

At White Oak we encourage a long term view both into our past and into our future therefore it is our intention to reduce the developments energy consumption and environmental impact whilst increasing the quality and comfort of life in our community...

Following are design devices / methods we are applying at White Oak as part of our green development programme –

Landplanning and Landscaping

Extensive open space networks

Native Vegetation Specification

Natural watercourse planning

Specification of productive landscaping, fruit trees, berry bushes, vines.

(Landscaping can provide year round feeding to local bird life including winter months.)

Building Design

Buildings are designed with nature by respecting the locations existing natural systems and features (water, topography, solar, wind orientation, climate and vegetation)

Following are the design methods being applied:

- Natural ventilation systems - The layout of the houses will consider prevailing winds and be sited to maximize the potential for cross ventilation.
- Passive Solar Heating
- Passive Earth Ambient Conditioning - Because the temperature of the ground in this region remains at a mean temperature of 17 degrees Celsius an earth sheltered structure will effectively remain cool in summer and relatively warm in winter. Due to the gently sloped topography at White Oak, this principle can be taken advantage of both in our Residential and Communal buildings.
- Earth Coupling - Water and air can also be preheated using the same principle. This practice is proven to be highly effective in preconditioning air and water temperatures thus reducing the required energy input significantly. Use of insulation and thermal mass can maintain cooling in the summer and heat in the colder months.
- Rainwater or Grey Water Systems - A simple rainwater collection system for use in irrigating gardens or washing cars offer an economic means to reduce water use.

Materials

- Locally sourced materials- reduced embodied energy
- Sustainable Harvested Timber
- Low-VOC Paints

Technology

- Solar photovoltaic systems
- Solar water heating systems
- Our Fibre-optic internet infrastructure will facilitate amongst other things Remote and Smart Building Control systems
- White Oak is within a dark-sky zone. Dark Sky Friendly lighting and daylight sensors will be specified in our communal areas.

Running Costs

Green components can contribute to long-term direct financial benefits by reducing future homeowners' association dues and indirect long-term financial benefits by increasing the value of the home-owner's property.

Green elements that lower utility costs might produce both direct and indirect environmental and societal external benefits by reducing energy and natural resource consumption (lessening the need to build additional power plants), and decrease CO₂ emissions and solid waste while improving water and indoor air quality. Incorporating green solution into site and circulation and transportation planning may result in direct and indirect environmental and societal benefits by reducing traffic congestion and emissions while improving driver and pedestrian safety and quality of life (decreasing dependence on fossil fuels). These longer-term benefits associated with green development often come at little or no cost to the homebuilder, yet they are still being ignored in the mainstream residential sector.

White Oak General Design Intentions and Organization –

We wish White Oak to be restorative, nourishing and stimulating Environment.

Organization

- The overall master plan contains several different, residential neighborhoods, gathered, amphitheatre like, around White Oak Creek and the Plateau of the Golf Course.
- The development is connected by a vehicular network of country roadways and non vehicular of Nature Trails.
- Each Neighborhood is articulated with a character specific to its area and the facility / amenity accommodated there.
- Neighborhoods are separated by 'Landscape Buffers' that radiate from the central landscaping feature, the Golf Course to the external envelope of the site.
- These 'Landscape Buffer' areas contain communal gathering areas and facilities unique to the neighborhood in which they are situated
- The Nature Trail network is threaded through each of these 'landscape buffers'. We wish to encourage this network as the primary means of transportation for residents whilst circulating, by foot, hoof, wheel within the community.

Below are our General 'design intentions'. Listed under each are the methods and considerations applied in meeting each objective.

Objective 1- Interaction with Nature

Nature Trails
Communal Gardens
Intensive and Fruit bearing landscape policy
Communal Harvesting
Outdoor Amenities and activities

Objective 2- Interactions with People / Sense of Community

System of common spaces / Overlook towers / cook-out areas / Communal gathering spaces at the landscaped intersections between each neighborhood area
Village Area – The centrally located village area should begin to pump as the heart of the community. It will combine interaction and nurture the physical, social and cultural needs of White Oak's residents.

Objective 3- Create a Sense of Place

Articulate each Neighborhood in accordance with:
The character of their area and on the basis of the facility that is accommodated within the vicinity
For example:
The vineyard area will have a French accent to its common landscape and architecture;
The Equestrian Area will have Equestrian / New Hampshire archetypes, landscaping and fencing, etc.
The Plantation House, Colonial accents etc.

(Please note: A character of Architecture will be suggested for each area but will not serve as a compulsory condition beyond satisfying general guideline and the review of the Architecture Review Board.

Home design and siting description

The careful placement of homes within the natural environment of White Oak will highlight the connection of interior spaces with the surrounding landscape, creating variety of filtered views of parkland, Creek, lakes, vineyards, orchards, the Championship Arnold Palmer Golf Course and Blue Ridge Mountains. Generous outdoor living spaces are provided by covered porches that transition comfortably into open patios and surrounding gardens.

Irish Influence and accents

Meandering, serpentine walls dive up and down through the earth and weave in and around the trunks of the indigenous oak clusters. The capping detail of these walls is traditional to Co. Meath, Ireland.

Our Observatory will be perched upon a Martello Tower, a form familiar both in the physical and literary landscape of Ireland (James Joyce began his famous journey, Ulysses, from the Martello Tower at Sandy Mount in Dublin, Ireland).

There are many other subtle reference, myths and stories ingrained and hidden within the features of White Oak. It is intended that they are visible to those that know them and wait to be discovered by those who don't.

We do not wish to literally reproduce elements of Ireland in what is often a crass and 'stage set manner' but only wish to evoke some of the more soulful whisperings, spirit and meaning that is often found in Ireland. White Oak should contain a healthy variety of flavors; the Irish aspect is intended to remain only a very subtle undertone to the overall ambiance of White Oak Golf & Equestrian Community.