

## Planning Consent Obtained for Mixed Use Development in Felixstowe

Haines Phillips Architects achieved an excellent planning consent in June 2020 for a mixed use development in central Felixstowe, Suffolk.

We were appointed by our client following the refusal of a previous planning application for the site, by other architects. The site is in a Conservation Area, in a prominent position on the principal shopping frontage of Hamilton Road, with the rear of the site being of a quieter residential character.

Our design proposals in this application involved the retention and enhancement of the distinctive Architectural elements of the facades of the existing Art-Deco style building whilst taking the opportunity to sensitively convert and discretely extend the fabric to enable a characterful mixed use development including 14 new residential apartments over retail space at ground floor street level.

The proposals respect and enhance the building, retaining the existing retail use on the ground floor with its rear servicing facilities whilst creating much needed well designed residential accommodation on the upper floors, by virtue of the introduction of a new internal structure that takes full advantage of the existing generous floor to ceiling heights of the existing structure it replaces.

Further details on the project can be viewed on our website [here](#).

