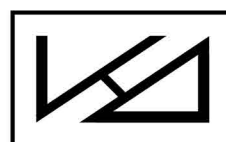


The Workshop
Kingcliffe works
Kingcliffe Road
Birkby HD2 2RR



UHDesign
Architectural Services

Statement

The property is enclosed by buildings on either side. One currently used as an automotive garage and the other a former bowling club. A lane between the current property connects to the rear of properties of Halifax Old Road.



Existing

The current property has been left uncompleted for many years, which has left it open to being vandalised and arson on numerous occasions. The effects of which can be seen with beams and walls being burnt. The property has not been taken on for completion or development, one reason being due to the anti social behaviour around the site. The council have been made aware of these damages and the arson published in the local newspaper.



Proposed works

The current layout of the property would only allow for a 2 bedroom property with significant garden space. Working with the client we have developed a proposal which is sensitive to the surrounding area and properties. The proposal is to extend to the rear of the property which will not impact the properties of Halifax Old Road. The existing garage is proposed to be turned from a flat roof to a pitched roof to mimic that of the near by automotive garage. In turn to allow storage of the clients materials and machinery for his job as a builder due to the increase of theft from sites. A neighbour adjacent to the property currently uses a part of the land in front of the garage to turn his vehicle. The client would like to remain sensitive to the neighbours need and would like to create a car port which would still allow the neighbour to have access for his vehicle and internally to create storage for his business and growing family.

The design is to remain consistent with the lapsed planning permission and to continue the build in brick. The garage is to have an external leaf of brick applied to the outside walls to match the property.

The client has lived within the area for many years with family on the street opposite and realises the potential for the development of this property to become his family home and the opportunity to make the neighbourhood safer.