

# DESIGN & ACCESS STATEMENT

**Title:** Design & Access Statement  
**Job:** 3 Knap Yard, Harewood Estate  
**Ref:** 19-012- Doc- Planning  
**Date:** November 2023

Item

## 1.00 Introduction

This document should be read with the submitted drawings and Heritage Statement which provides additional information including photographs of the building prior to the 2020 works, and post completion of the works.

The application is retrospective to include works carried out that don't occur with the planning consents namely 19/03537/LI and 19/03536/FU.

This document supports a new listed building consents for 3 Knap Yard for the works carried out.

The property is part of a group of residential properties forming an open quadrangle on Harewood Estate to the west of Harewood Yard, in Stank. The application is for internal 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.

## 2.00 Existing (pre 2020 works).

Externally the property shows little change from the original 18 century cottage. 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 single storey store door to the single storey offshot opening has been partially walled up to form a high level window.

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. Potentially the only remaining internal wall is the cross wall containing the fire places to the ground floor with the remaining chimney stack over. The fire surrounds are 20<sup>th</sup> 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 of modern construction on brickwork sleeper walls. Floors to the eastern end are solid concrete floors. 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.

The existing dwelling has no insulation installed.

Externally the property has a cut to the rear allowing light to enter the ground floor windows and 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 principal access is via the front door into a small hallway. Access is not level with two external steps to the front door from the garden area. A secondary access also exists to the eastern end of the property and the small store area of the single storey range is accessed from a perimeter footpath in the garden.

The property is served by a looped driveway to the front, with parking to the rear of the property.

### **3.00 Proposed (2020 works to date).**

The proposals for the property largely retain the external appearance of the property with some minor interventions. The original window opening to the south elevation is to be re-opened and a new window to match the existing installed.

The main entrance doorway is to be enlarged vertically and horizontally to suit the revised ground floor level. The existing stone head and jamb stones have been reused as part of the alterations. The proposals create a level access providing the ground floor of the property level access throughout.

Externally the front garden has been remodelled to gain "level" access to the front door and the provision of a car park area as close to the front door as possible. A new diagonal stone path runs from the parking area to the level terrace which provides both access and an amenity space to the south facing side of the cottage.

To the rear the retaining wall to the cut channel is to be repaired and the drainage channel cleared of debris and obstruction to assist with the prevention of damp to the building. New external stairs are to be constructed to the gable end of the property to provide access to the eastern side of 1 and 3 Naps Yard.

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 proposals make greater use of the available volume, similar to the original intent. Additional height is gained by a new ground floor construction which will incorporate underfloor heating, powered by the adjacent biomass centre, and slightly raising the tie beams of the existing trusses.

The exception to this is the full height living room at the western end of property. The space is formed by the removal of the former ceiling and ceiling joists.

Internally the existing door frame and masonry opening is 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.

The revised ground floor construction and level, together with the amended front door arrangement and internal planning provide a fully accessible ground floor including living, bedroom and bathroom accommodation. The new first floor puts back the original two storey character of the property, making greater use from the available volume.

The inclusion of a new heating system, underfloor to the ground floor, powered by the biomass centre adjacent to the property, (heat exchange to be installed in the single storey storeroom) together with new insulation to the property provide both a sustainable and more comfortable dwelling.

Insulation is to be added to the internal walls with the inclusion of a wood fibre insulation board and lime plaster or similar coating. The construction allows the original fabric to breathe, whilst not providing too much insulation which could result in problems with Interstitial condensation. For this reason the property will not achieve current building regulation standards as this would be harmful to the fabric and health of the building.

## **Conclusion**

The proposals both retain and improve the fabric of the existing property, reinstating the first floor 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.

