

## **Neck Farm / Design Approach Narrative**

Project Address: 13 Neck Road, Lancaster MA

The overall design approach for Neck Farm is to create appropriate and contextual buildings, befitting to its rural New England setting. The project includes two buildings, conceptualized as a simple farmhouse and a detached barn, complementing nearby residential and historic properties. Within the buildings will be a mix of dwelling unit types, including one, two, and three-bedroom flats, and two-story townhouses. First floor units in the larger structure will offer accessibility.

Individual building components are designed to a human scale and use conventional local materials, such as clapboard siding and divided-lite windows. Welcoming porches and finish carpentry details are among the features that blend seamlessly with the character of neighboring homes and civic buildings.

Layout of the site provides space for landscape and plantings between the structures, with generous pathways connecting building entrances and public sidewalks. The driveway and resident parking spaces are designed to minimize visibility from public ways, allow easy access for residents and visitors, and accommodate maneuvering for emergency vehicles.

Integrating sustainability into Neck Farm is a fundamental goal for the project. At a minimum, the development team would like to exceed code requirements for insulation values and mechanical equipment, install high-efficiency appliances, provide dual-flush toilets, specify native plantings, consider permeable paving, and make provisions for future solar power.