

Guildhall Street, Folkestone CT20 1EQ

PROFILE

Full Planning Application Design Summary

Design and Access statement
521_DAS_01

January 2026



This Design Appraisal has been prepared on behalf of our client and outlines the proposal for the change of use application at the following address:

82 Guildhall Street, Folkestone CT20 1EQ

This report should be read in conjunction with the pre-planning drawings, which have been submitted with this application.

Drawings are indicative based on survey information taken from the following sources:

- Survey information supplied by the client
- Ordnance Survey drawings
- Folkestone and Hythe District Council planning website

Project Description

Demolition of existing rear extension and erection of new single-storey rear extension and extended paving area.

Notes

- All dimensions are approximate and should be verified on site.
- The proposals outlined in this report are subject to all statutory approvals.
- Some aerial photographs featuring in this report have been taken from Google Maps.



Profile Architects are a creative studio of RIBA chartered Architects based in the Glassworks in Folkestone. We design buildings, places and spaces and have a broad range of experience delivering residential, commercial, educational and cultural projects of all scales.

We manage all stages of project design including feasibility, concept design, planning permission and lawful certificates, detailed design and building regulations submissions. We specialise in obtaining permissions on sensitive sites including conservation areas, areas of outstanding natural beauty, listed buildings and floodplains.

Our clients include Homeowners, Private Investors and Developers, Educational and Cultural Institutions, Housing Associations and Commercial businesses and manufacturers.

From the outset we use 3D computer software on every project to enable our clients and collaborators to visualise and explore their projects in detail. We continuously seek to use the most advanced technology to enhance our design processes.

We place sustainability, lifecycle, wellbeing, value, efficiency and imagination at the heart of every project.

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The site is located along Guildhall Street which is located very close to the town centre and public amenities.



Aerial photo taken from Google maps

— Site boundary
82 Guildhall Street, Folkestone CT20 1EQ



Aerial photo taken from Google Earth

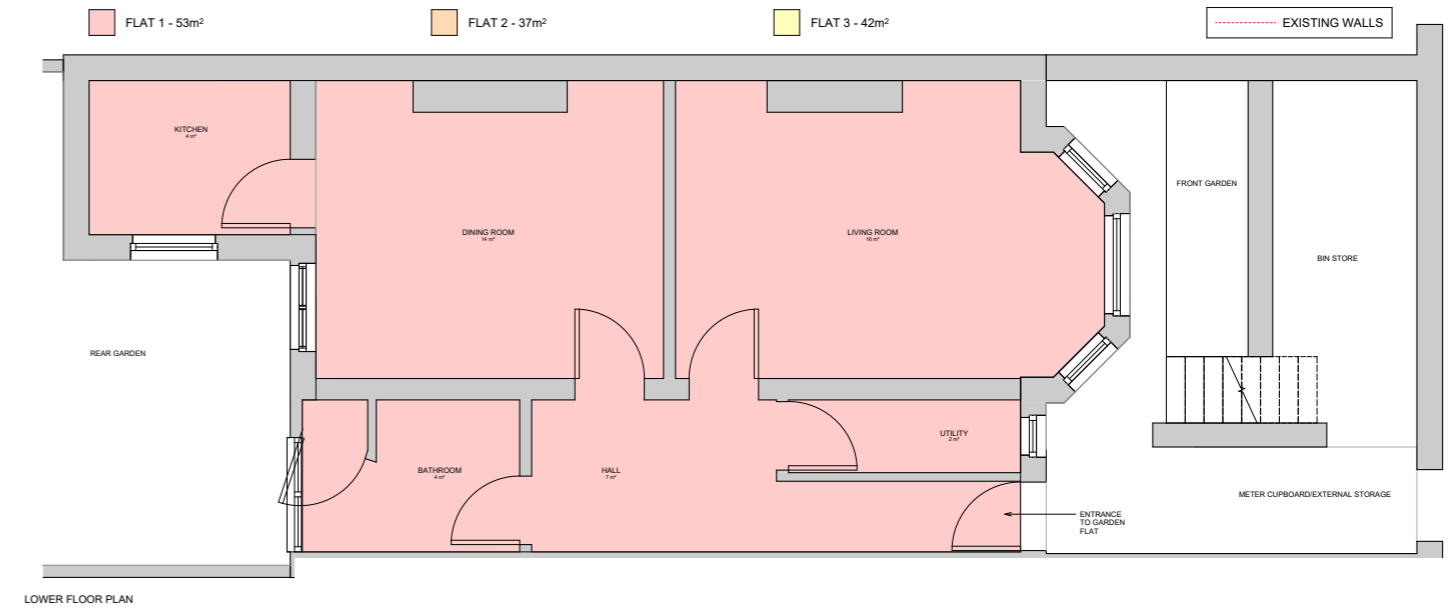
— Site boundary
82 Guildhall Street, Folkestone CT20 1EQ

Existing Building and Site

The existing building is a four-storey townhouse built around the beginning of the 20th century. The building is mid-terrace and is of traditional masonry construction. The main façade features a rendered section at the garden flat level, which is located below street level. The upper levels include yellow brickwork in the main facade and on the sides/front of the dormer. The top of the building also features an entablature which consists of orange/red bricks which incorporate a corbel detail.



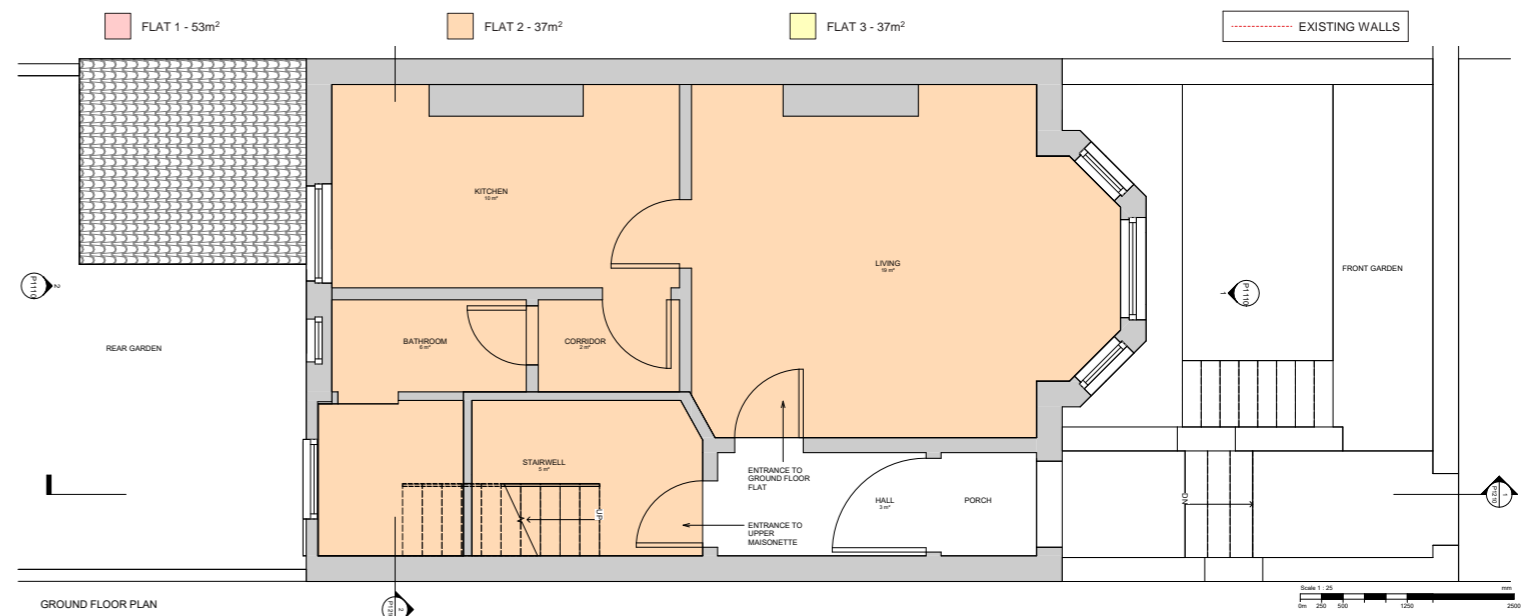
The building features a triple-height bay window at the front, which includes orange/red brick features over the doorway and over window openings. The rear of the property shares half of a gable wall with the neighbouring property, which includes a double-pitched roof that creates a partial dormer at the rear of the property. The back bedroom at the top level also features a small pitched-roof dormer with roof tiles.



LOWER FLOOR PLAN



Aerial photo taken from Google Earth



GROUND FLOOR PLAN

Existing floor plans

— Site boundary
82 Guildhall Street, Folkestone CT20 1EQ

Existing Building and Site

The upper ground floor is accessed via brick stairs and a concrete stair structure, which is currently in a state of disrepair. The main entrance features a timber front door with glazed panel above, which is recessed behind the main façade of the building in a open porch arrangement.

The rear of the property features a single storey extension which houses a kitchen associated with the garden flat. The garden at the rear of the property is substantial and features walls/fences.

The roof consists of a red clay roofing tile system, which extends across the main roof and onto the dormers at the front and rear of the property. The top of the building features an attic space within the roof structure, which is tall enough to comfortably stand within. The property includes white UVC windows and door systems and includes black rainwater pipes/down pipes/facias.

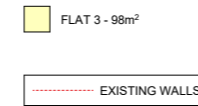
The existing building was subdivided into flats many years ago. The garden flats is self-contained and is accessed via the front (sunken) garden and features a front door of its own. The flat is dual aspect. The flat also has access to the rear garden. At ground floor, access to the building is via a communal stairwell, which provides access to the upper ground floor flat and a further door leads to a stairwell which provides access to the upper maisonette.

The upper floor maisonette starts at first floor and features various living/kitchen spaces and is dual aspect. At the top level, and internal staircase leads to additional bedrooms. Access to the loft is provided via a loft hatch at second floor.

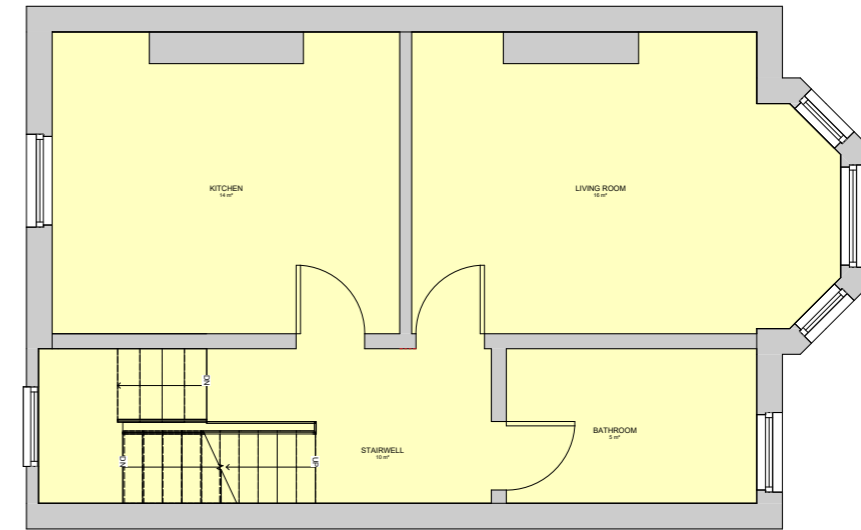
It is noted that the top floor occupies part of the roof geometry, and therefore some of the spaces have restricted heights at their perimeter.



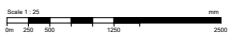
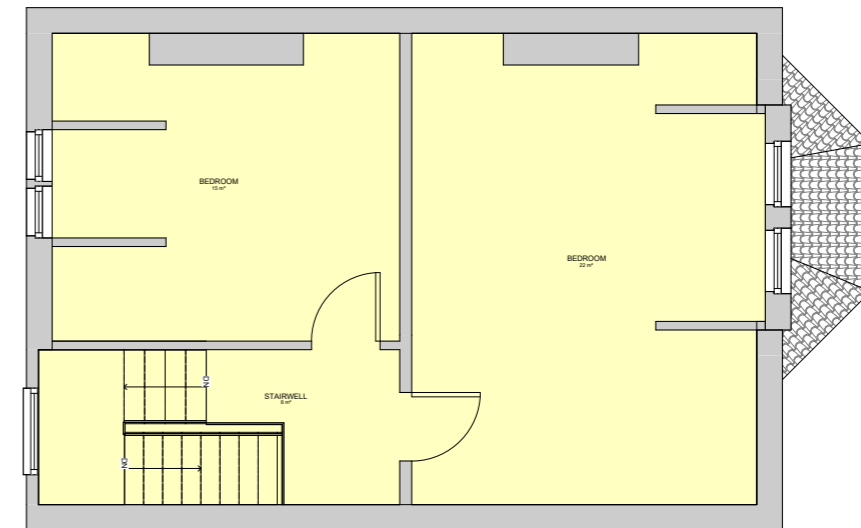
Photo of front stairwell



FIRST FLOOR PLAN



SECOND FLOOR PLAN

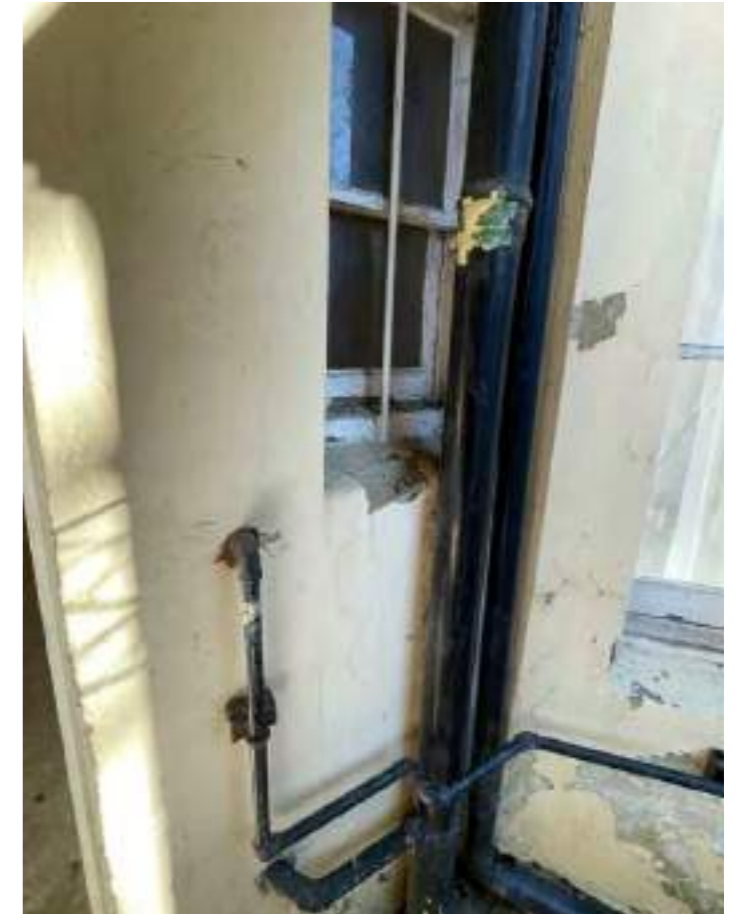


Existing floor plans



Photos of front of property

Existing landscaping at front of property



Photos of front of property

Rear of Property and Existing Kitchen Extension



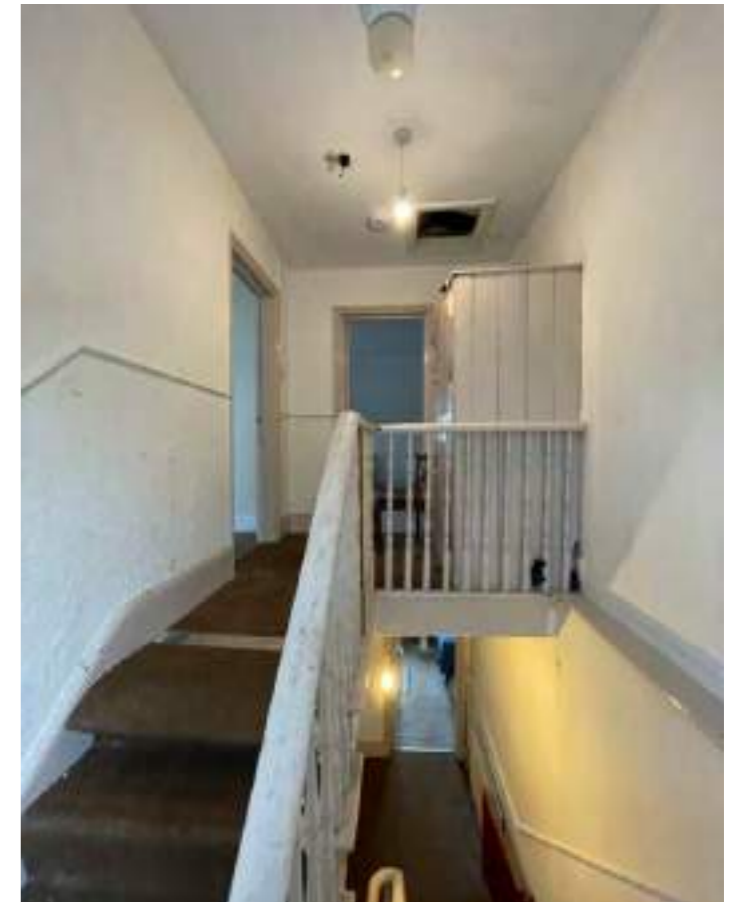
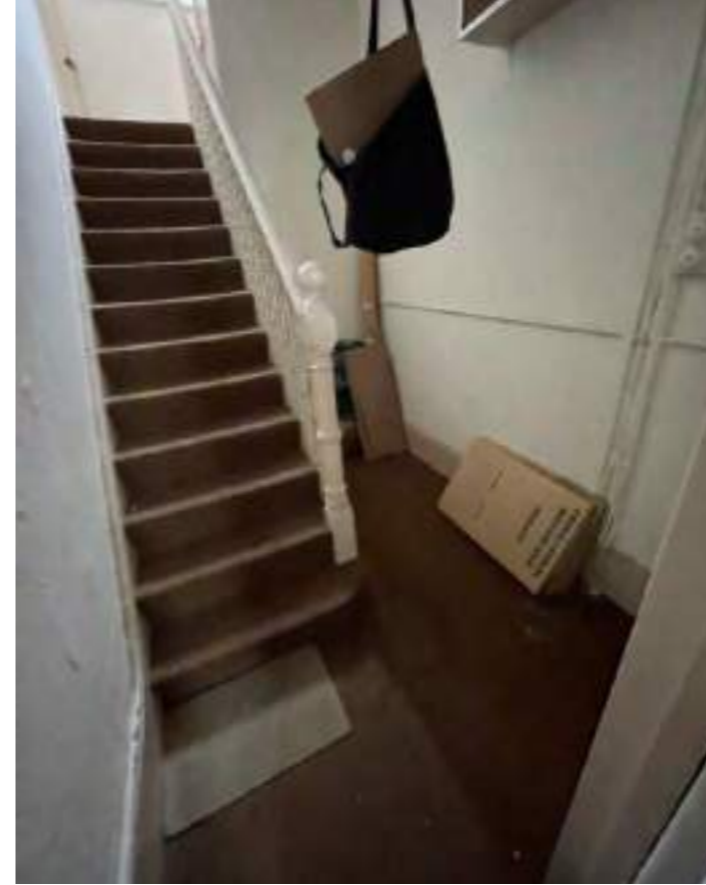







Photo of upper floor maisonette



Photo of upper floor maisonette and attic



The site is located in an area which is at low risk of flooding from rivers and sea, surface water and reservoirs.



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	622708/136203	23 January 2026 16:23

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

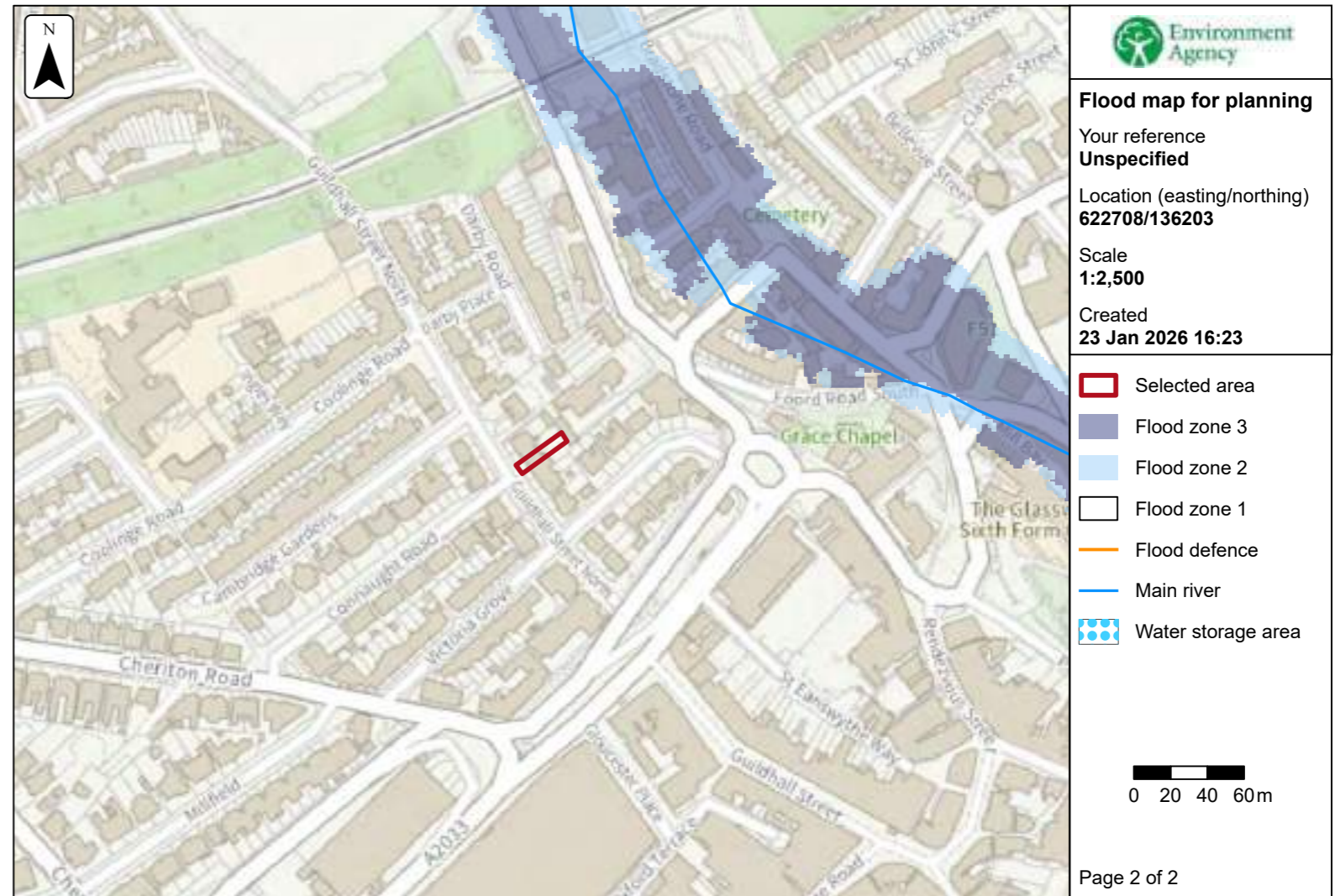
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

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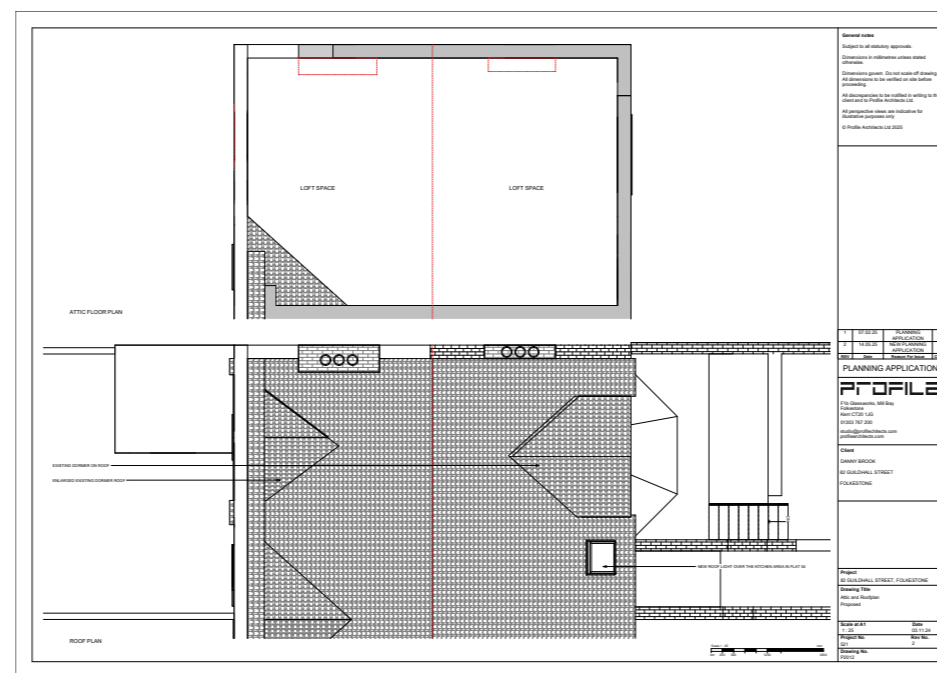
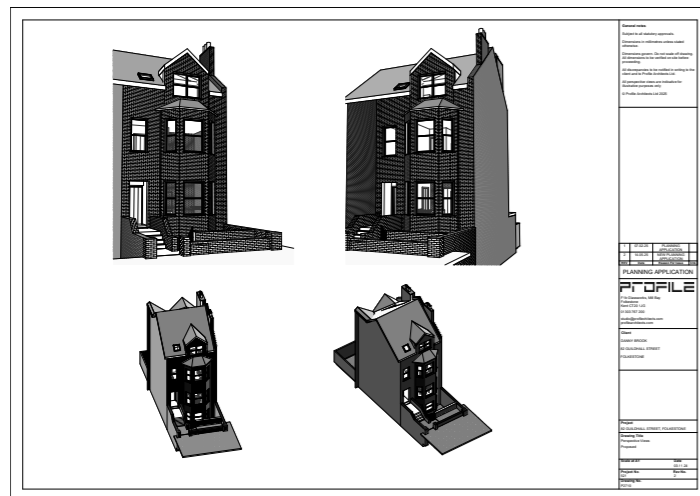
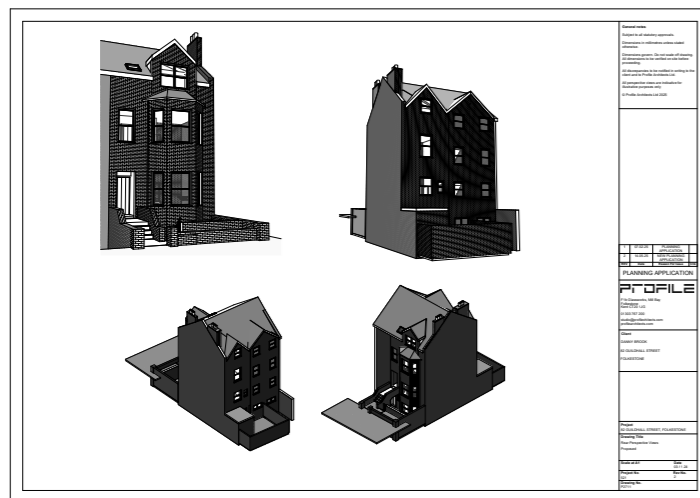
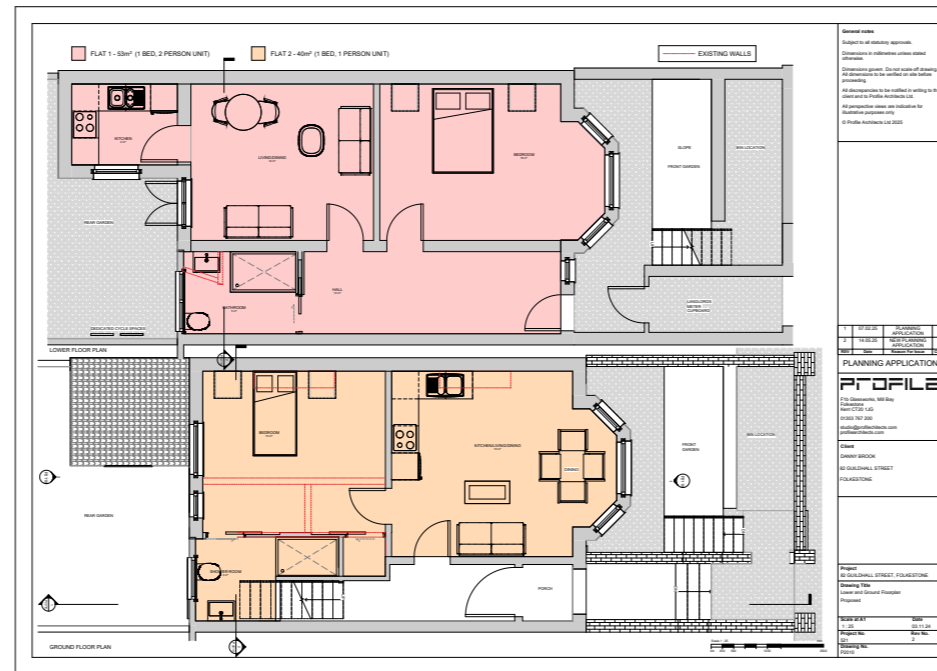
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Information taken from the Environment Agency website

A previous planning application was approved last year allowing various alterations to the building and to convert the upper floors into two separate flats.

Details of this application can be found under planning reference 25/0944/FH. The description of this application was "Conversion of 3 self-contained flats to 4 self-contained flats, re-build of front entrance staircase, addition of front roof light, front bay window re-configuration and enlarged rear existing dormer."

The drawings submitted as part of this new planning application shows the changes that were consented for reference purposes.



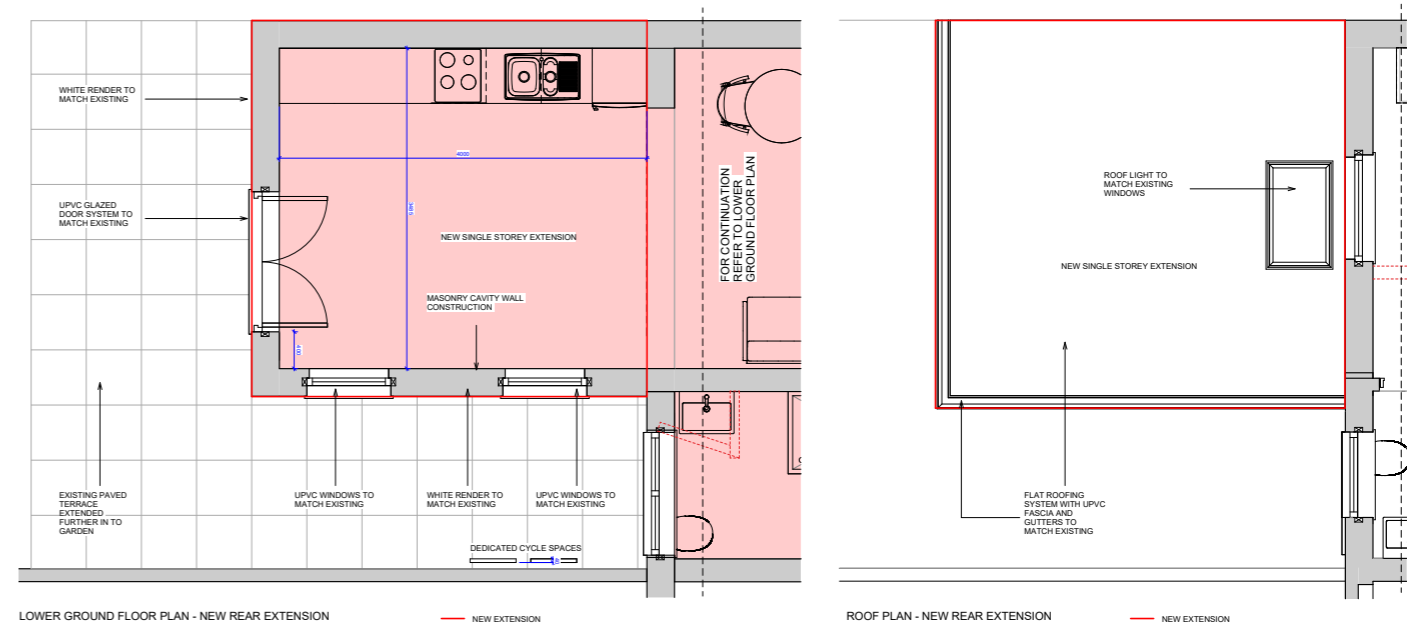
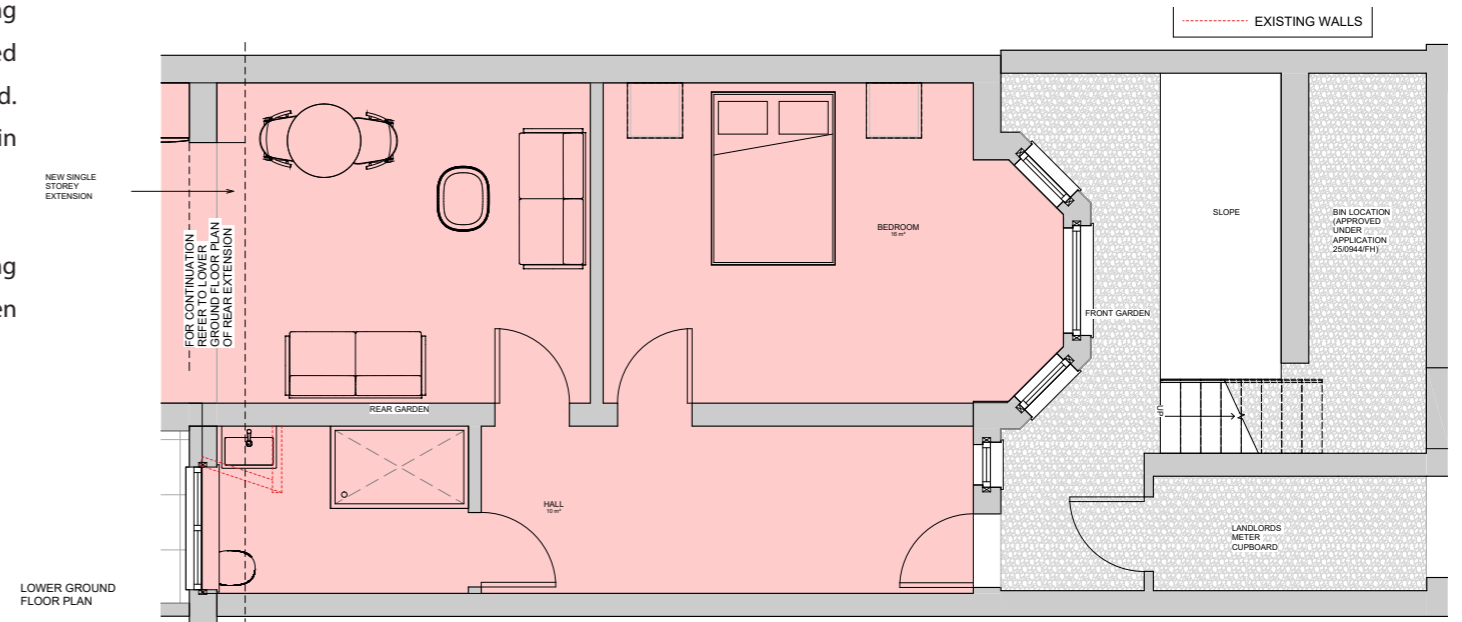
The Proposal

The proposal seeks to demolish the existing single storey rear extension that currently provides a undersized kitchen to the garden flat. This planning application seeks to erect a new single storey extension with increased width and length, to accommodate a compliant and more generous kitchen to the garden flat.

In order to ensure that the new extension will be in keeping with the style and materials of the existing building, the proposal is to replicate the materials already on site. The extension will be formed using a masonry cavity wall system, which will be rendered to match the render system currently installed.

All windows and doors will be UPVC to match those on the existing building. The flat roof on the existing extension will be removed and a new roof using a modern flat roofing system will be installed. To bring as much natural daylight into the habitable spaces within the house as possible, the extension will feature a new roof light.

To make best use of the garden/rear amenity space, the existing paved terrace will be extended to provide a more generous garden terrace space.



Proposed Materials

In order that the proposal is as sympathetic to the existing condition/configuration as possible, the materials proposed on the new rear extension will match the existing materials currently used on the building. All windows and doors will match the existing.



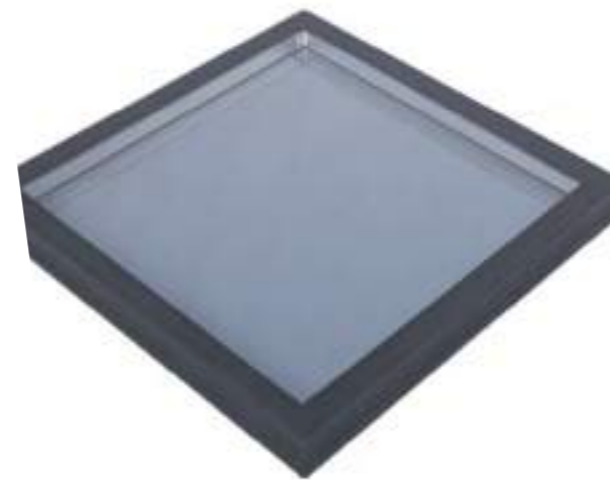
Existing render system



Existing flat roofing system



Existing UPVC windows



Roof Light

Efficient Energy Measures

To respond to the growing need to switch to green energy, but to also make the building as efficient as possible to help reduce energy consumption we have proposed some of the following ideas to incorporate within the design.

The proposal is intended to provide the listed renewable energy sources. These low carbon technologies will be integrated within the project to not disturb the qualities of the site and proposal.

Low E, high efficient glass

We will aim to use low E high efficient glass to help block infrared light from penetrating the glass from the outside. Using this type of glass helps to keep in heating/ cooling energy making them much more efficient.

Additional features we have looked to incorporate include:

- Fully electric heating systems
- Highly insulated walls, floors and roofs
- High levels of air tightness within walls and window openings



High Insulated Walls, Roofs, Floors Windows and Doors

