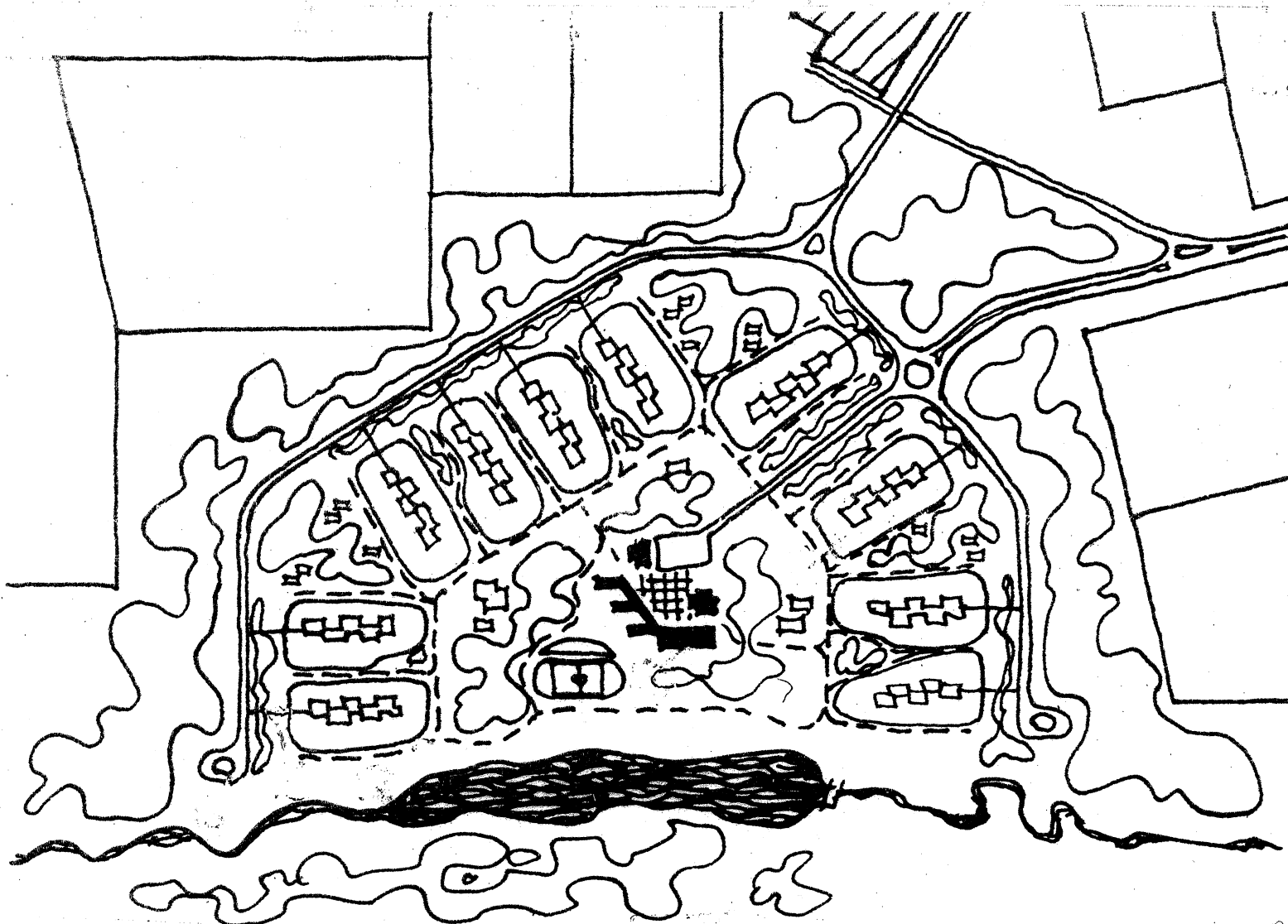
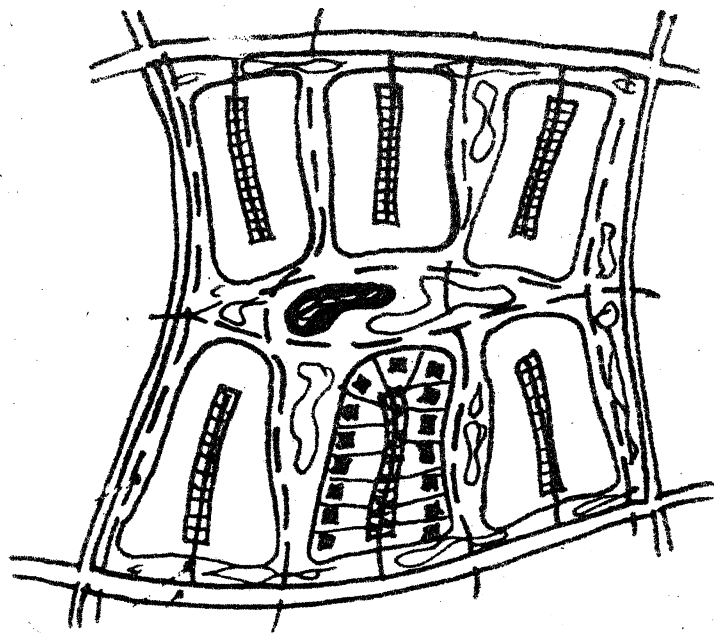


THE CLUSTER PRINCIPLE FOR 1-2 STOREY DEVELOPMENT



The given principle of development (fig.1) is based on three ideas:

The first idea is that of "Radburn" – the creation of two parallel systems of thoroughfares – traffic and pedestrian, which would provide more comfortable living conditions;

The second is the merging of residential homes into a cluster, which would yield a significant economic effect due to an increase in so called reduction of the linear density of development (residential area by 1 square meter/ft paving of traffic and pedestrian ways and 1 linear meter/ft of street engineering networks – water, sewage, gas, etc);

The third is the liquidation of driveways from house

lots through the distribution of garages (in villages – premises for domestic animals) along a single driveway within a cluster, which yields an additional economic effect.

The adaptation of the "cluster principle" yields the ability to transform pedestrian ways into landscaped areas linked to the pedestrian area of the town or village center. (fig.2) The layout itself, that is the arrangement of houses, attains plasticity, which allows, without the use of expensive, ecologically harmful, and aesthetically vulgar grading of territory, to organically fit into the terrain and other natural particularities of the locale – large trees, cliffs, streams, ponds, lakes, etc.

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