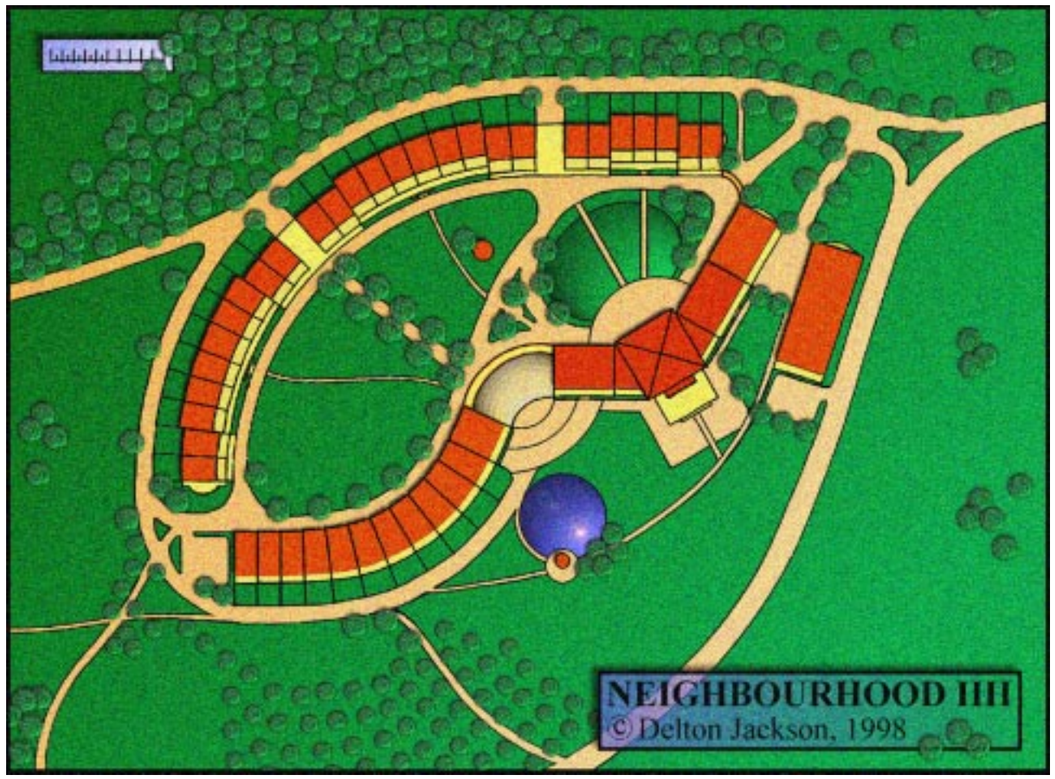
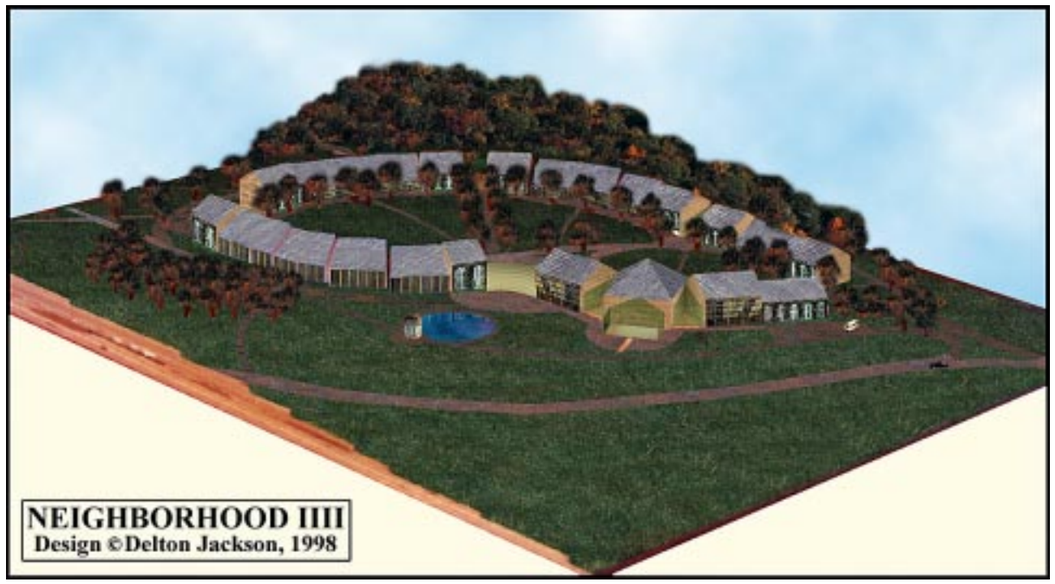




Key Elements Specified by the Brief

- 30-50 Residential Units
- Common House
- Dining/Assembly/Ritual Space
- Planetarium
- Lavatories
- Kitchens
- Connected, Enclosed Sunspace Walkways linking all buildings
- Health Spa & Wellness Centre
- Laundry Facilities
- Library/Study Space
- Commissary General Store
- Shop & Project Space
- Enclosed Aquaculture Space
- Childcare Facilities

General Criteria

- Wheelchair Accessible throughout
- Provision for alternative and soft technologies
- Maximise Views & Solar Exposure
- Minimise Visual & Physical Impacts of Cars onsite

Additional Features

Village Green

The Village Green has been taken as an archetypal village and community pattern, providing positive public space and a clear identity for the neighbourhood.

Private Space

Each residence is also provided with private outdoor space, with dual access to both the inside and outside of the community development.

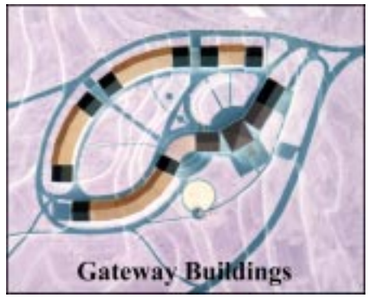
Common House as Focus for Village

The Common House is a focus for Neighbourhood IIII both visually and socially, with a clear and logical design that conveys it's purpose and position within the community.

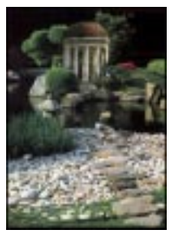
Amphitheatres

The development boasts two amphitheatre spaces, the first a grassy hollow which focuses on the north facade of the Common House. The second amphitheatre space is formed by the steps which connect the village green with the lower elevation to the south, the steps doubling as incidental seating for people to pause and appreciate the views beyond.

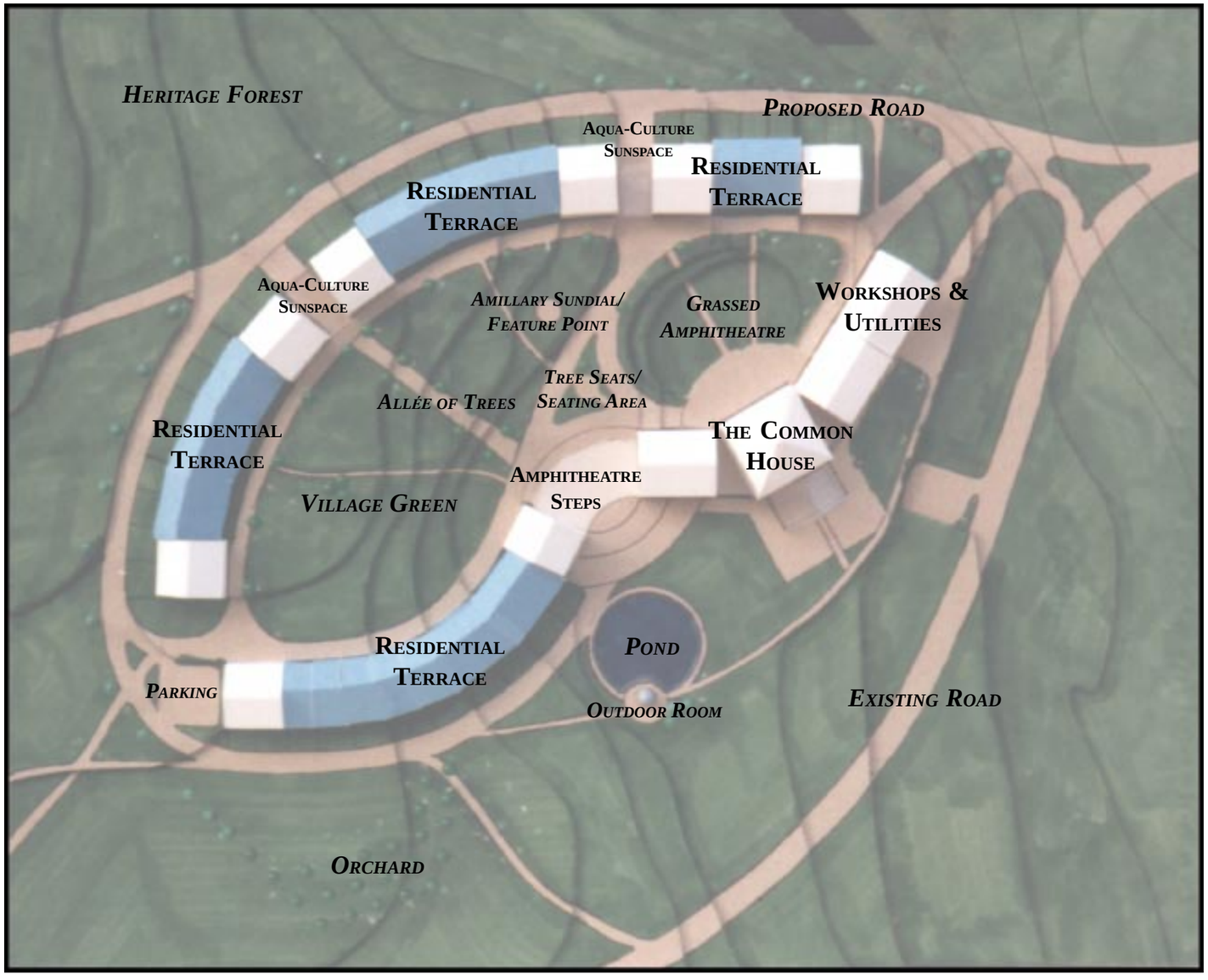
Neighbourhood IIII
Delton Jackson, 1998

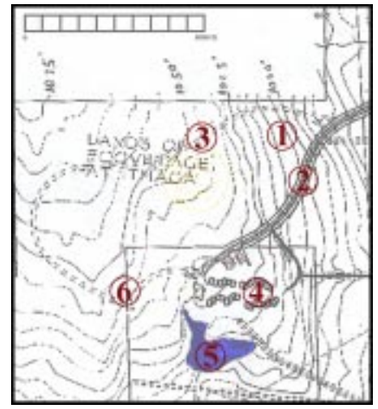


Orchard



Left: *Outdoor room by Pond-side.*
Bottom, left to right: *Eastern Gateway; View North along North-South Axis; Western Gateway*

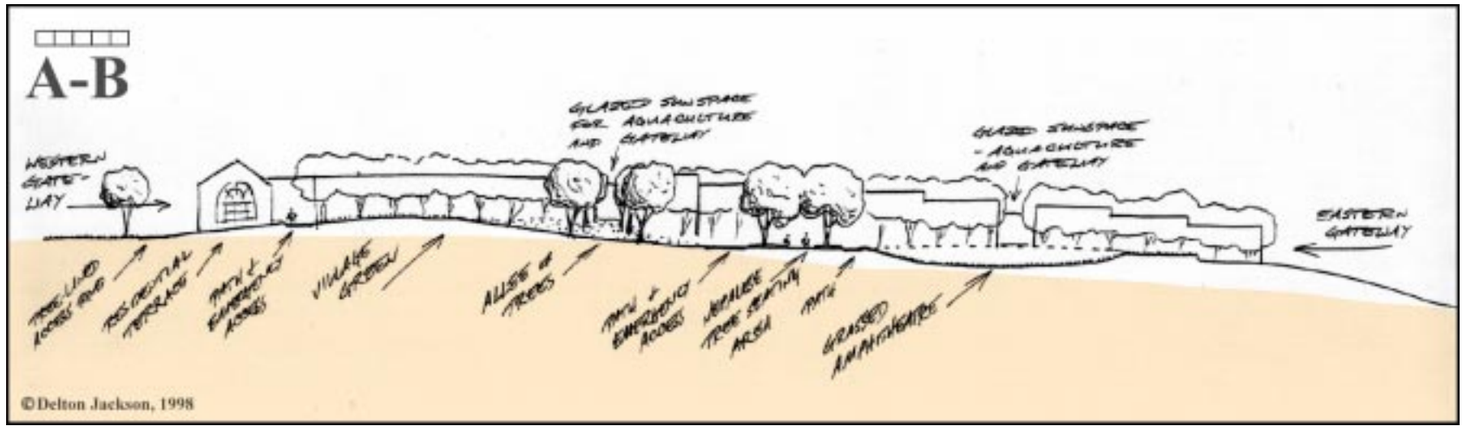


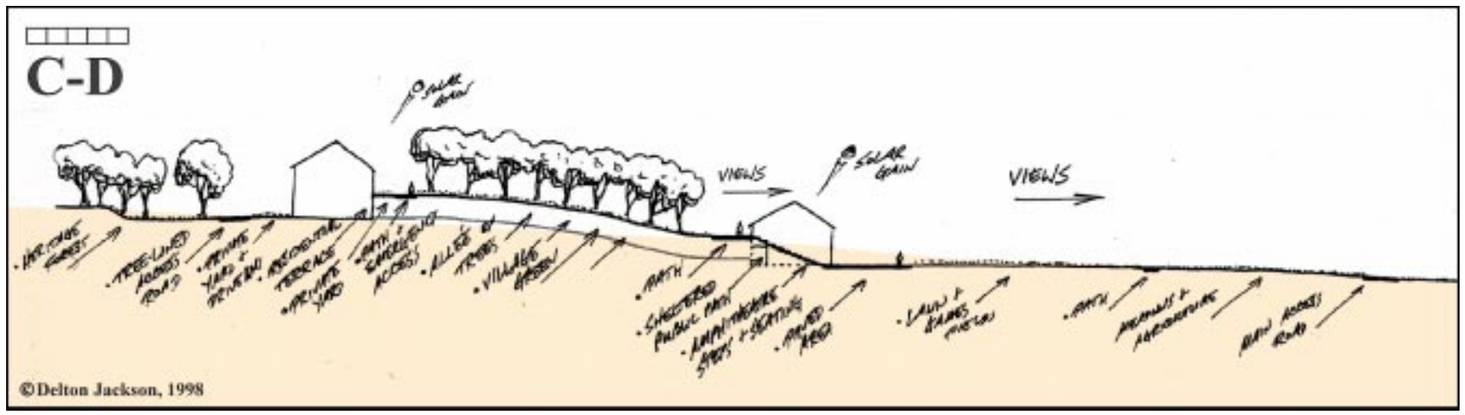


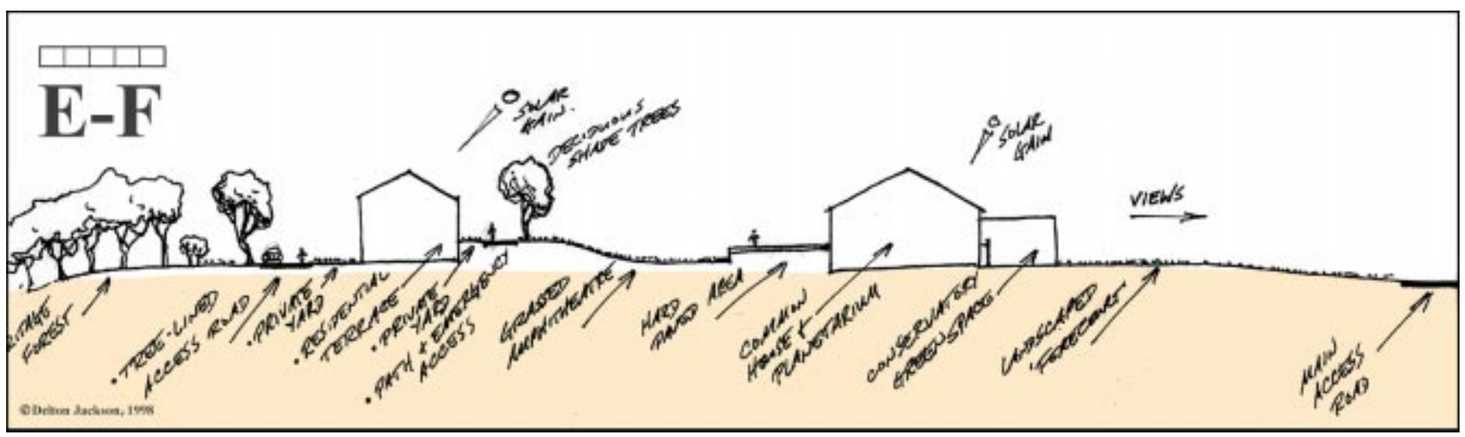
1. *Neighbourhood IIII site.*
2. *Existing Road.*
3. *Proposed Road linking all neighbourhoods.*
4. *The First Neighbourhood Group (FRoG), constructed in 1997.*
5. *Lake.*
6. *Site of the planned Second Neighbourhood Group (SoNG).*

Neighbourhood IIII
Delton Jackson, 1998

The Master Plan (2)



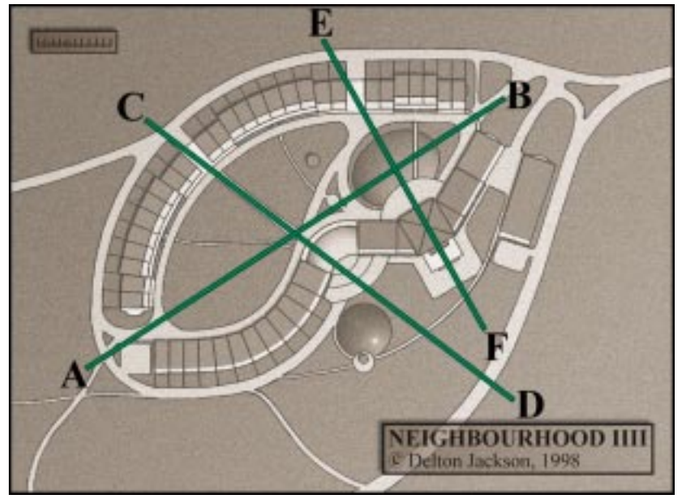




Existing Topography

NEIGHBOURHOOD IIII

DELTON JACKSON, 1998



RESPONSE TO SITE

The design of Neighbourhood IIII has been created in response to the possibilities and potentials offered by the landscape and features of the site, attempting to work as a part of that landscape as opposed to being imposed upon it. At the same time the importance of creating a clear identity for the community has also been recognised, and thus it is these two factors which will establish the *genius loci*, or spirit of place, of the finished development.

The following factors have influenced the finished design:

Orientation

Responding to:

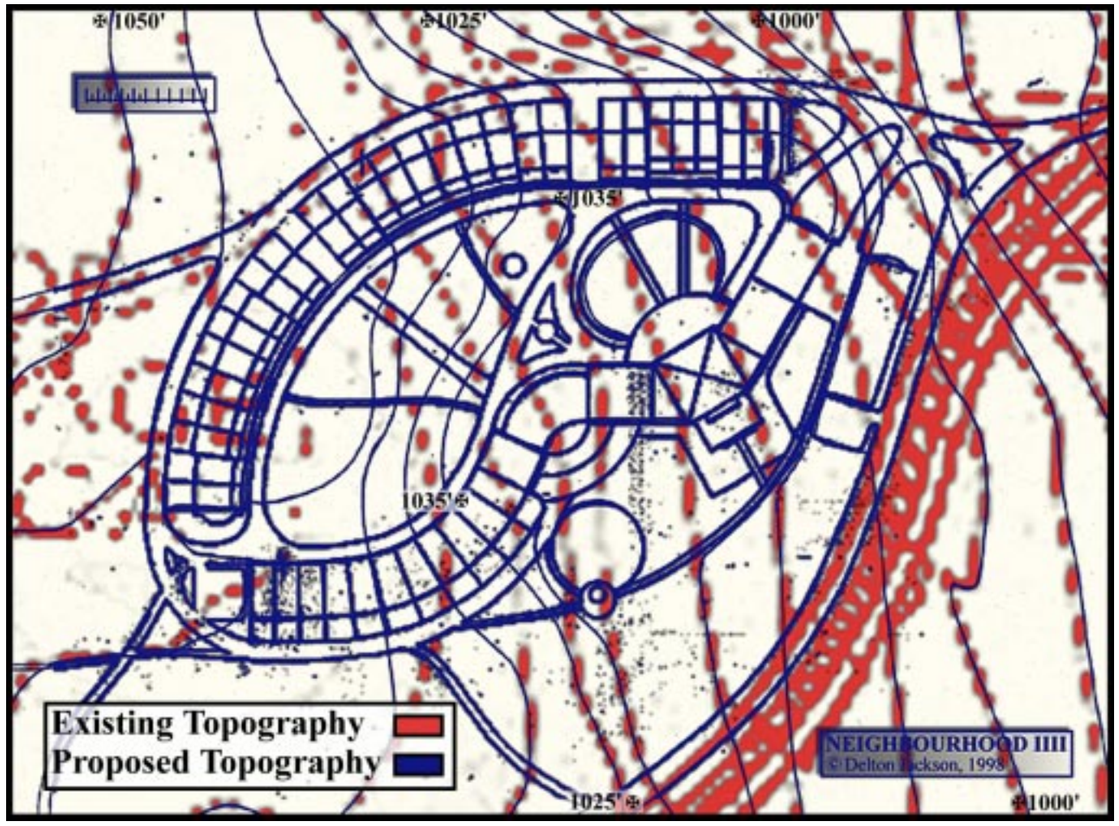
- Climate
- Solar Exposure
- Views
- Existing & Planned Developments

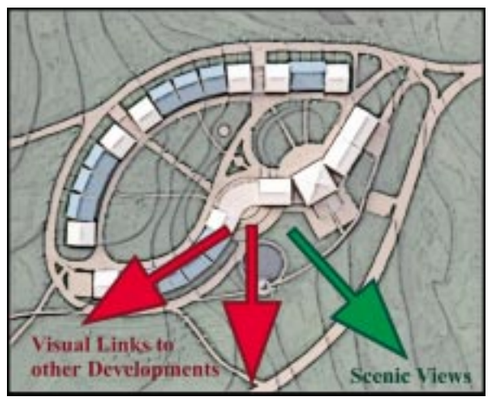
Site Topography

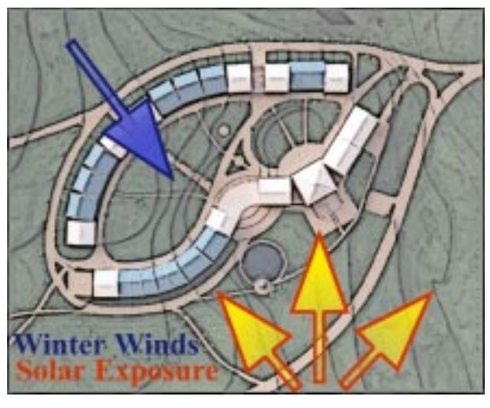
The proposed development has been designed to work with the existing topography by creating four main terraces, spaces whose character and use is defined by the surrounding buildings. This has been done in order:

- To ensure lines of site over the southernmost buildings, providing majority of residences with access to views.
- To create a layered composition of buildings with clear identities of purpose, i.e. Residential Terraces, an architecturally significant Common House, and definite “Work” buildings with restricted access.
- Paths lead down to the Common House (which has entrances on two levels) encouraging a natural gravitation to this area.

RESPONSE TO SITE (1)







NEIGHBOURHOOD IIII

DELTON JACKSON, 1998

RESPONSE TO SITE (2)

Transport Issues Onsite

- To minimise the impact of cars onsite, both physically and visually.
- To provide full access for emergency vehicles.
- To provide child-safe paths and streets.
- To provide enclosed walkways connecting all residences to the Common House.

And from the EcoVillage at Ithaca "Guidelines for Development", the following:

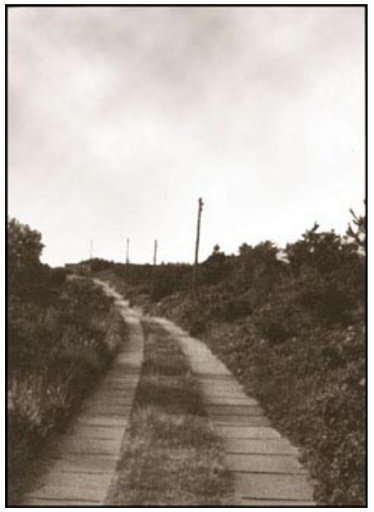
Goals

- To encourage pedestrian and bicycle circulation.
- To reduce the impact of motor vehicles.

Objectives

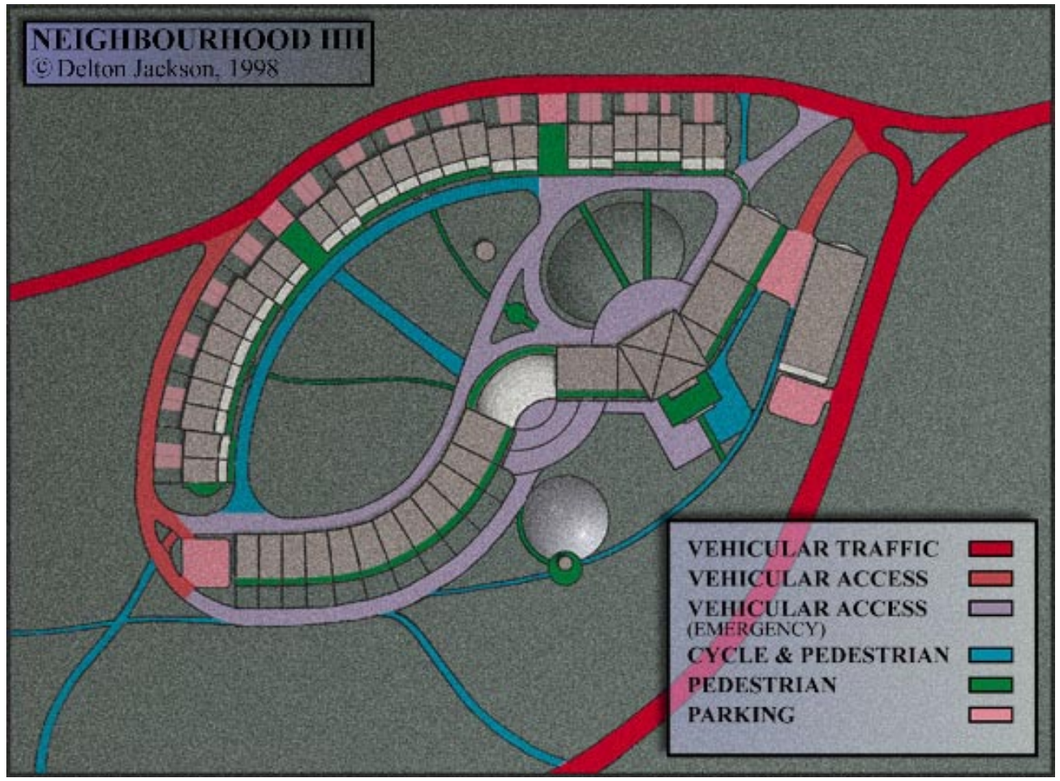
- The site road infrastructure will be kept to a minimum, consistent with safety and minimum convenience requirements.
- A network of pedestrian and bicycle paths will be designed and built to provide a primary circulation system.
- A pedestrian loop will circle through and tie together the neighbourhoods.
- The pedestrian loop will provide primary emergency vehicle access to the residential neighbourhoods.
- Reduce vehicle impact through mass transit, a computerised ride-sharing system, vehicle sharing, bicycle support, an initiative for high-efficiency, renewably fuelled vehicles, and a general policy that encourages on-site work, shopping, and recreation.
- Neighbourhood vehicle access will be restricted to the periphery of the residential neighbourhood area.
- Neighbourhood peripheral roads will be low-speed, low-cost roadways, designed to handle trucks delivering food to the common houses as well as emergency vehicles.

NOTE: In the Transport Diagram, the Key represents each category or type of "traffic" that the roads will be expected to carry through use of colour. In descending order, each category will have access to those roads/paths highlighted in their own colour and to those above them in the list, but not to those below.

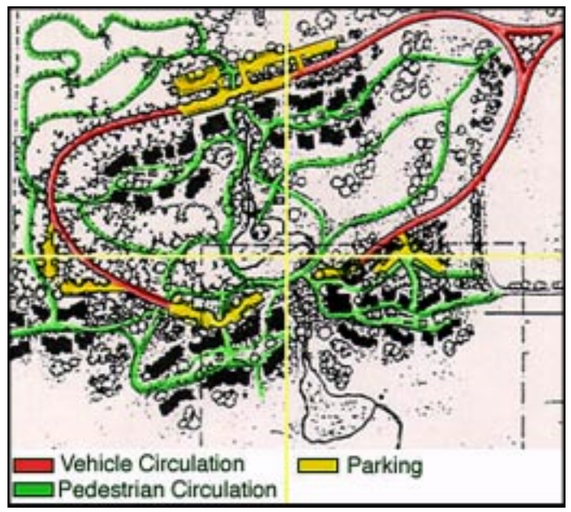


*From Christopher Alexander's **A Pattern Language**, this illustration provides a model to emulate where possible. Below is another example from the Bartron Corporation (http://www.grassroad.com/) who specialise in just such construction, creating green roads which will also bear the full weight of large-scale emergency vehicles.*

Low traffic and access roads do not need to be sealed, and in the interests of drainage, the soil, safe traffic speeds for pedestrians, and the cost of infastructure, should remain as simple as possible.



Even car parking can implement a green approach.....



Neighbourhood IIII
Delton Jackson, 1998

Transport Issues

Built Infrastructure

Residential Units

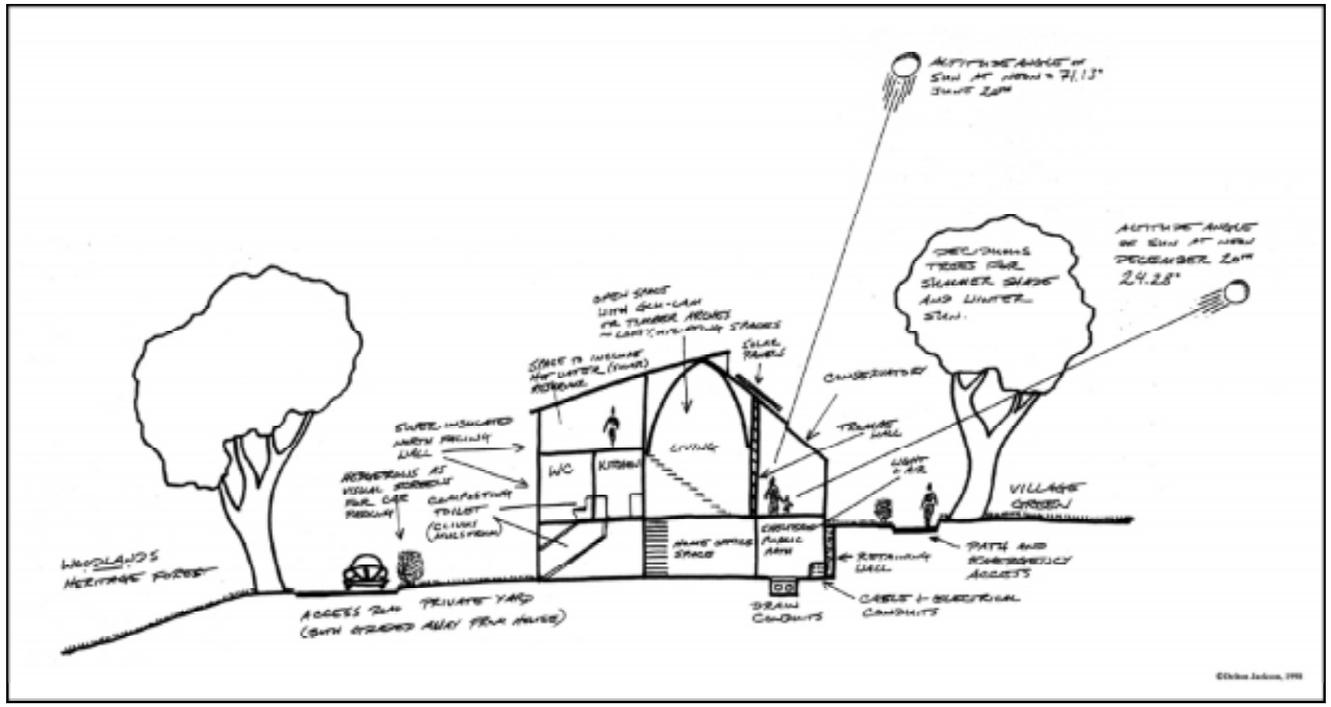
Key Elements Specified by the Brief

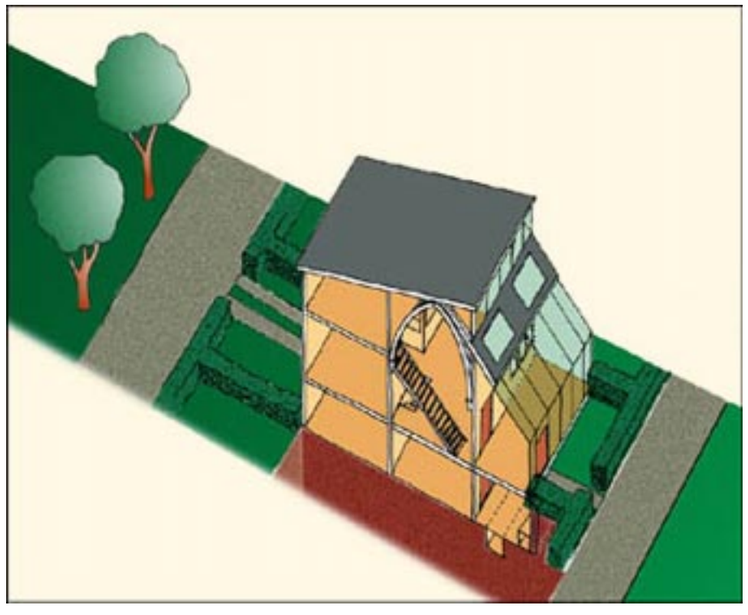
- ❖ 30-50 Dwelling Units of approximately 600 square feet each with provision for Bath & Kitchen.
- ❖ Dwelling Units connected by Enclosed Walkways.
- ❖ Dwelling Units easily connectable or detachable to reform into larger combinations to accommodate changes in family size.
- ❖ Compact overall structure to maximise heat efficiency.
- ❖ Separate “grey water” and sewerage waste piping.
- ❖ Provide scenic vistas from each dwelling.
- ❖ Covered access to parking.

Features

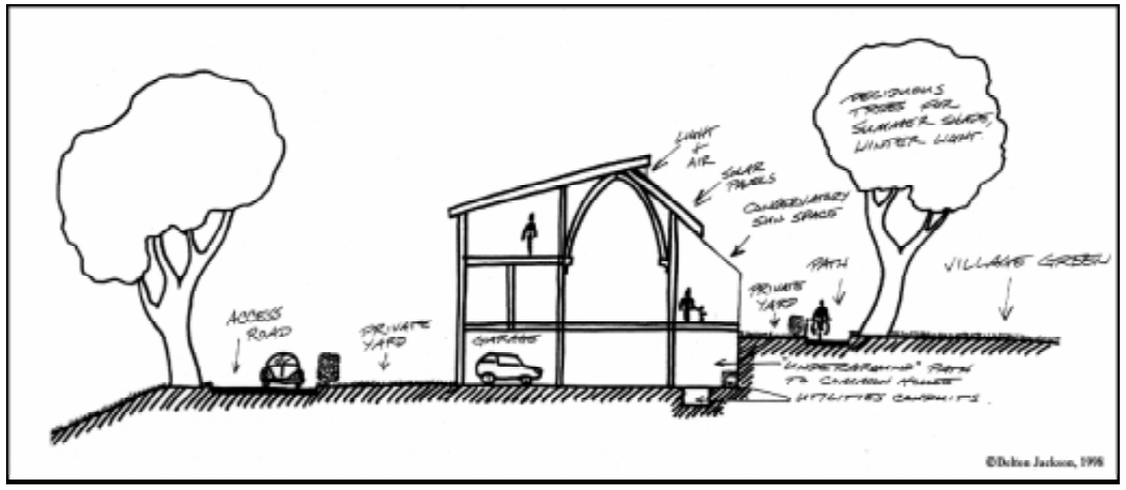
- ◆ Town House form adopted for maximum efficiency and to meet requirements of the brief.
- ◆ Party walls are removable in order to allow for adaptation and alteration in the size of residential spaces, meaning that adjacent units can be joined to create larger residences and vice versa.
- ❖ Units are oriented to take advantage of Solar Gain (for heating) and the Scenic Views.
- ◆ Two types of residential unit are proposed for variety.
- ◆ Type One includes the addition of a conservatory sunspace of approximately 200 square feet.
- ◆ Type Two incorporates passive solar heating into a more vertical facade, with increased interior floor space. Type Two is also adaptable for apartment units.

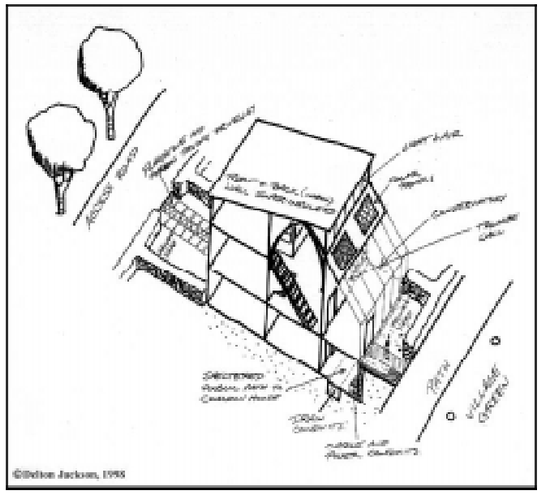
Both types are constructed so as to allow maximum adaptability of interior spaces and for change of use.

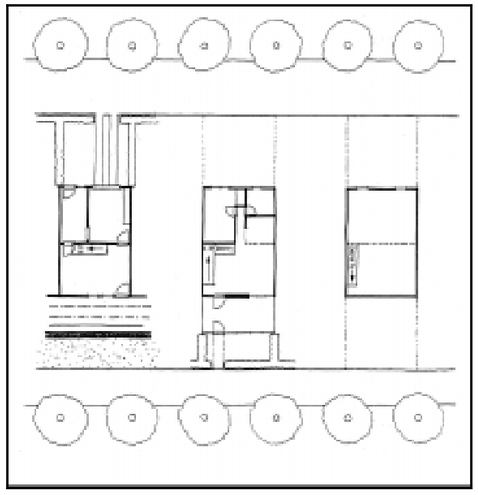


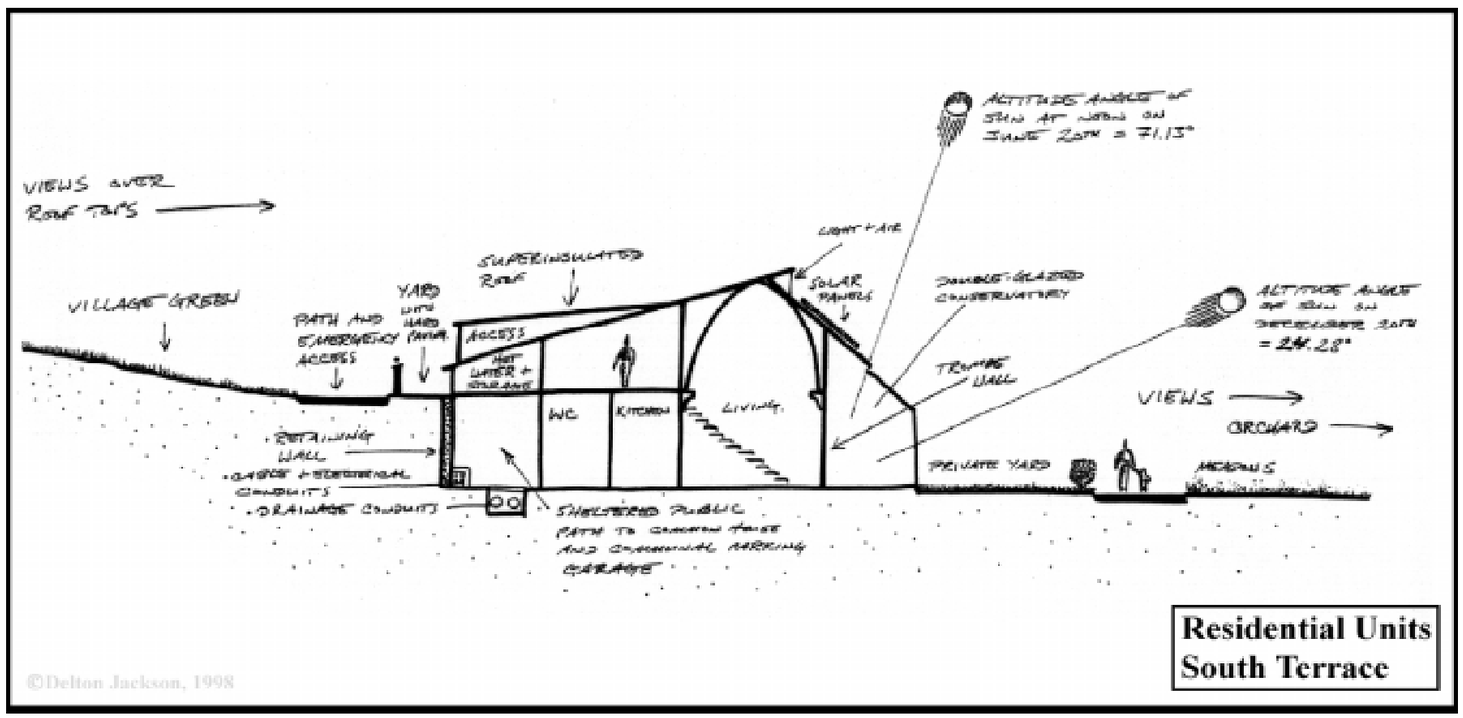


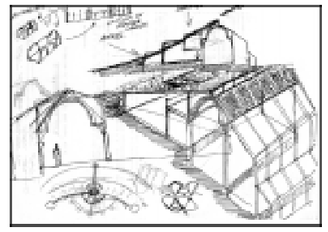
Possible appearance of interior spaces is suggested by this illustration from “The Natural House Catalog”, by David Pearson (1996).









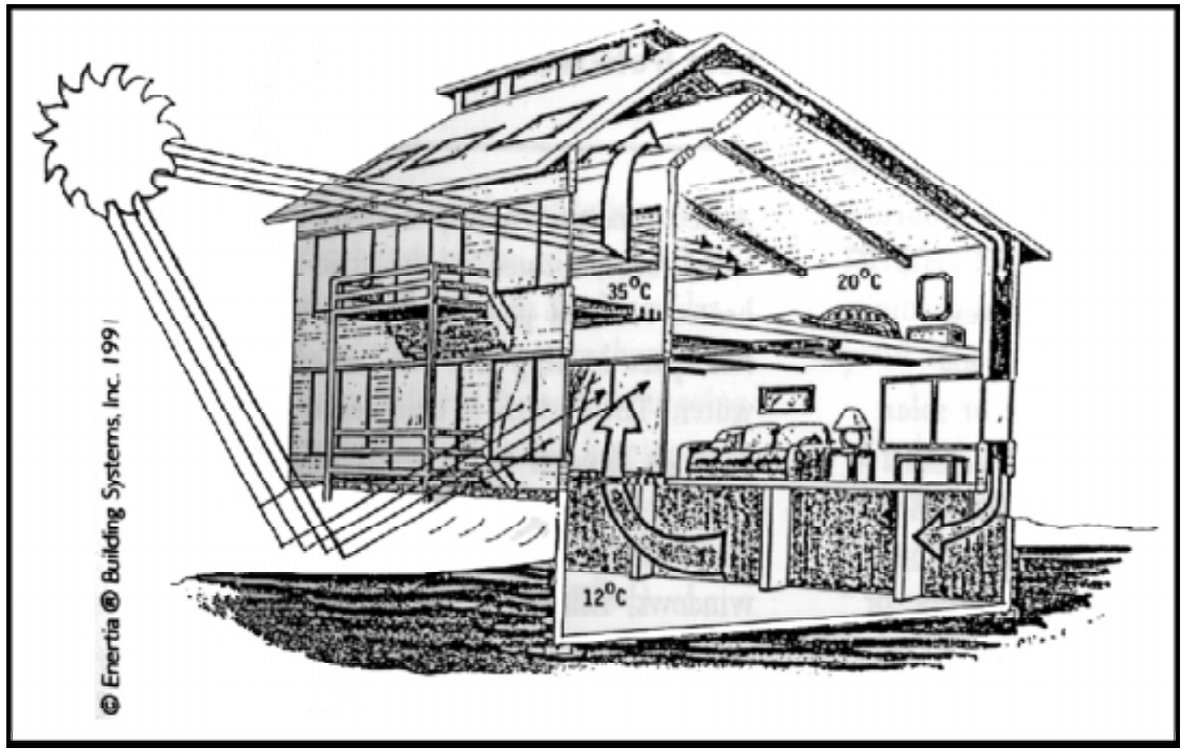


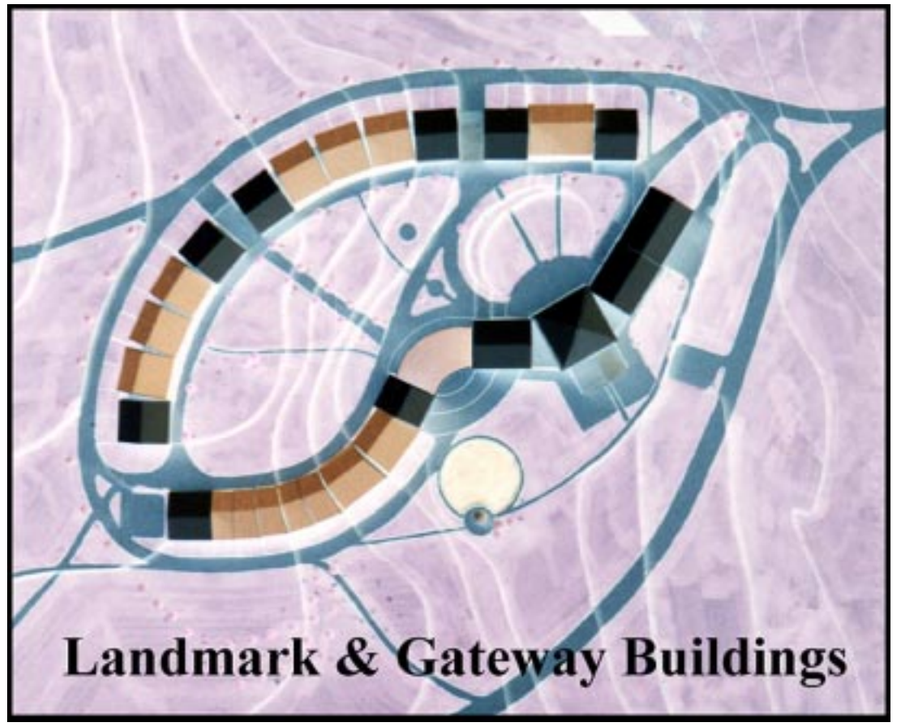
Initial sketches established the form for TYPE 1 RESIDENTIAL UNITS early on (left), inspired by the direct simplicity of traditional heavy timber-framed structures (right). If kept in good repair these will last a minimum of 300 years - A deffinite promisory investment for subsequent generations.

A high-ceilinged and galleried living space is also suggested for these dwellings for a number of reasons:
- To provide a greater feeling of space in buildings with a footprint of only 600 square feet.
- To provide a “wow” factor for prospective buyers and pleasure to residents; inspiring spaces which retain their visual logic and become even more impressive should party walls be removed. Such spaces also offer the potential of further (horizontal) division should the creation of further, more intimate rooms be desired.

NEIGHBOURHOOD IIII
DELTON JACKSON, 1998

BUILT INFRASTRUCTURE
RESIDENTIAL UNITS (2)



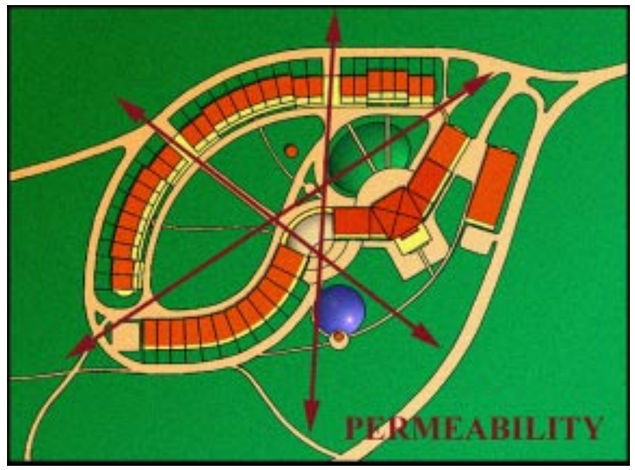


Built Infrastructure
Residential Units - Type 2

This design created by Enertia ® Building Systems Inc. (found in **The Natural House Catalog**, David Pearson, Gaia Books Ltd., London, 1996) provides a starting point for the design of another standardised building type for Neighborhood IIII. However, such buildings should retain the same adaptability that characterises the Type 1 units, though by adopting a different form they mark and frame the Gateway Points into the Neighborhood development. Standardization of these units is intended to contribute to the visual harmony of the project whilst at the same time reducing the overall cost.

The Layout of Neighbourhood IIII

Neighbourhood IIII is envisaged as a distinct part of a larger whole, creating a clear identity for itself yet working within the context of the wider EcoVillage at Ithaca. The layout design of the neighbourhood attempts to reflect this desire through:
- The creation of clear boundaries and a sense of enclosure, whilst retaining permeability.
- The creation of a strong structure with clear and logical outlines for subsequent growth if ever desired.
- The preservation of privacy and pedestrian safety within the neighbourhood, whilst creating views and links to and from the EVI Central Commons area and other neighbourhoods onsite.
- The creation of a composition at a scale which is easily embraced and comprehended, yet provides an unfolding variety of spaces, views and vistas as one moves through or around the site.



Neighbourhood IIII
Delton Jackson, 1998