

Kirklees Council
Planning
Civic Centre III
Off Market Street,
Huddersfield, HD1 2JR

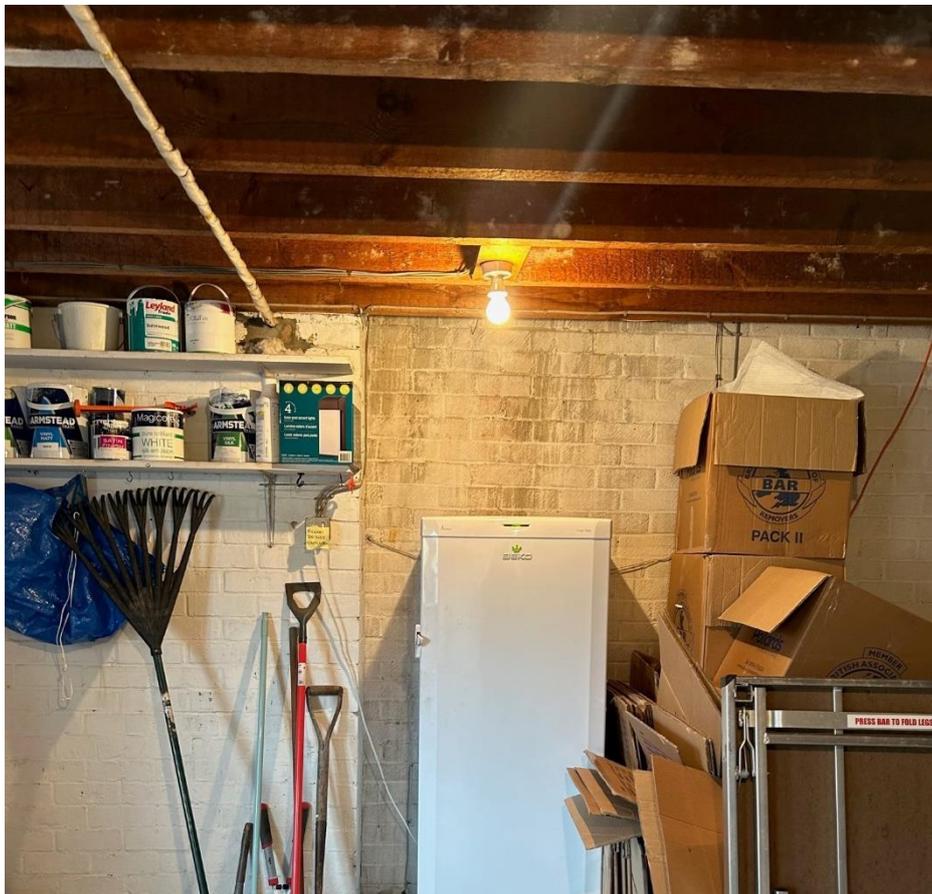
RE: Extensions and Alterations to No. 70 Kaye Lane, Almondbury

Dear Sirs,

This letter has been provided to offer additional information in regard to the garage structure at the above property. We believe this information will help clarify the history of the structure in question.

Upon inspection of the garage's interior, we have discovered evidence that there was an original garage structure when the property was built, however we confirm that it was smaller in size to the current garage.

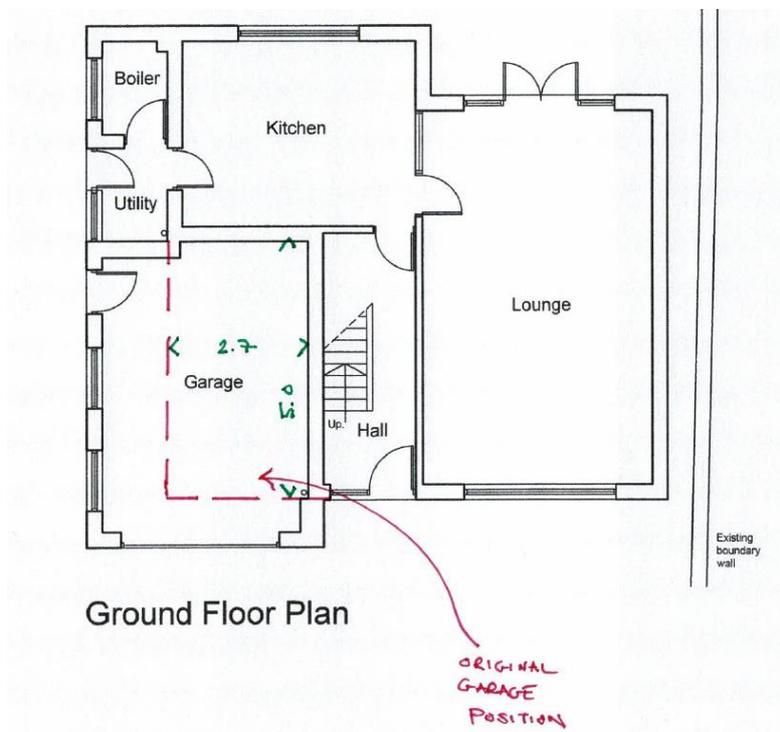
We would like to draw your attention to the attached images for a visual reference.



In the above photo, you can clearly see to the left of the freezer where the line of the original garage once stood. There is a noticeable difference in the types of bricks used, specifically the brick., suggesting an alteration in the structure's dimensions over time. Additionally, when examining the internal brickwork where the original garage once existed, the bricks appear to show minimal weathering, indicating that they have not been exposed to the elements as extensively as other bricks of the same type in the original building. This supports the hypothesis that these bricks have always been sheltered within some form of structure.



Furthermore, we have observed that the light switches in the building are made from the old Bakelite material, which was predominantly used in construction projects during the post-war era. According to information from the Bakelite website, the use of Bakelite switches declined significantly after the 1950s as newer alternatives emerged. This suggests that the garage underwent modifications during the early post-war period.



The above sketch provides an indication on where the bricks have been measured and equates to a typical size of a single garage of that era.

We can therefore estimate that the original garage equated to 35.1m³ in terms of its volume, on the basis that the height was the same or similar to that of the current double garage.

Whilst the exact date of construction for the dwelling cannot not be determined as it is not clear in the title deeds, we estimate that it was built in the late 1950's. It is estimated that the single garage was replaced with a double garage in the 1970's.

In addition to our findings, we have spoken to the daughter of the previous owner who lived in the home for over 50 years. The daughter was 17 when they moved in and has confirmed that there was indeed a garage on the property, which was a key factor in her father's decision to purchase the house for his beloved car.

In summary, we contend that when the property was originally built in the 1950s, it was constructed with a single garage, this was then demolished, and a larger double garage was built in its place. Our proposed scheme pulls back the building line of the later addition further in line with the original garage, of which will be sympathetic and in proportion to the overall dwelling.

We look forward to receiving comments on this proposal. If you require any further information, please do not hesitate to contact us.

Yours sincerely

Dan Heneghan
Director
BSc. (Hons.), M.C.I.A.T



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