N

New site access to serve development and provide parking to rear of properties to minimise parking on existing streets. 2m x 2m pedestrian vis splays provided and surface water drainage provided to back edge of footpath to prevent water from dispersing on Public Highway

The new footpaths serving Plots 2, 3 & 4 will be constructed in accordance with HERCS Construction Standards due to them falling in Highway owned land

35a

35

1

11

14

BEATONS CLOSE

T1

Tree to be removed allow for new footpath construction serving the new properties

New 2m wide footpath to adoptable standards constructed on Beaton's Close to provide pedestrian link

Access to 12a The Green to be maintained through new development including access to the rear garden.

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 6

PLOT 7

STK1
9.029

STK2
8.526

MH

LP

SCALE BAR 1:125

0 6.25m 12.5m

2.5m 5m 7.5m 10m

LEGEND

- Gault Stock Buff Facing Bricks
- Bekstone Oolite Cream Facing Stone
- Wienerberger Double Pantile - Brown
- Wienerberger Rivius Antique - Slate Grey
- Grass seeded & rotovated rear gardens
- Brindle Block Paving to Private Driveways
- Soft Landscaped front gardens with native shrub mix
- Block Paved Access Paths - Brindle
- Proposed Middle level shrub planting
- Proposed new tree planting
- 1.8m Close Boarded Timber Fencing
- 1.5m Brick Wall with 0.3m metal railings on top
- 1.8m Brick Wall
- Garden Access Gate
- 1.8m Brick Wall Feature Entrance Wall
- Private Refuse store and cycle store

REVISION	DATE	DESCRIPTION	DRAWN
C	27.03.26	PLOT 4 ROOF LINES AMENDED & NOTES TO PLOTS 2,3 & 4 FOOTPATH CONSTRUCTION ADDED	LRP
B	04.01.26	MATERIALS AMENDED TO PLOTS 1-4 AS PER URBAN DESIGNER COMMENTS	LRP
A	28.10.25	ONE PROPERTY REMOVED FROM SCHEME, HIGHWAYS AMENDMENTS, PARKING ARRANGEMENT AMENDMENTS AND RED LINE BOUNDARY AMENDED	LRP

ORIGINAL SIZE 100MM - THIS PRINT MAY BE REDUCED

NOTE; ALL DIMENSIONS, MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NHBC STANDARDS AND BUILDING REGULATIONS.
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED WITH THE LP17 DESIGN OFFICE.

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PROJECT

LAND ADJACENT TO 12A THE GREEN, YAXLEY

DRAWING TITLE

EXTERNAL MATERIALS PLAN

SCALE	DATE	DRAWN	APPROVED
1:125 @A1	10.03.2025	LRP	-

DRAWING NO. LP01002-EMP-01

REVISION C

STATUS: PLANNING