

It's kids play at Roman Fields, Dalkeith

Planning for children, as any parent will testify is a moveable feast however, it's a challenge facing most developers when planning the design of a Greenfield development.

At Walker Group's Wester Cowden development in Dalkeith catering for children was a major consideration in the overall layout of the site.

Forming part of the Dalkeith masterplan, which will lead to the creation of 800 new homes, it was imperative that the infrastructure of the local community was able to sustain an increase of young children to the area. As a result Walker Group was keen to contribute to the creation of a new primary school, two new secondary schools and a swimming pool.

"With increased demands being placed on local authorities today most developers are involved from an early stage in ensuring that adequate school provision is in place to accommodate families. In some parts of the country new development is simply not possible because schools are full to capacity," said Alistair White, Chartered Architect, Walker Group.

However, Walker Group set out to ensure that Roman Fields placed children high on the agenda at planning meetings. The result has been the creation of a carefully presented layout.

In a radical move the company ensured that car parking doesn't dominate the development by locating the majority of car parking spaces and garages to the rear of the properties.

"We've taken the concept of a traditional child safe cul-de-sac and extended it across the development which immediately looks much better. Most houses have two cars these days and that has also been catered for", added Alistair.

The creation of open spaces is also evident throughout, from the generous gardens allocated to the properties to the creation of a Village Green. A network of cycle paths and walkways connect to existing facilities, as well as to the five character zones of the development; a Kick Pitch, designed for young teens; and a play park for younger children. The pathways also provide safer access to schools and reduce car journeys.

"We've radically changed the traditional streetscape at Roman Fields to offer a development which provides interest, access and a clever use of open spaces which hopefully the children will enjoy," said Alistair

Roman Fields will feature 70 houses within five distinct areas, namely Village Heights, The Woodlands, The Court, The Boulevard and The Village Green. Styles include a choice of three, four and five bedroom villas, linked semi-detached homes and terraced houses. Prices range from £249,995.

Two showhomes are open Thursday to Monday from 1pm to 5pm. For further information, please contact Helen or Judy at the marketing suite on 0131 454 9667. Alternatively contact Walker Group's head office on 01506 413 101