



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

SERIES OF STEPPED 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 No's 29 & 30

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

EXISTING VEGETATION TO BE RETAINED WITHIN OPEN SPACE WHERE PRACTICAL

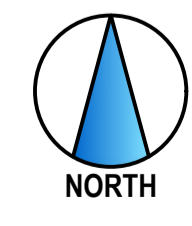
DWELLINGS FACING SITE BOUNDARY AND COMMERCIAL USES TO PROVIDE REAR GARDENS PROTECTED FROM NOISE

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

03 / ILLUSTRATIVE MASTERPLAN



CLIENT: HARWORTH ESTATES
 PROJECT: ATHERSLEY
 DRAWING: ILLUSTRATIVE MASTERPLAN

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