

# THE MODERN HOUSE



*Whitstable, Kent  
Sold*

## Haddo Yard

This two-bedroom garden apartment, located in the wonderful Haddo Yard, forms part of a recently completed block of seven apartments developed by Arrant Land and designed by Denizen Works, one of the UK's most celebrated young architecture practices.

It can be found in the popular coastal town of Whitstable, opposite the train station (where services run to London St. Pancras in 71 minutes) and just a 10 minute walk from the town centre and the sea.

Accommodation includes two double bedrooms, a bathroom and an open plan kitchen / living / dining room. Particular attention has been paid to the detailing and finishes with notable features including bespoke ply kitchens, bold internal tiling, bronze anodised windows and heated poured concrete floors throughout. Apartment 1 also benefits from its own private street entrance.

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*South-East England  
Sold*

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Off-street parking is provided in an extensively landscaped setting, and a private courtyard garden with built in seating and raised planters can be found to the rear of the property, extending further into a communal garden.

The exterior detailing, as can be expected of a Denizen Works project, is also of particular interest. The geometric glazed tiles on the exterior, handmade by Darwen Terracotta, are perhaps the defining feature in the way that they catch the light and reflect the three gables of the roof.

Murray Kerr of Denizen Works writes:

“The aesthetic character of the building takes its cues from the local context, with the dark brick gables evoking the distinctive forms and tones of the black timber fishing huts that populate the sea front. Bespoke tiles, referencing the faience tiles evidenced throughout the town, are based on these triangles and provide decorative relief to the principal, public facing elevation, recognising the presence of the building within the public setting. The result is a building which is contextual and of its place, confident and with an expressive identity.”

Whitstable is perhaps the most sought-after town on the Kent coast, thanks to its impressive mix of independent shops, cafes and restaurants, wonderful historic architecture and thriving cultural scene. Duncan Blackmore, a Whitstable resident and the developer behind Haddo Yard, presents his guide to Whitstable in our journal.

Haddo Yard (which is named after Oliver Haddo, the protagonist in W. Somerset Maugham’s ‘The Magician’), can be found just inland from the coast, in a residential area opposite the train station. There are a small number of shops nearby, with Whitstable’s main shopping area being a five minute walk away. The Crab and Winkle Way, which follows the route of the old railway line all the way to Canterbury, is a picturesque path that runs nearby and leads through Blean Woods, the biggest area of broadleaf woodland in Britain and a nature reserve.

*Whitstable train station runs services to London St Pancras, Victoria and Cannon Street, with journey times from 71 minutes.*

These flats are available through the government’s Help to Buy scheme, allowing them to be bought with just a 5% deposit ([www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)).

For more information on the development and the inspiration behind Haddo Yard read our [Interview with Duncan Blackmore](#)

For more information on Whitstable read our [Resident’s Guide](#)

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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.