



# 11: Parke Farm



**Location**  
East Bradford Township

**Tract size**  
277.45 acres

**Open space**  
73% (201.54 acres)

**Number of units**  
34 single-family units

**Year approved**  
1996

Parke Farm is located in East Bradford Township just north of Route 162 off of Creek Road. The most outstanding feature of this development is immediately recognizable upon reaching the entrance to the access road. There are no large-scale signs or formal entrances, just a narrow access road that leads into the development along a hedgerow and a large rolling meadow. This layout creates the most effective roadside buffer of any cluster development included in this guide. The entrance looks more like the driveway to a private estate or horse farm than the entrance road to a development.

The dwelling units are not visible from Creek Road as they are located nearly one-quarter mile inside the development. The homes are fairly typical of single-family development in Chester County: large homes on 2-acre lots surrounded by expansive lawns. However, the layout of the homes and preservation and integration of natural resources is far from typical. The layout takes full advantage of the topography, existing



*A view of the buffer looking back towards Creek Road.*



*The integration of mature woodland reduces the impact of residential development on the open meadow below.*

woodland, and historic hedgerows. The lots in the northern portion of the development, adjacent to the woodland, integrate mature trees into the lot layout, reducing the impact of the development near the ridgeline. The lower cul-de-sac is thoughtfully laid out and nestled into the hollow. The well planned use of the topography also provides an effective screen between residential uses within the development.

The houses have side-load garages that reduce the impact of the garage doors on the facades of the dwellings. A trail system would have complemented the extensive internal open space and the views to adjacent farmland and natural resources. The absence of a sidewalk system is appropriate in this rural setting as is the lack of curbing.

The topography, existing woodland, preserved hedgerows, and thoughtful layout of this development provide a very effective screen to adjacent uses. Parke Farm provides an excellent example of 2-acre cluster development in Chester County. In addition, it provides proof that the implementation of design elements, as discussed in Chapter Three, can significantly enhance the layout of any cluster development.