



10m WIDTH WOODLAND BUFFER TO REDUCE VISUAL IMPACT OF DEVELOPMENT TO VIEWS FROM THE NORTH AND PROVIDE ECOLOGICAL BENEFIT, MITIGATING THE EFFECTS OF VEGETATION REMOVAL ELSEWHERE ON THE SITE

STREET PATTERN AND ARRANGEMENT OF DWELLINGS DESIGNED TO RUN ALONG THE CONTOURS, MINIMISING GRADIENTS AND STEPS IN BUILT FORM

POTENTIAL CONNECTIONS TO PUBLIC FOOTPATH ON FORMER RAILWAY LINE

SURFACE WATER ATTENUATION BASINS POSITIONED IN THE LOWEST PART OF THE SITE

FOOTPATH LINK TO DEFINITIVE PUBLIC FOOTPATH ROUTE ON BOUNDARY OF SITE

DENSELY VEGETATED FORMER RAILWAY CORRIDOR PROVIDES A SUBSTANTIAL SCREEN TO THE LOWER PARTS OF THE SITE

EXISTING POND RETAINED WITHIN OPEN SPACE

GATEWAY OPEN SPACE - RETAINING VIEWS OF EAST GAWBER HALL FROM THE MAIN ROAD JUNCTION

A MAXIMUM OF 5 PROPERTIES FRONTING WAKEFIELD ROAD TO BE SERVED BY A SHARED PRIVATE DRIVE

EXISTING PRIVATE ACCESS RETAINED TO Nos 29 & 30

PROPOSED A61 BUS LANE AND WIDENED 3m FOOTWAY SHOWN

OVERFLOW WITH 15m CORDON SANITAIRE

PRIMARY VEHICLE ACCESS POINT ON WAKEFIELD ROAD, APPROXIMATELY 45m SOUTH OF THE EXISTING ACCESS

EXISTING VEGETATION TO BE RETAINED WITHIN OPEN SPACE WHERE PRACTICAL

DWELLINGS FACING SITE BOUNDARY AND COMMERCIAL USES TO PROVIDE REAR GARDENS PROTECTED FROM NOISE

LOCATION OF PLAY SPACE

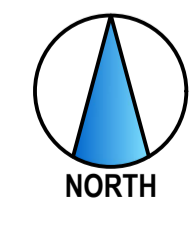
AREA OF VALLEY LANDFORM CONTAINING WATERCOURSE TO BE DEDICATED AS OPEN SPACE, RETAINING AND ENHANCING EXISTING ECOLOGICAL FEATURES

SUBSTANTIAL TREE BELT TO SOUTHERN BOUNDARY TO BE RETAINED TO PROVIDE SCREENING OF DEVELOPMENT AND NEIGHBOURING COMMERCIAL LAND USES

REV	DATE	DESCRIPTION	BY	CHECK
A	20.03.18	MASTERPLAN AMENDED TO INCORPORATE NEW DRAINAGE DESIGN, CENTRAL GREENSPACE INTRODUCED ACCOMMODATING CORDON SANITAIRE, DEVELOPMENT SET BACK ON FRONTAGE TO ALLOW FOR A61 BUS LANE IMPROVEMENTS.	LB	VS



CLIENT: HARWORTH ESTATES	DRAWING NUMBER: P17 5091 03
PROJECT: ATHERSLEY	SCALE @ A1: 1:1250
DRAWN: ILLUSTRATIVE MASTERPLAN	DRAWN: LB DATE: 05.09.17
	CHECKED: LB DATE:



# 03 / ILLUSTRATIVE MASTERPLAN