

# Dover Road, Sandwich

Housing development of 8 houses on a tricky triangular site.

LOCATION

*Sandwich, Kent CR13*

STATUS

*Detailed Design*

USE

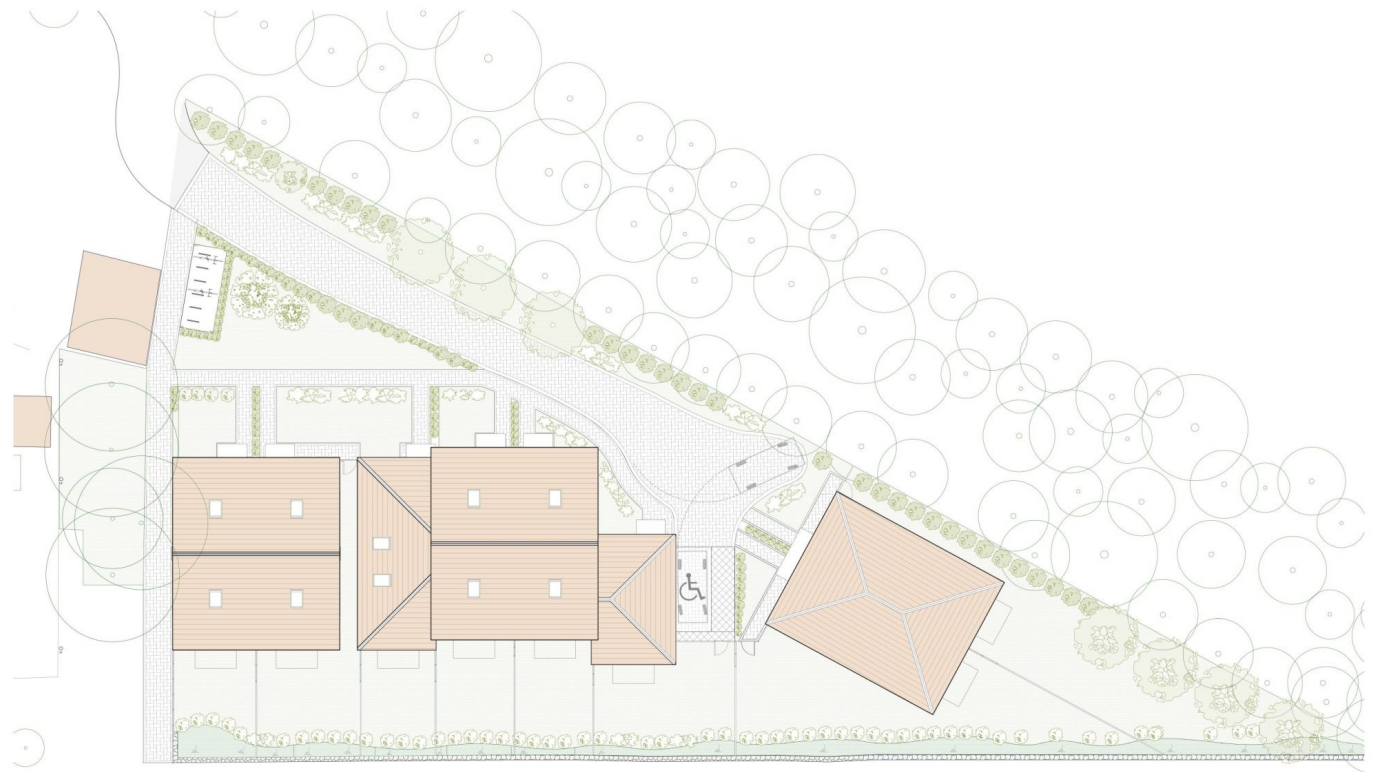
*Residential*

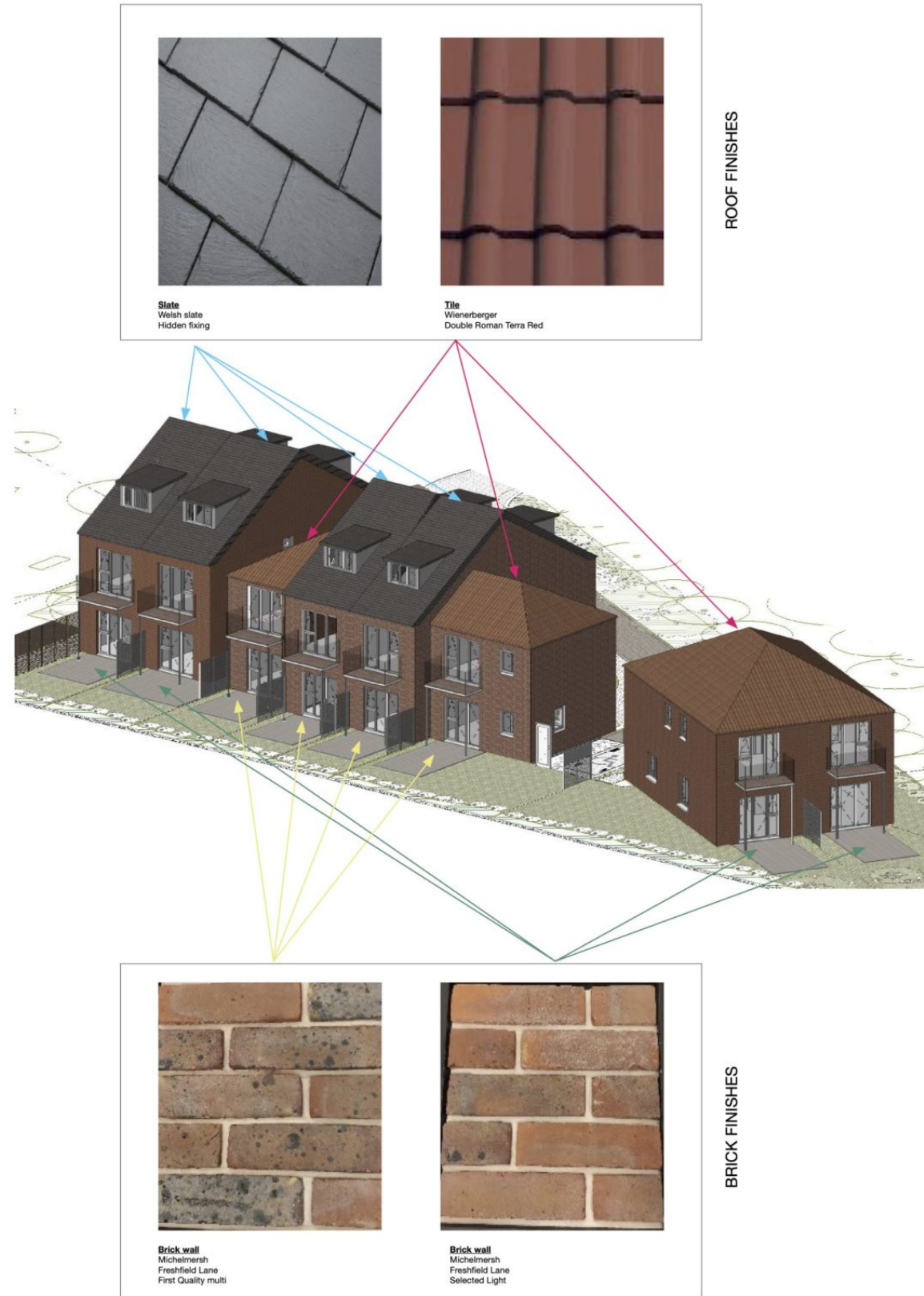
CLIENT

*10 Dover Road Ltd*













# Maximising the development potential of a tricky site

Haines Phillips Architects were appointed to prepare proposals for a housing development on a triangular piece of vacant land to the rear of existing buildings on Dover Road, Sandwich.

To the north of the site is a mature wooded embankment to the main railway line and a farm track and to the agricultural land with a lapsed planning consent for a large supermarket.

An existing consent was in place for the site consisting of a development of 8 flats. Our proposal provided for a significantly increased floor area and development value for eight houses on the same site.

Our layout comprises a loosely arranged terrace of two storey 1 bed, 2 bed and 3 bed houses which meet the nationally described space standards and to achieve the mix required in the local planning policy. The 3 bed houses include accommodation in the roof space but the proposal maintains a mixed roof form giving variety and emphasis.

Our design reflects the character and materiality of the surrounding area of the outer fringes of Sandwich, in particular the houses positioned nearby.

The development is located in Crouch End, North London



