

# Hamilton Road, Felixstowe

Mixed use residential and commercial development in central conservation area.

LOCATION  
*Felixstowe, Suffolk IP11*

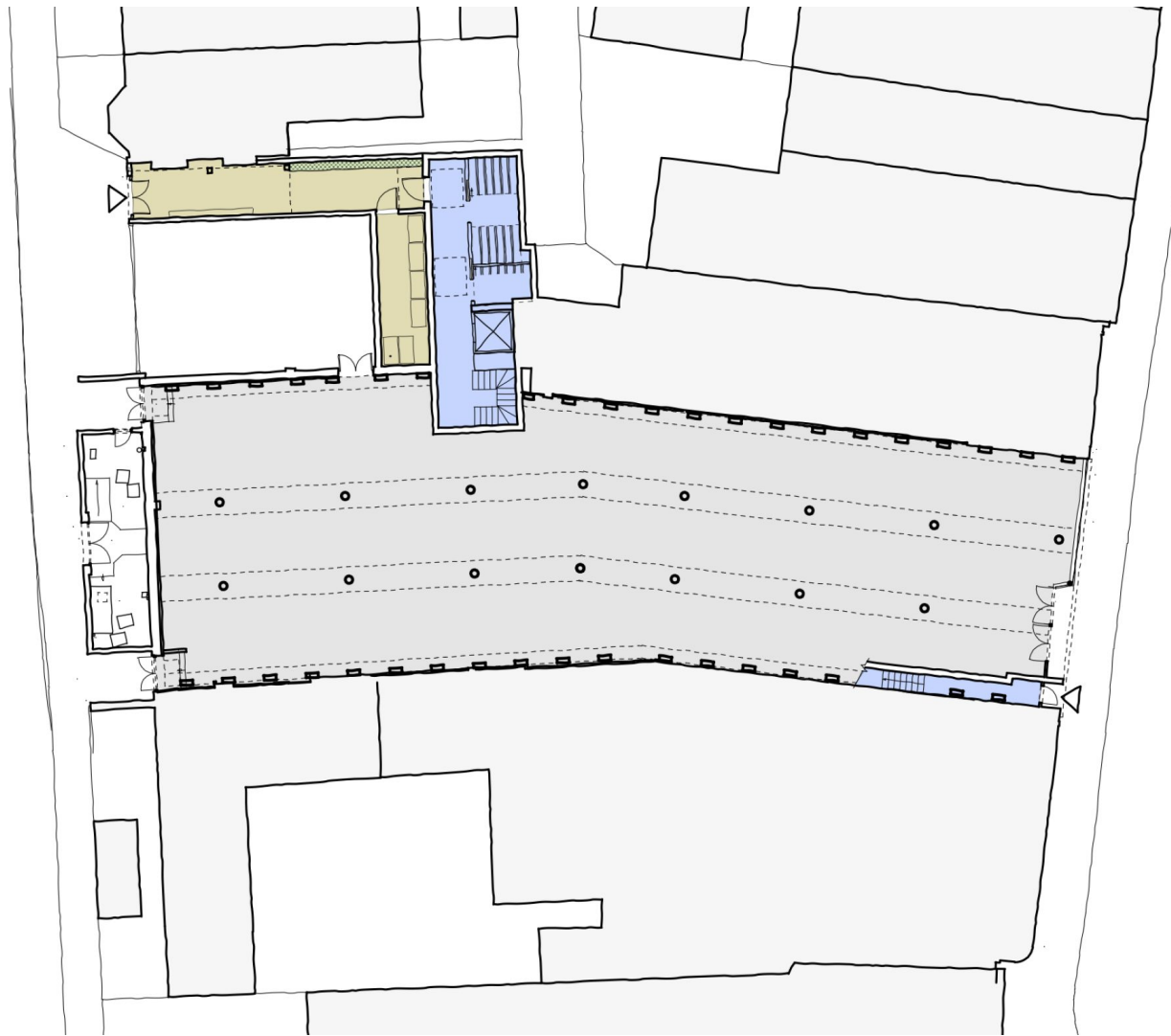
STATUS  
*Planning*

USE  
*Residential, Commercial*

CLIENT  
*Private*









# Redeveloping a prominent city centre site

The site is in a prominent position in the principal shopping frontage of Hamilton Road within the North Felixstowe Conservation Area and was lying vacant following the closure of the former Marks and Spencer store.

Haines Phillips Architects were appointed in to prepare proposals for a mixed-use scheme following the refusal of a previous planning application by others on the site.

We successfully obtained planning with a carefully designed scheme that respected the appearance and context of the existing building and surroundings whilst maximising the development value.



## Careful contextual design

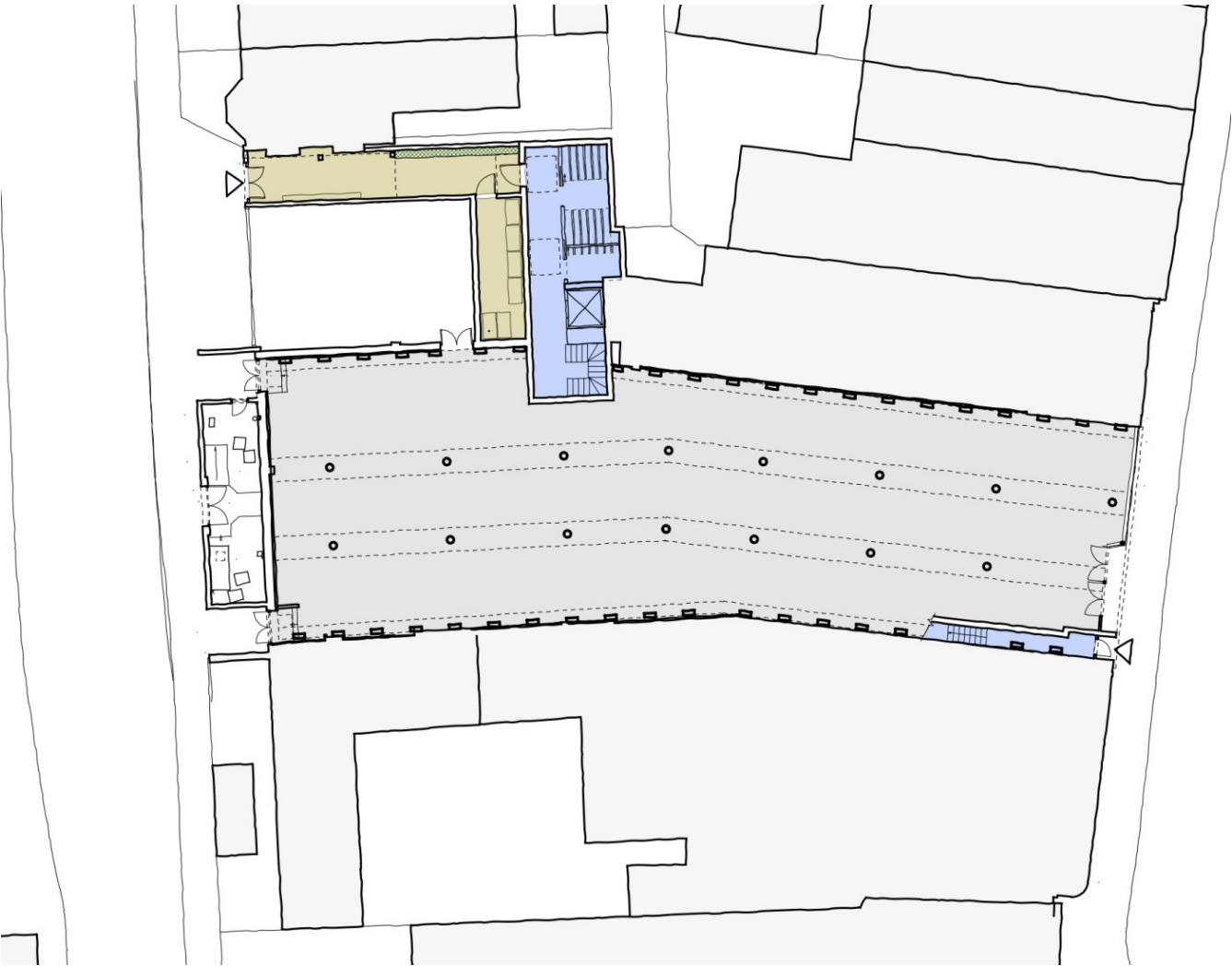
Central to our design was a careful approach to preserving and enhancing the Architectural character and distinctive elements of the existing building maintaining its relationship with the surrounding townscape and its contribution to the Conservation Area.

The retained and new elements of the building create a high quality design, in a scale, materials and details that take reference from the best parts of the local area.



Our proposals comprise partial internal demolition with retention of facades, extension and part conversion of the existing retail premises to create a new retail unit at ground floor level and 14 residential apartments above.

The apartments are grouped around a first floor courtyard, with associated landscaping and services provision.

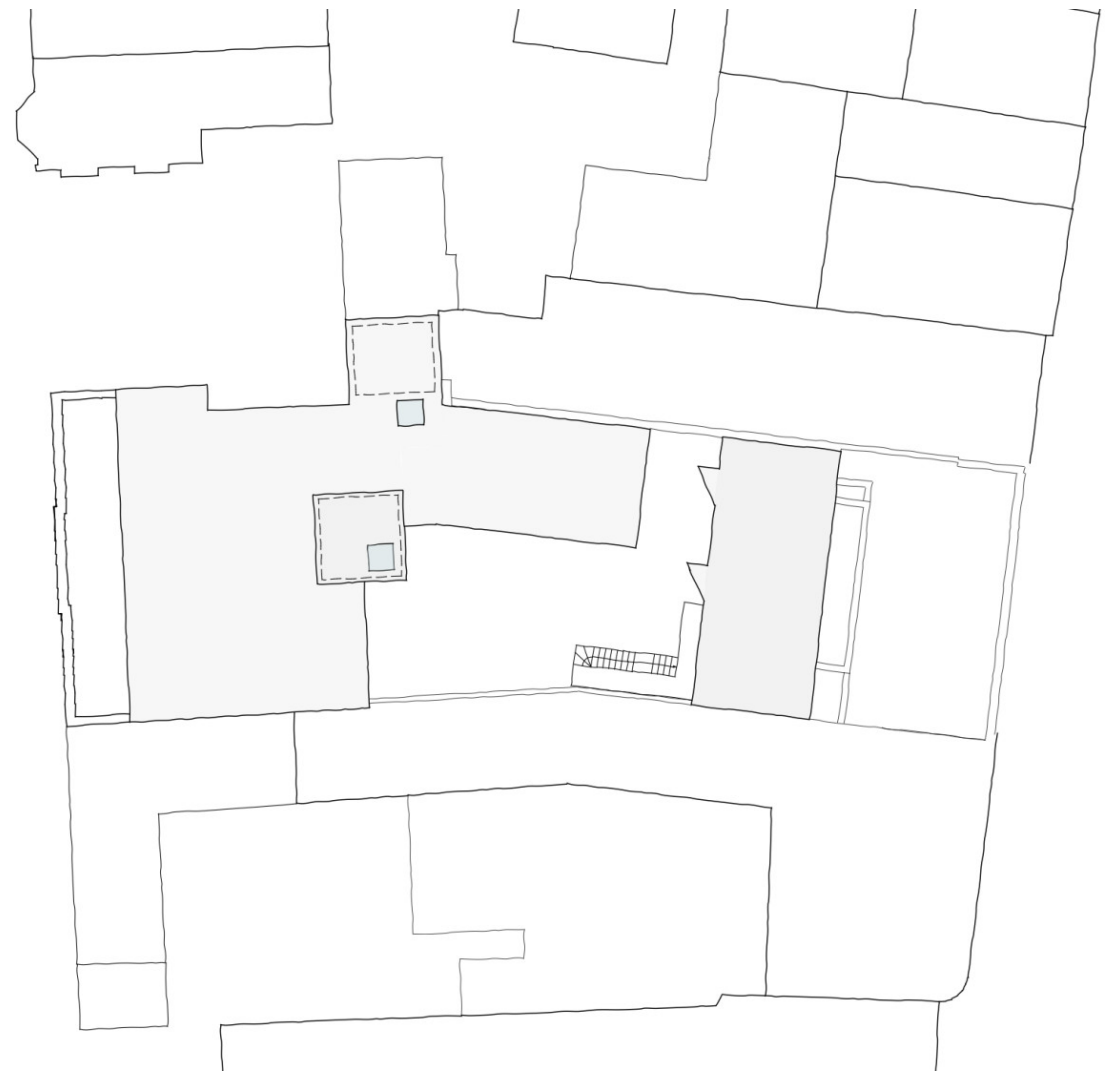


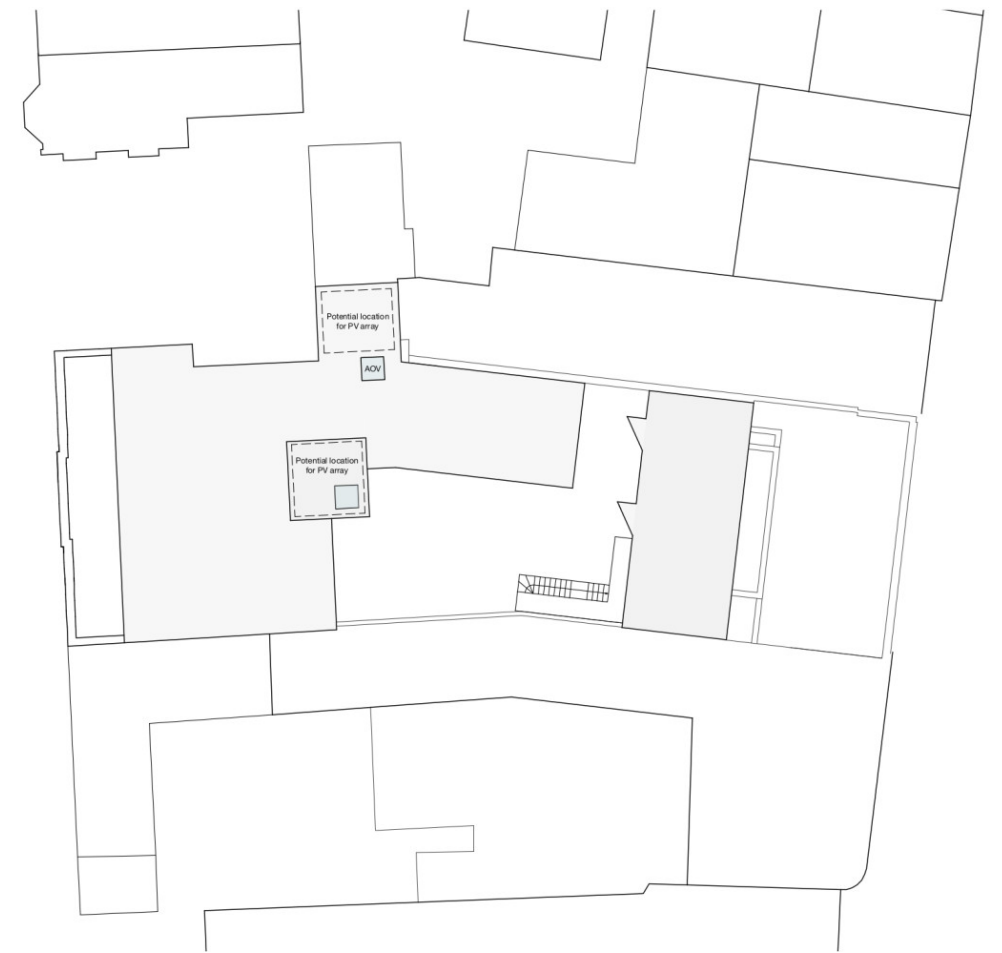












The development is located in Felixstowe, Suffolk.

