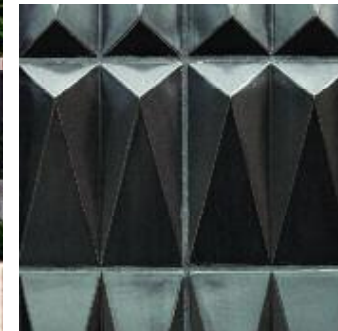


DENIZEN WORKS HADDO YARD



Located on the site of a former bungalow in Whitstable, Kent, Haddo Yard is architect Denizen Works' first completed housing project. Having secured planning permission for the scheme, developer Arrant Land approached the practice to progress the scheme. An initial design review resulted in the re-planning of the apartments and communal spaces, as well as an extensive overhaul of the elevations and proposed materials. For

economy and expediency, all of the changes were accommodated within a non-material amendment application, retaining the overall massing and form of the approved scheme. The final design comprises six two-bedroom flats and a single one-bedroom flat, each with dual-aspect and south-facing living spaces overlooking the rear gardens.

The building occupies a prominent position on Old Bridge Road, opposite the train station

and between a shopping parade to the east and residential buildings to the west. This is expressed through the articulation of the facing materials, with a light brick base tying the building into the scale of the shops, and dark bricks forming the upper floors and base at the west end of the site. The visual distinction between the contrasting brickwork is accentuated through the recessed ground-level frontage and inset communal entrance. ▷



▲ Clockwise from top left: Front elevation; top-lit stair landing; timber- and brick-lined communal entrance; ground-floor living space with painted matchboarding; external faience tiles. Mirroring the 42-degree pitch of the roof, the tiles are designed to a module that works with both the opening windows on the first floor and the fixed, frameless glazing of the second floor. Conceived as an ornate skirting, two specials are employed where the tiles meet the ground. Each tile has four vertical point connections formed by metal dowels, which are drilled into the top and base. Ancor fixings hook around the dowels and are resin-anchored back into the blockwork leaf to provide restraint. The gaps between the tiles are filled using the same mortar as the dark-coloured brickwork, and the perimeter of each panel is sealed with silicone.
 ◀ Site plan.

Visually, the building also takes its cues from the local context, with dark brick gables evoking the forms and tones of the black timber fishing huts that are synonymous with the town. Bespoke faience tiles echo their use throughout the town, with each one comprising three miniature 'gables' that mirror the pitch of the main roof. The tiles provide decorative relief to the front elevation, acknowledging the presence of the building within its public setting. ▷



Handmade oak entrance doors and bronze-anodised window frames complement the tones of the brickwork and reinforce a sense of quality expressed throughout the building.

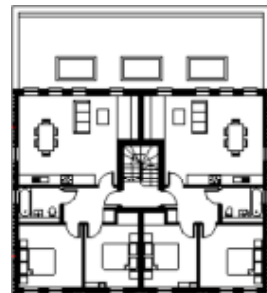
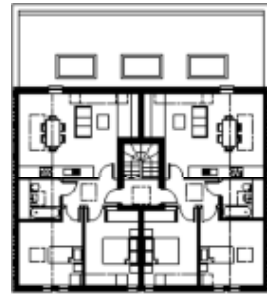
In contrast, an economy of detail and material is apparent on the private, rear elevation, with exposed downpipes and blind panels clad in brick off-cuts laid in a herringbone pattern.

Inside, 900mm high MDF matchboarding forms a datum around the rooms, visually linking to the kitchen joinery, window transoms and garden planters, as well as suggesting a 'coastal' character. Exposed screed floors add texture and provide a counterpoint to the simple white walls.

A collaborative approach to the delivery of

the project was essential in facilitating a modest build cost of £1750 per square metre, says the architect. As there was no traditional tender process, construction details and the interior specification could be developed from first principles in collaboration with Arrant Land, ensuring that quality was delivered in the most economic way possible. The collaborative process, together with a desire to use local trades, enabled a greater degree of bespoke detailing than is typically afforded on housing projects. This included the kitchen joinery, front doors and ironmongery. ▷

- ▲ Rear elevation with landscaped private gardens.
- Ground, first- and second-floor plans; cross section.
- ▽ View of entrance lobby from stairwell, second-floor kitchen.



The landscape design reuses excess site material and re-imagines cheap, readily available building products. Suggesting coastal sea defences, a thick concrete wall, constructed from corrugated sheet-metal formwork, provides a sculptural and robust boundary edge, accommodating planting, services and a bin store.

Grasscrete slabs have been filled with a mixture of grass and contrasting resin-bound aggregate to form a distinct geometric pattern to the forecourt that complements the triangular motif found throughout the project. Left-over bricks have been re-appropriated as garden steps and off-the-shelf lintels were used to form paving in the communal gardens. □

▲ The exposed brick soffit over the doors are achieved by offsetting the cavity walls, so that the load-bearing inner leaf of the upper floors sits directly on the outer leaf of the ground floor. A course of structural insulating blockwork is used at the junction between the two to prevent thermal bridging. The overhanging outer leaf of the upper floors is supported by a custom fabricated lintel, with flanges hidden in brick courses and a concealed hanger underneath to support a course of bricks. The lintel is in turn supported by cantilevered floor beams.

▷ Detail section through facade. Key: 1 cavity tray with weepholes, 2 65x100mm concrete lintel clad in brick, 3 brick reveal, 4 faience tile, 5 10mm mortar joint, 6 resin-anchored Ancon fixing, 7 dowel, 8 anodised aluminium cill, 9 140x140mm concrete lintel, 10 surface-mounted blind.

- Architect Denizen Works structure Morph Structures contractor Yellowjack client Arrant Land with Peech & Pear tiles Darwin Terracotta Kitchens Moosejaw Woodworks zinc roofing Belzinc windows IdealCombi steelwork DV Fabs stairs Faversham joinery photos David Barbour.
- Internal floor area 458 sqm contract type Bespoke Contract contract duration 13 months.

