



## urban beach house

### **Reality of “recycle and transformation” of underused land:**

This is an infill project, in which the single-family house is built on a vacant lot, abandoned for many years, and situated in between multiple-housing structures. Infill accepts growth without adding to sprawl, uses current infrastructure, avoids public costs, and adds value to existing neighborhoods. Infill sites are “all we have left” to supply the housing demand in most populated cities.

### **The existing conditions to be observed and considered:**

As the street is considered a potential historic district by the city, the sequence of building typology is analyzed along the street. The eclectic building collection of the streetscape consists of a mix, started with the affluent craftsman single-family house to the four-story low-income brick apartment building and a five-star hotel right across the street. Positively, the neighborhood has been retained a wide array of socio-economic diversity. With some exceptions, most of the building masses are mitigated. A lower volume typically fronts the main volumes of buildings along the front street to heighten the sense of airy and openness. Another typical feature along the street is a pedestrian oriented approach to the dwelling, with a porch or similar feature linking the front yard to the main living space.

### **Application of sensitivity and respect to the existing environment**

The Urban Beach House is conceptualized with a much reduced setback than the required to allow for breathing room for the neighboring properties, and saving ocean views for





them. The design takes on a pedestrian oriented approach featured in a contemporary way, by having a porch like platform inviting the front yard into the living space by entirely opening toward the street, embracing street life.

#### Traditional wisdom to address environmental issues:

Extensive glazing and the skylight in the middle core, induces abundant sunlight into the dwelling, eliminating an extensive use of heating. Cross ventilation with ocean breeze is applied for cooling. Solid hardwood floor without industrial glue is laid. Swimming pool, stucco, and sand for sunscreen panels and landscape are chosen for thermal quality. Light colored stucco, glazing, and sand panels with reflective quality are applied to mitigate the mass of the building to reduce visual impact.

