

**HOPS** ARCHITECTS

**92 Bouverie Road West**  
Design, Access and Heritage Statement

August 2025

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## 1.0 Introduction

This document has been produced by HOPS Architects on behalf of our client and aims to describe proposed alterations to Flat 1, 92 Bouverie Road West in support of the planning application to be made to the local planning authority.

The application proposes new window and glazed door openings to the rear, replacement of existing window and door to the side and the erection of a pergola with open top and sides.

Full Address:  
Flat 1  
92 Bouverie Road West  
Folkestone  
CT20 2PP

This document is to be read in conjunction with drawings:  
2506-P-102-Existing Ground Floor Plan  
2506-P-103-Existing First Floor Plan  
2506-P-201-Existing Front and Rear Elevations  
2506-P-202-Existing Side Elevation  
2506-P-301-Existing Section AA  
2506-P-112-Proposed Ground Floor Plan  
2506-P-113-Proposed First Floor Plan  
2506-P-211-Proposed Front and Rear Elevations  
2506-P-212-Proposed Side Elevation  
2506-P-311-Proposed Section AA

92 Bouverie Road West  
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HOPS Architects

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## 2.0 Context

The site is located in the Folkestone Leas & Bayle Conservation Area. The property is not listed, nor are any of the neighbouring buildings.

This section of Bouverie Road West between Grimston Avenue and Earl's Avenue is characterised by three storey semi detached properties with some mansion blocks on the south side of the street. The properties maintain a fairly consistent height, width and overall proportions, however, there is a variety of original architectural detailing that differentiates each building.

The application property as a whole was originally built as a single three storey dwelling and, like many others on the street, subsequently converted into 3 self-contained flats. This application relates to the ground floor flat (Flat 1).

It is predominantly constructed from red brick with a hung tile section to the third floor of the front elevation. There are white painted stone details around the windows to the front. To the rear there is a two storey outrigger with further single storey projections, which were part of the original construction.



Figure 1. Site location plan (drawing not to scale)

## 3.0 Planning History and Policy

### 3.1 Site Planning History

There are no planning applications for the property listed on the planning register.

### 3.2 Local Precedent

There are a variety of alterations to the rear of similar properties along Bouverie Road West including various combinations of door and window openings, extensions and external staircases.

### 3.3 Planning Policy

The application has been designed with consideration to the policies in the following documents:

- National Planning Policy Framework
- Folkestone and Hythe's planning policies
- Building Regulations (Approved Documents)

The main issues that have been considered relevant to this application are: quality of design, impact on the Conservation Area and impact on adjoining properties.



Figure 2. aerial photography, Google Maps - 92 Bouverie Road West outlined in red



Figure 3. photograph of the front of 92 Bouverie Road West



Figure 4. photograph of the rear of no. 92 Bouverie Road West



Figure 5. photograph of the rear of no. 92 Bouverie Road West

## **4.0 Proposals: Design Statement**

The proposals include insertion of new glazed doors and a new window in the rear and side elevation of the single storey rear outrigger, replacement of the existing uPVC window and door to the Kitchen as well as the erection of a pergola to the rear patio.

### **4.1 Scale and Appearance**

The alterations to the openings at the rear are all set within the existing building with no change to the overall scale or appearance of the building.

The proposed pergola will have open sides and an open top and will therefore have limited impact on daylighting to no. 90.

### **4.2 Layout**

The layout has been designed to make the best use of the space available.

### **4.3 Materials**

We are proposing a combination of materials that both match and complement that of the main house.

## **5.0 Heritage Statement**

The site is located within the Folkestone Leas & Bayle Conservation Area. The proposed alterations seek to recognise and compliment the character of the existing building whilst enhancing the occupant's use of the dwelling.

The proposed alterations to the rear do not affect the scale or overall appearance of the building and will not be visible from Bouverie Road West. They will therefore have minimal impact on the setting of the conservation area.