

Application for Lawful Certificate

Design and Access statement
582_DAS
December 2025



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

54 Linden Crescent, Folkestone, CT19 5SB

This report should be read in conjunction with the following planning drawings.

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

Project Description

Change of use from C3 dwellinghouse to a C4 6 bed HMO for 6 persons.

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.



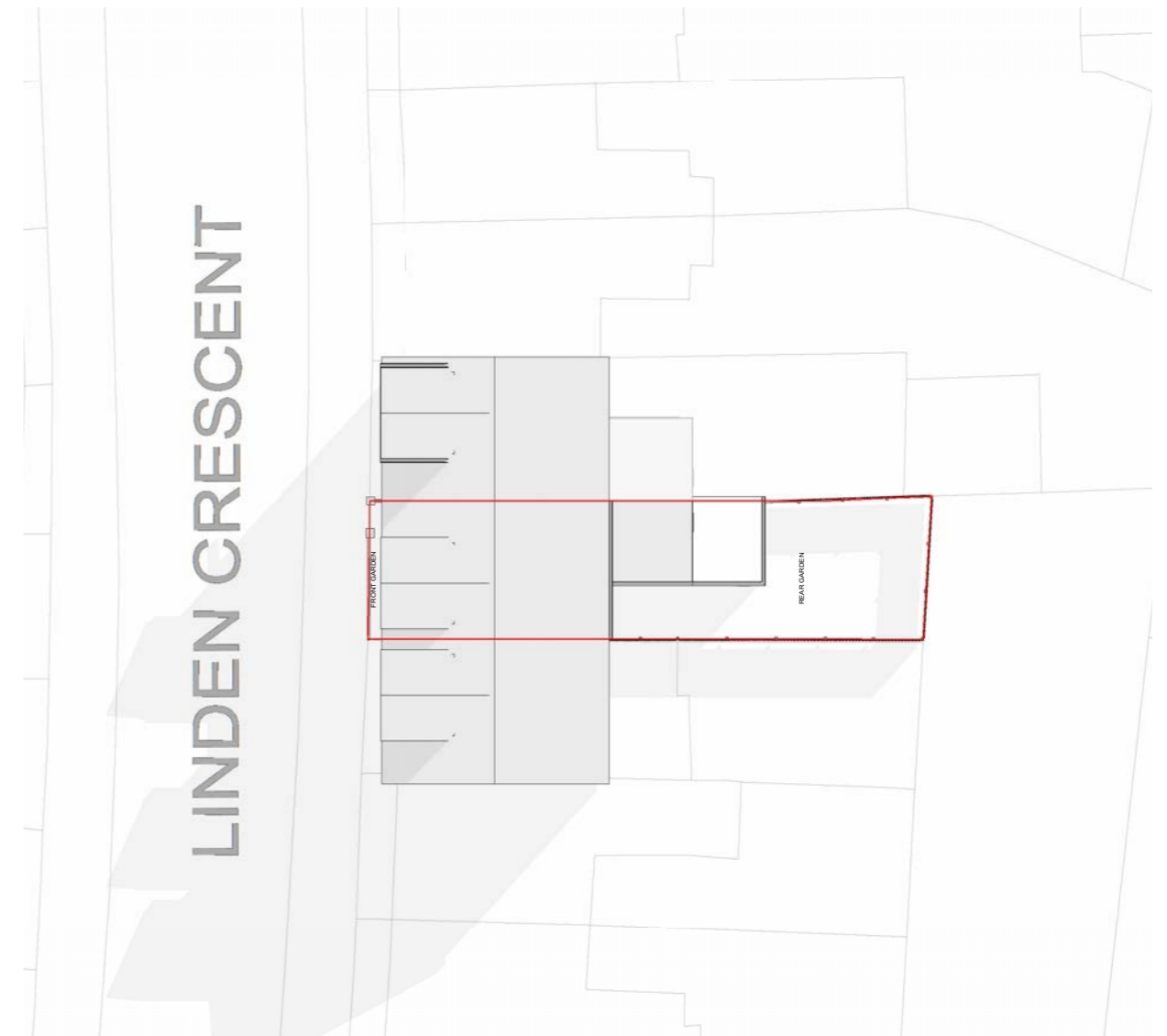
The site is located on Linden Crescent Road in Folkestone.



Aerial photo taken from Google maps



- Site boundary
- 54 Linden Crescent, Folkestone, CT19 5SB



Planning map based on OS maps

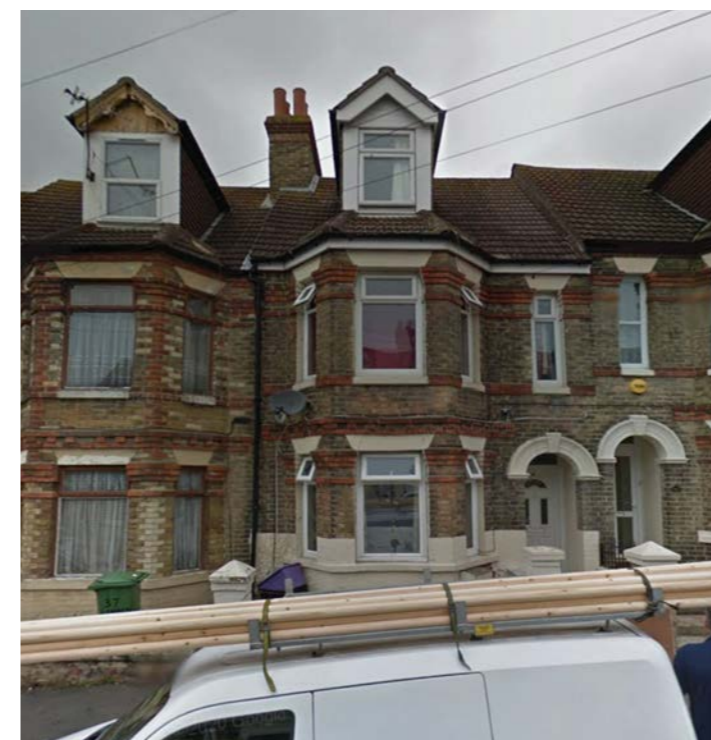
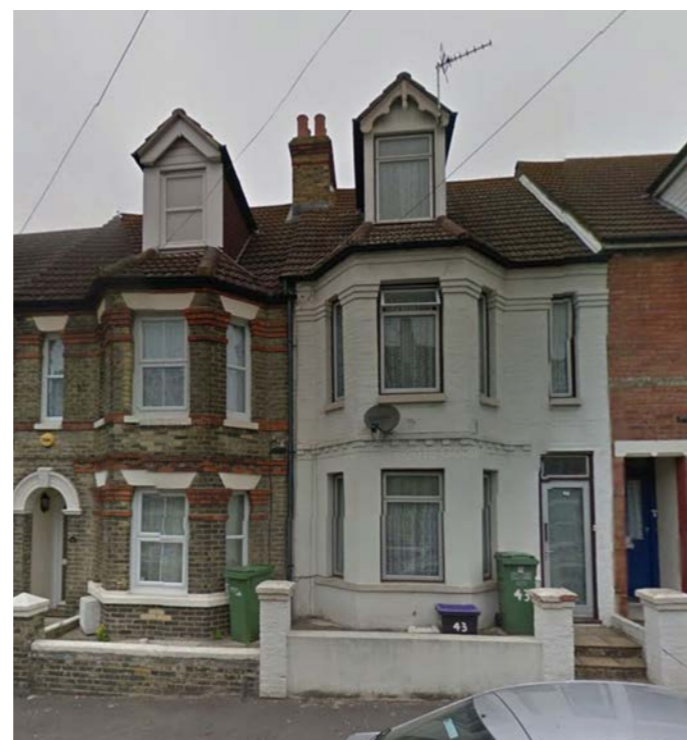
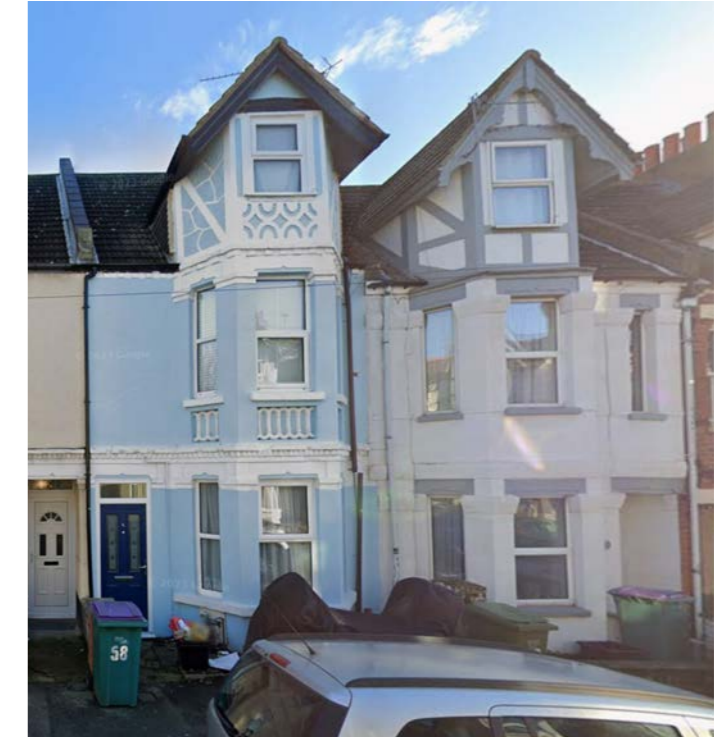


Analysis of Surrounding Context and the Building Setting

The existing site is located on Linden Crescent Road, a residential road within a well-established and well-connected area of Folkestone. The property forms part of a predominantly residential street and benefits from private external amenity space to the rear, with the principal access taken from the street frontage.

The surrounding area comprises a range of neighbouring residential properties of comparable scale, form, and architectural character. These are predominantly traditional brick-built dwellings, some incorporating rendered / coloured render finishes, reflecting the consistent character of the street scene.

For the purposes of this application, no external alterations are proposed, and the existing appearance of the building, including the front elevation and overall façade, will remain unchanged.

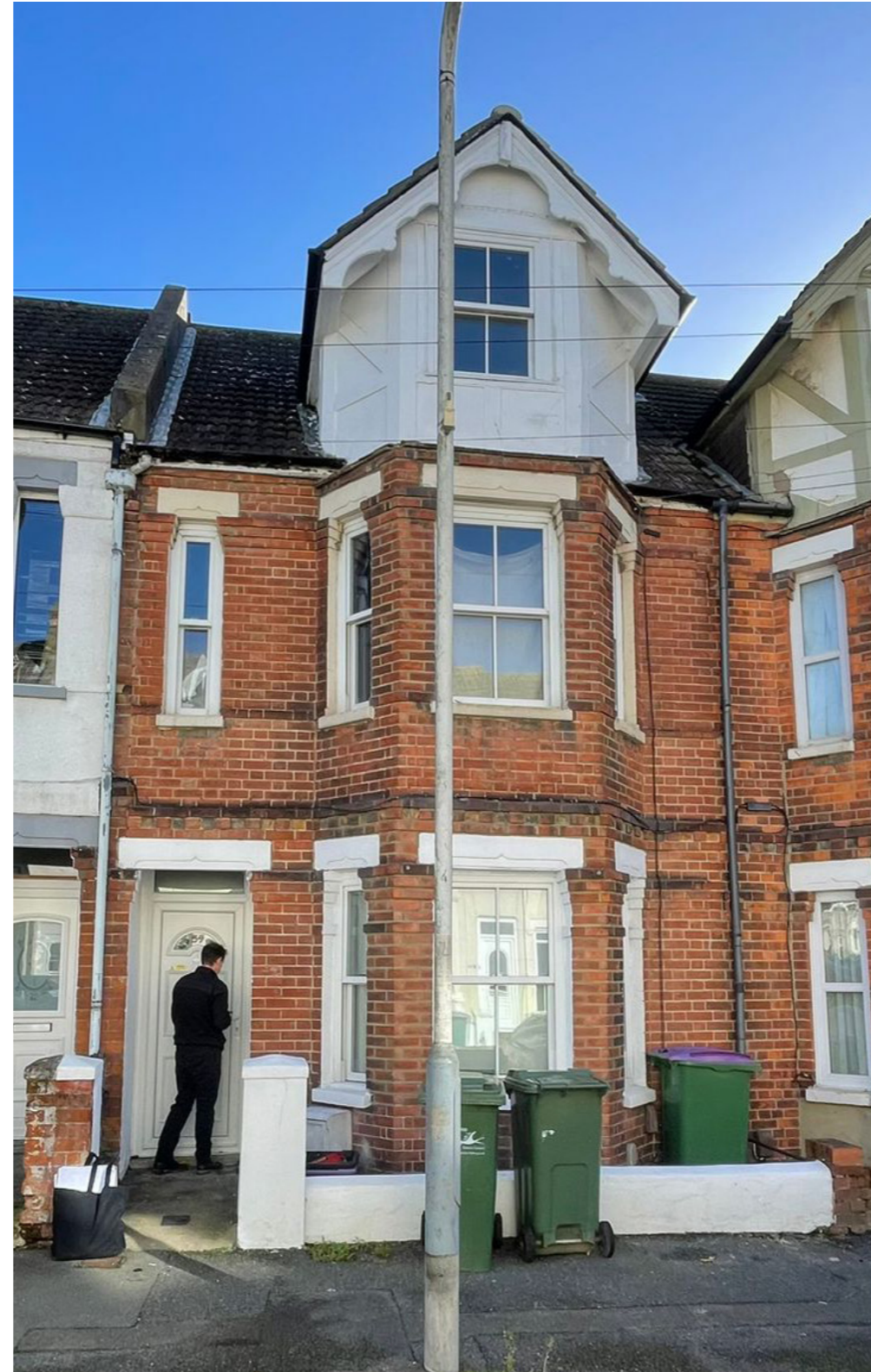


The Existing Building

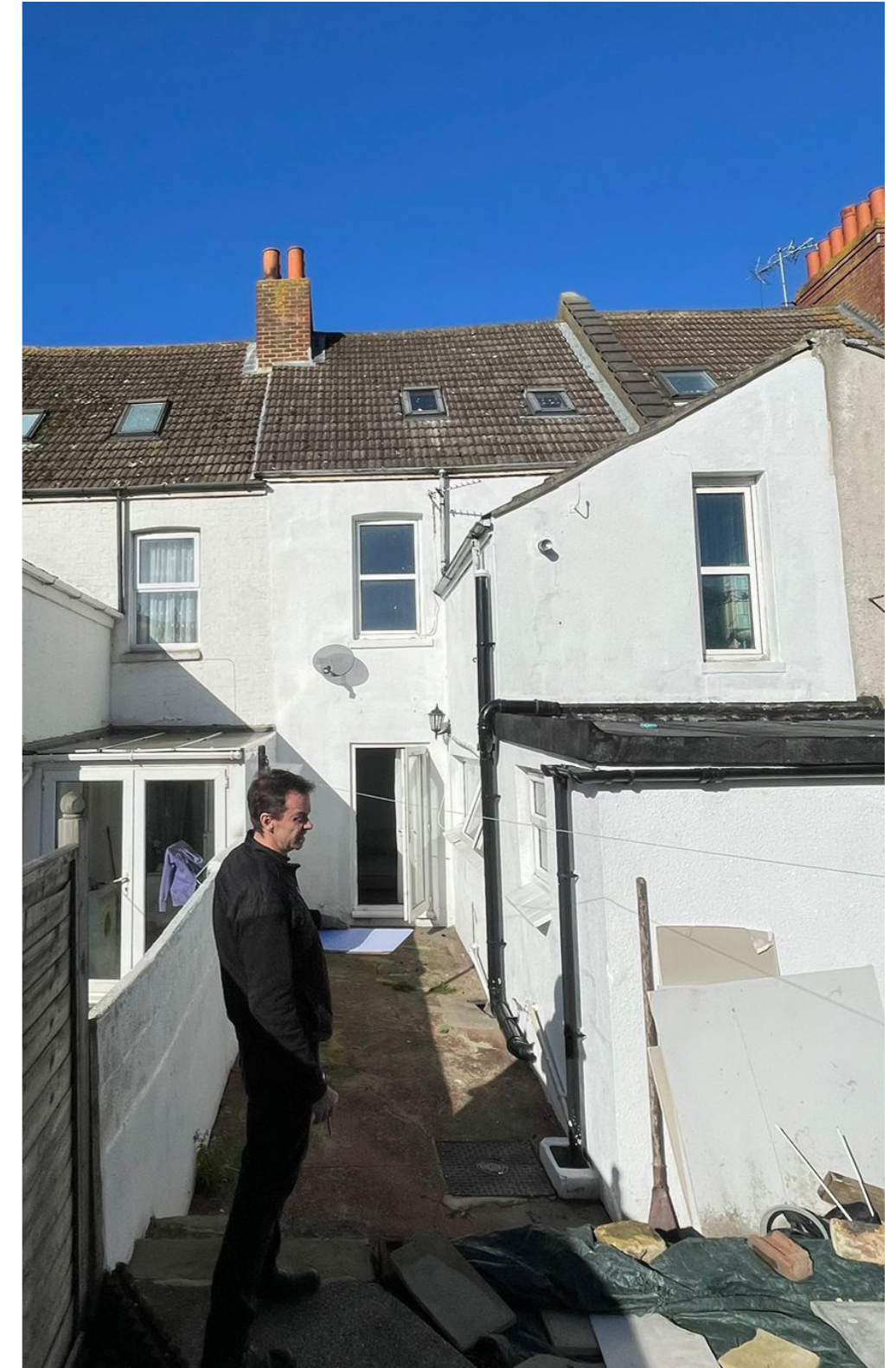
The existing building is a three-storey semi-detached Victorian house in Folkestone which is of traditional brick construction, estimated to have been built at the end of the 19th century or beginning of the 20th Century. The building includes a triple-height bay window at the front of the property, a front door and additional windows serving an additional habitable room at the front.

The building features a double-pitched roof which is covered with concrete pantiles and matching ridge tiles. The original timber sash windows have been replaced with uPVC windows throughout. The front to the property includes a small pathway with concrete/pavers, enclosed from the road by a low brick wall which has been rendered. There is no off street parking.

The rear of the property features a generous garden with patio and lawn. The upper levels include dormers at the front and rear of the property which increase the amount of head height in some of the areas where ceilings are pitched.



Front elevation of 54 Linden Crescent, Folkestone



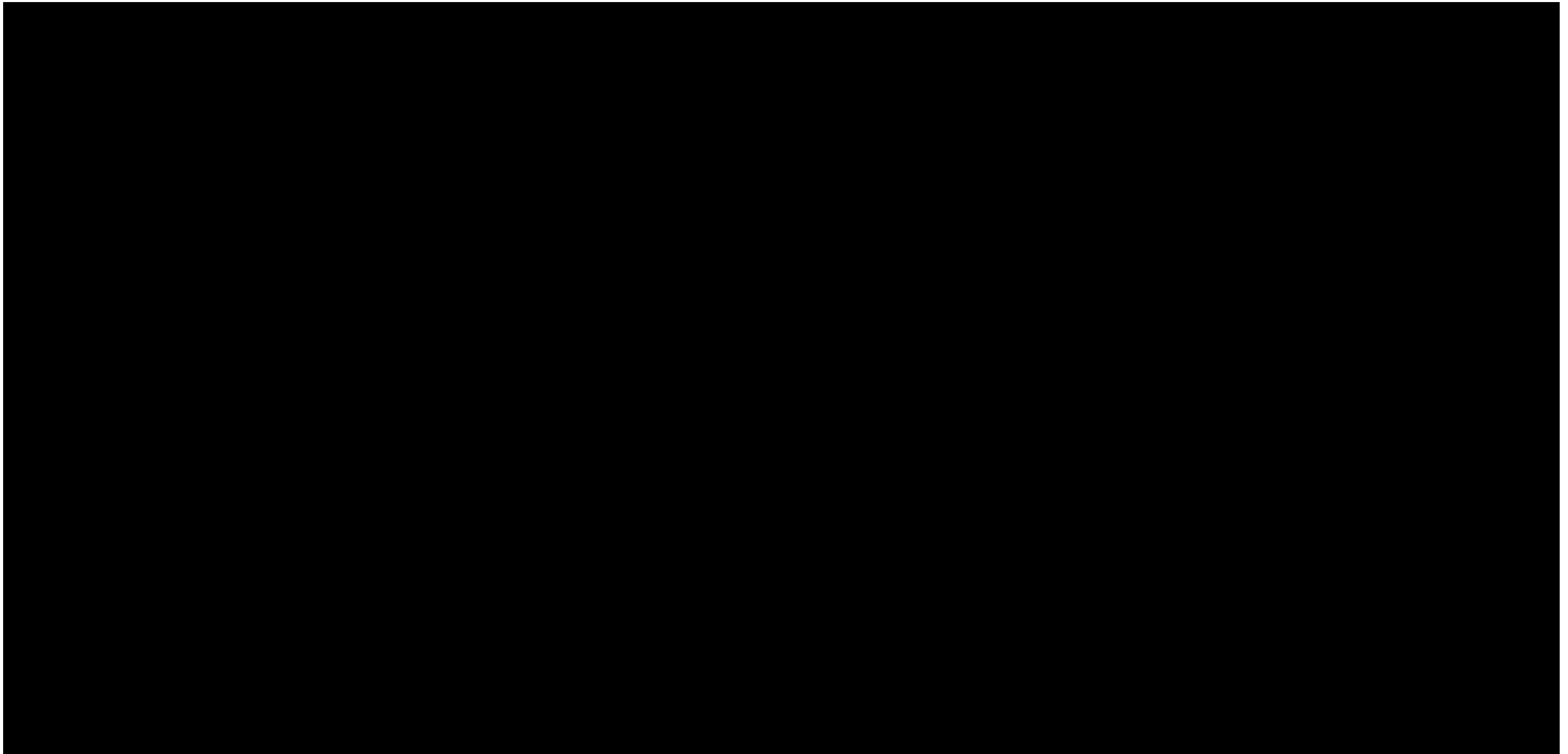
Rear view of 54 Linden Crescent, Folkestone

Existing Photos - External

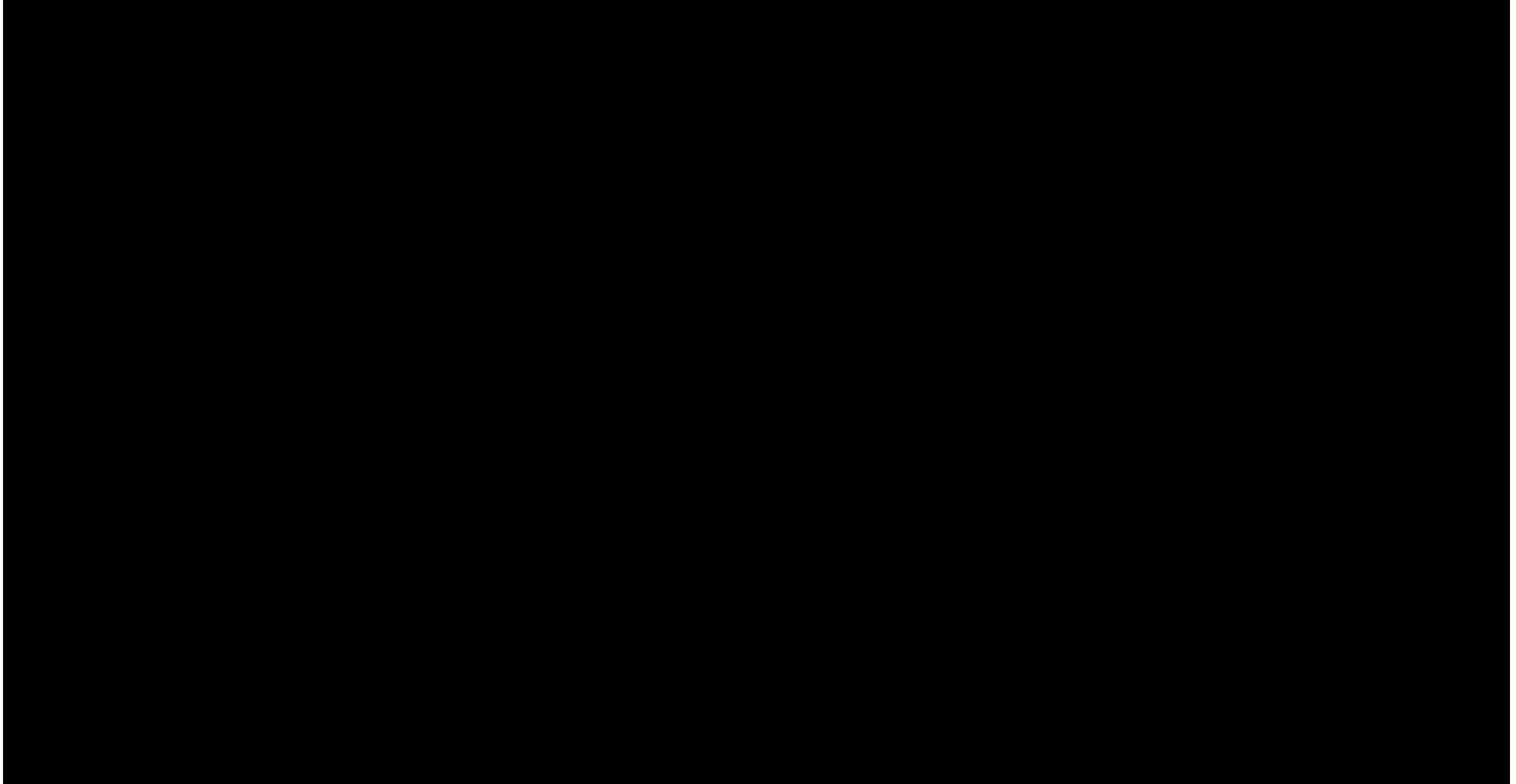
On this page we have provided a series of photographs illustrating the external appearance of the existing building.



On this page we have provided a series of photographs illustrating the internal appearance of the existing building.

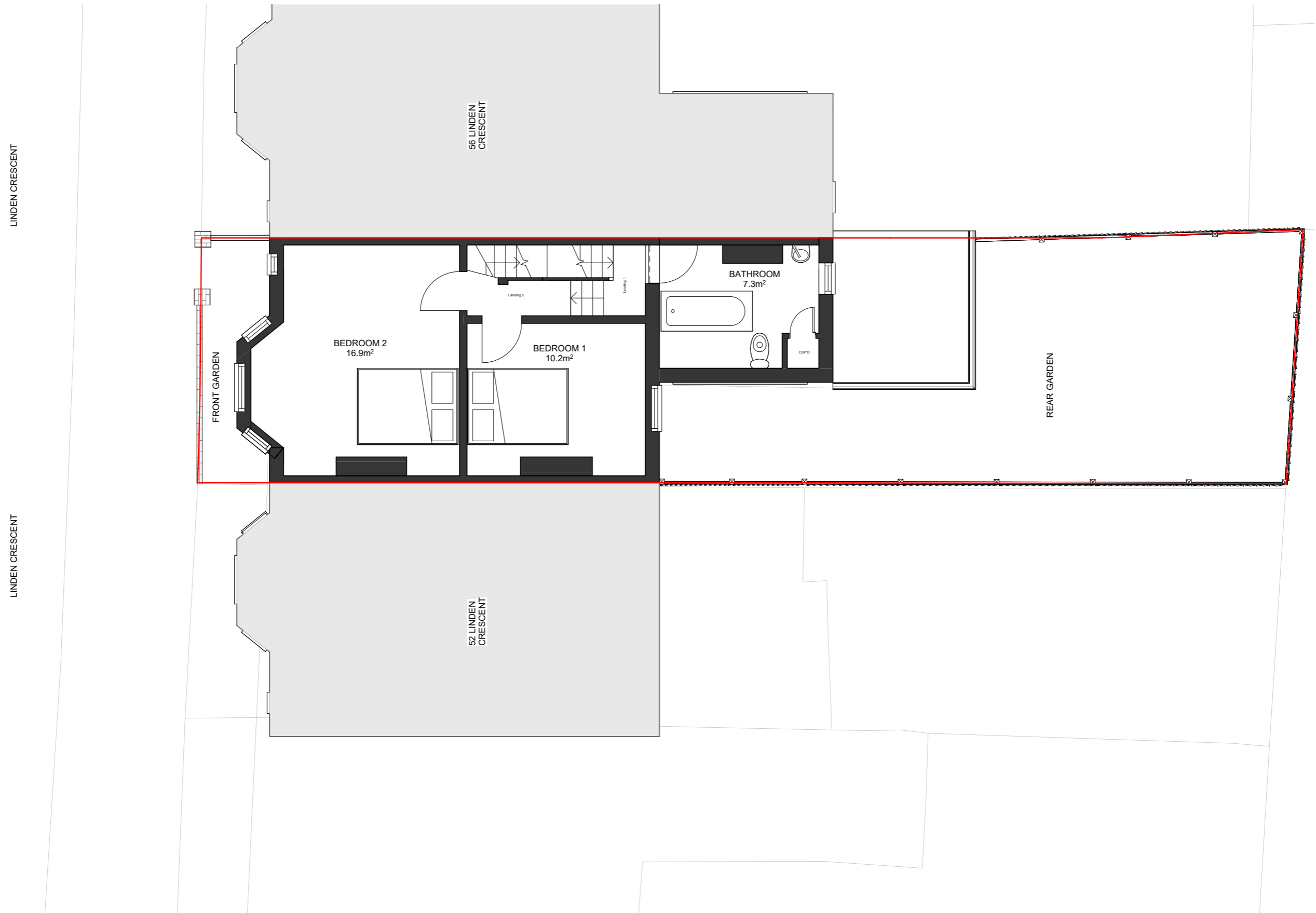


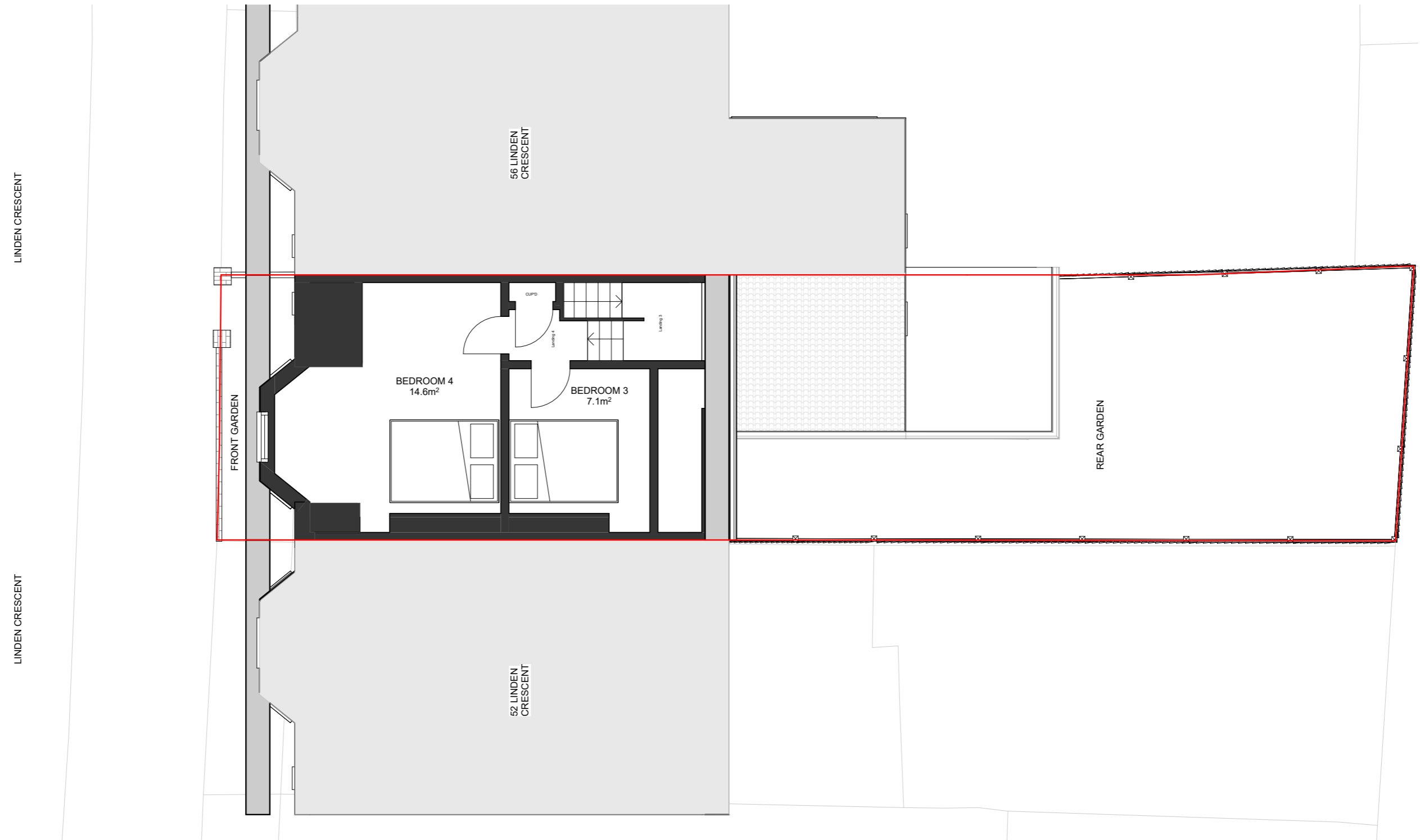
On this page we have provided a series of photographs illustrating the internal appearance of the existing building .



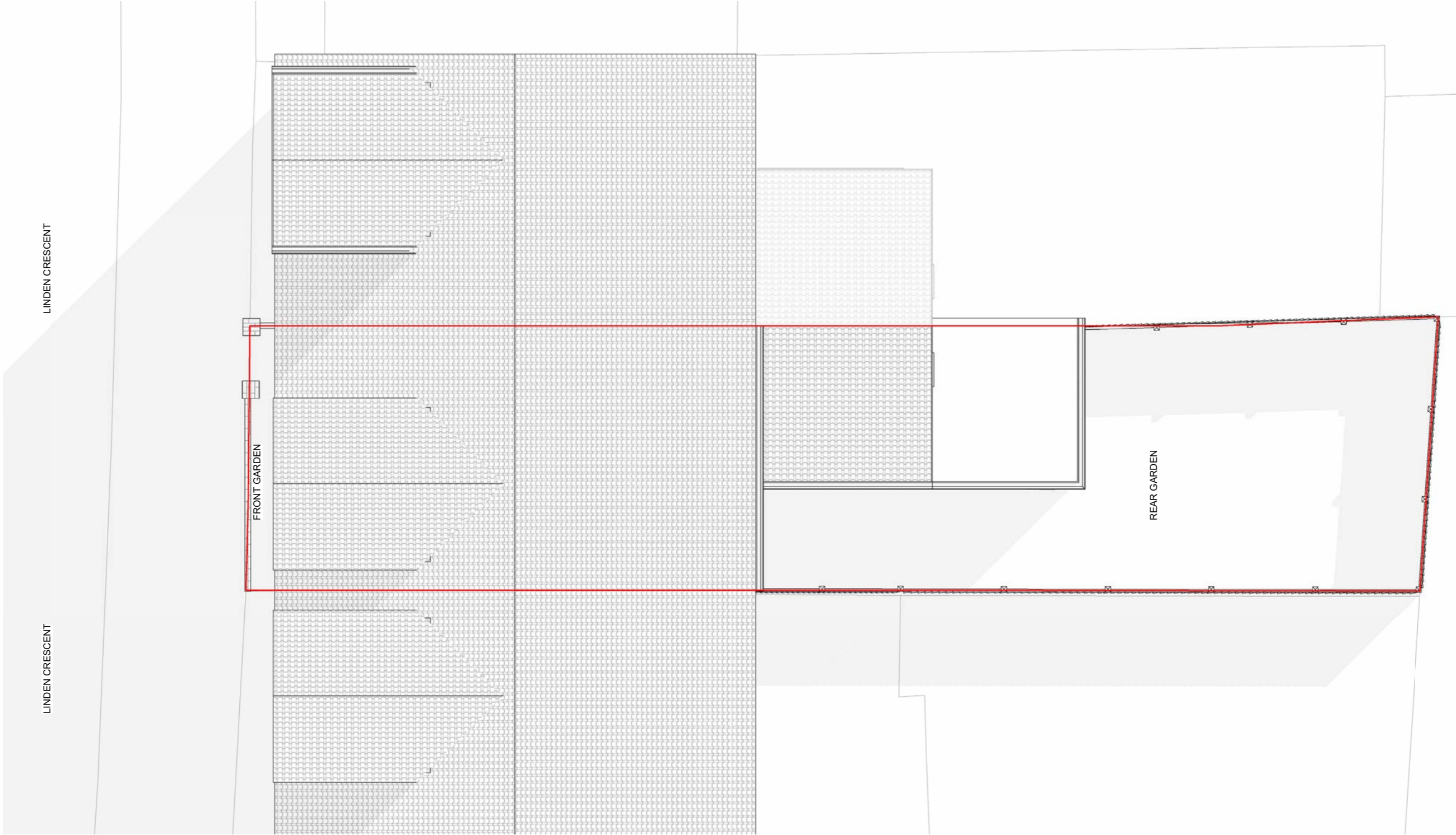


1 GROUND FLOOR PLAN





1 ATTIC PLAN
1 : 50

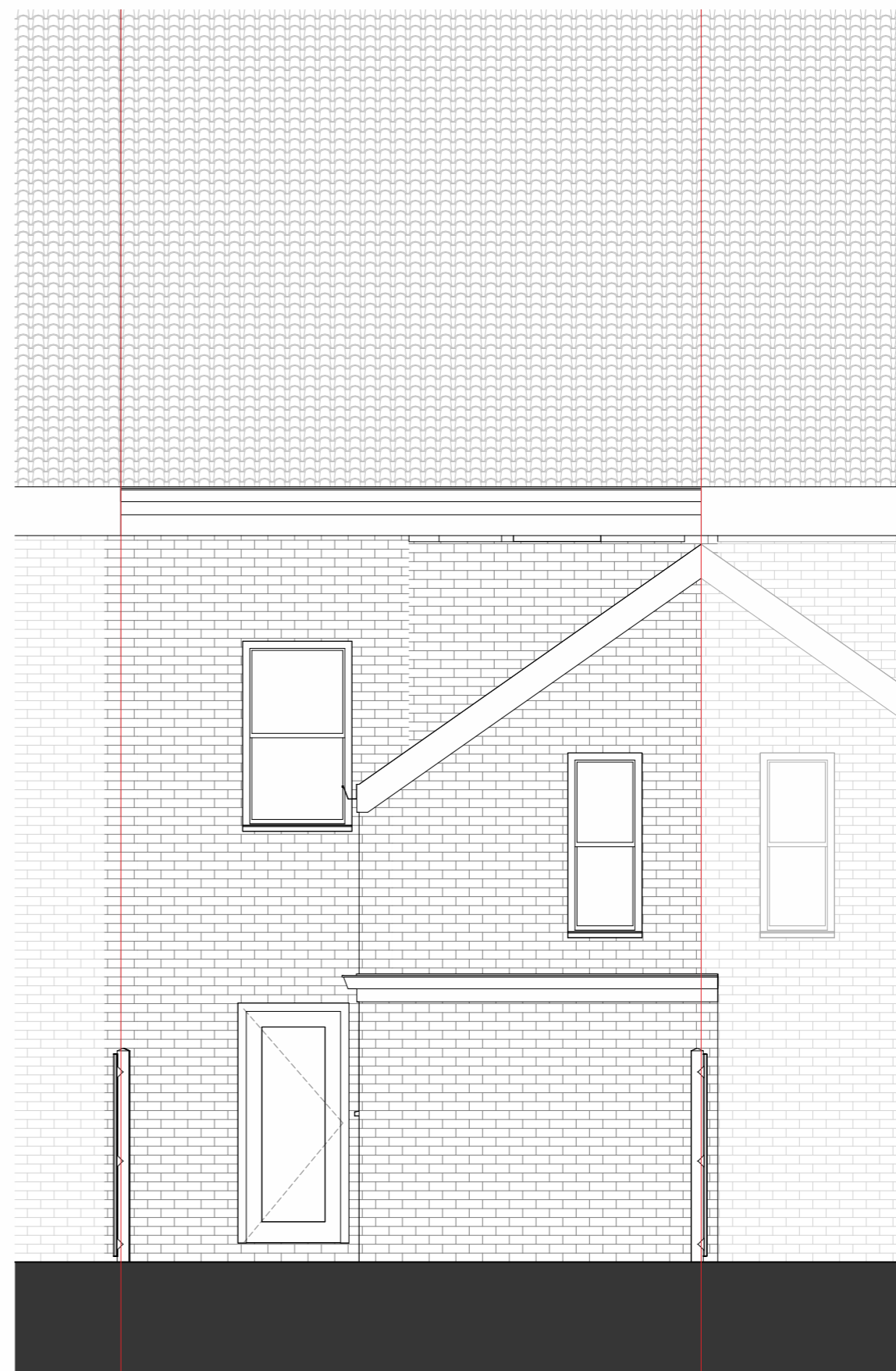


1 ATTIC PLAN

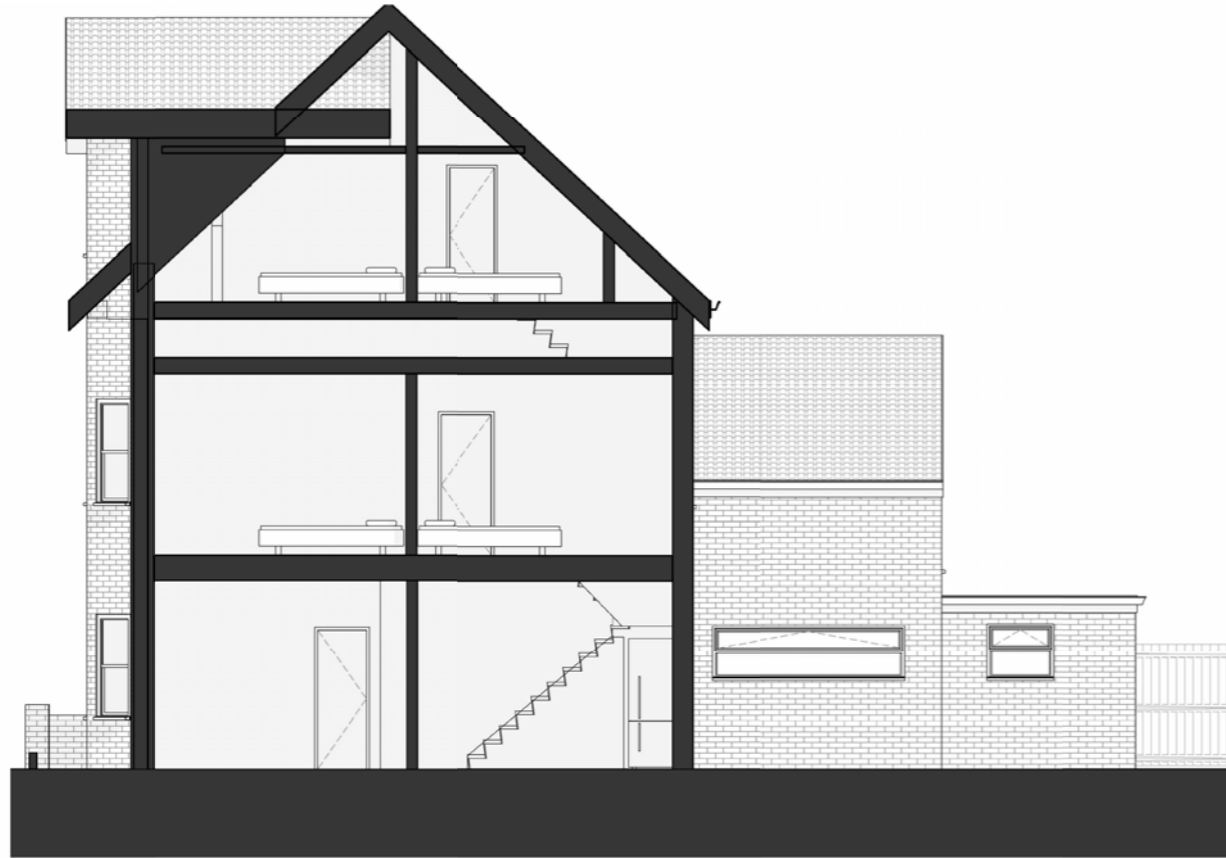
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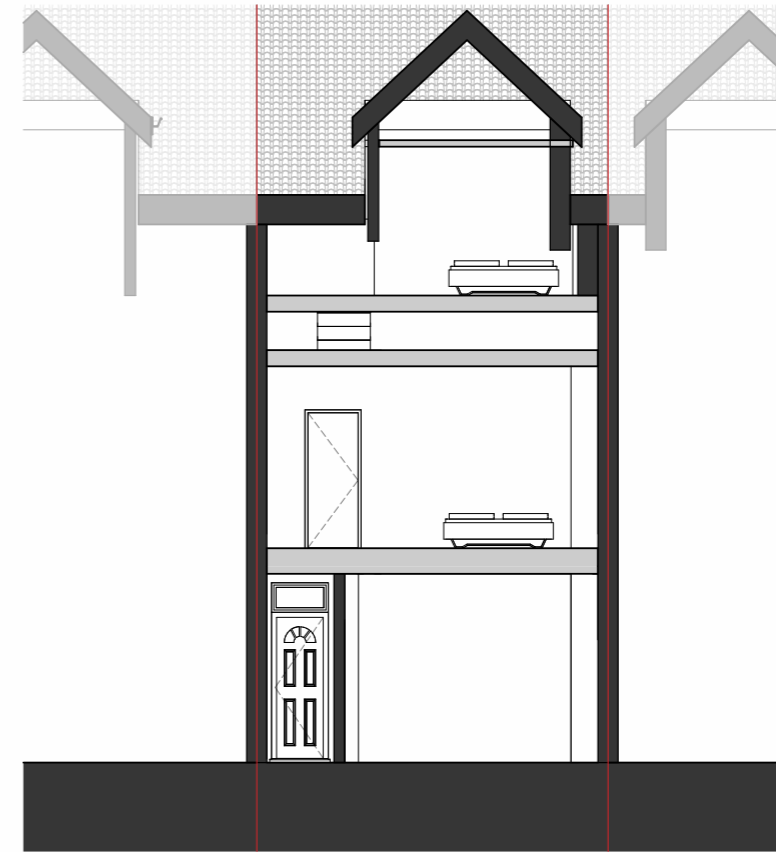
1 FRONT ELEVATION



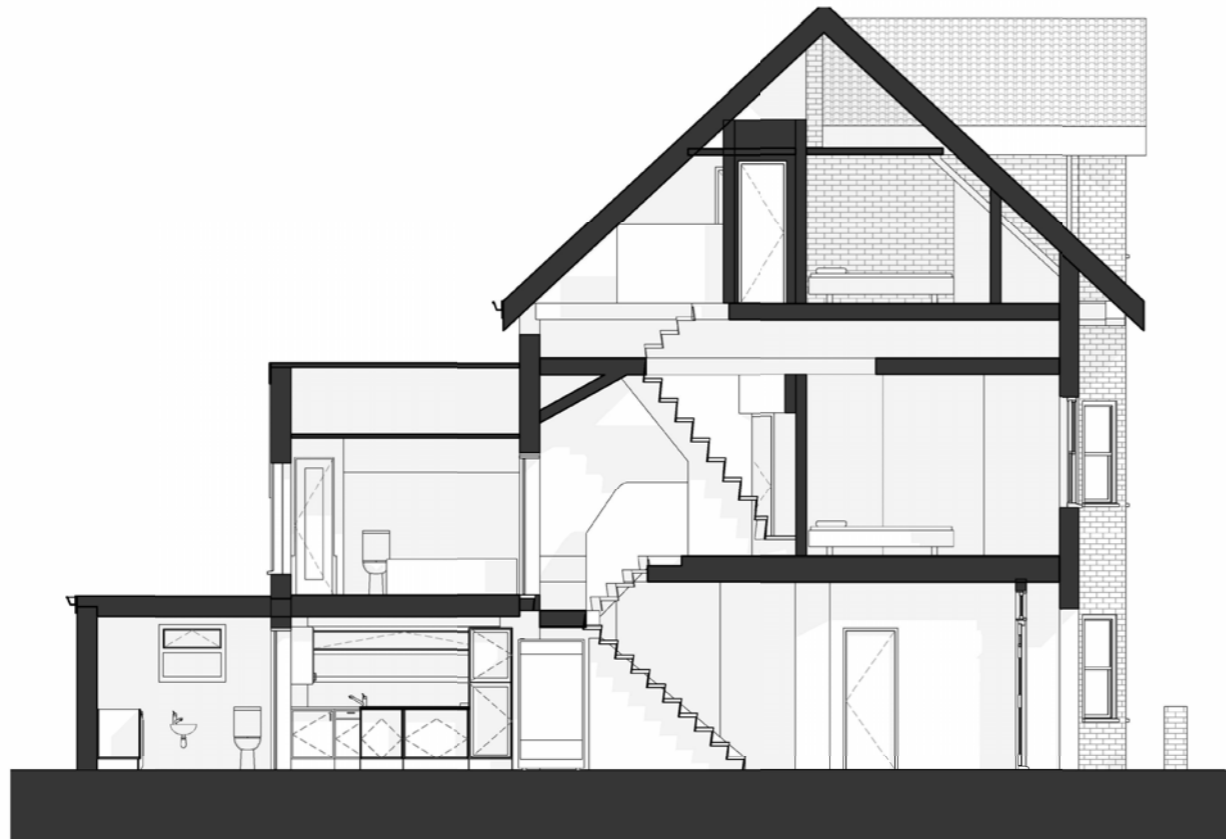
2 REAR ELEVATION



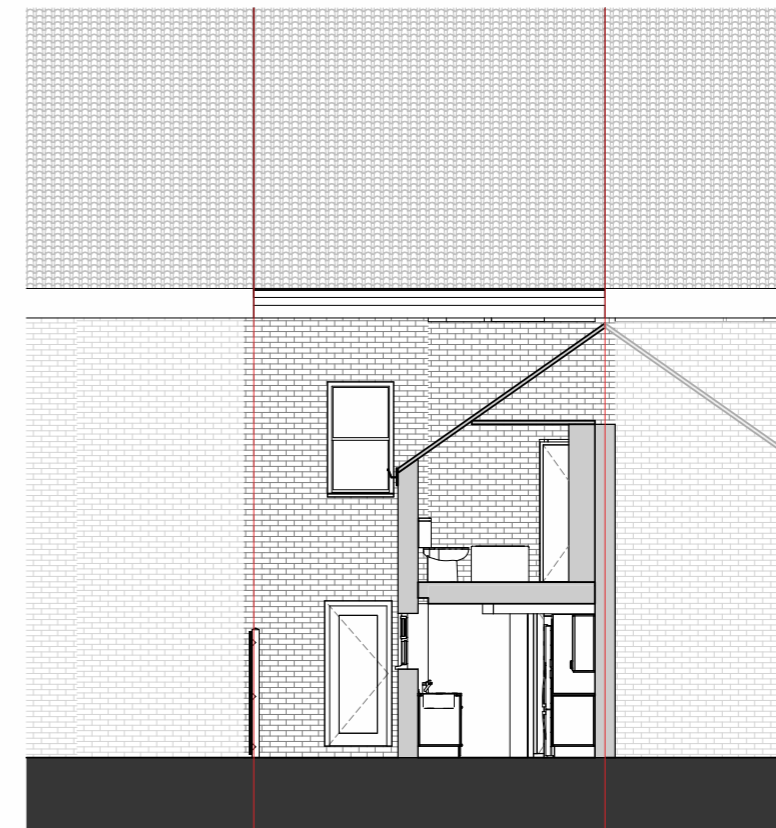
1 LONG SECTION 1
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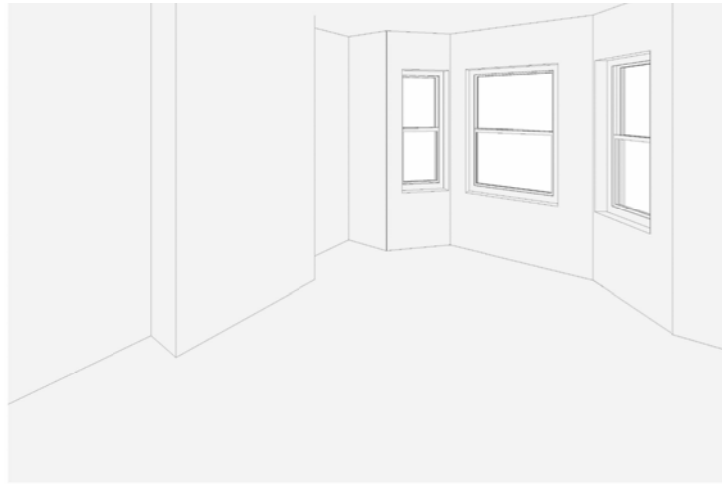
3 SHORT SECTION 1
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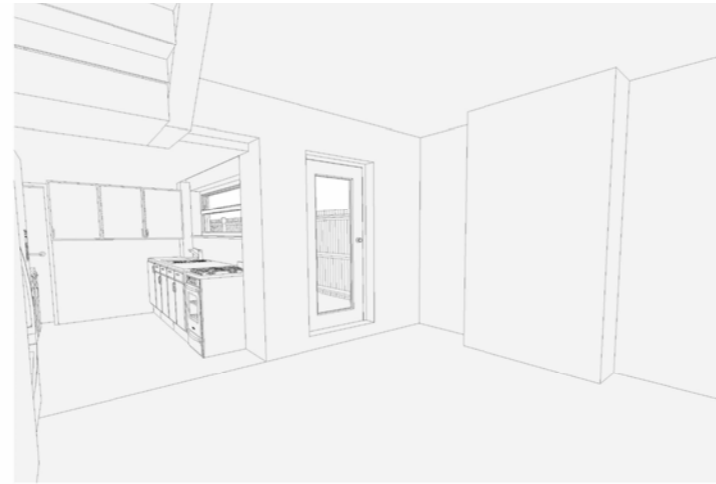
2 LONG SECTION 2
1:50



4 SHORT SECTION 2
1:50



1 LIVING ROOM



2 DINING ROOM



1 FIRST FLOOR BEDROOM 1



2 FIRST FLOOR BEDROOM 2



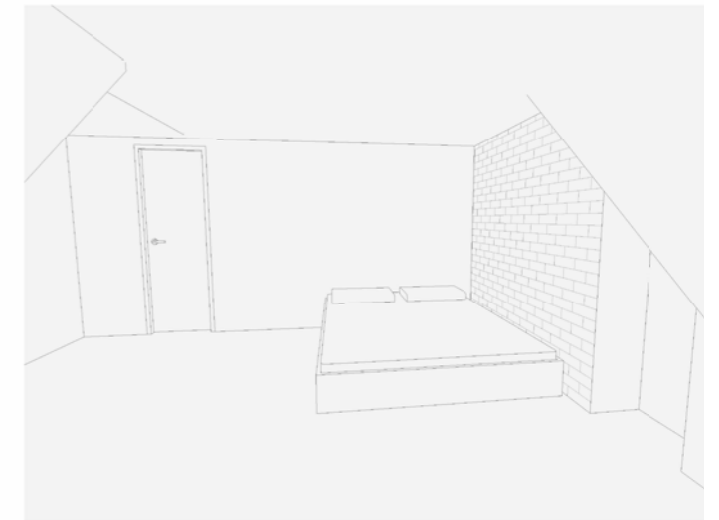
3 KITCHEN



4 FAMILY BATHROOM



3 ATTIC BEDROOM 1



4 ATTIC BEDROOM 2



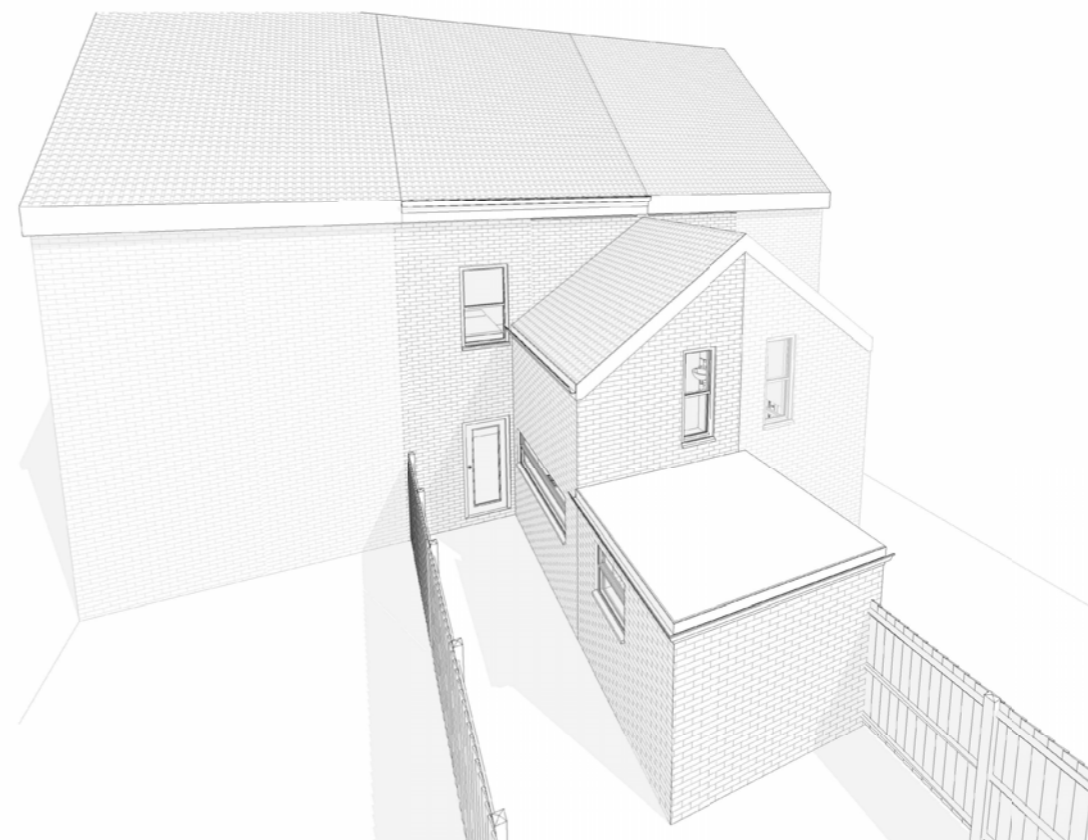
1 FRONT VIEW



2 REAR VIEW




3 FRONT VIEW 2



4 REAR VIEW 2

The site is located in flood zone 1, which is of low risk of flooding from rivers and sea, surface water and reservoirs. Not affecting any of the proposed alterations to the building.



Flood map for planning

Your reference **Unspecified** Location (easting/northing) **622869/136815** Created **17 December 2025 16:49**

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)

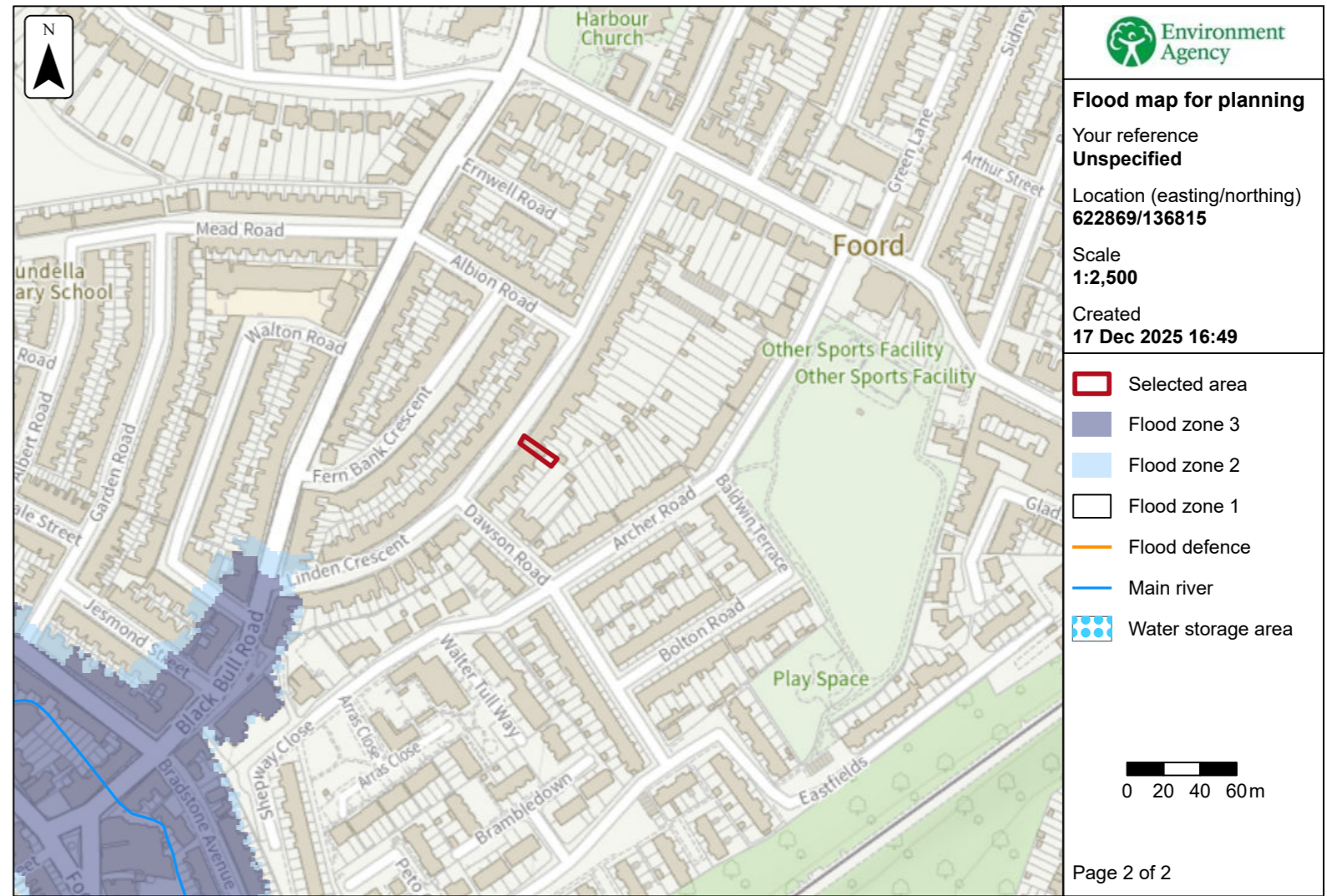
Notes

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 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Design considerations

We have reviewed the interactive Policies Map on Folkestone and Hythes District Council website and summarised below the planning considerations that are applicable to the site in this application.

Conservation Area	No
Area of Outstanding Natural Beauty	No
Listed Building	No
Adjacent to a Listed Building	No
Located within the Settlement Area	Yes
Located in a Flood Plain	No
Archaeological Notification Area	Yes
Article 4 Directive	No
Ancient Woodland	No
Nature Reserve	No
Local Wildlife Site	No

As part of the assessment, we consulted the following guidance documents:

1 - Technical housing standards - nationally described space standard (Department for Communities and Local Government)

2 - Amenity Standards for Houses in Multiple Occupation



Department for
Communities and
Local Government

Technical housing standards – nationally
described space standard



**Amenity Standards for Houses in Multiple
Occupation**

Proposed Aspirations - Change of Use Class

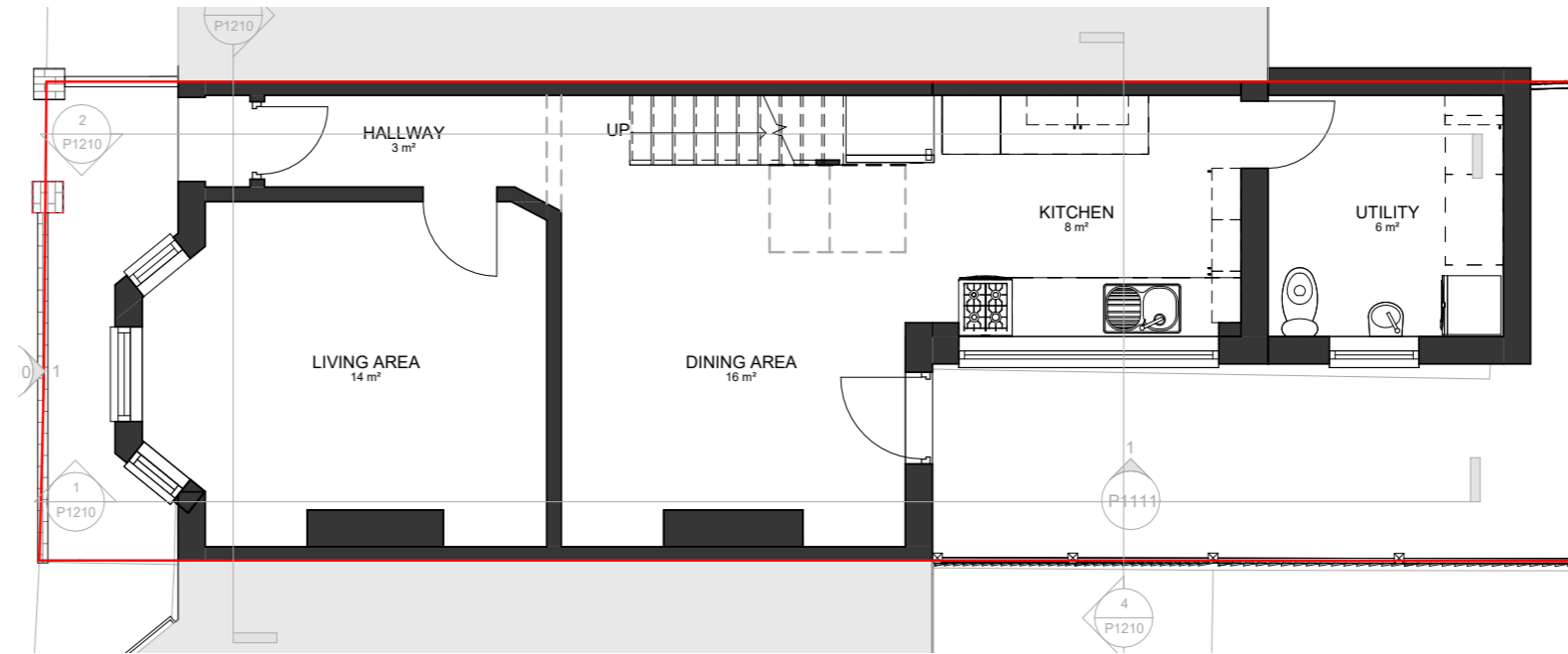
The proposed design includes the change of use class from C3 to a use class C4 that will occupy 6 habitable rooms. We have used the Folkestone and Hythe Amenity standards for houses in multiple occupation to design a proposed scheme which utilises the existing internal layout and prevents changing the existing state of the building too heavily. The new proposed HMO will be fit out to a very high standard that exceeds the average standards for sizes of habitable rooms.

The proposal will not introduce any external alterations to the building's appearance. The character of the area, which is primarily residential, will therefore be maintained.

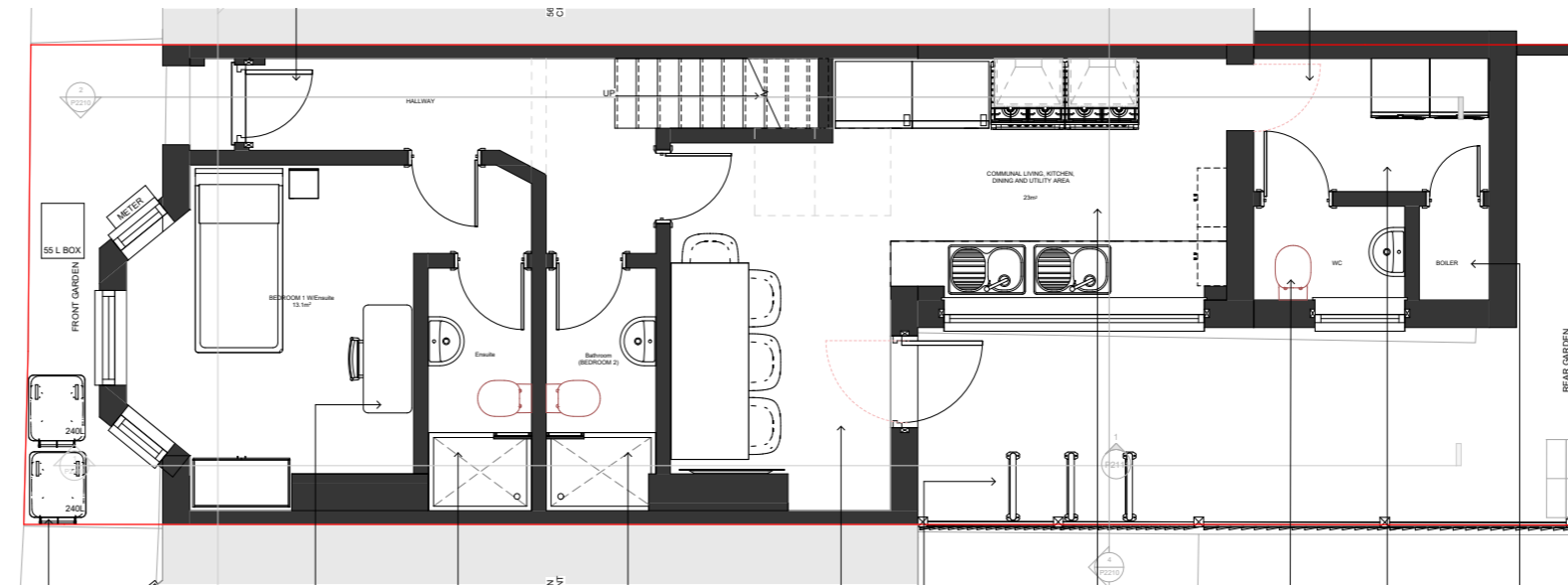
The property being located within a residential street with good public transport links, which includes bus stops and a nearby train station. The proposed development falls within acceptable thresholds of the surrounding area, meaning it will not lead to an over-concentration of HMOs. The property is well-suited to the intended use due to its size and location within a residential area with the addition of good transport links.

The proposal is to provide affordable accommodation for young professionals, students, or other suitable tenants. The conversion will have minimal impact on the local character and will provide an option for shared living that meets modern housing demands.

In addition, most of the habitable rooms have been designed with a their own ensuite bathroom, and those habitable rooms in where their associated bathrooms are located on a different level are provided with 1 wash hand basin within their rooms. All meeting the requirements for HMO accommodation.

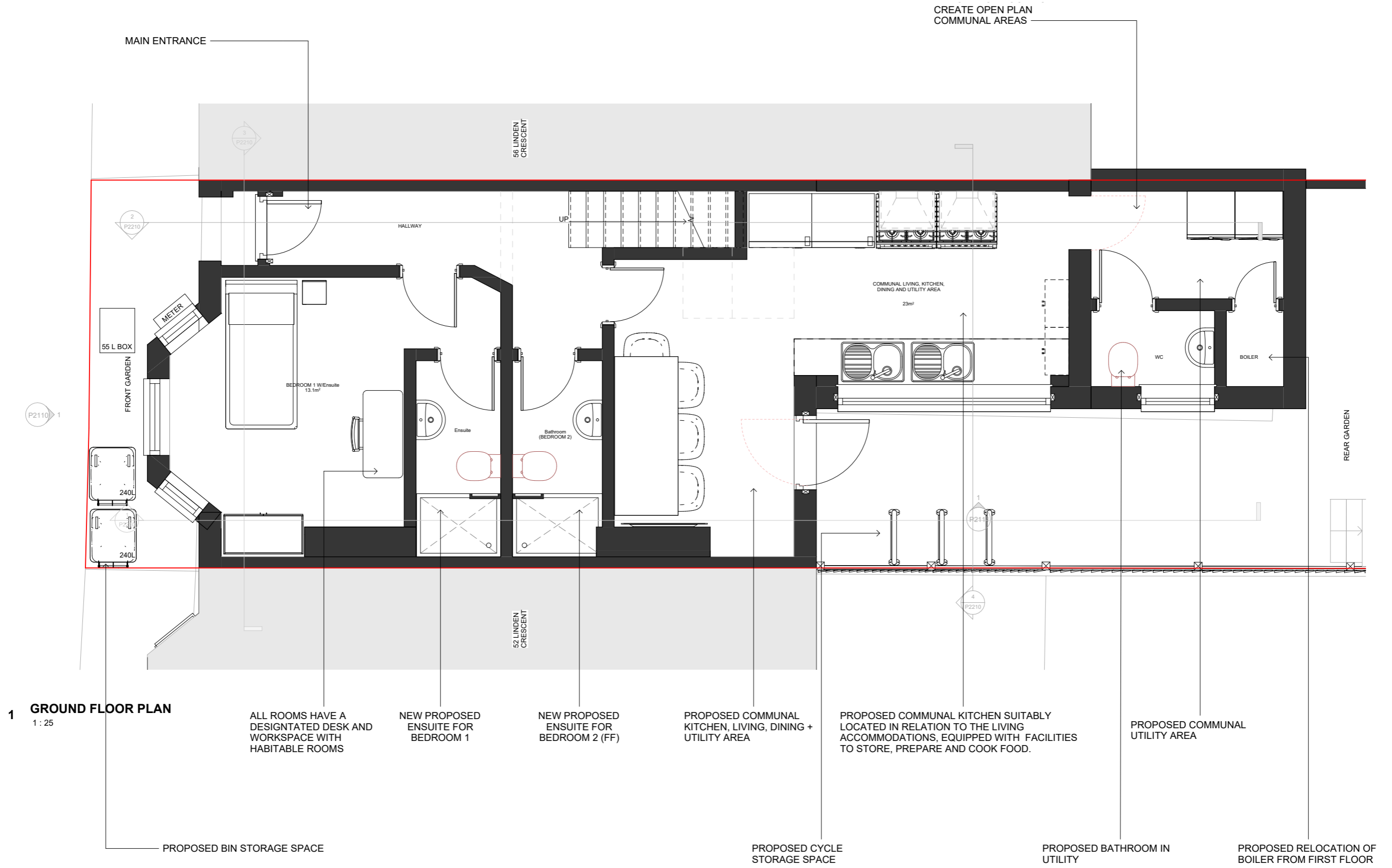


Existing Ground Floor Plan

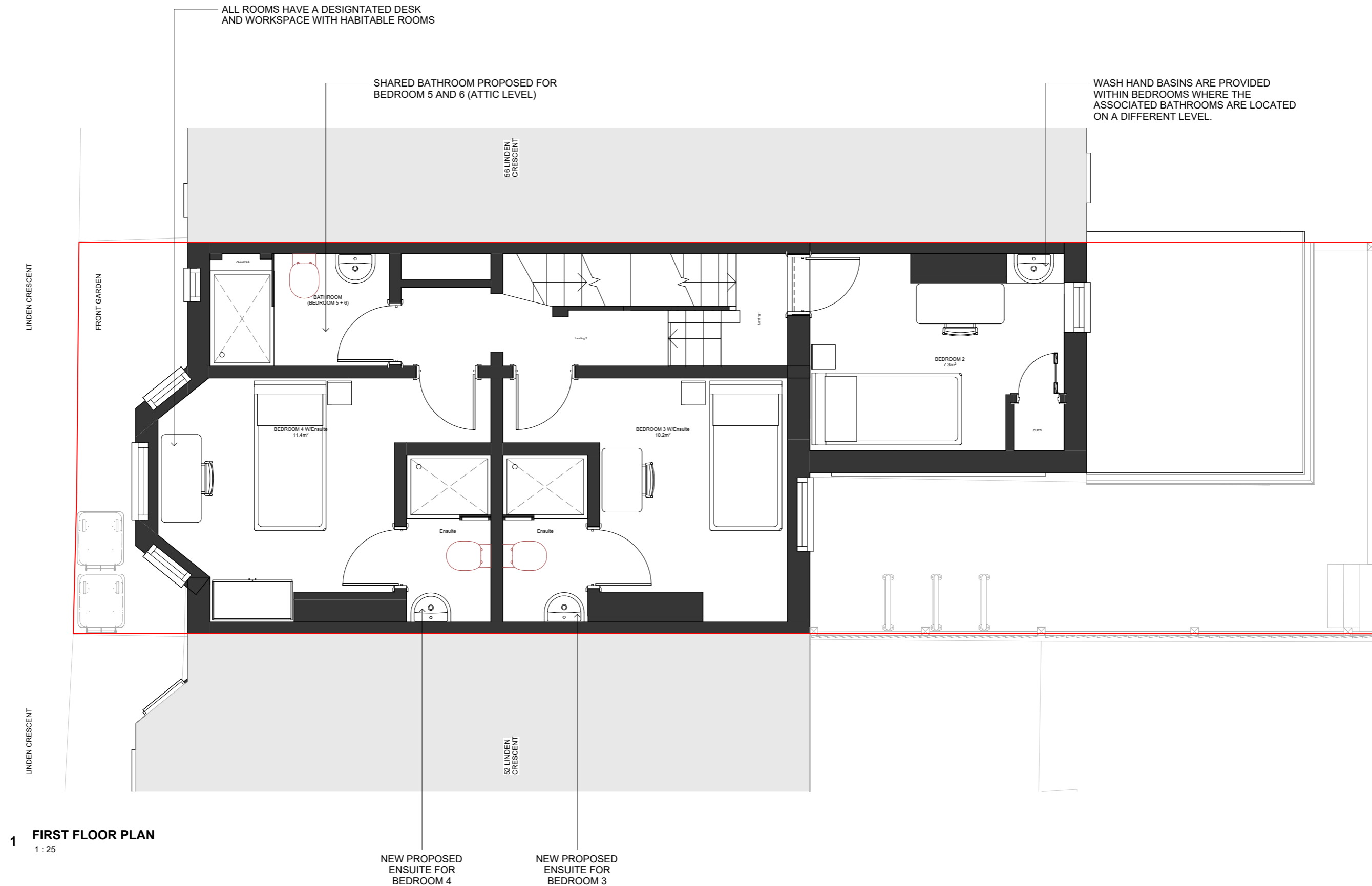


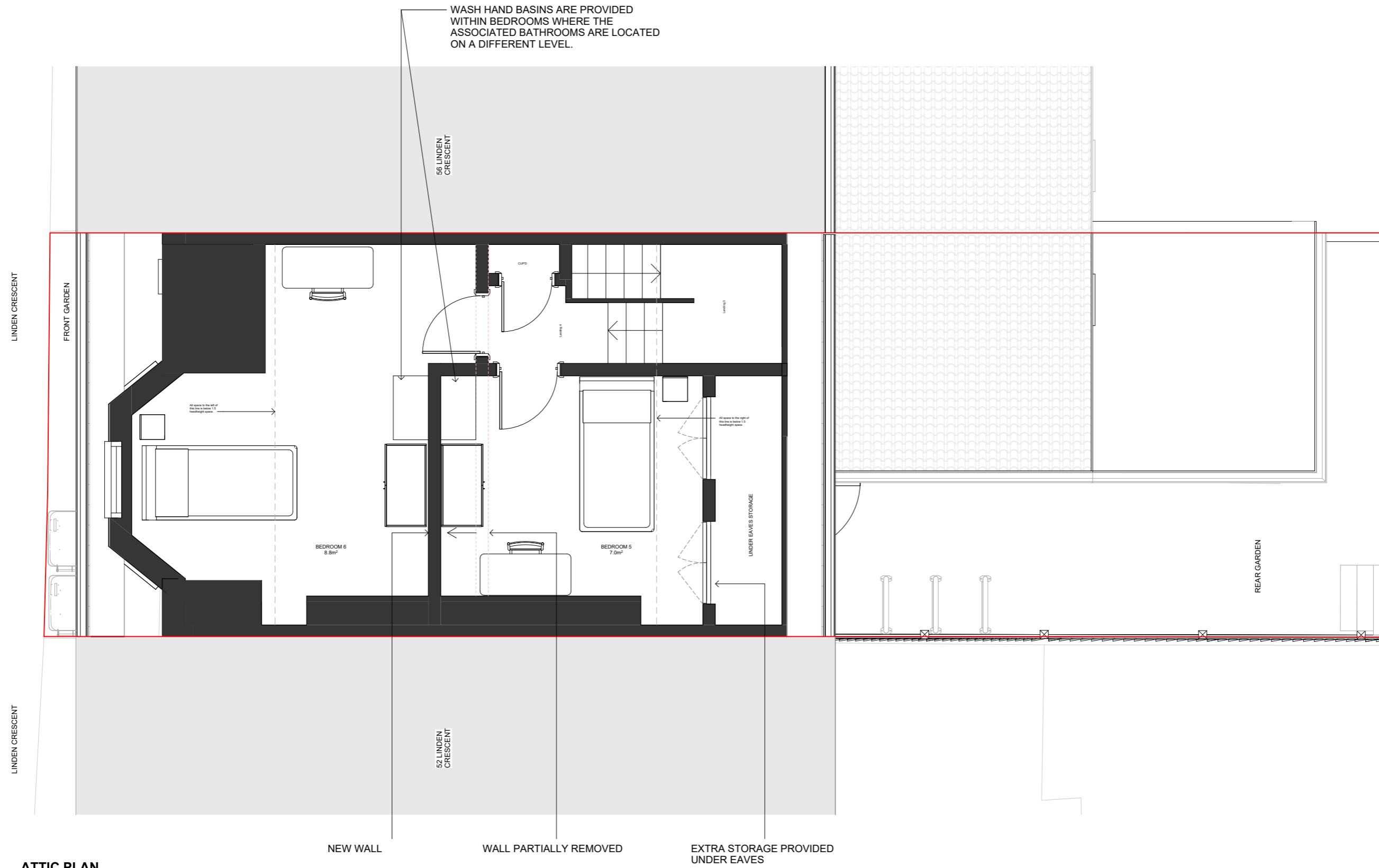
Proposed Ground Floor Plan

Proposed Drawings - Ground Floor Plan

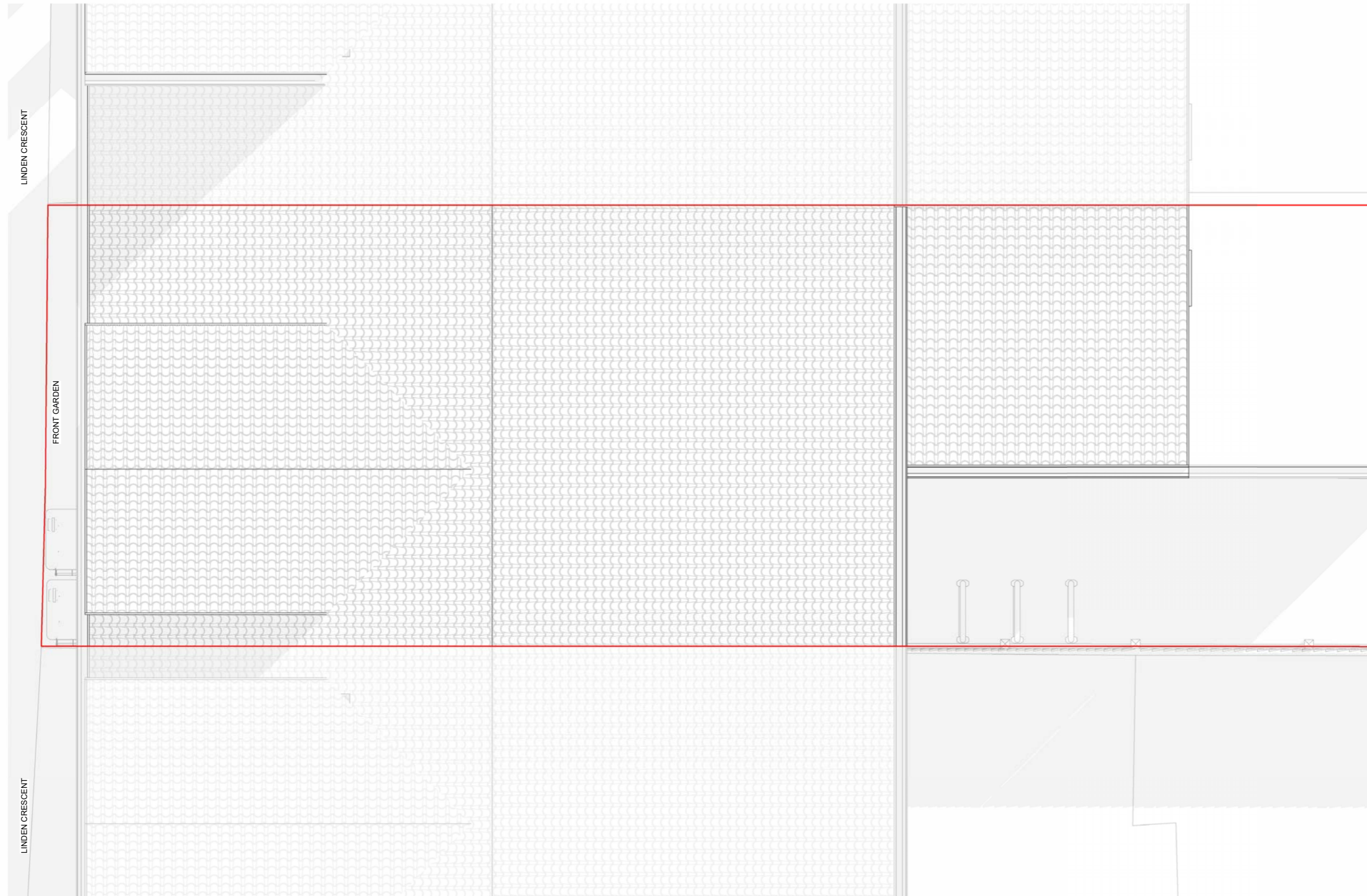


Proposed Drawings - First Floor Plan





1 ATTIC PLAN
1:25



Proposed Drawings - Internal Views



1 BEDROOM 1



2 COMMUNAL AREAS



1 BEDROOM 3



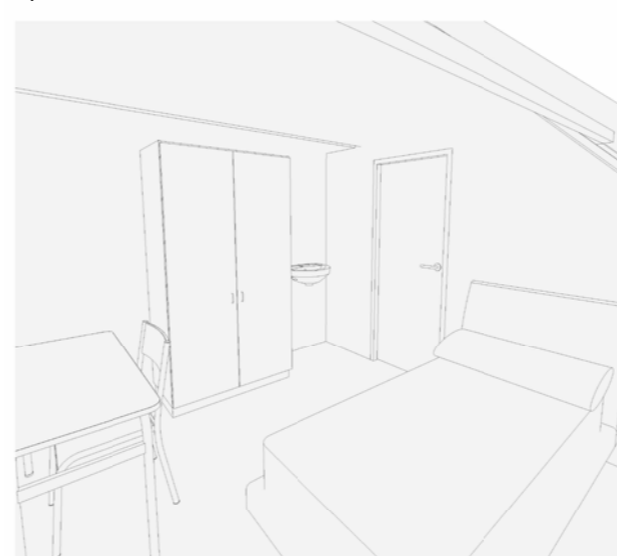
2 BEDROOM 4



3 COMMUNAL AREAS 2



4 COMMUNAL AREA 3



3 BEDROOM 5



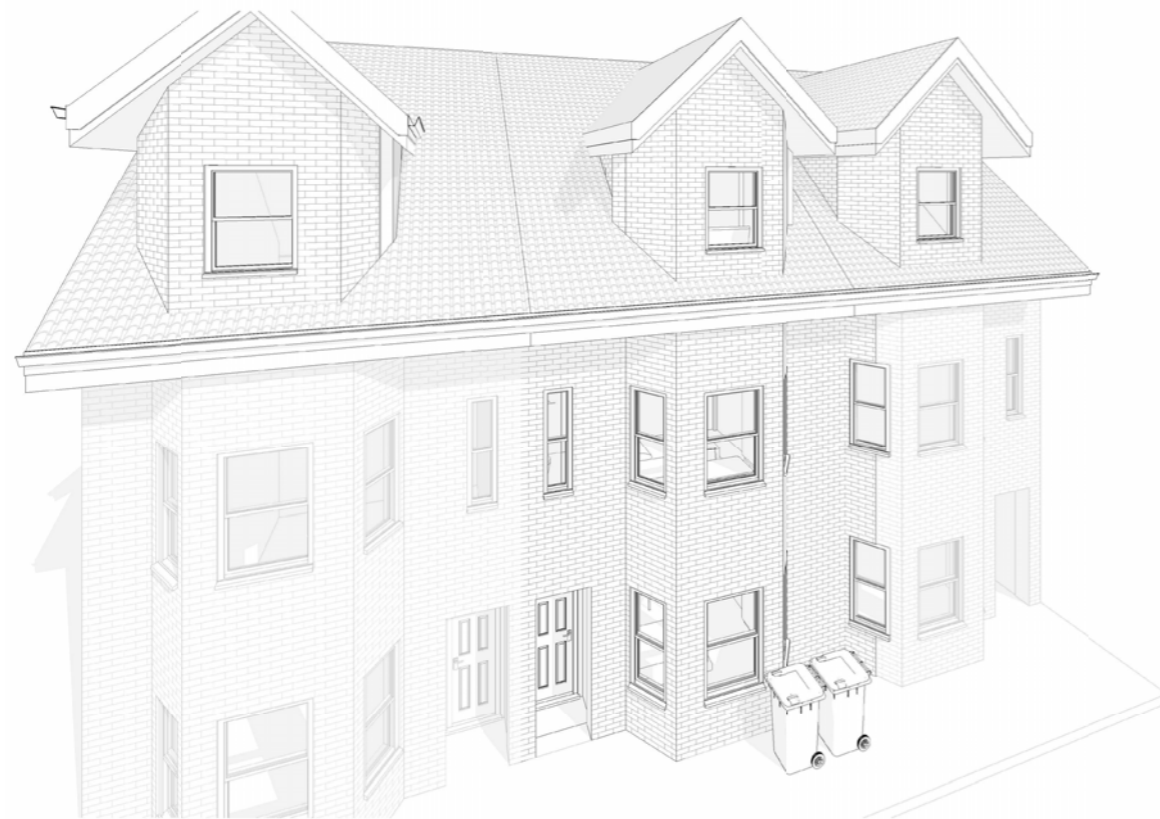
4 BEDROOM 6



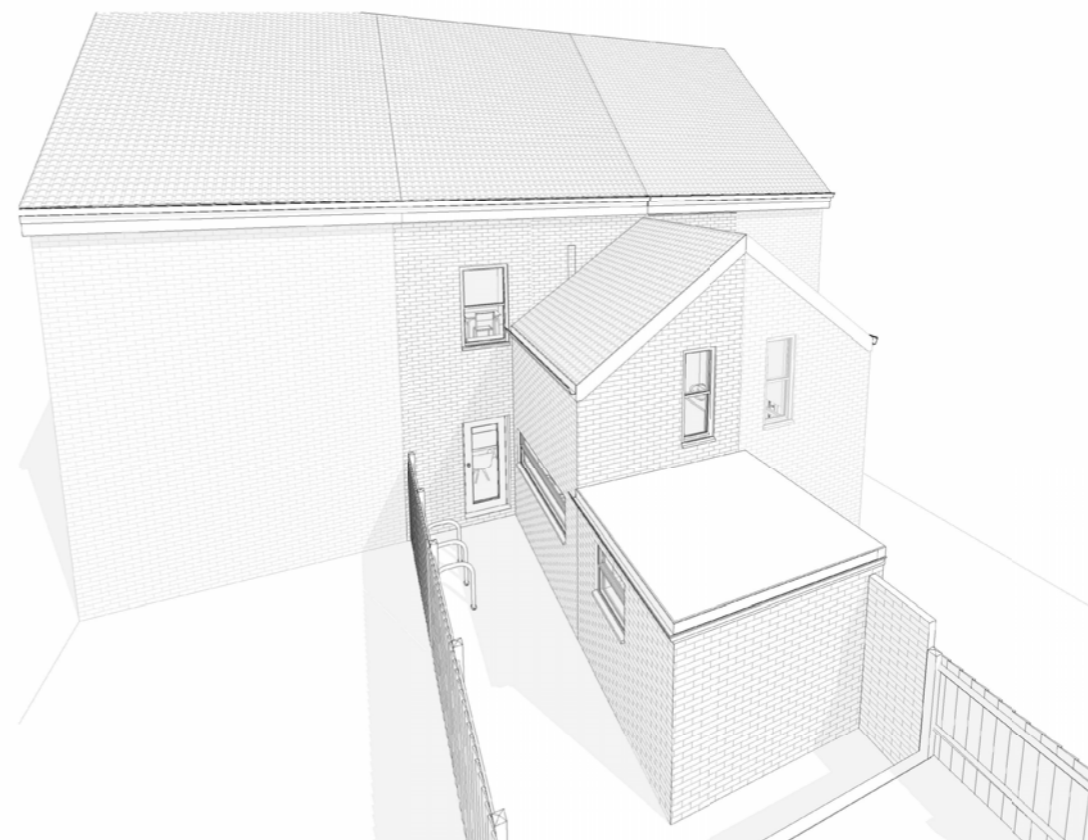
1 FRONT VIEW



2 REAR VIEW



3 FRONT VIEW 2



4 REAR VIEW 2

Design Considerations - Compliance with the Folkestone and Hythe HMO Guidelines

On this page we have demonstrated below how the proposed design will comply with Folkestone and Hythe HMO guidelines. All rooms are either large enough to have their own ensuite shower room, or are allocated a shared bathroom. Bedrooms that have been allocated a shared bathroom also have been provided with 1 wash hand basin within their bedrooms. All kitchen/living communal facilities are large enough to accommodate the number of people that are proposed.

HMO MINIMUM ROOM SIZES		
Accommodation With Facilities Shared By Occupiers		
These standards apply where there is sharing of some or all facilities i.e. HMOs where:		
· occupiers live independently of others e.g. single room lettings or bedsit accommodation (kitchen facilities within own room);		
· occupiers forming a group e.g. students, professional persons and others who interact socially.		
Room Description where the room is in the unit of accommodation	Minimums	
	1 Person Unit	2 Person Unit
Combined bedroom , living room and kitchen	13m ²	20.5m ²
Combined bedroom and living room	10m ²	14m ²
Combined living room and kitchen	12m ²	15m ²
Kitchen	4.5m ²	4.5m ²
Living Room	9m ²	12m ²
Bedroom	6.51m ²	10.22m ²

Where the room is shared by occupiers	Number of Persons				
	3	4	5	6	7-10
Kitchen area (minimum)	5m ²	6 m ²	7 m ²	9 m ²	11m ²
Communal living room (not required if the individual combined bedroom and living room meet the standard above)	12m ²	12m ²	12m ²	12m ²	17m ²

Combined communal and kitchen areas: 21m²

	6 - 10 persons	1 WHB required in each sleeping room plus At least 2 bathrooms AND 1 separate WC with WHB (the WC can be contained within a third bathroom.)
	11 - 15 persons	1 WHB required in each sleeping room plus At least 3 bathrooms AND 1 separate WC with WHB (the WC can be contained within a fourth bathroom).
1.3 Ventilation	All accomm	Bathrooms to have mechanical ventilation extracting 15 litres/second to the outside air in addition to any window(s). Each toilet in a separate compartment is required to have an openable window equivalent to 1/20 th (5%) of the floor area or mechanical ventilation extracting at 6 litres/second to the outside air. Ventilation should not be obstructed externally
2. Kitchens		
2.1 Location, size and condition	All accomm	There must be a kitchen, suitably located in relation to the living accommodation, and of such layout and size and equipped with such facilities so as to adequately enable those sharing the facilities to store, prepare and cook food. If hostels have a commercial kitchen where access is not available at all times and breakfast and a further main meal is provided every day a reduced standard may be agreed, contact the Local Housing Authority to determine. All facilities must be fit for purpose. Each sink is to be provided with an appropriate splash back.

Summary of Accommodation and Room Specification

The property at 54 Linden Crescent, Folkestone, CT19 5SB, currently operates as a single dwelling house (Class C3) and is under utilised in a location with high demand for shared housing.

The development aims to maximise the potential of the existing property while maintaining a high standard of living and ensuring full compliance with HMO legislation.

The number of facilities in private and communal areas meets and exceeds the minimum requirements outlined in the Folkestone and Hythe HMO guidelines.

The objective of this project is to convert the existing house into an HMO (Class C4), providing modern, affordable accommodation to meet the needs of local professionals and students.

Below we have provided a room schedule outlining all the existing and proposed rooms that will be separated into habitable rooms, communal areas and ample amounts of storage.

For example, we have included double appliances in the communal kitchen, which caters to the needs of multiple occupants and ensures sufficient cooking facilities for the proposed number of residents.

Existing building (7 bedroom house)

At present, the existing house provides the following:

- 4 bedrooms
- 1 reception room
- Kitchen
- Dining
- Utility

Proposed change of use from C3 to C4 HMO

The proposed HMO will provide the following:

- 6 individual rooms (single occupancy)
- A communal living/dining room
- A communal kitchen
- A communal utilities room

Individual Rooms

Each individual room will provide the following:

- Bedspace and storage
- Bedrooms where the associated bathrooms are located on a different level are provided with 1 wash hand basin.
- Bedrooms with ensembles - shower, wc and basin
- Dedicated desk and chair space

Communal Areas

The communal kitchen will provide the following facilities:

- 2 sinks
- 2 cookers with hob above and oven below
- 2 full height fridge/freezer
- Secure storage
- Counterspace/workspace for food preparation



Summary of existing floor area



Summary of proposed floor area

Additional Design Considerations - Bin Storage

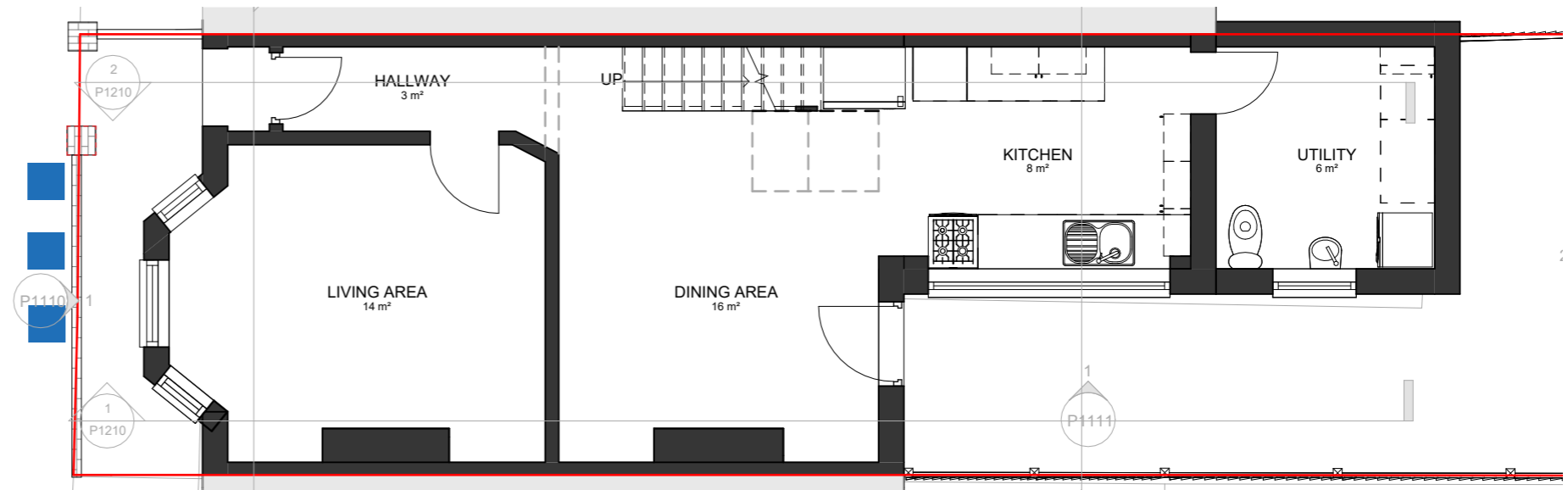
The property will have bins for general waste, recycling, and food waste to meet tenant needs and comply with waste management guidelines.

A dedicated external bin storage area has been created at the front of the property. Where existing storage extends beyond the front garden wall, we propose keeping it within the boundary to avoid obstructing the pavement.

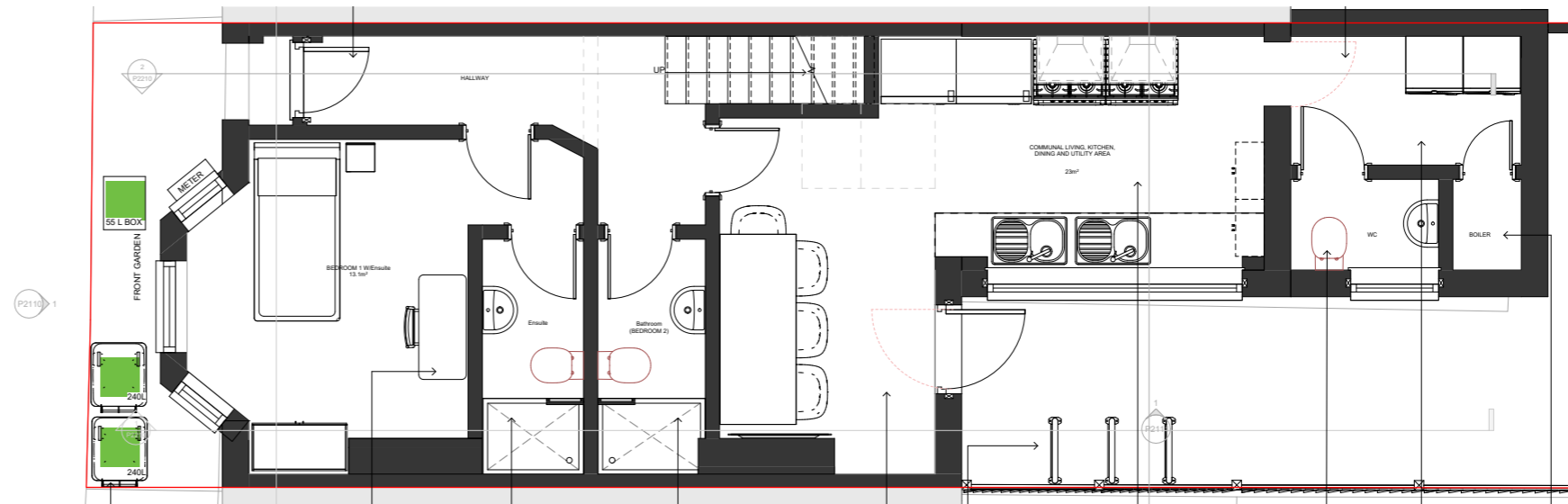
Two 240L wheelie bins will be provided for waste, and a 50L box for paper and card recycling.



Image of existing bin location



Existing Ground Floor Plan



Proposed Ground Floor Plan

Existing location of Bin Stores

Proposed location of Bin Stores

Additional Design Considerations - Parking (during the day)

The proposed conversion to a 6- bed HMO cannot provide on-site parking as it is a terraced building with no front garden/drive. Parking standards in the Folkestone and Hythe Local Plan (Policy T2) are applied flexibly and related to local context rather than requiring fixed minimum parking numbers.

The site is located within a well-served residential area, with good access to public transport, local services and controlled on-street parking with residents permits made available.

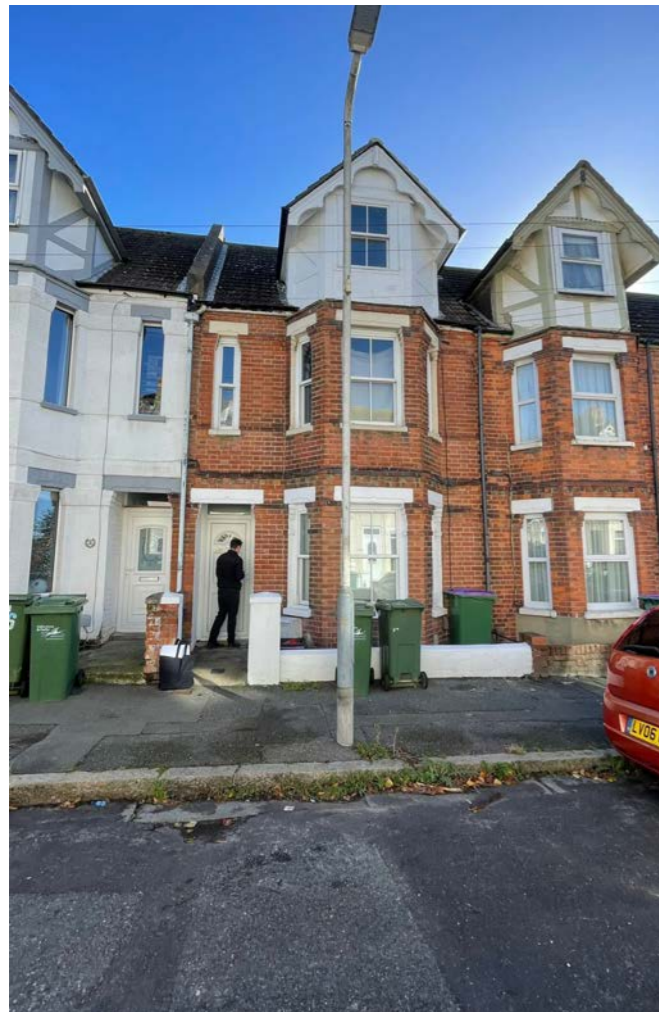


Image taken on Linden Crescent Road



Google image taken down Linden Crescent Road



Google image showing existing parking outside the property



Google image taken down Albion Road (Opposite Steet)



Google image taken down Dawson Road

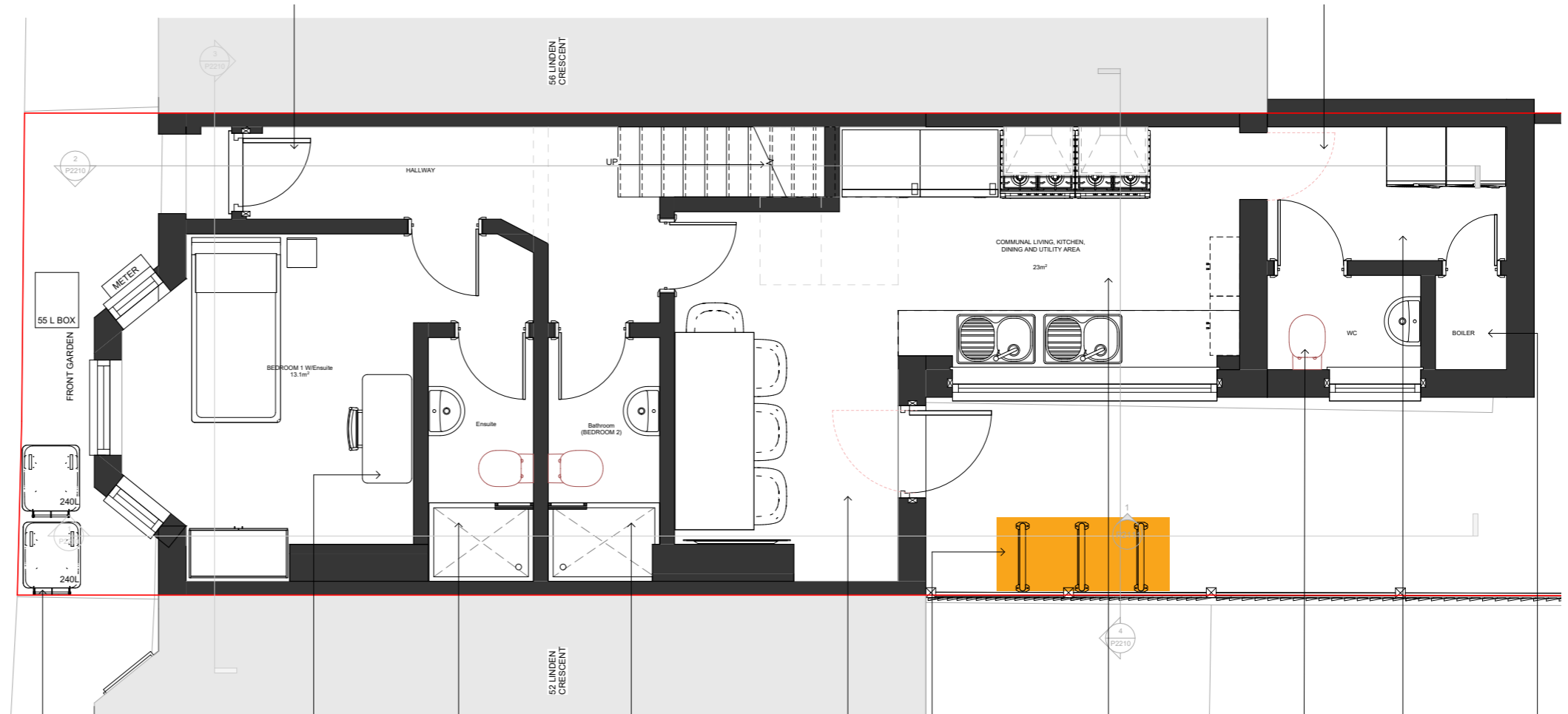
Additional Design Considerations - Bike Store

To promote sustainable living and cater to the growing number of cyclists, dedicated bike storage will be provided as part of the proposal. The provision of bike storage will not only encourage environmentally friendly transport options but also meet the needs of tenants who rely on cycling for commuting to work. The bikes will be locked to metal hoop bars making sure they are protected.

The bike will be located iwithin the infill shape of the rear garden, ensuring tenants can easily store and retrieve their bicycles when needed.

A further consideration is that the bike store is located in the rear garden, which is only accessible via a locked door/ gate providing an additional level of security.

By providing these facilities, the development will support sustainable living, promote healthy lifestyles, and meet the practical needs of the residents.



Proposed Ground Floor Plan

Proposed location of Bike Store



Bike store precedent

Summary:

To conclude, this C3 to C4 conversion is designed to meet the growing demand for high-quality HMO accommodation while ensuring full compliance with planning and regulatory standards. By exceeding the Folkestone and Hythe HMO standards, we are providing rooms which meet and exceed the minimum requirements. The finished property will offer comfortable, safe, and modern living spaces, making it an attractive choice for tenants seeking shared housing in the area. The property is located in an area with an abundance of public transport links, meaning that future occupants will not need to rely on the use of private transport.

The proposals outlined in this planning application submission have considered all aspects and reserved matters of the relevant planning policies and design guide notes, including (not exhaustively):

- Folkestone and Hythe's Places and Policies Local Plan (adopted September 2020)
- Technical Housing Standards
- Amenity standards for Houses in Multiple Occupation
- Policy HB1 - Quality Places Through Design
- Policy HB2 - Cohesive Design
- Policy HB3 - Internal and External Space Standards
- The Kent design guide.

Quality Places Through Design

- The proposal respects the surroundings by maintaining proportions and materiality.
- No neighbouring properties will be overshadowed by the new proposal or have any immediate effect from the new scheme, in relation to bins and bikes.
- The scheme has been designed in order to provide maximum security to the building, occupants, possessions while respecting the surrounding neighbouring community.