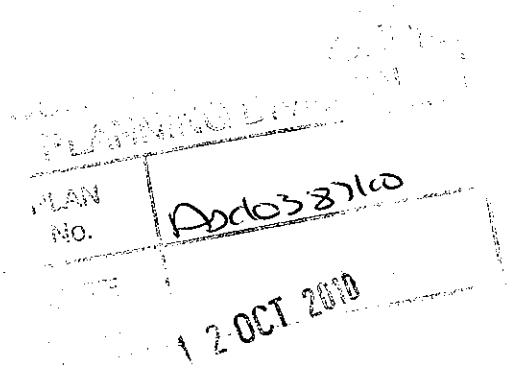
Design Statement in relation to the demolition and proposed replacement to the front conservatory and front landscaping works to:

51 Old Fort Road
Shoreham by Sea
BN43 5RL

Gross internal floor area measurement of existing and proposed layout.

Existing
Ground floor 100m^2
First Floor 88 m^2
Total 188 m^2

Proposed
Ground floor 110 m^2
First Floor 88 m^2
Balcony 7m^2
Total 205 m^2
Increase of 17 m^2 or 9.0%



1. Purpose of Extension
   a. The purpose of the extension is to replace the old lean too conservatory with a larger sun space and provide a new balcony terrace above accessible from the main bedroom by removing the existing window and replacing it with a set of french doors to provide access to the balcony terrace. The front landscape area will also be remodelled allowing for a better organisation of the front space and for 2 identical formal car park spaces. Also to amend the levels and the access from the road level to the house level.

2. Extent of the extension.
   a. The replacement conservatory is a little larger than what currently sits on the existing area.
   b. The height of the extension will be of a similar match to that of the current existing structure but be wider to encompass existing windows in the south elevation.
3. Appearance of the extension
   a. The new walls to the new conservatory will be rendered between the steel structure but have similar uPVC windows installed all round similar to that as existing..
4. Context of the development
   a. The context of the extension varies. Old Fort road has a collection of mainly detached properties of two or 3 storey bungalows / houses. The styles and sizes of which vary considerably.

b. No. 51 Old Fort road is a detached bungalow with a first floor habitable space. The front garden has off street parking similar to a no. of properties in the area.

5. Access to the development
   a. The users of this will be those who live at the house. The front area has a slope down to the house which is uneven. The design proposes to provide a level area for vehicle parking and a short low set of wide stairs to access the area in front of the property and a level access into the house.