



## Bedford Mews

Carlisle, Pennsylvania project 2008

The site of the Bedford Mews project is a level flood plain bordering the Mully Grub, a spring-fed creek that runs along the north border of the property. According to local authorities, the site was backfilled and leveled prior to the nineteenth century with “cast- ing sand”, a by-product of the local steel industry. Likely the Mully Grub’s banks were straightened, and the site leveled at this time; no remaining natural land features exist. Oriented east to west, the site includes a mature stand of deciduous trees that define the south border of the property and provide summer shading.

The design challenge was to maximize the number of units while developing a minimal footprint that would allow for restoration of the majority of the lot. The interior mews of the project is an urban public space where residents and vehicles coexist. A design of this nature allows the maximum number of residential units, while reducing the focus and size generally allowed for vehicular access and storage. A modular design optimizes flexibility within the units, and provides for future expansion within the building envelope -- live /work flex spaces can be converted into an additional bedroom for a guest or parent, or outdoor roof decks can be closed to use as an additional bedroom. The circulation within the unit is intended to act as a solar collection space and is vented accordingly at the roof. The energy goal is to reduce the requirements for this development to half the energy requirements for homes built conventionally (code compliant). “Green guidelines, including LEED® Home, Energy Star® & Green Communities. Criteria, will be considered for both bench marking and certification.

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