

Case Study: Project A.K- Residence by BuildNext

Project Name: A.K -Residence

Location: Mananthavady, Wayanad, Kerala

About the Location:

Mananthavady, situated in the northern part of Wayanad district in Kerala, is a scenic town embraced by the lush landscapes of the Western Ghats. Surrounded by evergreen forests, rivers, and rolling hills, it offers an idyllic, nature-immersed environment—perfect for residential retreats or vacation homes that value peace, privacy, and a deep connection to the outdoors.

Despite its appeal, Mananthavady remains geographically distant from other major city centers. The region's topography, marked by winding mountain roads, presents logistical challenges when transporting construction materials or coordinating the arrival of specialized labour. These terrain-related hurdles require advanced planning and reliable supply chain strategies.

Still, Mananthavady's serene surroundings and ecological richness offer a rare opportunity to create architecture that truly blends into the natural environment



Overview and Design Intent

The Project was envisioned as a modern home rooted in the terrain of Wayanad—both physically and spiritually. Built on a naturally sloped site, the project was defined by the need to adapt the architecture to the unique contours of the land rather than altering the land to fit a rigid blueprint. The home offers sweeping views of the valley and greenery below, and integrates landscape and architecture in a way that the indoors and outdoors dissolve into one seamless experience.

The design prominently features an internal landscape zone—a **courtyard-like indoor garden space**—which brings in the feel of the outdoors, while remaining within the structural envelope of the house. The use of transparent partitions, natural textures, and open circulation enhances the sense of openness and organic living.



Design & Execution Approach

Contour-Based Structural Strategy

The topographical complexity of the site demanded a custom foundation and elevation plan. Rather than levelling the land, the house was designed to follow the natural slope, rising above it on one side and nestling into it on the other. This made the home appear both grounded and elevated—entering from one level and revealing its full vertical presence as you move through the structure.

Integration of Outdoor-Inspired Interiors

One of the standout features of the project is the internal garden a landscape feature placed within the home but executed to simulate the ambiance of an exterior courtyard. This area becomes a focal point of the design, using open-to-sky sections, natural stone, and greenery. Providing light, ventilation, and a visual retreat that complements the surrounding forested slopes.



Unique Ceiling Design with Rope Finish



To imbue the interiors with a natural yet distinct identity, a ceiling design was developed using many kilometers of natural rope. This unusual treatment added tactile richness, and echoed traditional craft while blending well with modern lighting and structural elements.

Fusion of Wood and Modern Finishes



Materials played a central role in the home's character. A fusion of warm wooden finishes with modern textures and surfaces creates a balanced contrast throughout the house. While wood adds warmth and a traditional touch, sleek finishes provide a sense of modern luxury.

Earthy Garden Design with Laterite facia

The external garden areas were designed using laterite stones, a material common in northern parts of Kerala. Their warm, reddish tone and porous texture gave the landscape an earthy, grounded feel. Combined with greenery the garden enhances the project's connection to its surroundings.



Construction & Logistics

Executing such a specialized project in a relatively remote location demanded intensive planning and coordination. The delivery of custom materials like rope and wood, deployment of skilled craftsmen for work, and supervision of the construction required a highly responsive site management team.





Weather-Related Challenges

The project site in Wayanad was significantly impacted by the region's unpredictable and often harsh weather conditions. Frequent and sudden rainfall was a constant companion throughout the construction period. These weather vagaries complicated the on-site activities, especially those involving excavation, concreting, and exterior work.



Managing the timeline under these conditions required a flexible yet proactive approach, with careful scheduling and protective measures. Despite all these challenges, the team successfully pulled off a complex project in about 18 to 20 months, delivering with meticulous effort and dedication.

Outcome

The house blends seamlessly into its terrain, embraces natural light and views, and uses material choices that speak to both heritage and innovation. From the laterite bricks to the sleek glass railings, every element was tailored to enrich the experience of the place. BuildNext's thoughtful integration of structure, design and execution resulted in a home that is as functional as it is soulful - A modern sanctuary that draws strength and serenity from the hills of Wayanad.



