



Architecture
Masterplanning
Urban Design

thirteen

Proposed Housetype Booklet

Highmoor Lane, Cleckheaton • May 2025

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0 0.5 1 2 5 metres
Scale 1:100 @ A3

DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNERS RISK ASSESSMENT
Construction (Design and Management) Regulations 2015

RESIDUAL RISKS

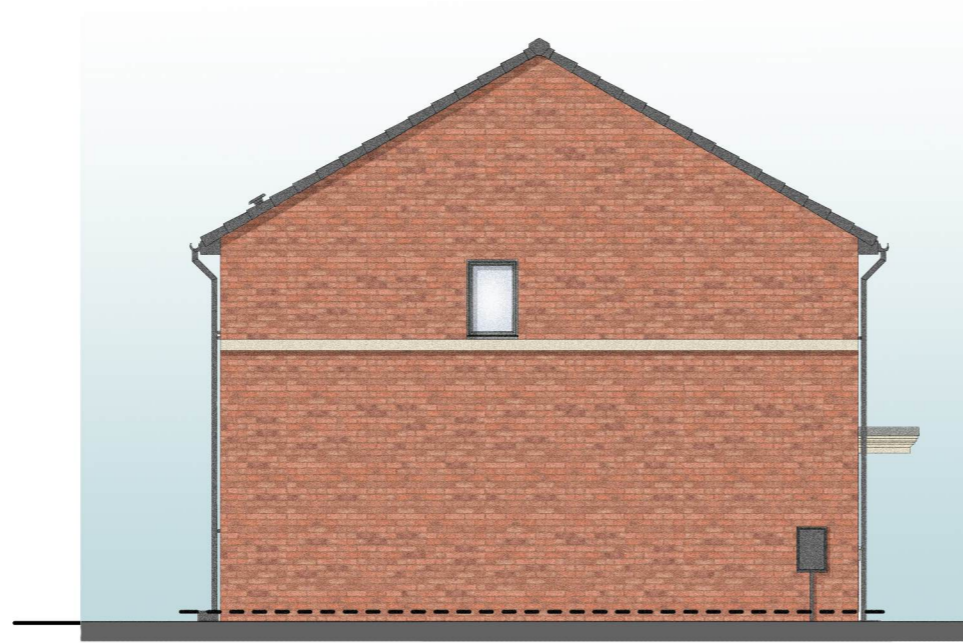
REF	DATE	DESCRIPTION
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NDSS SCHEDULE

LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	70m ²	72.8m ²
BEDROOM 1	11.5m ²	14.5m ²
BEDROOM 2	7.5m ²	9.9m ²
STORAGE	2.0m ²	2.2m ²



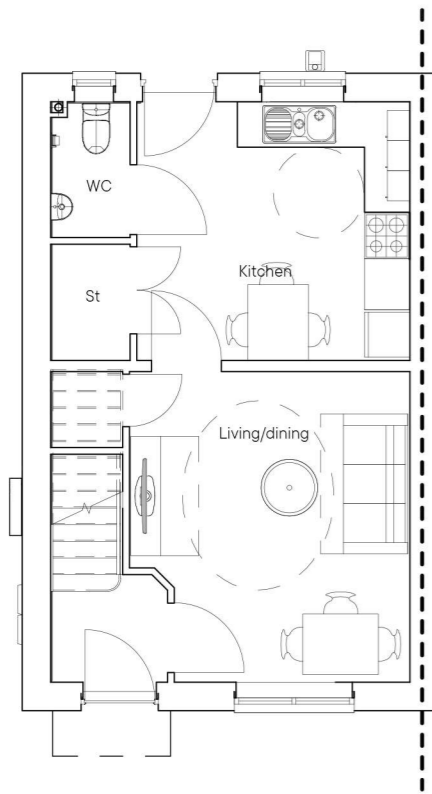
Front Elevation



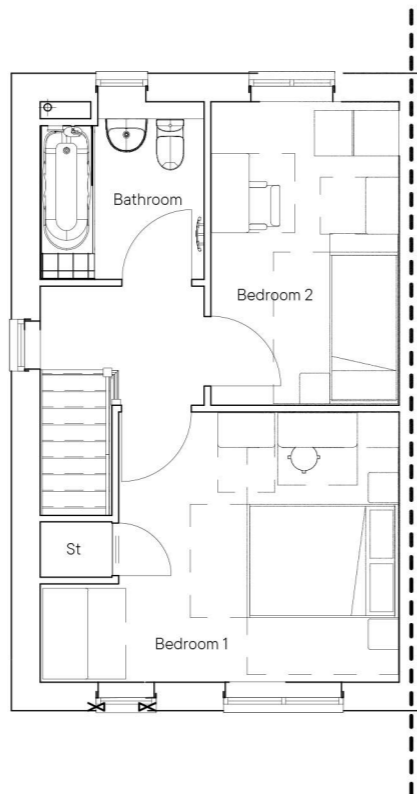
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

REV	DATE	INITIAL	DESCRIPTION
PROJECT / CLIENT			PROJECT NO.
Thirteen Strata Main Avenue			N81:2658
DRAWING TITLE			DRAWING STATUS
House Type 6 Planning Drawing			PLANNING
PROJECT LEADER			DRAWING NO.
GP			200
DRAWN BY		CHECKED BY	DRAWING REVISION
MM		IDP	P1
SCALE		DATE	
1:100 @ A3		11/10/2024	

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0 0.5 1 2 5 metres
Scale 1:100 @ A3

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DESIGNERS RISK ASSESSMENT
Construction (Design and Management) Regulations 2015

RESIDUAL RISKS

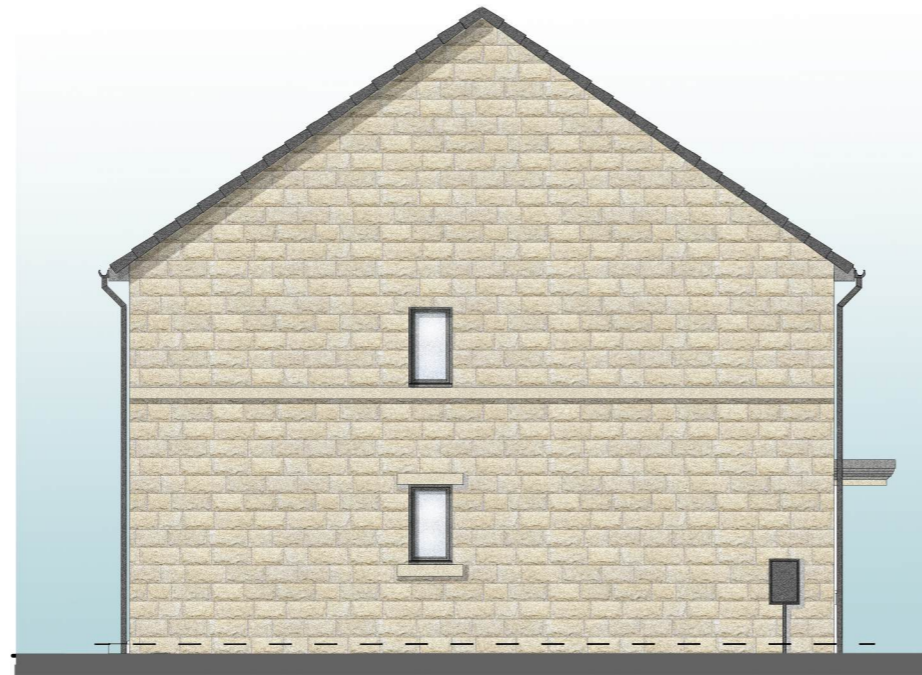
REF	DATE	DESCRIPTION
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NDSS SCHEDULE

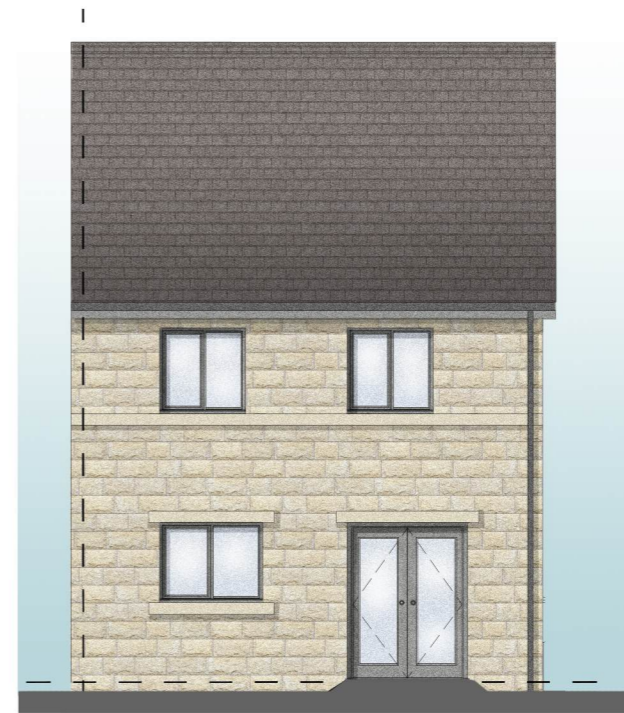
LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	93m ²	94m ²
BEDROOM 1	11.5m ²	13.5m ²
BEDROOM 2	11.5m ²	11.5m ²
BEDROOM 3	7.5m ²	7.5m ²
STORAGE	2.5m ²	3.42m ²



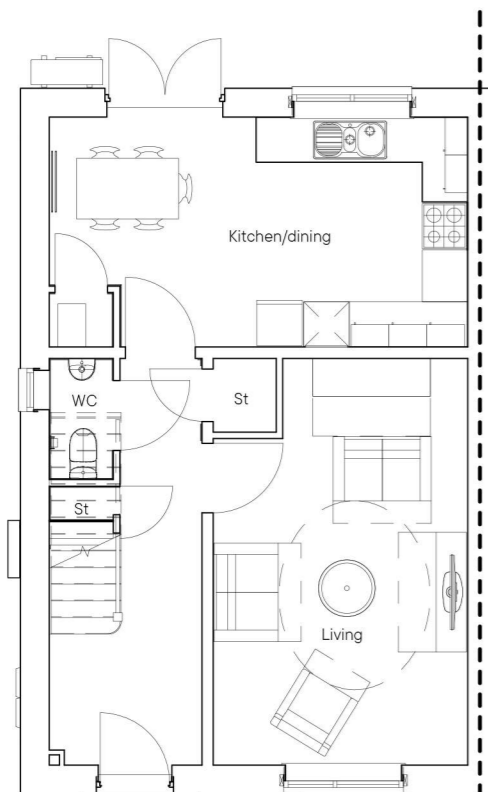
Front Elevation



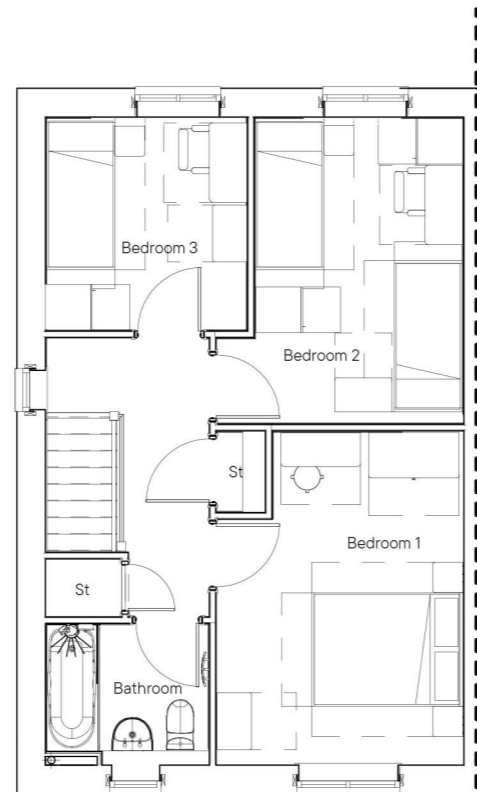
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

REV	DATE	INITIAL	DESCRIPTION
PROJECT / CLIENT			PROJECT NO.
Thirteen Strata Main Avenue			N81:2658
DRAWING TITLE			DRAWING STATUS
House Type 9 Planning Drawing			PLANNING
			DRAWING NO.
			203
PROJECT LEADER	DRAWN BY	CHECKED BY	DRAWING REVISION
GP	MM	IDP	P1
SCALE	DATE		
1:100 @ A3	11/10/2024		



0 0.5 1 2 5 metres
Scale 1:100 @ A3

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DESIGNERS RISK ASSESSMENT
Construction (Design and Management) Regulations 2015

RESIDUAL RISKS

REF	DATE	DESCRIPTION
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NDSS SCHEDULE

LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	93m ²	94m ²
BEDROOM 1	11.5m ²	12.3m ²
BEDROOM 2	11.5m ²	12.4m ²
BEDROOM 3	7.5m ²	7.5m ²
STORAGE	2.5m ²	2.3m ²



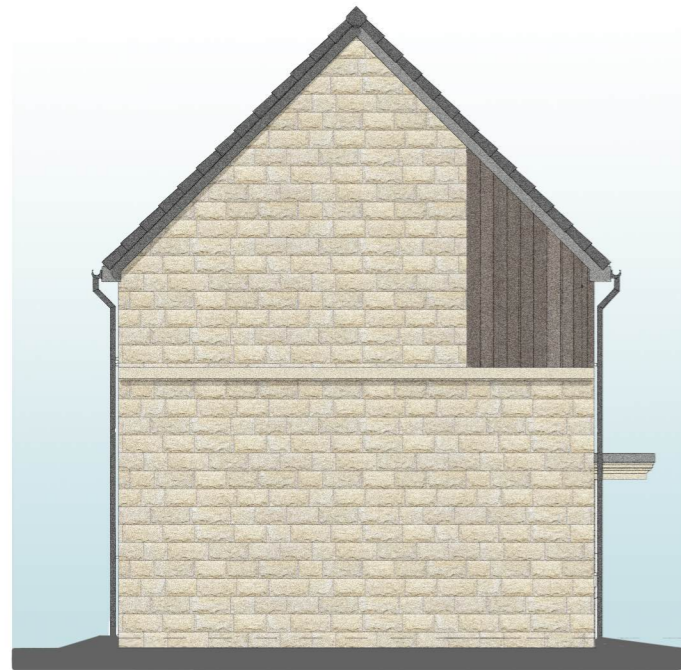
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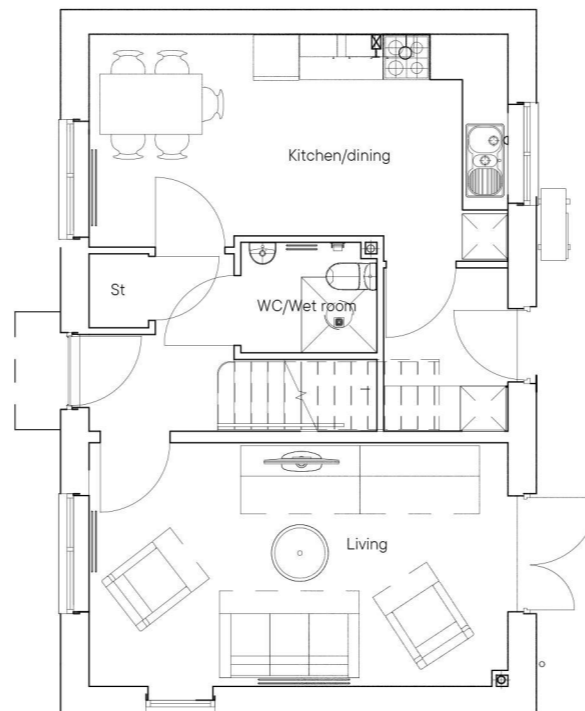
Side Elevation



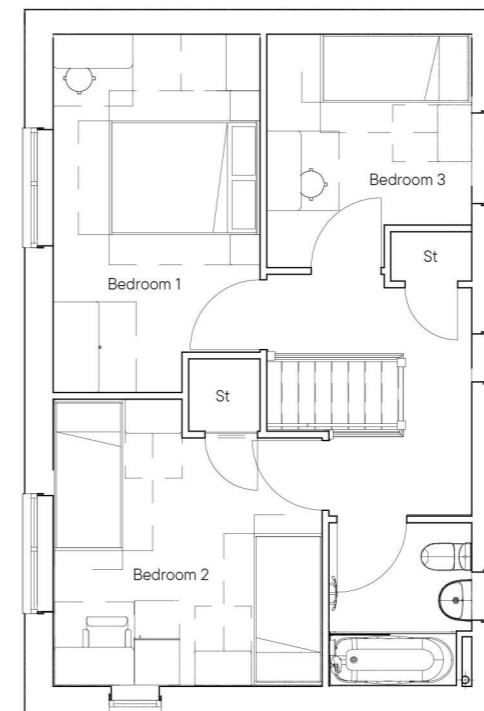
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

REV	DATE	INITIAL	DESCRIPTION
PROJECT / CLIENT			PROJECT NO.
Thirteen Strata Main Avenue			N81:2658
DRAWING TITLE			DRAWING STATUS
House Type 10 Planning Drawing			PLANNING
			DRAWING NO.
			205
PROJECT LEADER	DRAWN BY	CHECKED BY	DRAWING REVISION
GP	MM	IDP	P1
SCALE	DATE		
1:100 @ A3	11/10/2024		



0 0.5 1 2 5 metres
Scale 1:100 @ A3

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RESIDUAL RISKS

REF	DATE	DESCRIPTION
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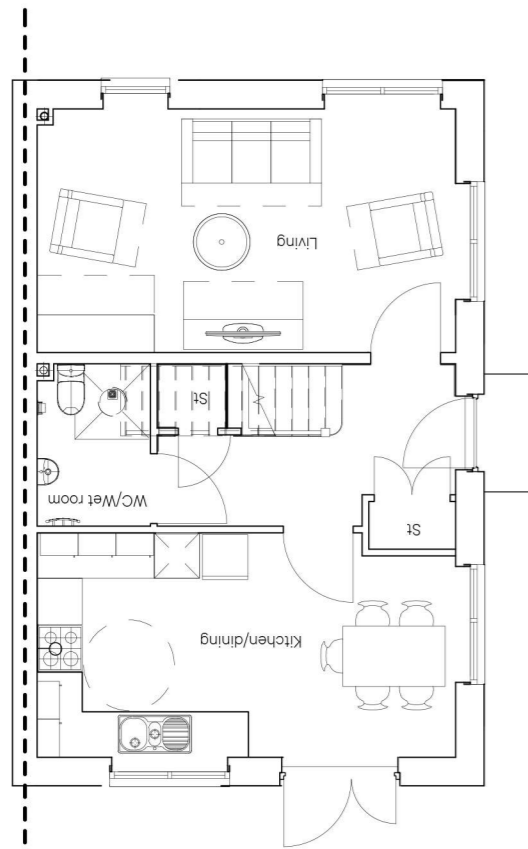
Front Elevation



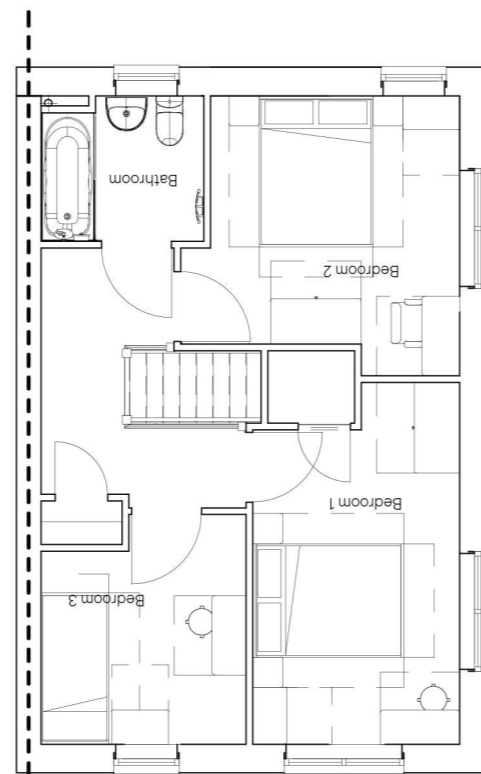
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

NDSS SCHEDULE

LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	93m ²	94m ²
BEDROOM 1	11.5m ²	12.1m ²
BEDROOM 2	11.5m ²	11.8m ²
BEDROOM 3	7.5m ²	7.6m ²
STORAGE	2.5m ²	3.4m ²

REV	DATE	INITIAL	DESCRIPTION
PROJECT / CLIENT			PROJECT NO.
Thirteen Strata Main Avenue			N81:2658
DRAWING TITLE			DRAWING STATUS
House Type 11 Planning Drawing			PLANNING
			DRAWING NO.
			206
PROJECT LEADER	DRAWN BY	CHECKED BY	DRAWING REVISION
GP	MM	IDP	P1
SCALE		DATE	
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0 0.5 1 2 5 metres
Scale 1:100 @ A3

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RESIDUAL RISKS

REF	DATE	DESCRIPTION
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Front Elevation



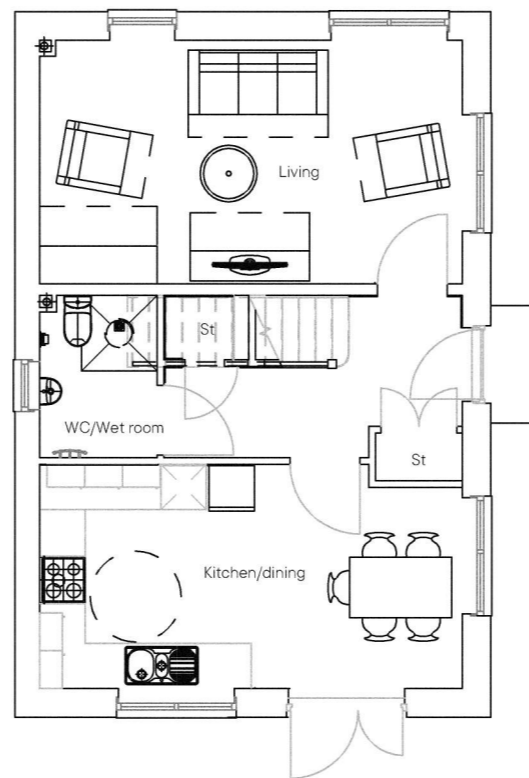
Side Elevation



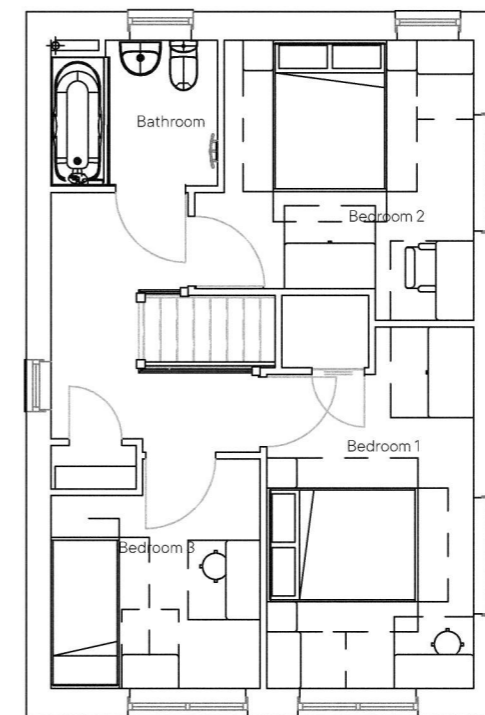
Rear Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

NDSS SCHEDULE

LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	93m ²	94m ²
BEDROOM 1	11.5m ²	12.1m ²
BEDROOM 2	11.5m ²	11.8m ²
BEDROOM 3	7.5m ²	7.6m ²
STORAGE	2.5m ²	3.4m ²

REV	DATE	INITIAL	DESCRIPTION	PROJECT NO.
PROJECT / CLIENT Thirteen Strata Main Avenue				N81:2658
DRAWING TITLE House Type 11 Detached Planning Drawing				DRAWING STATUS PLANNING
				DRAWING NO. 206
PROJECT LEADER GP	DRAWN BY MM	CHECKED BY IDP	DATE 11/10/2024	DRAWING REVISION P1
SCALE 1:100 @ A3				



0 0.5 1 2 5 metres
Scale 1:100 @ A3

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Construction (Design and Management) Regulations 2015

RESIDUAL RISKS

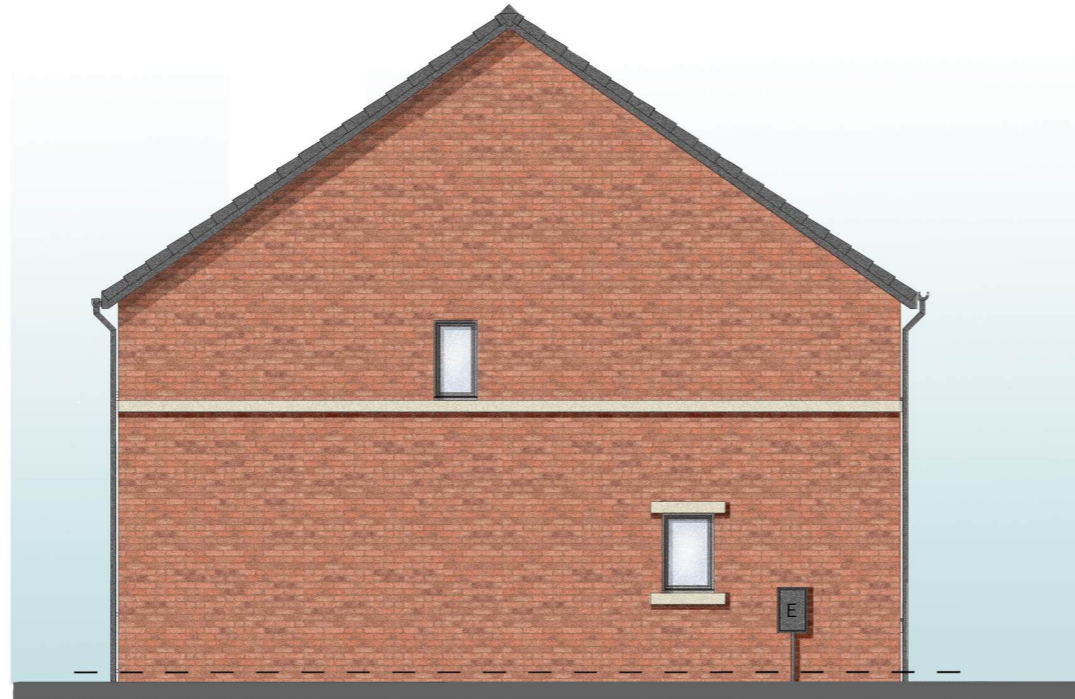
REF	DATE	DESCRIPTION
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NDSS SCHEDULE

LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	93m ²	95.8m ²
BEDROOM 1	11.5m ²	13.4m ²
BEDROOM 2	11.5m ²	12.8m ²
BEDROOM 3	7.5m ²	7.5m ²
STORAGE	2.5m ²	4.1m ²



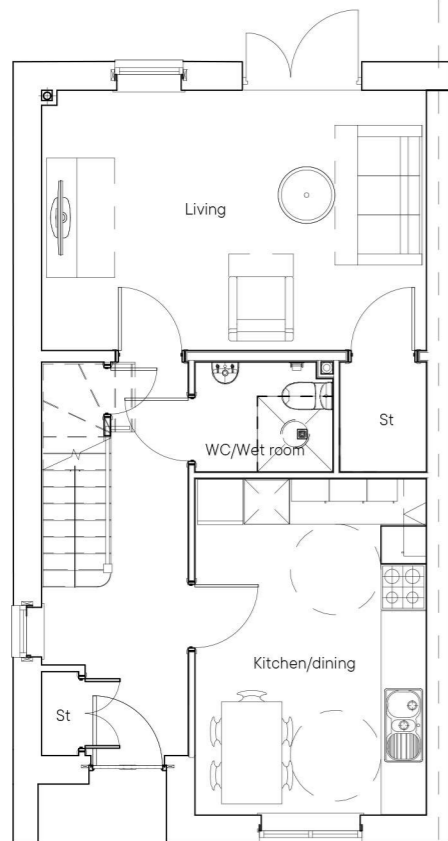
Front Elevation



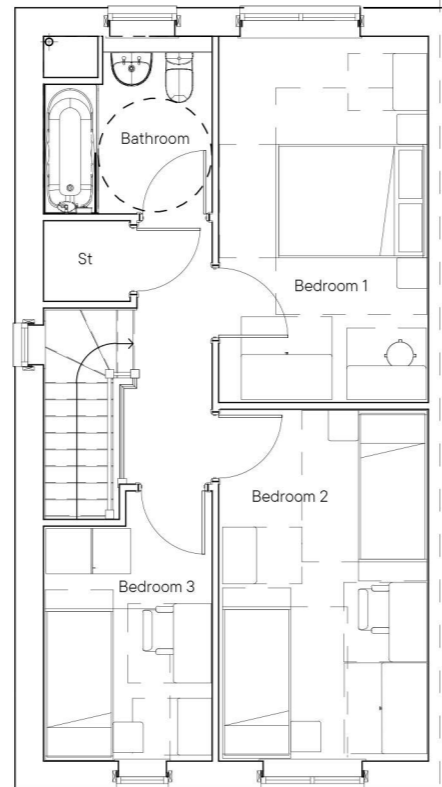
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

REV	DATE	INITIAL	DESCRIPTION
PROJECT / CLIENT			PROJECT NO.
Thirteen Strata Main Avenue			N81:2658
DRAWING TITLE			DRAWING STATUS
House Type 12 Planning Drawing			PLANNING
PROJECT LEADER			DRAWING NO.
GP			207
DRAWN BY		CHECKED BY	DRAWING REVISION
MM		IDP	P1
SCALE		DATE	
1:100 @ A3		11/10/2024	
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0 0.5 1 2 5 metres
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RESIDUAL RISKS

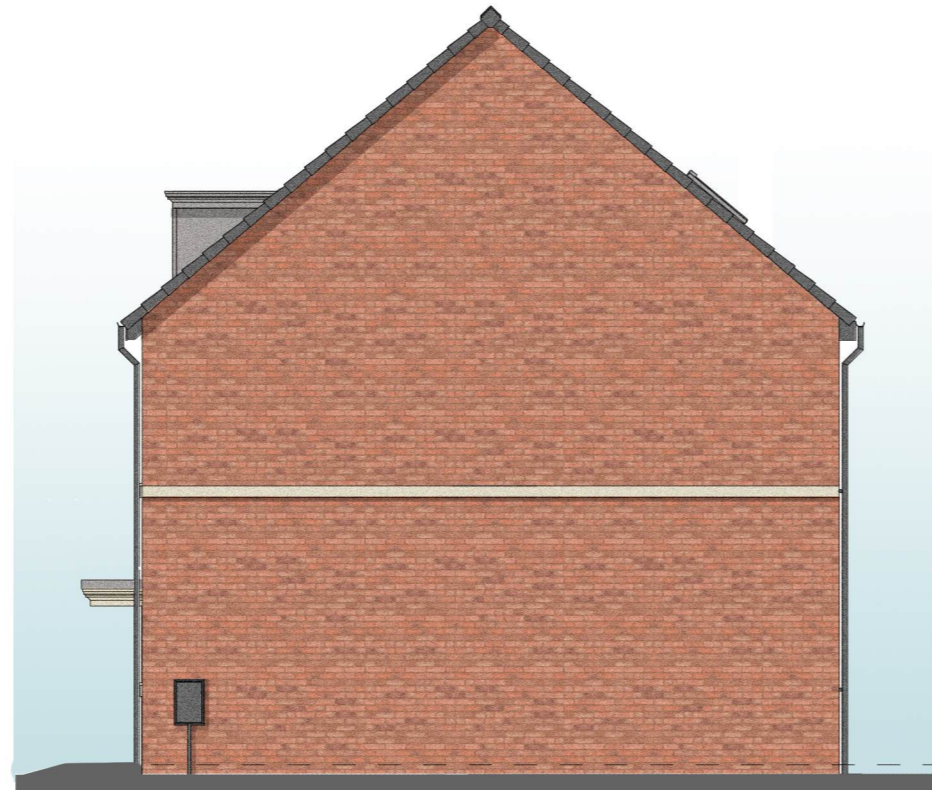
REF	DATE	DESCRIPTION

NDSS SCHEDULE

LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	121m ²	123m ²
BEDROOM 1	11.5m ²	24m ²
BEDROOM 2	11.5m ²	11.5m ²
BEDROOM 3	11.5m ²	11.4m ²
BEDROOM 4	7.5m ²	7.5m ²
STORAGE	2.5m ²	4.17m ²



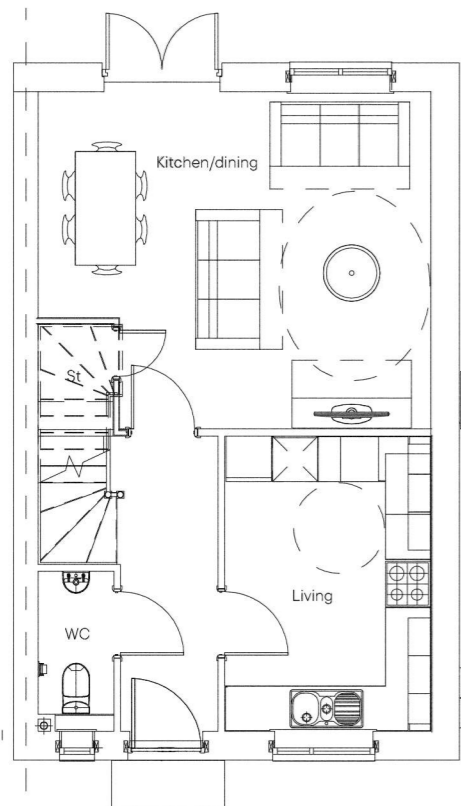
Front Elevation



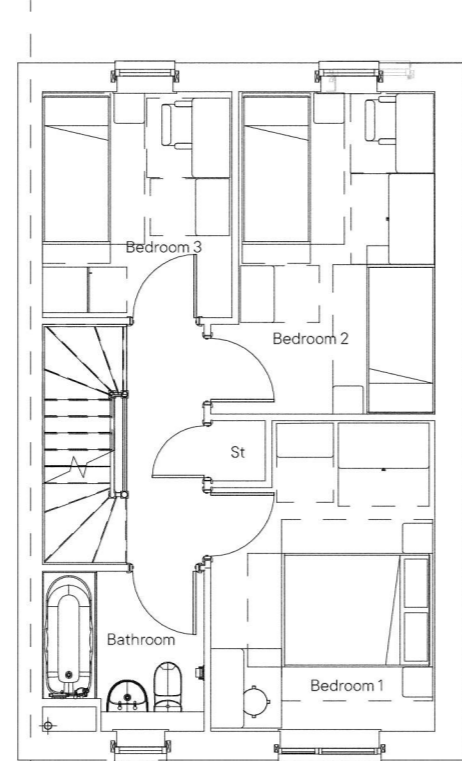
Side Elevation



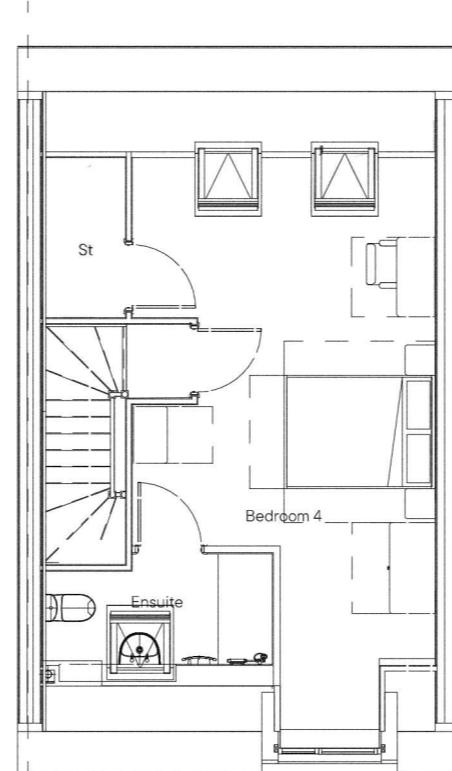
Rear Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

REV	DATE	INITIAL	DESCRIPTION

PROJECT / CLIENT Thirteen Strata Main Avenue		PROJECT NO. N81:2658	
DRAWING TITLE House Type 24 Planning Drawing		DRAWING STATUS PLANNING	
PROJECT LEADER GP		DRAWN BY MM	CHECKED BY IDP
SCALE 1:100 @ A3		DATE 11/10/2024	
DRAWING NO. 209		DRAWING REVISION P1	

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0 0.5 1 2 5 metres
Scale 1:100 @ A3

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DESIGNERS RISK ASSESSMENT
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RESIDUAL RISKS

REF	DATE	DESCRIPTION

NDSS SCHEDULE

LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	121m ²	123m ²
BEDROOM 1	11.5m ²	24m ²
BEDROOM 2	11.5m ²	11.5m ²
BEDROOM 3	11.5m ²	11.4m ²
BEDROOM 4	7.5m ²	7.5m ²
STORAGE	2.5m ²	4.17m ²



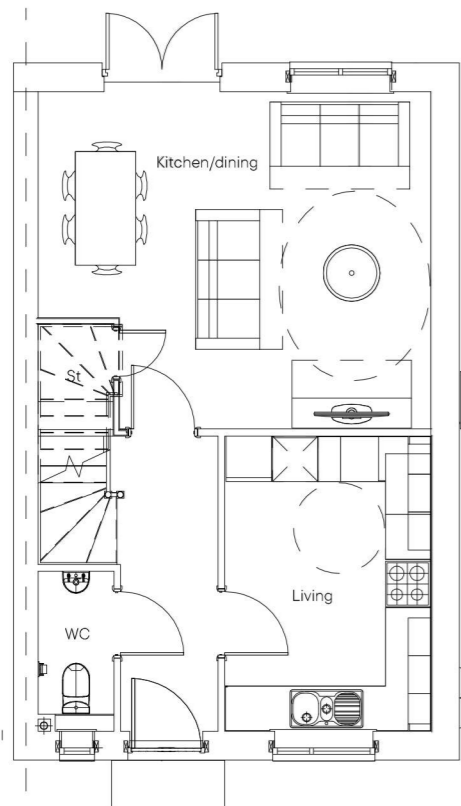
Front Elevation



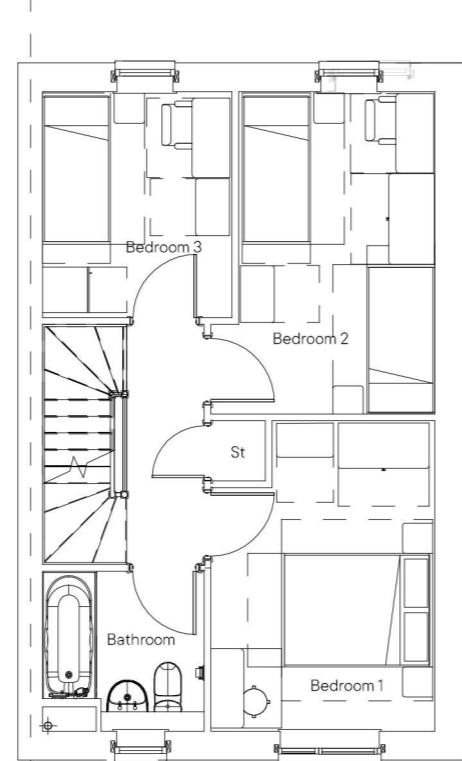
Side Elevation



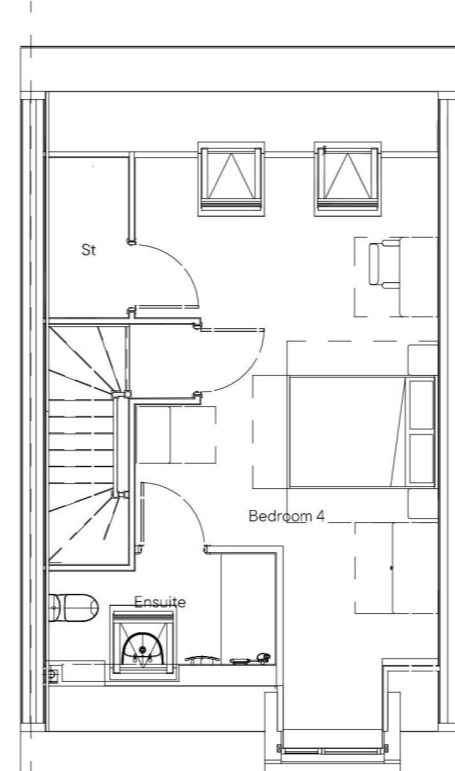
Rear Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

REV	DATE	INITIAL	DESCRIPTION

PROJECT / CLIENT Thirteen Strata Main Avenue		PROJECT NO. N81:2658	
DRAWING TITLE House Type 24 Planning Drawing		DRAWING STATUS PLANNING	
PROJECT LEADER GP		DRAWN BY MM	CHECKED BY IDP
SCALE 1:100 @ A3		DATE 11/10/2024	
DRAWING NO. 209		DRAWING REVISION P1	

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0 0.5 1 2 5 metres
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RESIDUAL RISKS

REF	DATE	DESCRIPTION
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Front Elevation



Rear Elevation



Side Elevation



Side Elevation

REV	DATE	INITIAL	DESCRIPTION
PROJECT / CLIENT			PROJECT NO.
Thirteen Strata Main Avenue			N81:2658
DRAWING TITLE			DRAWING STATUS
Tyneside Apartment Elevations			PLANNING
PROJECT LEADER			DRAWING NO.
GP	DRAWN BY	CHECKED BY	201
	MM	IDP	
SCALE		DATE	DRAWING REVISION
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RESIDUAL RISKS

REF	DATE	DESCRIPTION
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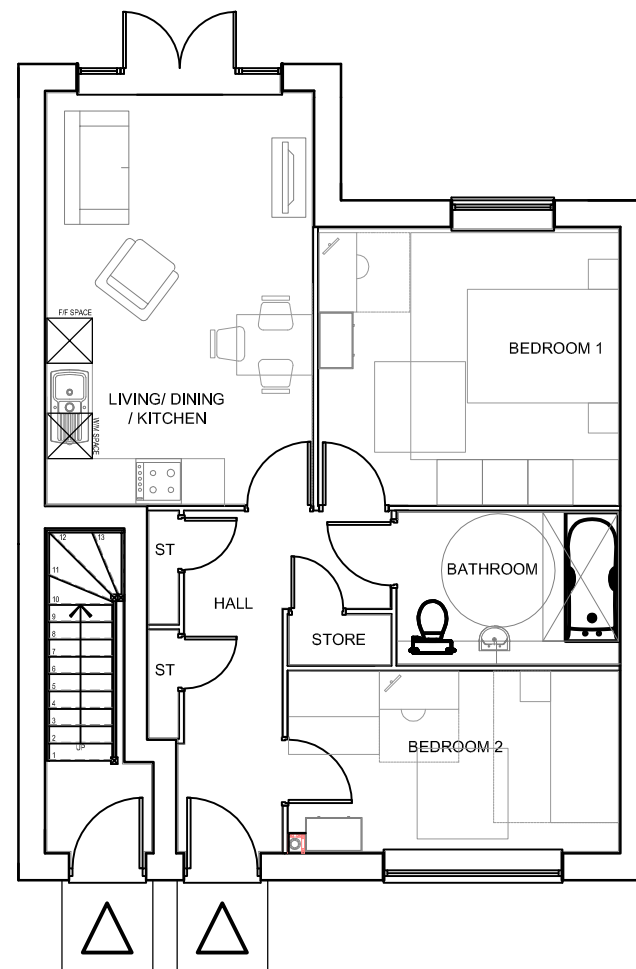
NDSS SCHEDULE

Ground Floor Apt

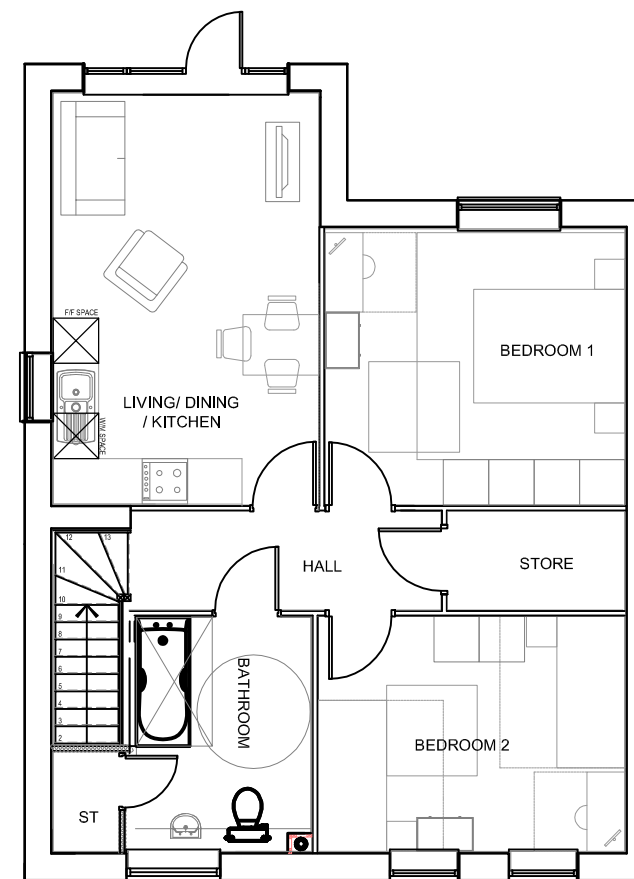
LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	61m ²	61.3m ²
BEDROOM 1	11.5m ²	15.1m ²
BEDROOM 2	7.5m ²	13.3m ²
STORAGE	2.0m ²	2.2m ²

First Floor Apt

LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	70m ²	68.2m ²
BEDROOM 1	11.5m ²	14.1m ²
BEDROOM 2	11.5m ²	12.5m ²
STORAGE	2.0m ²	2.2m ²



Ground Floor Plan



First Floor Plan

REV	DATE	INITIAL	DESCRIPTION
PROJECT / CLIENT			PROJECT NO.
Thirteen Strata Main Avenue			N81:2658
DRAWING TITLE			DRAWING STATUS
Tyneside Apartment Elevations			PLANNING
PROJECT LEADER			DRAWING NO.
GP	DRAWN BY	CHECKED BY	201
MM	IDP		
SCALE		DATE	P1
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