

Dover Road, Sandwich

Haines Phillips Architects were appointed in 2019 to prepare proposals for a development of new houses 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 is for eight houses with a significantly increased floor area. It is also felt that this more reflects the character of the surrounding area of the towns outer fringes, in particular the houses positioned nearby.

Our design is composed of 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 overall maintains a mixed roof form giving variety and emphasis.

The external appearance of the dwellings reflects the more diverse nature of the outer fringes of Sandwich, with the variation in roof form and heights, and the use of facing brick and a mixture of roof slates and tiles in sympathy with the historic grain.

Careful consideration has been given to the landscaping of the site, including the creation of generous garden amenity spaces to the south of the new houses and planting and treed screening to the site boundaries.

Planning consent was obtained for the development in 2019.

Client: 10 Dover Road Ltd.

Structural Engineer: [Michael Barclay Partnership LLP](#)

Principal Designer: [SafeScope](#)

Contract Value: Approximately £2.7m



