



The primary route through the development with swales, drystone walls and tree planting running parallel to the road, incorporating the existing hedgerows. A strong building line to encloses the street, directing views towards 'The Circus'

Maintaining existing pedestrian route towards important destinations such as Spen Valley Sports College

New wetland planting incorporating a surface water balancing area

Maintaining existing pedestrian route to the east

Balancing pond creates an attractive feature of the 'village green'




3 storey buildings orientated to face over the attractive views across the countryside to the north.

'The Wickets' and 'The Crease' are stable/barn style buildings set in squares which is in keeping with the rural character of the area

'The Circus' is a public space formed in a circular form with houses overlooking and incorporating a play area, creating a focal point for the development.

Narrow green corridor, providing a cycle/pedestrian route towards 'The Circus' and through the development

Up to 240 dwellings

- Key**
-  2 storey
 -  2.5 - 3 storey
 -  Play area

Concept Masterplan

Land at Roberttown



Scale: 1:2000 @ A3
 Date: 09/10/2014
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