

# The Orchard Newcastle-Under-Lyme

**Client** Aspire Group  
**Cost** £4.1m  
**Services** Affordable Housing

The Orchard, a former sheltered bungalow scheme, is situated within a well established residential area and offers an excellent choice of dwelling types comprising apartments, bungalows and 2, 3 & 4 bedroom houses. At a density of over 40 dwellings per hectare the development provides a total of 43 new dwellings and offers a mix of rented and shared ownership accommodation.

All of the units benefit from achieving Code for level 3 Sustainable Homes and comply with the Design & Quality Standards. A series of terraced blocks create a strong sense of enclosure and help to define the public realm. An existing public open space has been redesigned and provides the development with a significant focal point. The green space is enclosed by an elegantly curved block of terraced houses together with a 4 storey block of apartments, which both provide high levels of natural surveillance. The new layout and design has transformed the public open space from being a once undesirable space into what is now an attractive and well used public amenity. The appearance and character of the development is contemporary and striking yet empathetic with the surrounding context.

This project has received a Civic Society Award and was also voted one of Inside Housing's Top 50 Affordable Housing Developments.

