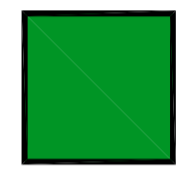
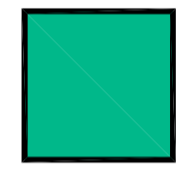
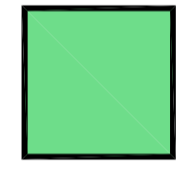
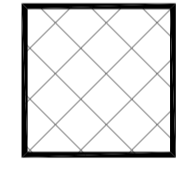
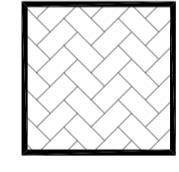
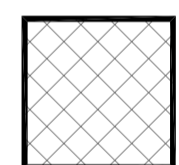


Legend:

-  Area for SuDs basin
-  Area for swales
-  Area for open public space
-  Bin collection points
-  Permeable surfaces
-  Reinforced grass area

Schedule Of Accommodation:

House Type	Target Mix %	Unit Qty	No. Bedrooms per house type	No. persons per house type
Sapphire	12.7	15	4	8
Emerald	12	24	4	8
Diamond	0	10	4	7
Citrine	4.5	6	2	3
Topaz	12.7	10	4	7
Opal	9	8	3	5
Jade	9.7	17	3	5
Peridot	5.2	7	3	5
Bewick	7.5	8	3	4
Addison	1.5	0	2	3
Gibson	10.5	11	3	5
Sanderson	14.2	4	3	5
Total Units		120		
Building Regs M4 (2)	80.83%			
NDSS	100%			
Visitor Parking Qty		32		

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All work must be carried out in accordance with current and relevant statutory and regulatory standards including Construction (Design & Management) Regulations.

As outlined in section 2.3 of the CIB Industry Guidance to Designers, insignificant risks can usually be ignored, as can risks arising from routine construction activities, unless the design compounds or significantly alters these risks.

In accordance with CDM Regulations 8, 9 and 11, any significant risks relating to the design features shown on this drawing have been identified and should be referred to the project CDM drawing series and current Designer's Risk Assessment sheets for further details, including information on residual risks and any control measures to be employed.

Revision	Date	Description	Drwn	Chkd
P13	18/02/2025	Plot line boundary realigned to match one line. Plot 73 swapped from 4 Topaz to Sanderson. Shared active travel route extended (alongside bus turning). Permeable surface hatching added. Plot parking areas redefined and permeable line added. House type light weights amended. Hospital sub-station added. Schedule of accommodation updated.	KG	MS
P12	08/01/2025	Plot layout to western corner re-arranged to accommodate two additional plots. Removal of one plot to southern corner. Private drives from plots (47-50), (37-39), (05-07), (40-41), (51-52) and (109-110) have been reduced. Footpath links have been added where requested. Sub-stations added. Shared active travel route extended. Schedule of accommodation updated. Full road reinstated near plots 90-99. Zebra crossing markers removed. Turning head near Plot 99 removed.	KG	MS

Revision	Date	Description	Drwn	Chkd
P11	08/12/2025	Shared surface roads to plots 92-94, 50-52, 36-42, 107-115 with adjacent house type plots reconfigured accordingly. Plots 116 & 117 added. Plots 1, 10, 11, 27 reconfigured. Diamond house type added to layout design to substitute corner house types to plots 8, 9, 27, 28, 31, 32 & 66. Additional swales and areas of off site works added as per civil engineers latest design drawings.	MRS	MS
P10	03/12/2025	Alterations to road layout following planners and civil engineers comments.	KG	MS
P09	22/10/2025	Number of bedrooms and persons per house type added to schedule of accommodation.	KG	MS
P08	10/10/2025	Schedule of accommodation following client's comments.	KG	MS

Revision	Date	Description	Drwn	Chkd
P16	20/04/2025	Smaller SuDS basin in front of plot 68-70 omitted; path connections to north sides of plot 13 & 12-15 & to west of site omitted; areas of public open space labelled; swale to plots 50-53 private drive omitted.	MS	MS
P15	10/04/2025	Private shared drives and bin collection points revised following planners feedback; visitor parking space revised following civil engineers comments; Hospital substation arrangement revised & shared use footpath revised to version P13 iteration.	KG	MS
P14	24/02/2025	Hospital sub-station shared, site and Sanderson house type locations and positions revised. Schedule of accommodation updated.	KG	MS

P = Preliminary ; C = Construction ; R = Record ; LC = Last Construction Issue

Amethyst Homes

Project
Derwent View
Proposed residential masterplan

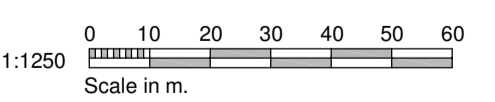
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Drawing
Developed Masterplan

Drawing No. 24071 - DVW - AG - XX - XX - DR - A - 005 - P16

Scale at A1 1:1250
Drawn By KG
Checked By MS

Information Issue
RIBA Stage 3: Spatial Coordination



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V24.1