# East Yorkshire Grand Designs project remains unfinished and divides local community after five years



A Grand Designs project in East Yorkshire has sparked significant local controversy, leaving residents frustrated after five years of construction without any signs of occupancy. The striking property, designed by Zahid Iqbal, a shopping centre magnate, has drawn ire from neighbours who have dubbed it 'the glorified greenhouse', describing it as an eyesore overshadowing their homes.

Initially praised by Kevin McCloud during its feature on Channel 4, the glass-walled abode was envisioned as a modern retreat; however, the ambitious renovation of a derelict coastguard tower has turned into a saga of perpetual delays. Despite its striking aesthetics, locals report living under scaffolding for years, heightening tensions within the picturesque village of Flamborough. Vic Crosthwaite, one of the affected neighbours, expressed his dismay, stating, "We understood that they would be moving in but there's been no sign of them." He remains skeptical about the owners’ plans, noting, "What is frustrating is that their windows overlook my patio... You can practically see into my bedroom from the staircase."

The Iqbal family's journey began in 2019 when they purchased the original structure for £175,000. Following an estimated £375,000 spent on renovations, the project soon ran into structural difficulties, such as misfitting glass panels and planning enforcement issues. Such challenges made it evident that the build was far from straightforward, with Iqbal later stating, "There will be people who will absolutely loathe it and people who will love it." Despite his confidence in the design, many locals believe the property may not comply with essential building regulations due to the lack of safety features like balconies.

Some neighbours question the practicality of the design itself. Another resident bluntly described the property as "crap," highlighting concerns around safety, particularly regarding the upper floors. These sentiments reflect a broader local perspective that views the structure as mismatched with its historical surroundings, one neighbour suggesting it might have been better suited to a more remote location.

Despite its incomplete status, the distinctive design has drawn attention from tourists and potential buyers alike. Visitors are often captivated by the building's architectural statement, accentuated by its panoramic sea views. Still, many long-term residents express disappointment that such an elaborate structure has gone unused. One local noted, "In a way, it's a bit of a white elephant," lamenting the wasted investment.

Reflecting on the protracted timeline and myriad adversities, Iqbal has previously acknowledged the challenges faced throughout the build, which included planning issues and a pandemic-related slowdown. He has maintained a positive outlook, asserting that he aimed to create a space that provokes opinion and discussion. "It's not about the building," he said, "it's about where it is. The biggest part is what the building shows you."

As speculation surrounds whether the property could be put on the market, local residents remain vigilant. The dilemma encapsulated by this ambitious yet contentious project serves as a cautionary tale for future self-builders, underscoring the importance of thorough planning and community consideration when embarking on similar ventures.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/news/article-14783081/Its-glorified-greenhouse-Inside-saga-notorious-600k-Grand-Designs-flop-five-years-later-not-finished.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://www.independent.co.uk/news/media/tv-radio/grand-designs-yorkshire-coastguard-season-mccloud-b2619434.html)
* Paragraph 2 – [[1]](https://www.dailymail.co.uk/news/article-14783081/Its-glorified-greenhouse-Inside-saga-notorious-600k-Grand-Designs-flop-five-years-later-not-finished.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.yorkshirepost.co.uk/lifestyle/homes-and-gardens/grand-designs-flamborough-i-wanted-to-build-something-that-creates-discussion-4801275), [[6]](https://www.granddesignsmagazine.com/grand-designs-houses/grand-designs-east-yorkshire-build/)
* Paragraph 3 – [[1]](https://www.dailymail.co.uk/news/article-14783081/Its-glorified-greenhouse-Inside-saga-notorious-600k-Grand-Designs-flop-five-years-later-not-finished.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[5]](https://www.examinerlive.co.uk/news/uk-world-news/grand-designs-gone-wrong-what-17149160), [[6]](https://www.granddesignsmagazine.com/grand-designs-houses/grand-designs-east-yorkshire-build/)
* Paragraph 4 – [[1]](https://www.dailymail.co.uk/news/article-14783081/Its-glorified-greenhouse-Inside-saga-notorious-600k-Grand-Designs-flop-five-years-later-not-finished.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.yorkshirepost.co.uk/lifestyle/homes-and-gardens/grand-designs-flamborough-i-wanted-to-build-something-that-creates-discussion-4801275), [[6]](https://www.granddesignsmagazine.com/grand-designs-houses/grand-designs-east-yorkshire-build/)
* Paragraph 5 – [[1]](https://www.dailymail.co.uk/news/article-14783081/Its-glorified-greenhouse-Inside-saga-notorious-600k-Grand-Designs-flop-five-years-later-not-finished.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[4]](https://www.standard.co.uk/homesandproperty/interiors/grand-designs-returns-with-a-cliffhanger-yorkshire-couple-build-dramatic-glassfronted-house-on-100fthigh-cliff-edge-on-the-scottish-coast-a133196.html), [[7]](https://www.hulldailymail.co.uk/news/celebs-tv/grand-designs-ended-tragedy-heartbreak-5372626)
* Paragraph 6 – [[2]](https://www.yorkshirepost.co.uk/lifestyle/homes-and-gardens/grand-designs-flamborough-i-wanted-to-build-something-that-creates-discussion-4801275), [[3]](https://www.independent.co.uk/news/media/tv-radio/grand-designs-yorkshire-coastguard-season-mccloud-b2619434.html)
* Paragraph 7 – [[1]](https://www.dailymail.co.uk/news/article-14783081/Its-glorified-greenhouse-Inside-saga-notorious-600k-Grand-Designs-flop-five-years-later-not-finished.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[5]](https://www.examinerlive.co.uk/news/uk-world-news/grand-designs-gone-wrong-what-17149160)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/news/article-14783081/Its-glorified-greenhouse-Inside-saga-notorious-600k-Grand-Designs-flop-five-years-later-not-finished.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.yorkshirepost.co.uk/lifestyle/homes-and-gardens/grand-designs-flamborough-i-wanted-to-build-something-that-creates-discussion-4801275> - In this article, Zahid Iqbal discusses his ambitious project to transform a former coastguard station at Flamborough Head into a modern, glass-sided holiday home. He highlights the challenges faced during the five-year build, including planning issues, health scares, and adverse weather conditions. Despite these setbacks, Iqbal expresses satisfaction with the final result, emphasizing the importance of the location and the building's design in creating a space that provokes discussion and appreciation.
3. <https://www.independent.co.uk/news/media/tv-radio/grand-designs-yorkshire-coastguard-season-mccloud-b2619434.html> - This article critiques the 'Grand Designs' episode featuring the renovation of a former East Yorkshire coastguard station. The project, intended to be completed in 10 months, faced significant delays, taking five years to finish. Viewers expressed disbelief over the prolonged timeline and the lack of proper planning, especially considering the homeowner's background in construction. The article also notes that the house remained unoccupied after completion, with neighbours expressing frustration over the extended construction period.
4. <https://www.standard.co.uk/homesandproperty/interiors/grand-designs-returns-with-a-cliffhanger-yorkshire-couple-build-dramatic-glassfronted-house-on-100fthigh-cliff-edge-on-the-scottish-coast-a133196.html> - This article covers the return of 'Grand Designs' with a dramatic episode featuring a Yorkshire couple, Andy Stakes and Jeanette Hardy, building a glass-fronted home on a 100-foot-high cliff in southwest Scotland. The piece details the challenges faced during construction, including extreme weather conditions and unexpected emotional shocks. It also highlights the couple's dedication to creating a dog-friendly dream home for their Newfoundlands, Nemo and Jess, and the unique design elements of the property.
5. <https://www.examinerlive.co.uk/news/uk-world-news/grand-designs-gone-wrong-what-17149160> - This article explores various 'Grand Designs' projects that faced significant challenges and setbacks. It includes the Dome House in Cumbria, which faced abandonment and disputes, and the East Yorkshire coastguard station project, which experienced a five-year build with numerous delays. The piece highlights the complexities and potential pitfalls of ambitious self-build projects, emphasizing the importance of thorough planning and realistic expectations.
6. <https://www.granddesignsmagazine.com/grand-designs-houses/grand-designs-east-yorkshire-build/> - This feature provides an in-depth look at the construction of a landmark home on a scenic headland in East Yorkshire. It details the journey of Leeds-based couple Ferzana and Zahid, who transformed a crumbling 1960s coastguard station into a modern three-storey building with panoramic sea views. The article discusses the challenges faced during the five-year build, including planning issues, health scares, and adverse weather conditions, and highlights the final result's architectural and design elements.
7. <https://www.hulldailymail.co.uk/news/celebs-tv/grand-designs-ended-tragedy-heartbreak-5372626> - This article discusses various 'Grand Designs' projects that ended in tragedy and heartbreak. It includes the Dome House in Cumbria, which faced abandonment and disputes, and the East Yorkshire coastguard station project, which experienced a five-year build with numerous delays. The piece highlights the complexities and potential pitfalls of ambitious self-build projects, emphasizing the importance of thorough planning and realistic expectations.