

Hamilton Road, Felixstowe

Suffolk, IP11

Haines Phillips Architects were appointed in February 2020 to prepare proposals for a mixed use scheme at 55-57 Hamilton Road, Felixstowe following the refusal of a previous planning application by others on the site. Haines Phillips Architects scheme was submitted as part of a new planning application for a mixed-use development in April 2020, with consent obtained in June 2020.

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

The 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, grouped around a 1st Floor courtyard, with associated landscaping and services provision.

Central to the design is 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.

Client: Private

Planning Consultants: Planning Direct

Heritage Consultant: Nicholas Jacob Architects

Contract value: Approximately £3.7m









