



# 21: Tullamore



**Location**  
Pocopson Township

**Tract size**  
61.20 acres

**Open space**  
80.7% (49.4 acres)

**Number of units**  
33 triplex units

**Year approved**  
1986

Tullamore is located in Pocopson Township off of Route 926, about one mile west of the Brandywine Creek. This small development consists of two culs-de-sac connected by one narrow cartway. A large rolling meadow makes this development unnoticeable from Route 926, and provides a buffer between Tullamore and surrounding residential development. By allowing the meadow to remain in its natural state, the rural character of the area is not compromised. This vast area of natural meadow is also a positive example of alternative ground covers as discussed in Chapter Three, page 110.



The housing units, which feature three dwellings per unit (triplex), are unobtrusive in terms of their architecture and further preserve the rural character. The homes' subdued grey exterior and mature landscaping soften their visual impact on the surroundings. Many of the units enjoy a view of both the rolling meadow in the front half of the development and the woodlands in the rear. Landscaped islands and the large areas of preserved woodlands further contribute to the rural character of this development.

An obvious strength of Tullamore is that its design was sensitive to the rural nature of its surroundings. The development does not feature many design elements that are common in suburban areas, such as sidewalks and curbs—those elements would have been out of context in this rural setting. Tullamore focuses on preserving large amounts of open space, the existing rural character, and natural features of the site.



*Clustering the homes onto one side of the roadway allows most residents to view both the meadow and woodlands.*



*Naturalized meadow, as an alternative ground cover, has numerous benefits such as improved storm water infiltration.*