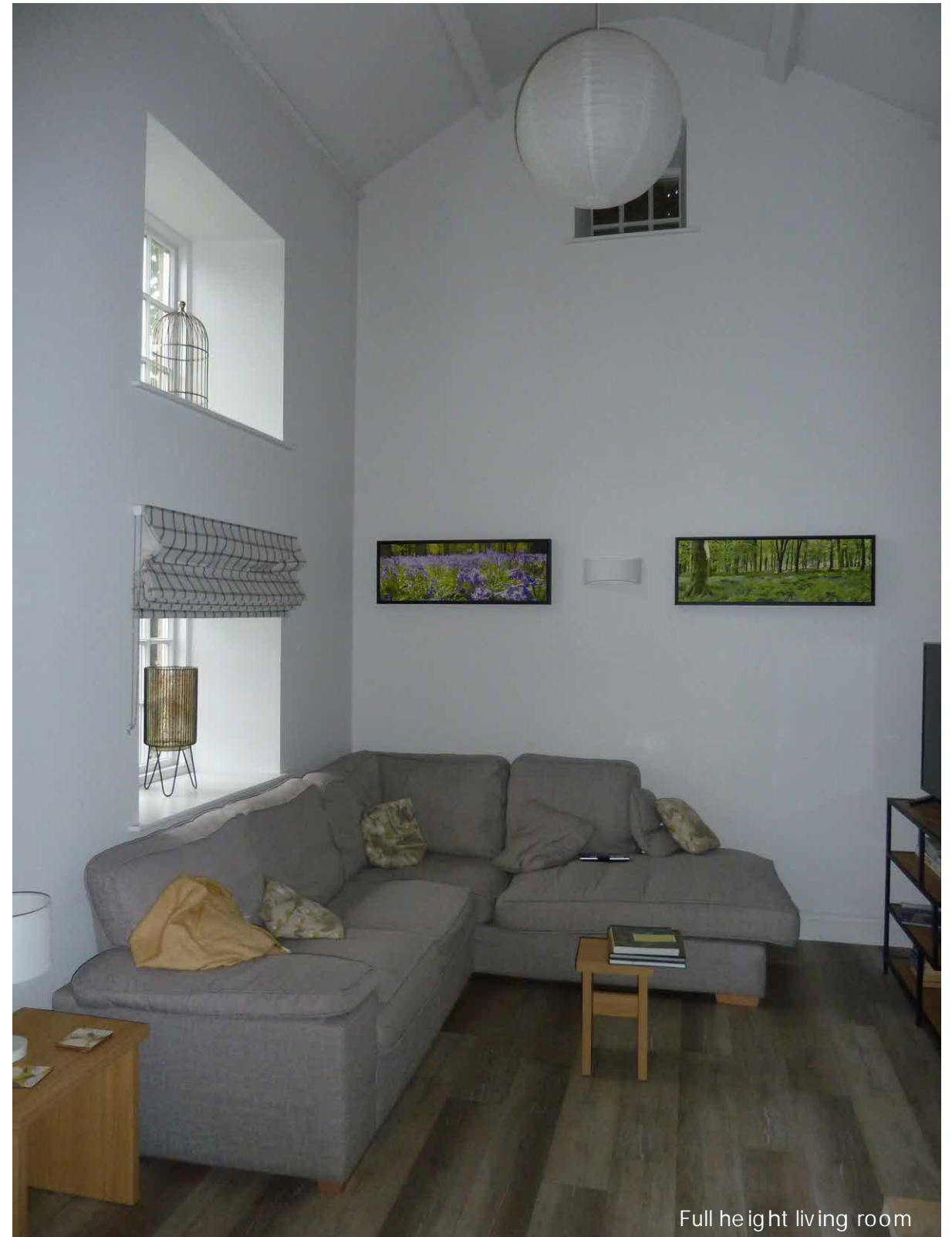
Internally the existing door frames and masonry openings are to be modified to suit accessible requirements, with other internal openings modified for the same reason. This provides the dwelling with greater flexibility of use in the future and opens the ground floor as being accessible for everyone. This is an important provision as part of the Estates overall strategy.

Conclusion

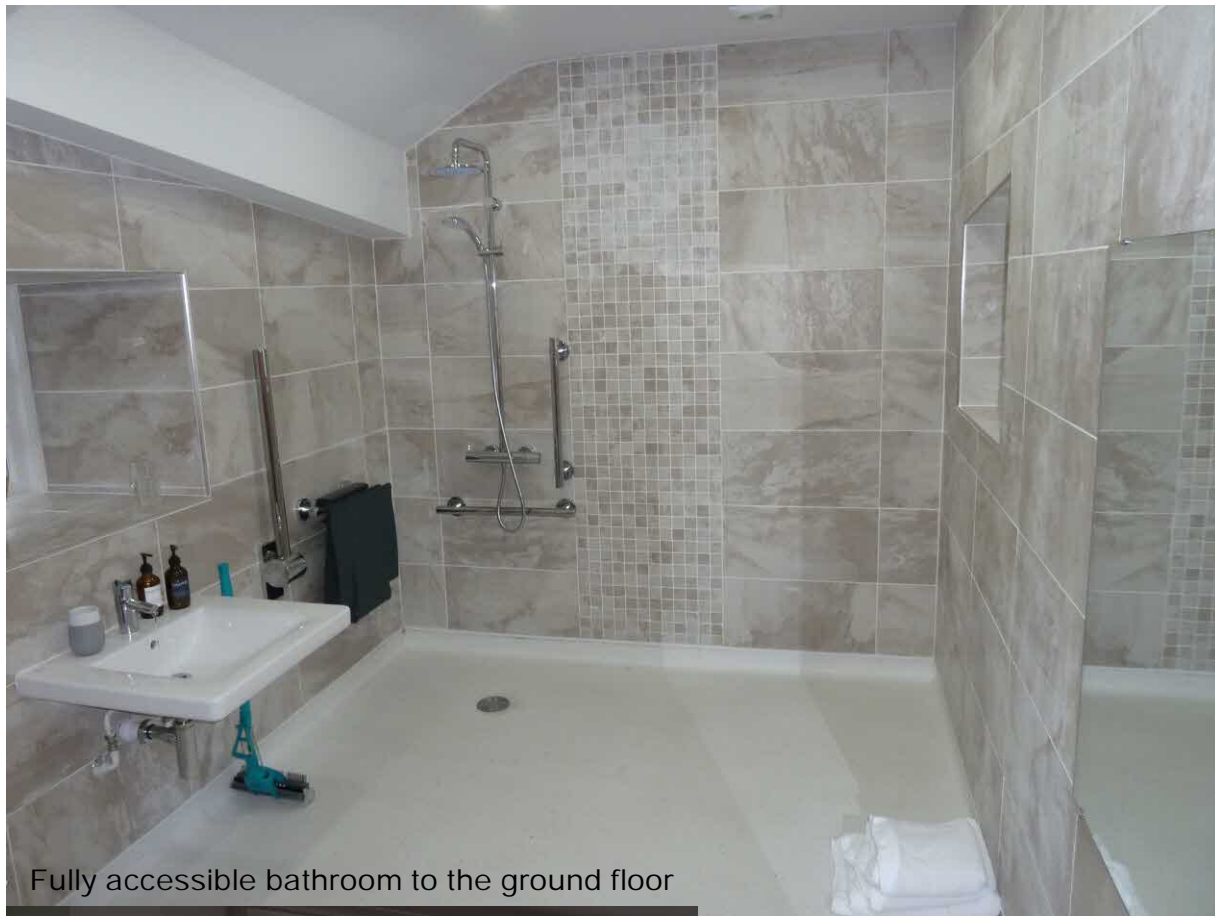
The proposals both retain and improve the fabric of the existing property, reinstating the first floor to the majority of the plan and creating a new dwelling with flexibility of use including a fully accessible ground floor. The minor alterations to the external appearance are on balance neutral, whilst providing a sustainable future for the property. Works to the property have been carried out to a high standard including the new oak staircase serving the first floor. This has transformed the property from an unfit for habitation damp shell to a refurbished cottage with a future. The original essence of the building is retained with the majority of the external façade either untouched or improved by repairs or new works.



New oak staircase



Full height living room



Fully accessible bathroom to the ground floor



New timber framed windows



The original chimney breast retained with a new stove serving the main bedroom to the ground floor