

An architectural rendering of a modern building named 'The Orchard'. The building features a long, low profile with a white, ribbed roofline. The exterior walls are constructed from grey bricks. A series of white, rectangular columns supports the roof, creating a covered walkway. In the background, a large, open-plan interior space is visible, featuring a wooden dining table, white chairs, and a yellow circular pendant light. The building is set on a grassy lawn with some trees and a cloudy sky in the background.

THE ORCHARD

DESIGN & ACCESS STATEMENT
JULY 19

CODA
Bespoke





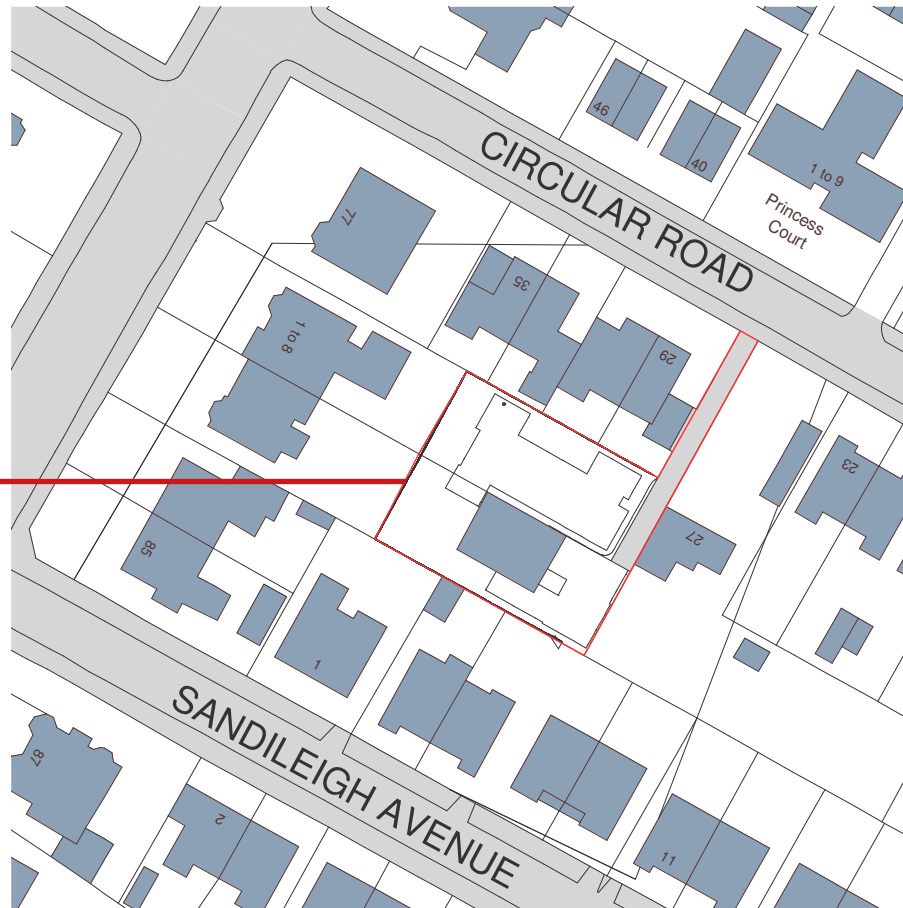
INTRODUCTION



This document has been prepared by CODA Bespoke in support of the proposed development on Circular Road, Manchester.

The proposal seeks to produce a high quality family home on a currently underused plot of land tucked behind the houses of Circular Road and Sandileigh Avenue in Didsbury. It aims to be an improvement on the existing structure on the site and to make better use of the land whilst not compromising the privacy of the new occupiers or the existing dwellings surrounding the site.

SITE:



LOCATION:

The site is located to the south of Manchester centre, towards the northern boundary of Didsbury West. It falls near but outside of the Albert Park Conservation Area.

The area is largely occupied by densely packed residential plots.



ACCESS:

The proposal makes use of the existing access from Circular Road shown on the left.

The site is relatively flat, raising just over 500mm from its lowest to highest point. The proposal incorporates level access in compliance with Part M and the majority of the accommodation is at ground floor level with the exception of 2 ancillary mezzanine spaces.

SITE: CHARACTERISATION

The streets surrounding the site have an eclectic mix of housing, with very different eras and scales sitting adjacent to one another. Despite the differences, the majority of homes have some degree of buff or red brick present. However, we don't feel the occlusion of this aspect in the proposal would damage the character of the area since it isn't visible from the street and the landscaping strategy has focused on generating privacy for the proposed plot and the surrounding dwellings. There is in fact an opportunity within the hidden plot to make a unique piece of architecture.



SITE: CURRENT

The aerial view below shows the current state of the site:



PRECEDENTS:



MATERIAL PALETTE:



As the plot is surrounded by densely packed brick structures, the concept for this house in the centre was to create the sense of a lightweight and highly reflective design to minimise the apparent mass being incorporated into the urban fabric.



WINDOWS

Light grey/ silver



WALLS & ROOF

Galvanised aluminium
Grey brick, light grey mortar base



WALLS 2

Grey brick
Light grey mortar



FEATURE DOORS

Yellow HPL



DETAILS

Stainless steel flue
Aluminium flashing details
Concealed gutters
Secondary doors: grey

LANDSCAPING

KITCHEN GARDEN AREA:

Following out from the kitchen area pleached trees will create a sense of privacy and frame the area. Hard landscaping material should compliment the indoor floor surface and flow outwards, with vitrified porcelain paving for this area. Underplanting of the trees should be naturalistic with ferns, native woodland perennials, box balls and architectural plants in a simplistic colour palette of greens whites and highlights of lime. Seasonal interest should be achieved using bulbs. Additional interest is achieved with changes of texture both in the planting and hard surfaces.



SCREENING TREES:

The use of trees and screening along the boundaries will be carefully achieved with pleached hedging near the kitchen terrace and naturalistic groups of trees including Betula, Pyrus 'Chanticleer' and evergreens such as standard Ilex aquifolium and Quercus ilex in separated groups. What we do not want to do is lose the sense of light and completely enclose the garden but allow it to soften the adjacent buildings and where necessary to create privacy. We also want to retain most of the existing trees along the rear boundary and incorporate some fruit trees to link in with the fruit trees of the neighbouring property - creating some cohesion with the surroundings.



LANDSCAPING

COURTYARD GARDEN:

Leading out from the main hallway we intend to create a courtyard with detail that detracts from the views of the surrounding houses and focuses the view within. Again soft contemporary planting working with materials such as Van Moortel Clay Pavers and Millboard decking and possibly a multi stemmed small tree such as a Cornus kousa or Amelanchier lamarkii will concentrate the eye within the area.

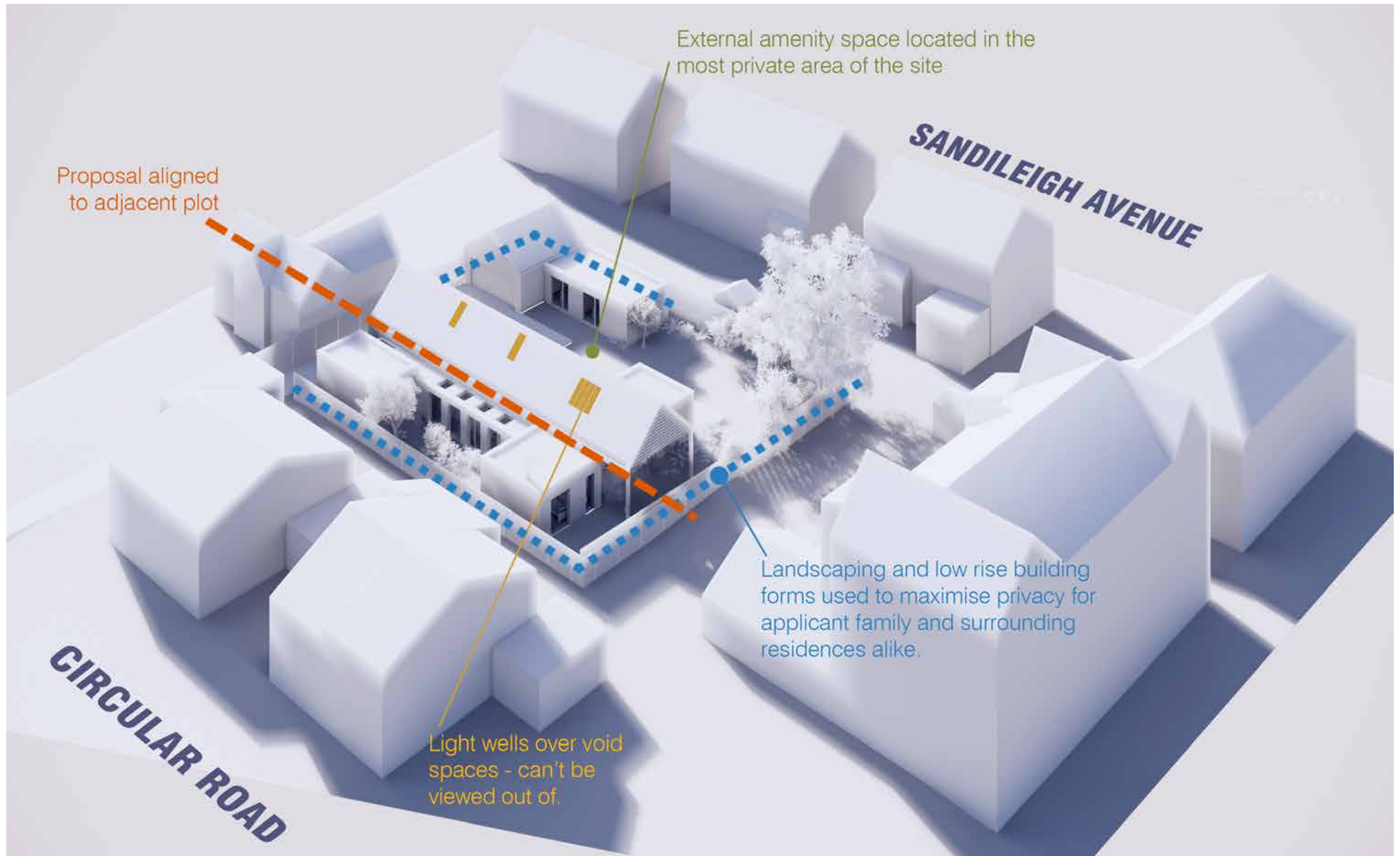


REAR GARDEN:

To the rear of the house we will create a contemporary garden with a terrace that overlooks simple bold naturalistic drift planting. In this area we want to create a sense of openness allowing it to blend in and offer multipurpose space. Orchard trees with simple lawn merges with the Lindum Lokturf reinforced turf which can be used for parking. Used together with seams of paving and gravel the area flows from one to the other. The orchard trees offering subtle screening of the parking area.



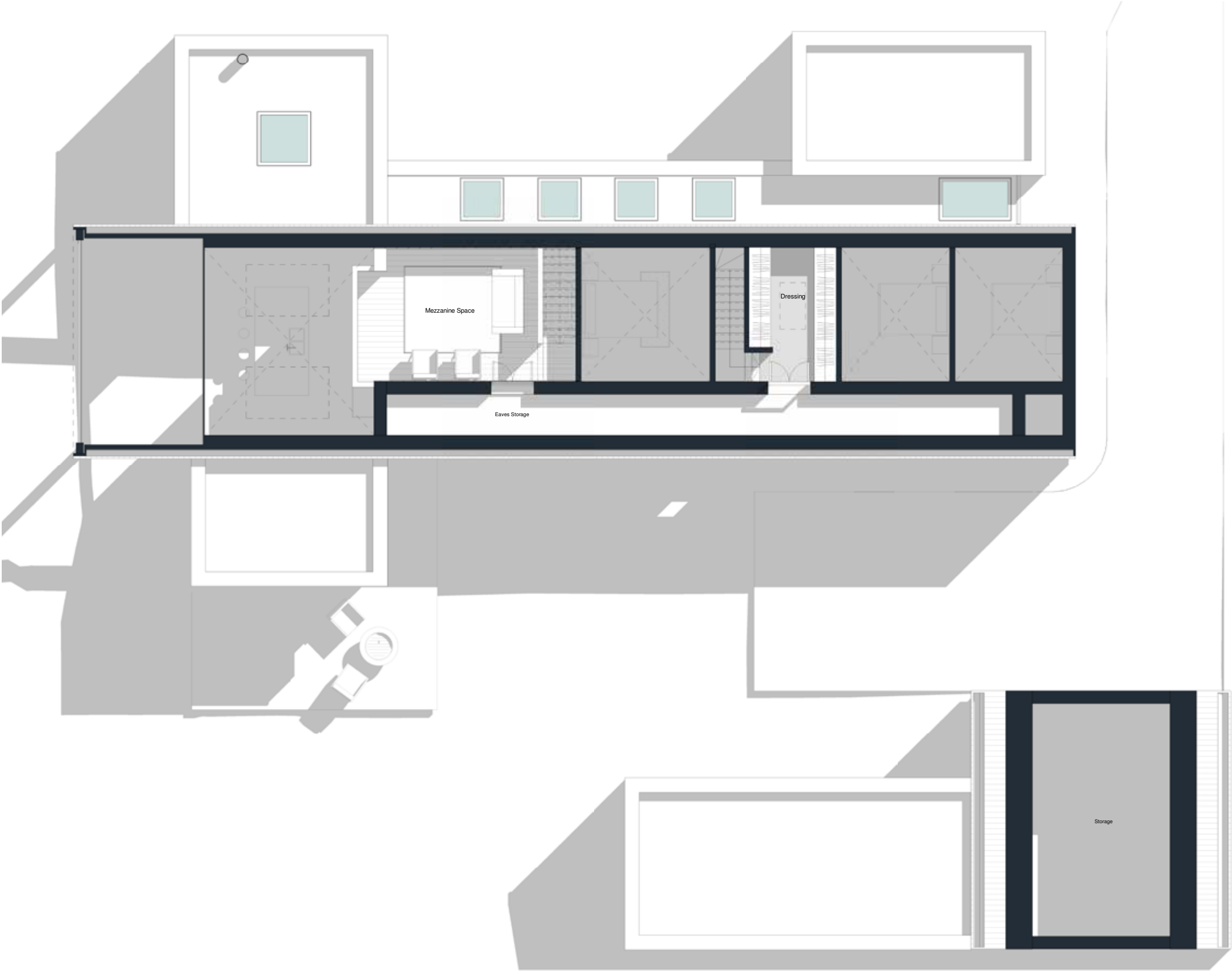
DESIGN ANALYSIS



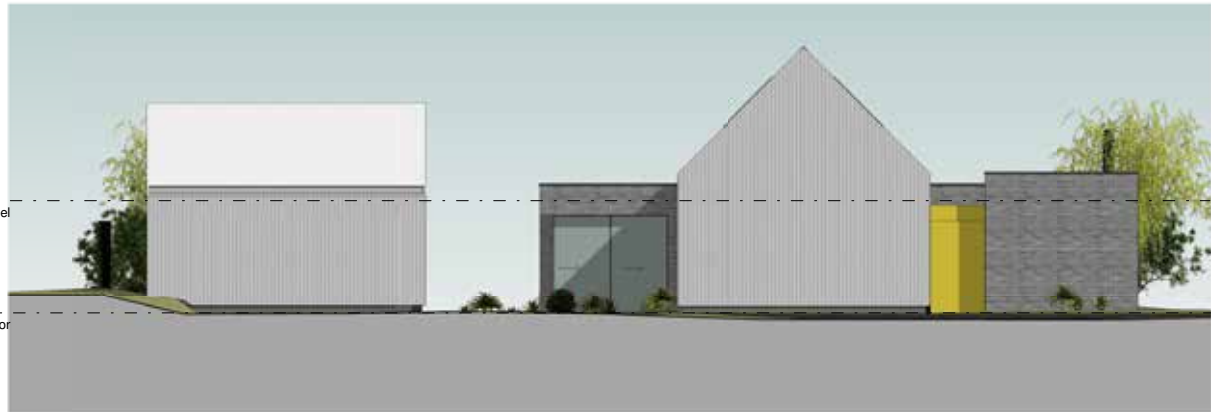
PLAN: GROUND FLOOR



PLAN: MEZZANINE



ELEVATIONS:



South East Elevation



North West Elevation



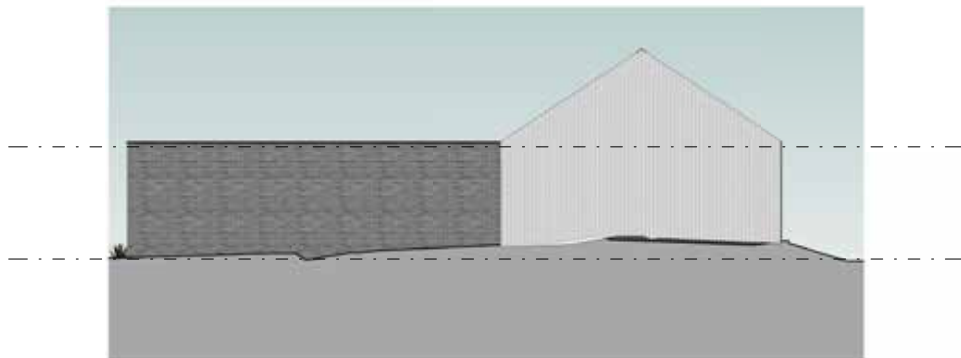
South West Elevation



North East Elevation



Garage NE Elevation



Garage SW Elevation

KEY SECTIONS:



ENTRANCE VIEW



EXTERNAL VIEW



EXTERNAL VIEW: REAR



INTERNAL VIEW: KITCHEN/ DINING SPACE



EXTERNAL VIEW

