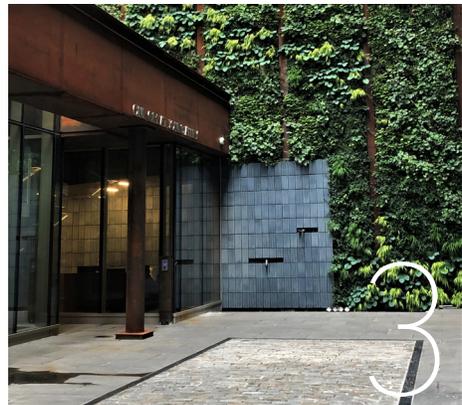
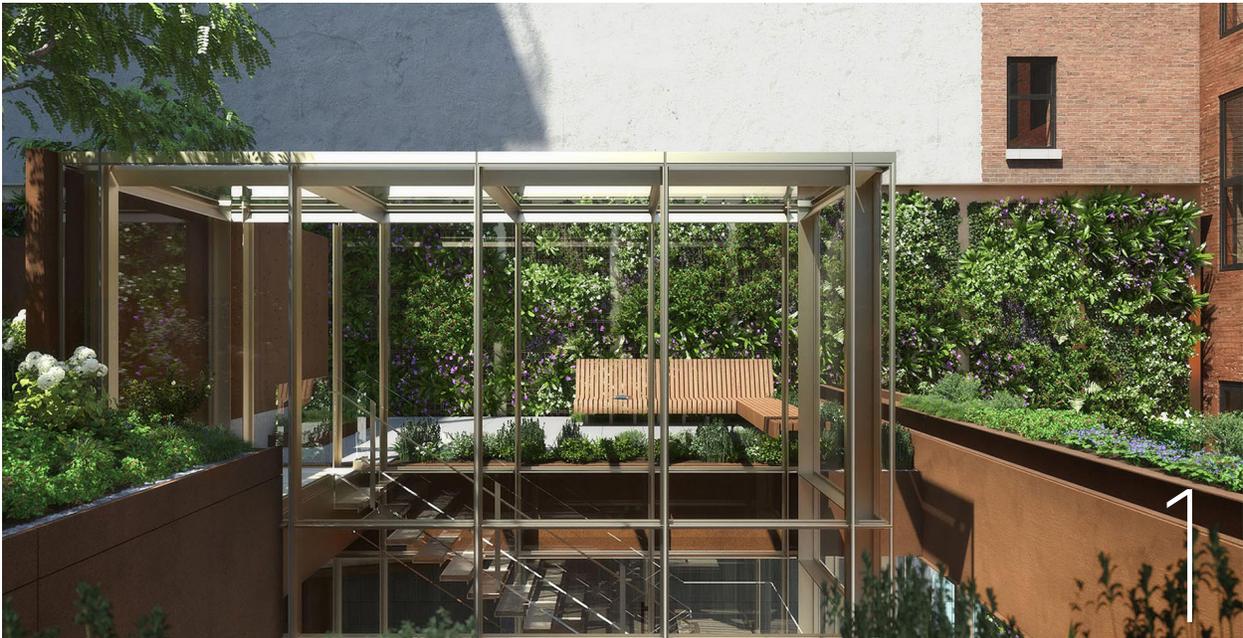


GREAT JONES ALLEY

GREAT JONES ALLEY





1. Common Garden Terrace Rendering. 2. Alley Entry Court Garden Rendering. 3. Water Wall Linking Court Garden and Lobby.

GREAT JONES ALLEY
 HISTORIC ADAPTIVE RESIDENTIAL RE-USE
 NEW YORK, NEW YORK

Nestled deep in lower Manhattan’s NoHo district, this mid-19th century industrial building retrofit uses salvaged and raw building materials to anchor the project to its light-industrial heritage while reimagining it as a homey residential retreat. The adaptation of cobblestone alleyway as the building’s entrance reinforces the experience of new meeting old. The alley’s deep view from the street is terminated by an unexpected Corten steel framed vertical garden wall – the largest exterior vertical garden wall in NYC. It is used as a shared and unifying landscape design device that blends the ground level arrival space and a 2nd floor common roof terrace. The vertical garden wall softens and partially masks the presence of its gritty industrial building context. Recycled water cascades through a tiered wall fountain that empties onto the alley’s floor – infusing the natural world’s visual and audible elements as a multi-sensory experience. These distinctive design characteristics further elevate this residential conversion’s unique offerings to distinguish itself as one of the most sought after downtown residential properties.

PROJECT FEATURES

- Historic cobble alley adaptive re-use
- Largest NYC exterior Vertical Garden Wall
- Salvaging + reuse of granite pavers
- Multi-Level courtyard garden
- Common amenity roof garden sanctuary
- Private duplex roof garden
- Industrial raw materials for historic reference
- Water wall using building grey water
- Rain water harvesting
- Water conservation irrigation system

COMPLETION

2019

COST

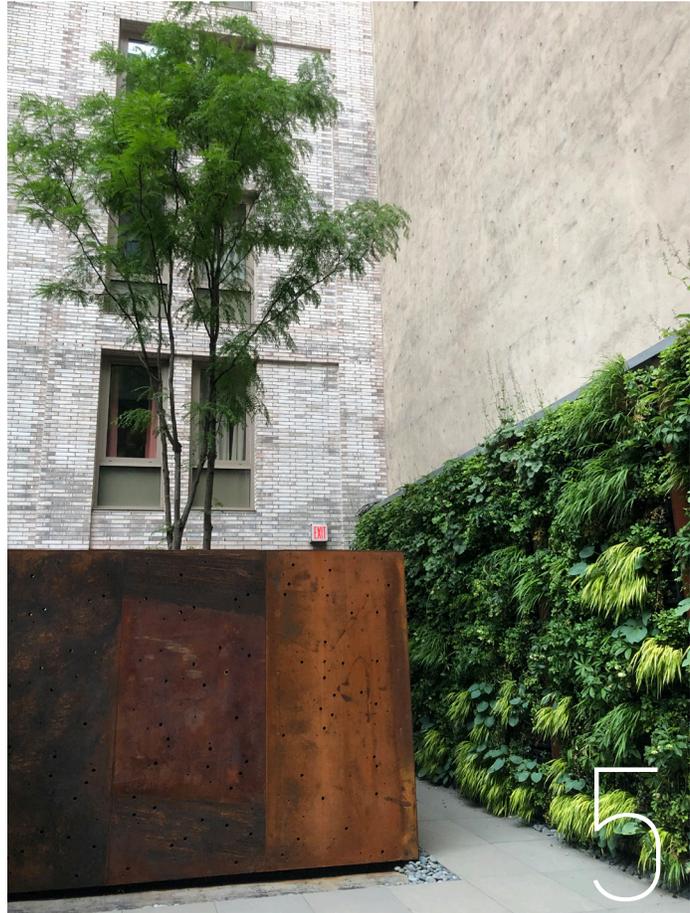
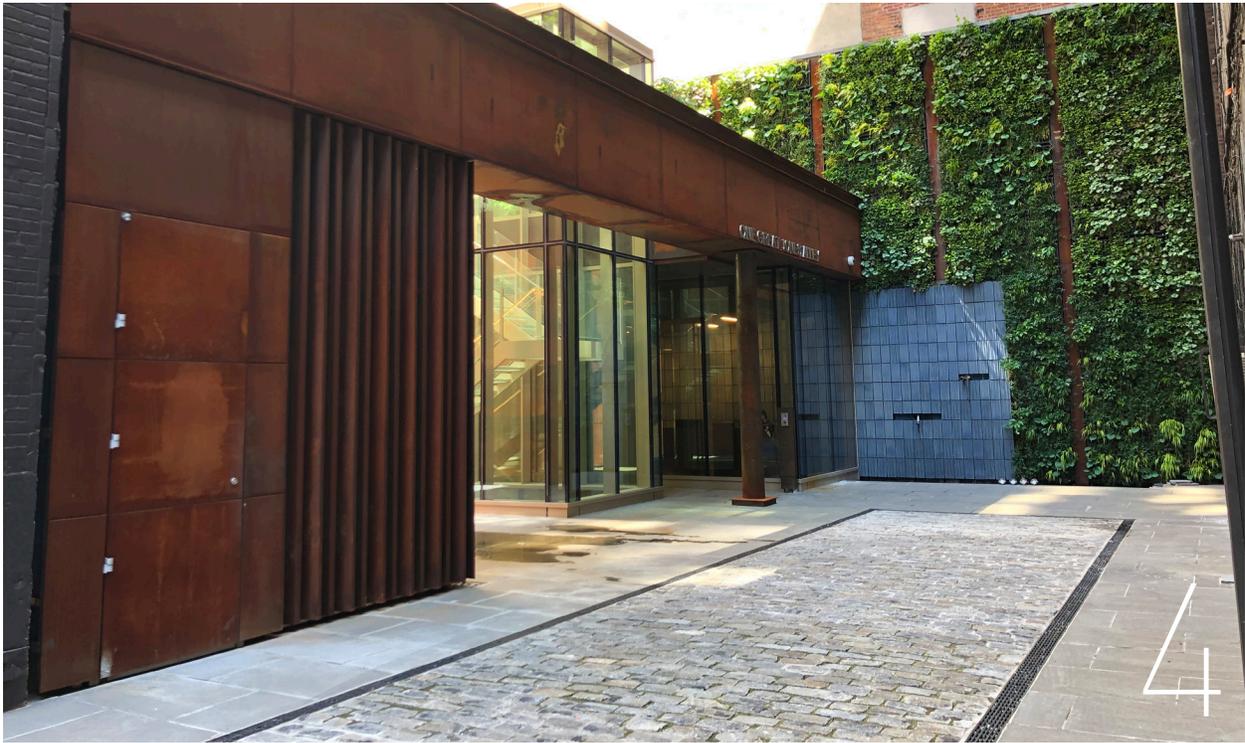
Project: \$37.5 M; Open Space: \$3.75 M

CLIENT

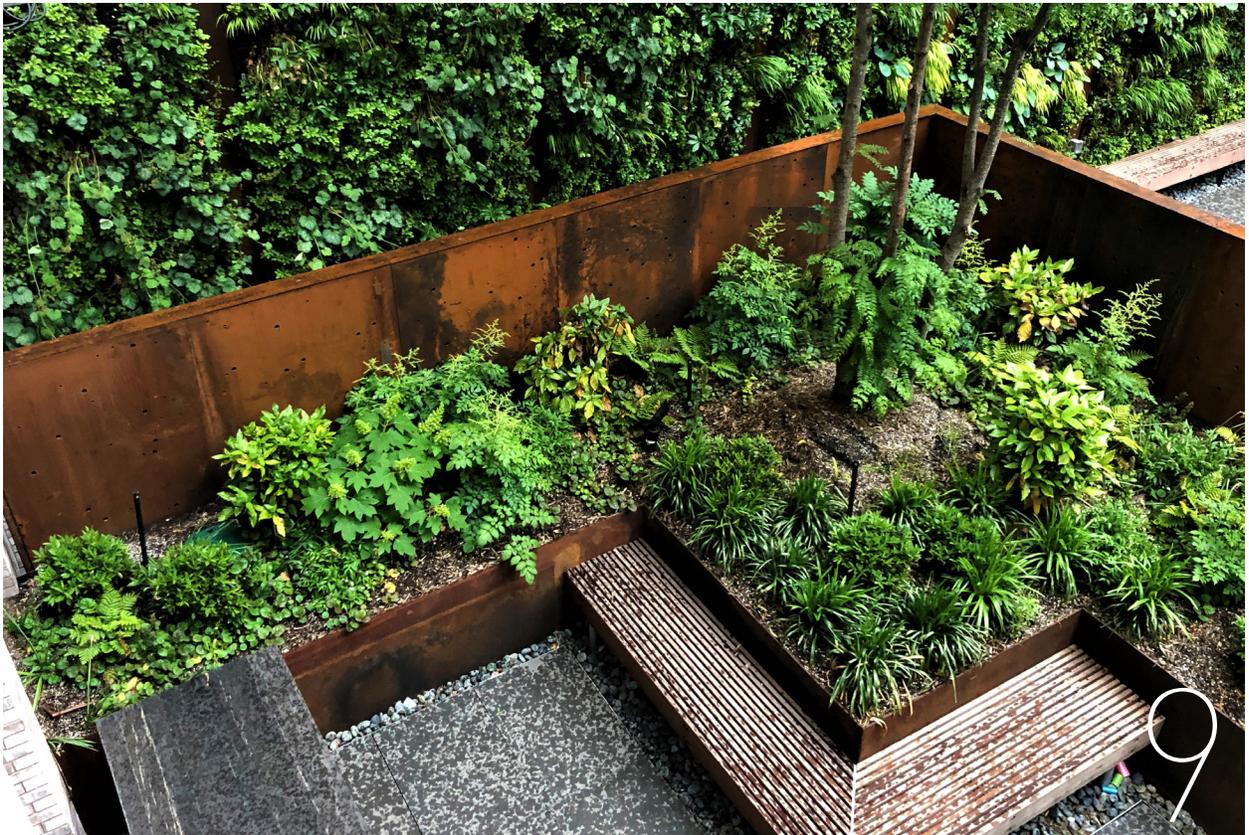
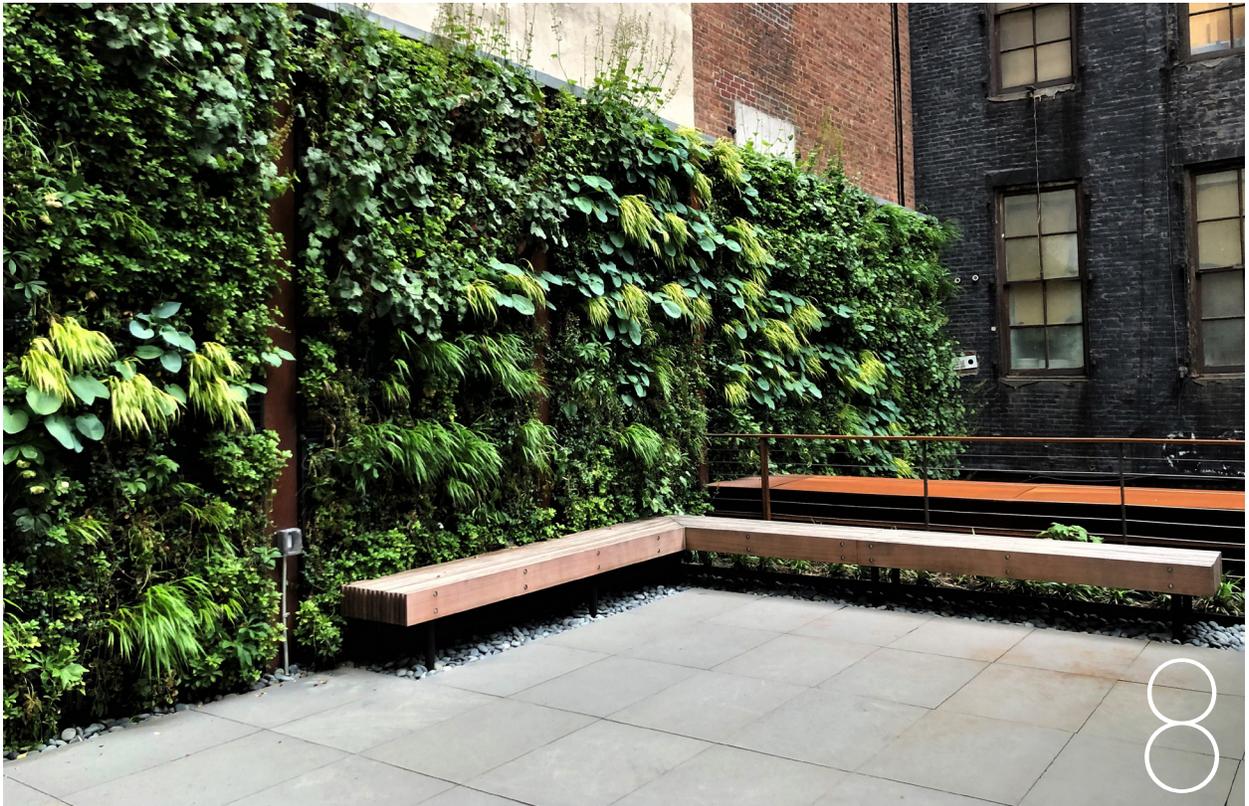
Madison Realty

DESIGN TEAM

- Landscape Architect: HMWhite
- Architect: BSK Architects
- MEP: OLA Consulting Engineers, PC
- Structural/Civil Engineer: Weidlinger Associates



4. Alley Arrival Court Garden. 5. Common garden terrace entrance / Private garden privacy Corten fence junction. 6/7 Vertical Garden Wall modules being tested + grown.



8. Common Garden Terrace + Vertical Garden Wall. 9. Private Garden Terrace + Common Garden Terrace Juxtaposition