



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

Kirklees - Highmoor Lane										
(GIA)										
Thirteen Group/Henry Boot										
								ha	acres	
GROSS SITE AREA								1.53	3.78	
NET SITE AREA								1.17	2.90	
HOUSE TYPE	BEDROOM	APPROVED DOCUMENT M COMPLIANCE	CONFIR	STOREYS	NO	MIX S	SG FT	SG M	TOTAL SG FT	TOTAL SG M
HT6	2B3P	CAT M4(2)	HOUSE	2	7	18	784.69	72.9	5493	510.30
HT9	3B5P	CAT M4(1)	HOUSE	2	6	15	1020.42	94.80	6123	568.80
HT10	3B5P	CAT M4(2)	HOUSE	2	1	3	1020.42	94.80	1020	94.80
HT11	3B5P	CAT M4(2)	HOUSE	2	8	20	1020.42	94.80	8163	758.40
HT12	3B5P	CAT M4(2)	HOUSE	2	4	10	1032.26	95.90	4129	383.60
HT24	4B6P	CAT M4(1)	HOUSE	2.5	8	20	1357.33	126.10	10859	1008.80
APT (G)	2B3P	CAT M4(2)	APARTMENT	1	3	8	659.83	61.30	1979	183.90
APT (1)	2B3P	CAT M4(1)	APARTMENT	1	3	8	731.95	68.00	2196	204.00
				OVERALL TOTALS		40	100		39962	3713
OVERALL DENSITY										
UNITS /ha		34.19		OVERALL MIX				TOTAL		%
UNITS /ACRE		13.79		2 BED		13		33		
SQ M/ha		3173		3 BED		19		48		
SQ FT /ACRE		13780		4 BED		8		20		
				TOTAL NO		40		100		
OVERALL MIX APPROVED DOCUMENT M										
CAT M4(1)		17		43						
CAT M4(2)		23		58						
CAT M4(3)		0		0						
				TOTAL		40		100		

NOTE: Net area excludes all public open space and associated structural landscaping / buffer planting / half road

KEY:
 Cricket Netting Within Development Site



P2	12.05.25	GP	Patio sizes altered following client instruction.
REV	DATE	INITIAL	DESCRIPTION

PROJECT / CLIENT Highmoor Lane, Thirteen		PROJECT NO. N81:3165	
DRAWING TITLE Proposed Site Layout		DRAWING STATUS PLANNING	
PROJECT LEADER GP		DRAWING NO. 1002	
DRAWN BY SQ	CHECKED BY IDP	DRAWING REVISION P2	
SCALE 1:500 @ A2	DATE 27/03/24	COPYRIGHT - IDPartnership	

**Architecture
Masterplanning
Urban Design**

IDPartnership Northern, St. Jude's, Barker Street, Shieldfield, Newcastle Upon Tyne, NE2 3AS T: 0191 2614442
E: info@idpartnership.com | W: idpartnership.com