



## Bedford Mews

Carlisle, Pennsylvania Ongoing  
Private Client

The site of the Bedford Mews project is a level flood plain that borders 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 "casting sand", a by-product of the local steel industry. Likely, the Mully Grub's banks were straightened, and the site was 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. A central goal of the project is to integrate this newly built environment with a restored stream and riparian zone, and to employ stormwater and flood management features to reestablish natural cycles. 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 it reduces 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, vented 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). The project follows green guidelines, including LEED Home, Energy Star, and Green Communities. Criteria will be considered for both benchmarking and certification.



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