

## Design statement Ref. Stm21/gri/001-1-pg(x)

Replacement Garage at the rear of 18 and 19 Lynworth Lane Twyning GL20 6DD.

### Reason for application.

1. The current garage is a dilapidated concrete sectional structure which is becoming life expired (more than 40 years) due to failure of the concrete panels and supports. The intention is to replace it before it becomes unsafe and a hazard.
2. The current structure has a maximum height of 2800mm and utilises a flat roof, is designed to accommodate a single vehicle but is of minimum dimensions and hardly fit for purpose for modern vehicles. Clearance around the vehicle is very limited making it difficult to get into and out of the garage and vehicle.
3. There is also an open parking space adjacent to the garage which affords no weather protection and it is proposed to incorporate this into the replacement building.

### Replacement Proposal

4. The replacement will be essentially a wooden structure with traditional pitched roof of typical materials - slate/tile/sheet and walls of timber overlap boards with up and over roller shutter type doors of good width to enable easy access. The design will be such as to accommodate qty 2 vehicles, ie larger footprint than the current structure. The pitched roof design will require an increase in building height but this has been included in order to accommodate photocell panels facing south and mounted at 45 degrees. It will also allow for taller vehicles to be accommodated. The functional use of the building will be greatly improved making it much more useable as a garage but also making a tangible eco contribution through the solar electricity generation.
5. The appearance of the current structure and its environs are quite poor and rundown. The replacement garage will vastly improve the appearance of the immediate area, particularly for the immediate neighbours. Although the building will be higher it will not be imposing and will be significantly lower than any neighbouring residential properties. The proposed design will make the garage much more useable. Due to it being a replacement there will be no increase in traffic. In summary the project will be an improvement for all stakeholders - the owner and the neighbours.