

Case Studies

Case Study 1 - An Old Farm

In this case study, a large parcel of land became available which had formerly been a family farm along a country road. This farm was characterized by smaller fields divided by many hedgerows and stone walls, as seen below.

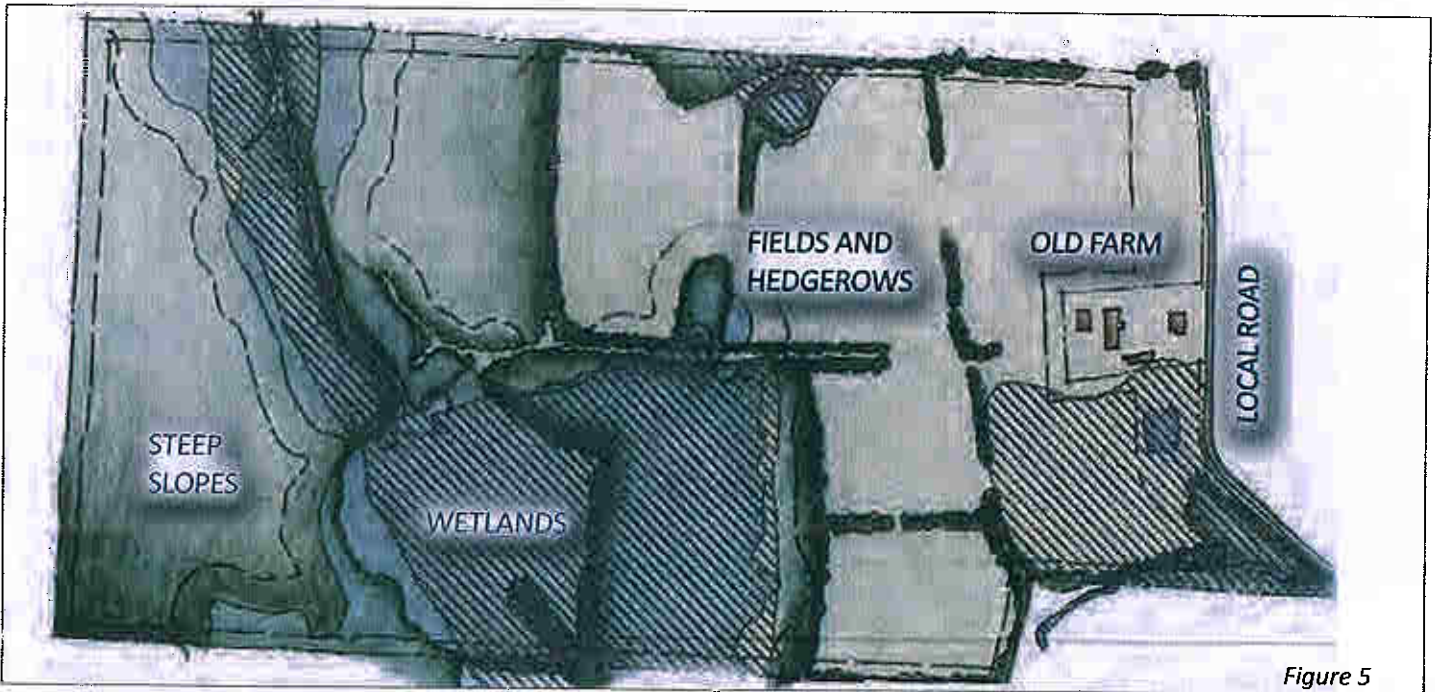


Figure 5

Conventional Plan - In a conventional development, all of the available building area would typically be subdivided into large lots, similar to the next illustration. However, this design would drastically alter the character of the land and would erase the smaller fields defined by the hedgerows and stone walls, cut down many more trees and negatively impact the view from the road.

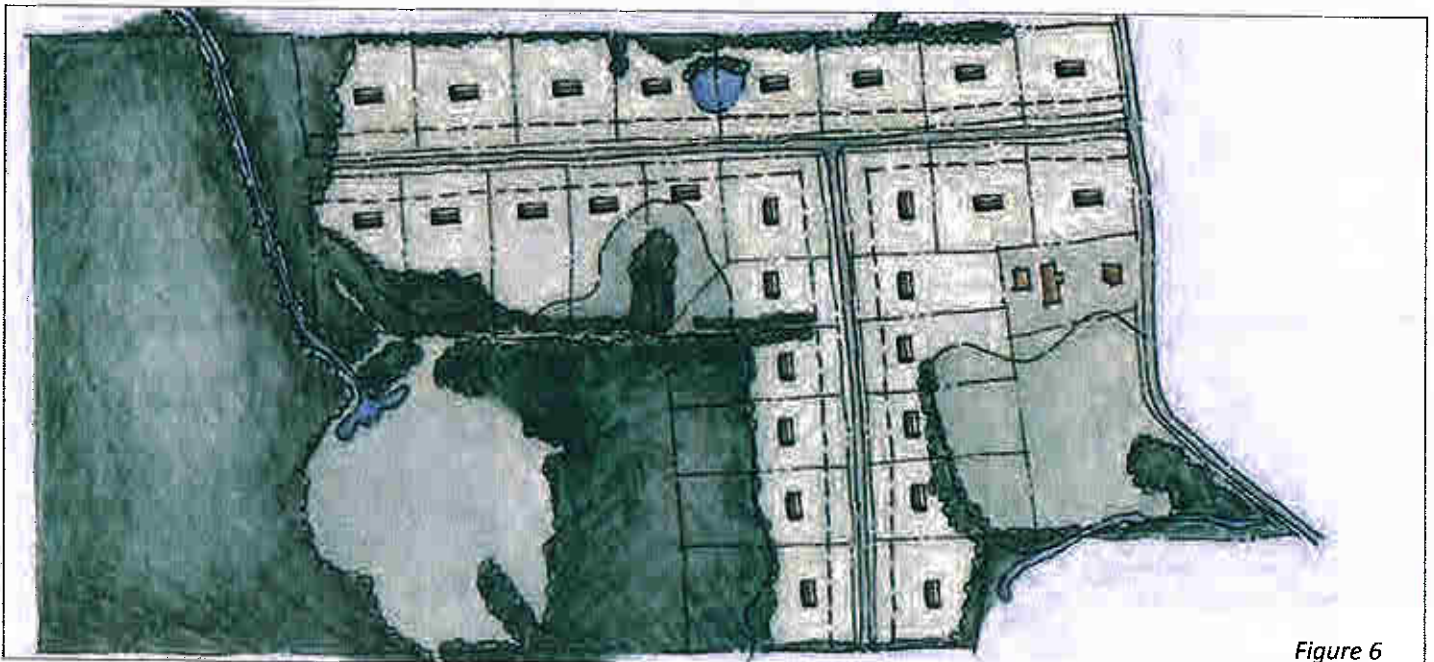


Figure 6

Resource Analysis - As an alternative, it was agreed that the farmland along the road presented the most valuable visual resource because of its high-visibility and picturesque views along the road. This area was selected for conservation protection, allowing further subdivision to take place behind it. Likewise, the woods, wetlands and steep hills behind the farm are not as suitable for development, and are also selected for inclusion in the conservation easement. The existing hedgerows and rock walls are to be preserved wherever possible.

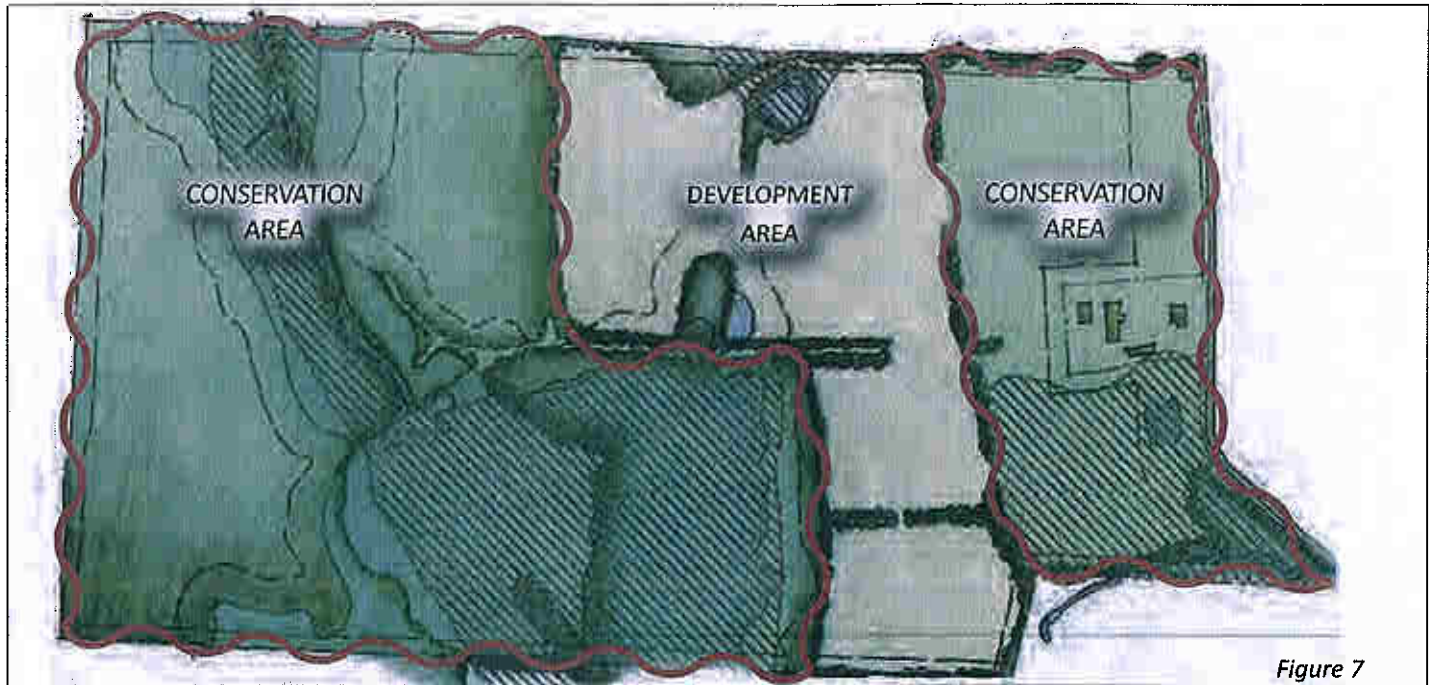


Figure 7

Conservation Plan - Using smaller lot sizes and a much more sensitive design, the same number of houses are accommodated within the development area. This preserves the character of the small farm plots, the view from the road, creates areas for trails in the back and an attractive drive into the new development. The result is a more attractive development which protects the local landscape.

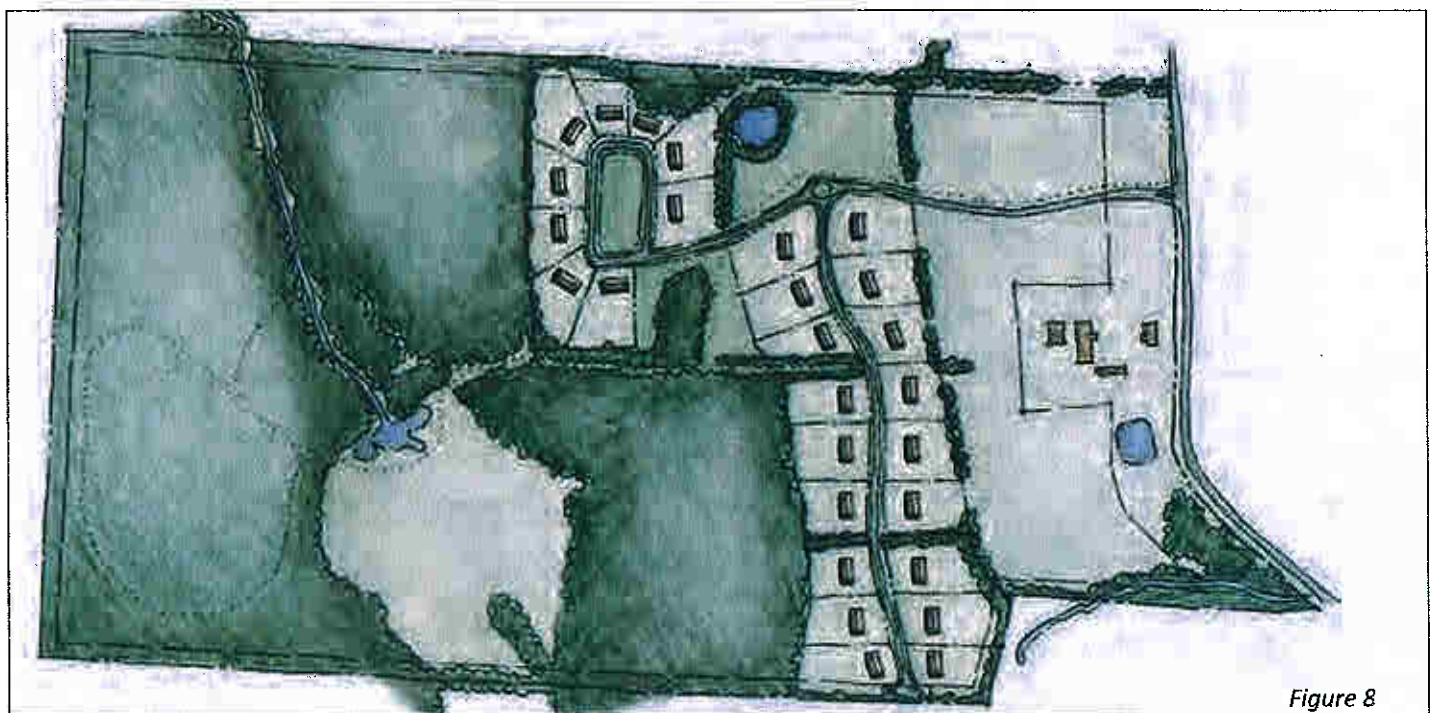


Figure 8