



Architecture
Masterplanning
Urban Design

thirteen

Proposed Housetype Booklet

Highmoor Lane, Cleckheaton • September 2025

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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



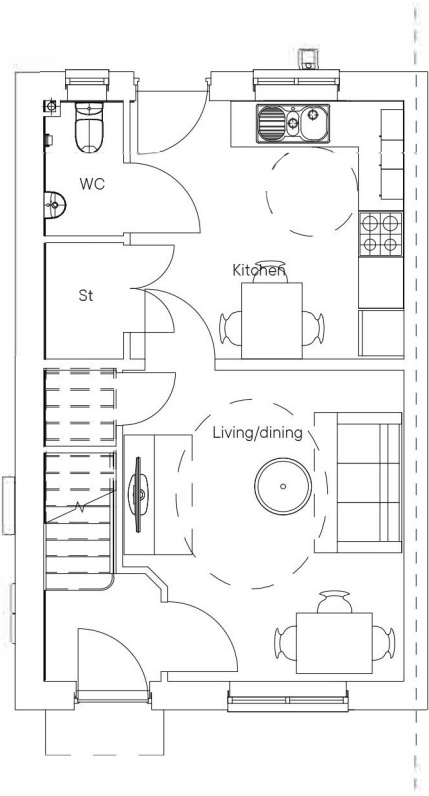
Front Elevation



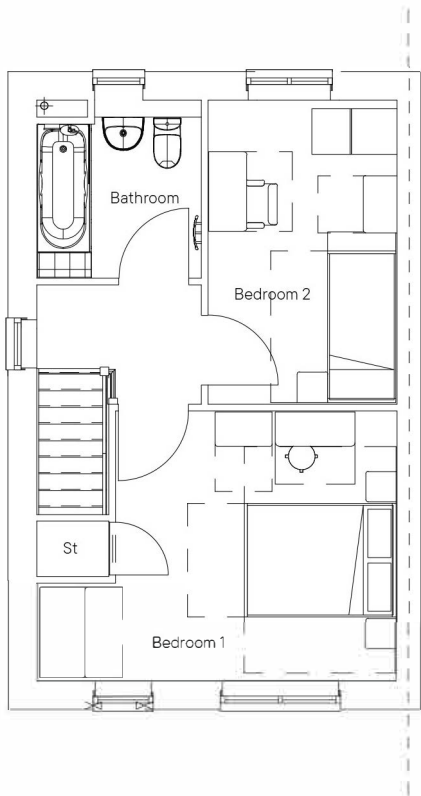
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

REV	DATE	INITIAL	DESCRIPTION		
PROJECT / CLIENT Thirteen Highmoor lane				PROJECT NO N81:2658	
				DRAWING STATUS PLANNING	
DRAWING TITLE House Type 6 Planning Drawing				DRAWING NO 200	
PROJECT LEADER GP		DRAWN BY MM		CHECKED BY IDP	DRAWING REVISION
SCALE 1:100 @ A3				DATE 11/10/2024	
				P2	



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

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RESIDUAL RISKS

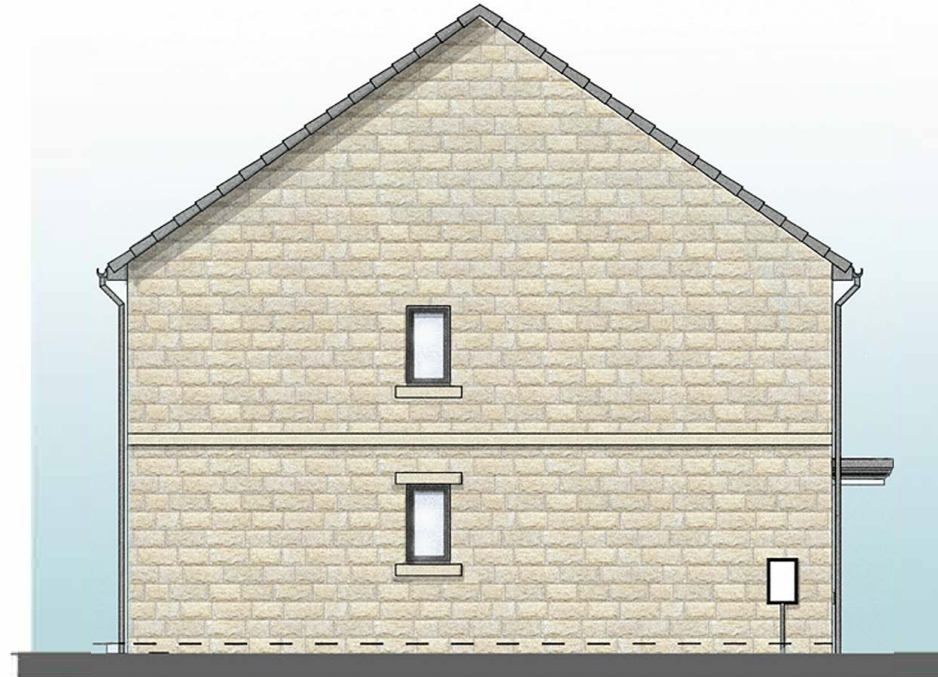
REF	DATE	DESCRIPTION
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NDSS SCHEDULE

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



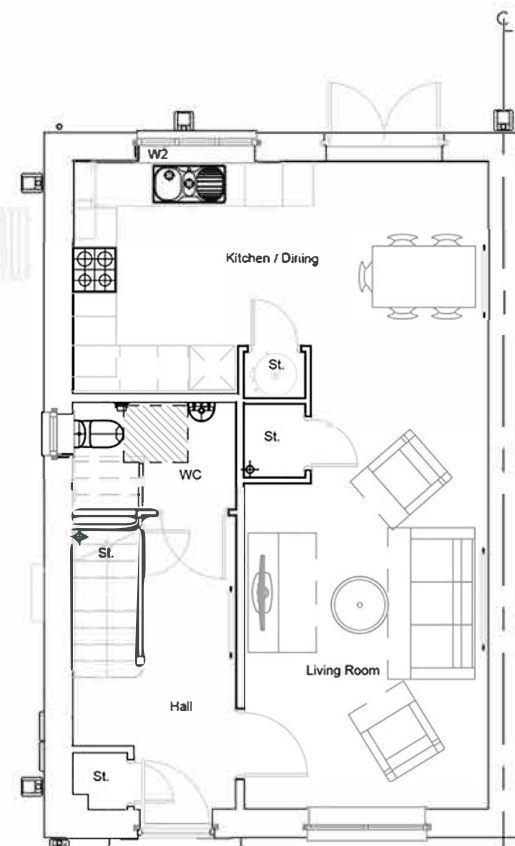
Front Elevation



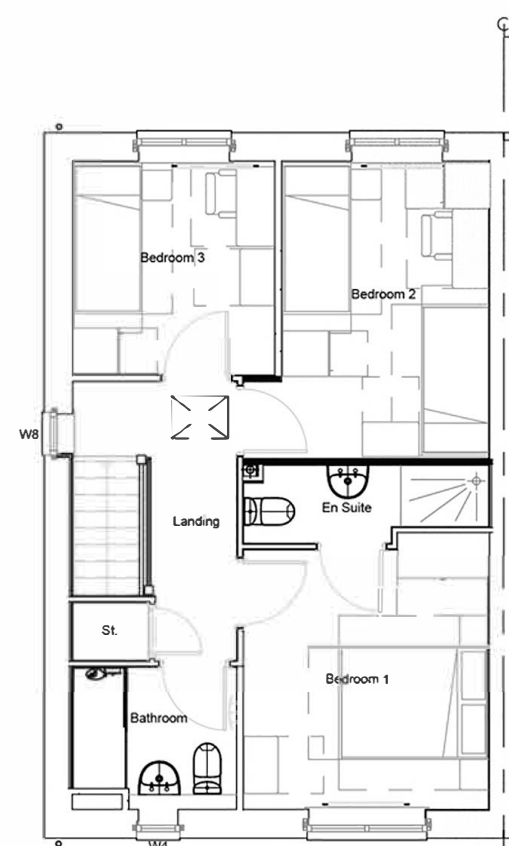
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

REV	DATE	INITIAL	DESCRIPTION	PROJECT NO
				N81:2658
				DRAWING STATUS
				PLANNING
				DRAWING NO
				203
				PROJECT LEADER
				GP
				DRAWN BY
				MM
				CHECKED BY
				IDP
				DRAWING REVISION
				P2
				SCALE
				1:100 @ A3
				DATE
				11/10/2024
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REF	DATE	DESCRIPTION
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



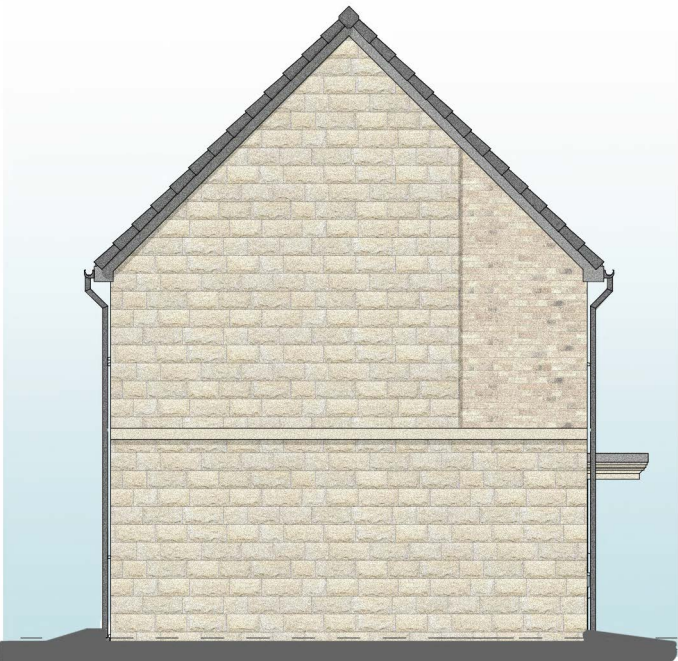
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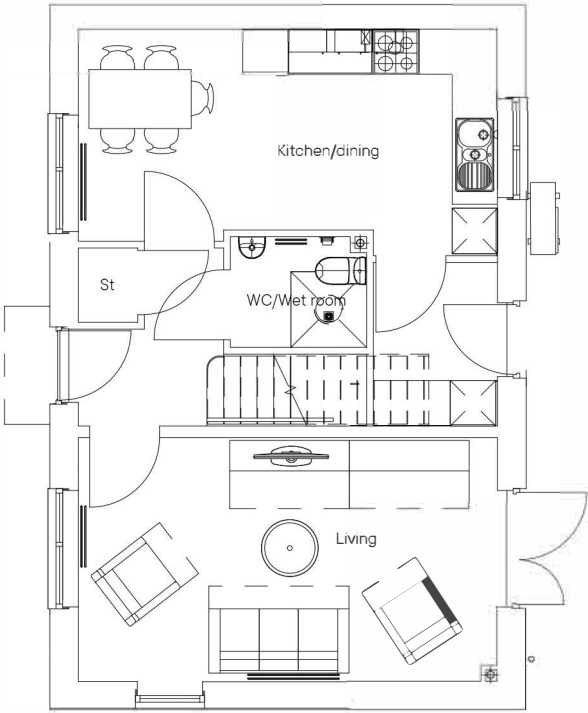
Side Elevation



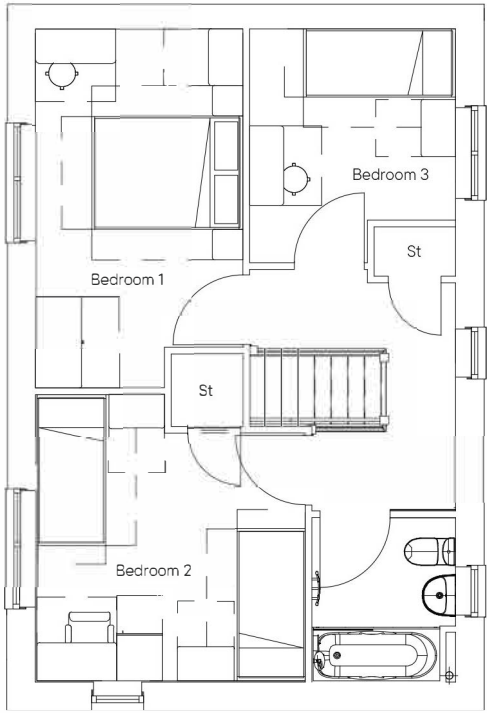
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

REV	DATE	INITIAL	DESCRIPTION	PROJECT NO
				N81:2658
				DRAWING STATUS
				PLANNING
				DRAWING NO
				205
				PROJECT LEADER
				GP
				DRAWN BY
				MM
				CHECKED BY
				IDP
				DRAWING REVISION
				P2
				SCALE
				1:100 @ A3
				DATE
				11/10/2024
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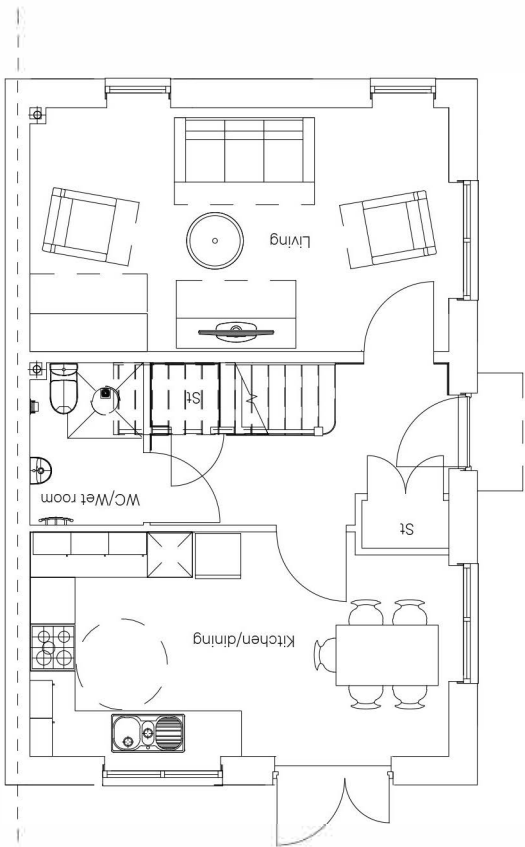
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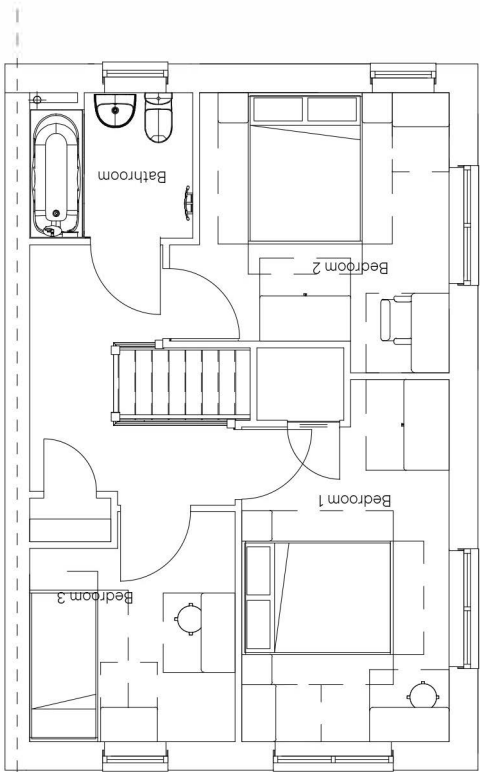
Side Elevation



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 NO	DRAWING STATUS	DRAWING NO	PROJECT LEADER	DRAWN BY	CHECKED BY	DRAWING REVISION
				N81:2658	PLANNING	206	GP	MM	IDP	
										P2



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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



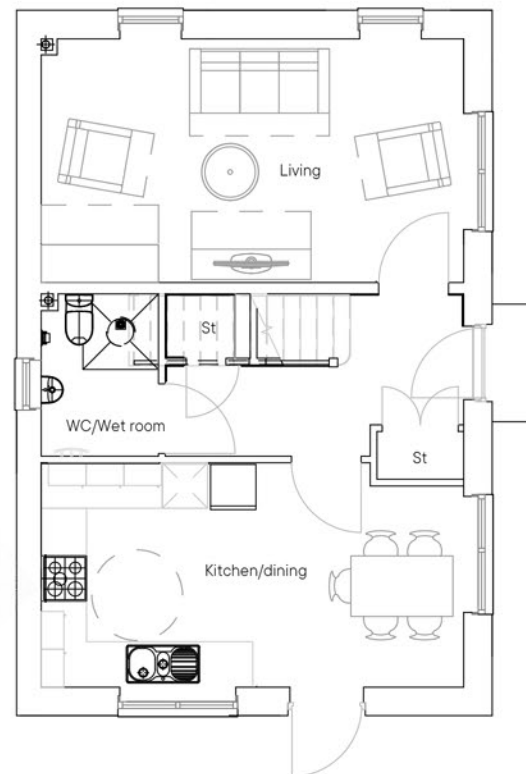
Side Elevation



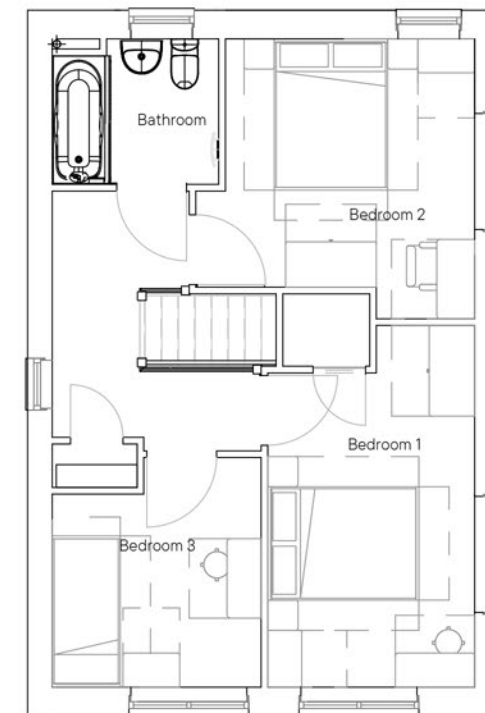
Rear Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

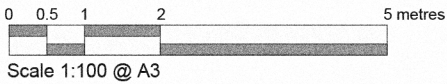
NDSS SCHEDULE

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	7.8m ²
STORAGE	2.5m ²	3.4m ²

REV	DATE	INITIAL	DESCRIPTION				
PROJECT / CLIENT Thirteen Strata Main Avenue				PROJECT NO. N81:2658			
				DRAWING STATUS PLANNING			
DRAWING TITLE House Type 11 Detached Planning Drawing				DRAWING NO. 206			
PROJECT LEADER GP		DRAWN BY MM		CHECKED BY IDP		DRAWING REVISION <	



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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



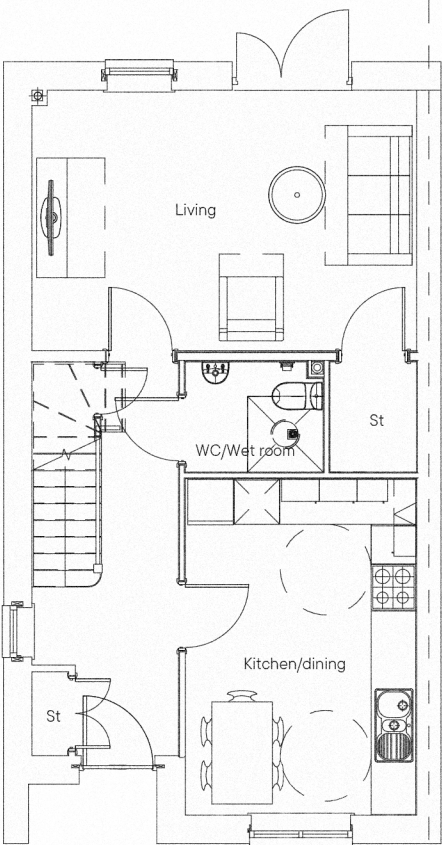
Front Elevation



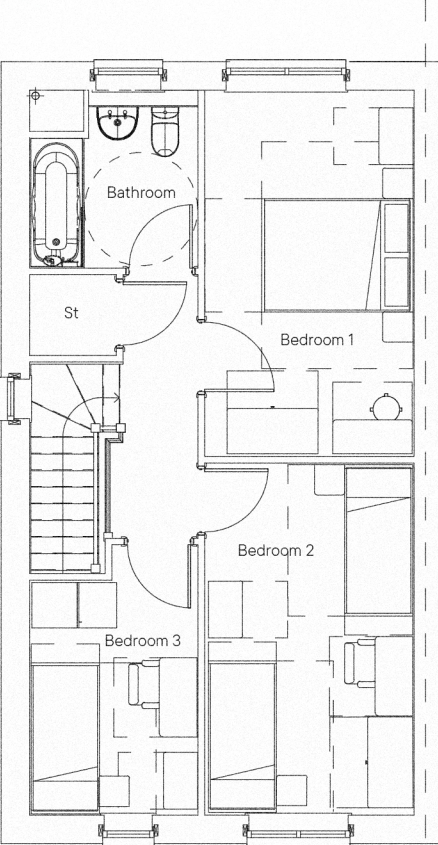
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

REV	DATE	INITIAL	DESCRIPTION		
PROJECT / CLIENT Thirteen Strata Main Avenue				PROJECT NO. N81:2658	
				DRAWING STATUS PLANNING	
DRAWING TITLE House Type 12 Planning Drawing				DRAWING NO. 207	
PROJECT LEADER GP		DRAWN BY MM		CHECKED BY IDP	
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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



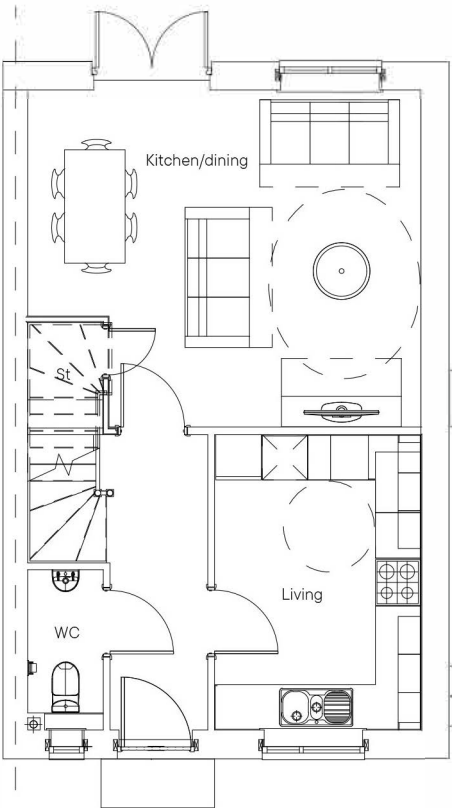
Front Elevation



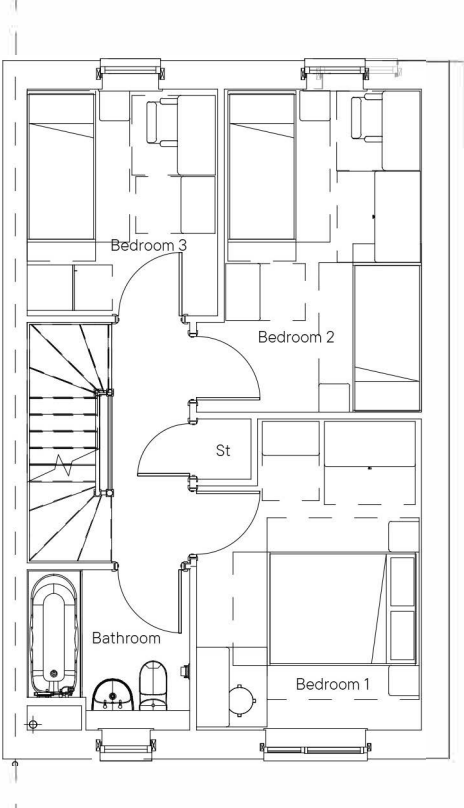
Side Elevation



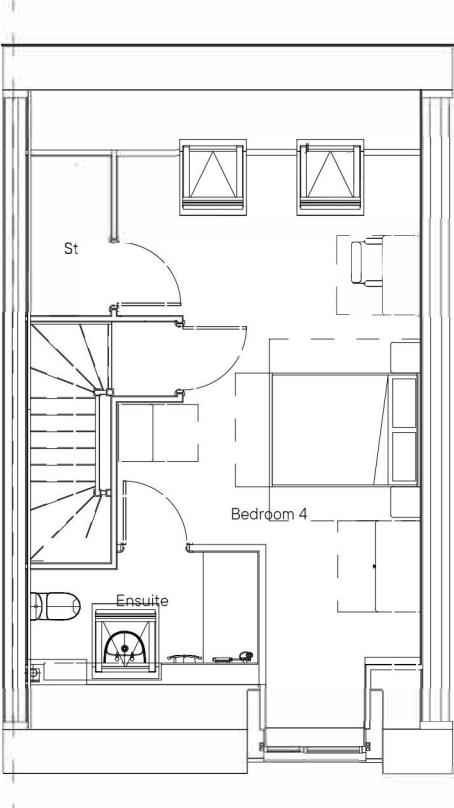
Rear Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

REV	DATE	INITIAL	DESCRIPTION		
PROJECT / CLIENT				PROJECT NO	
Thirteen				N81:2658	
Highmoor Lane				DRAWING STATUS	
DRAWING TITLE				PLANNING	
House Type 24				DRAWING NO	
Planning Drawing				209	
PROJECT LEADER		DRAWN BY		CHECKED BY	
GP		MM		IDP	
SCALE		DATE		DRAWING REVISION	
1:100 @ A3		11/10/2024		P2	
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RESIDUAL RISKS

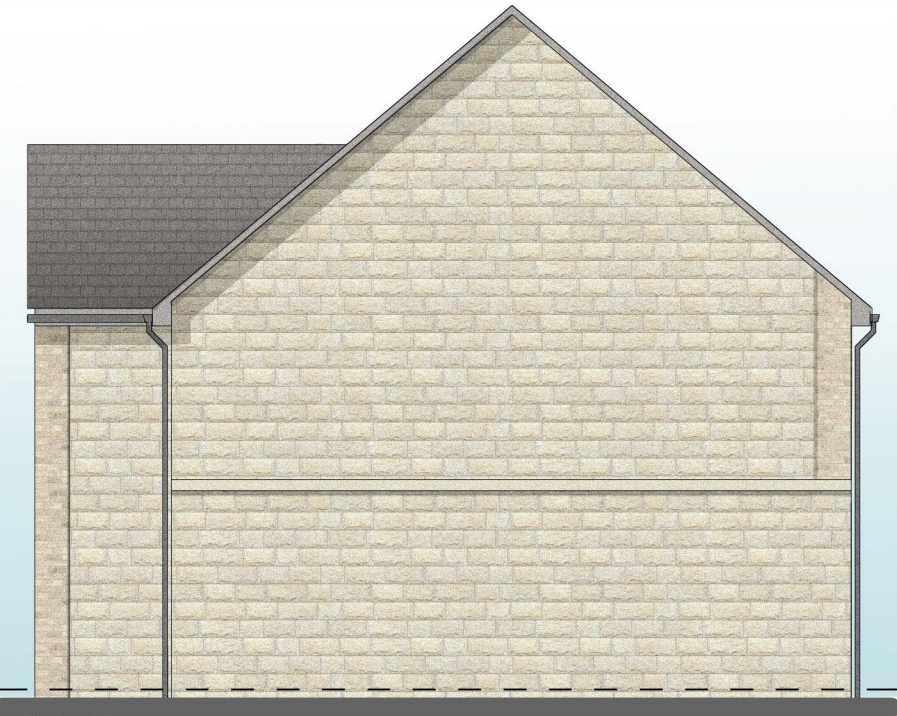
REF	DATE	DESCRIPTION
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Front Elevation



Rear Elevation



Side Elevation



Side Elevation

REV	DATE	INITIAL	DESCRIPTION	PROJECT NO	DRAWING STATUS	DRAWING NO	PROJECT LEADER	DRAWN BY	CHECKED BY	DRAWING REVISION
				N81:2658	PLANNING	201	GP	MM	IDP	
							SCALE	DATE		P2
							1:100 @ A3	11/10/2024		





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RESIDUAL RISKS

REF	DATE	DESCRIPTION
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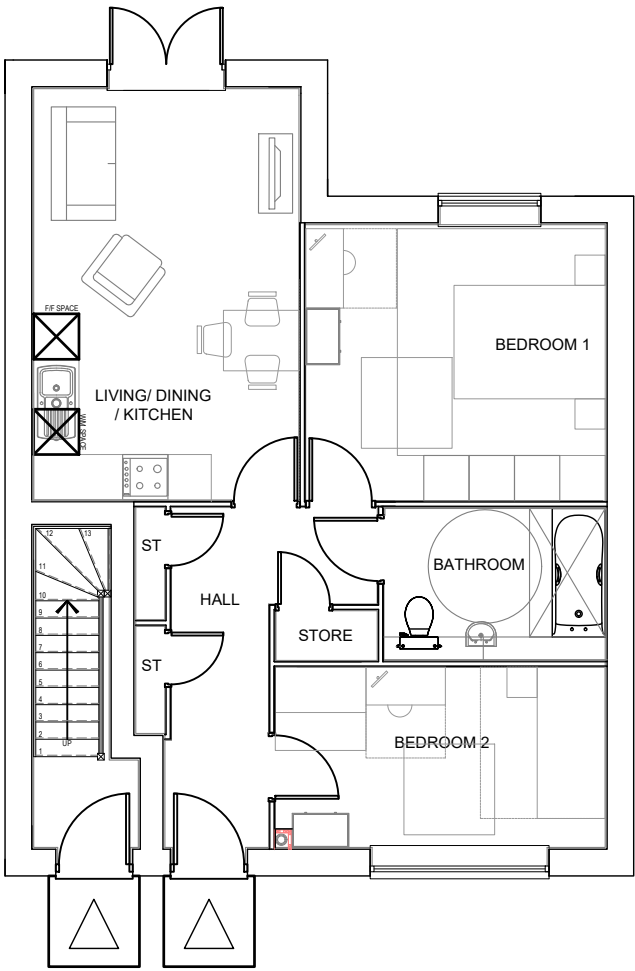
NDSS SCHEDULE

Ground Floor Apt

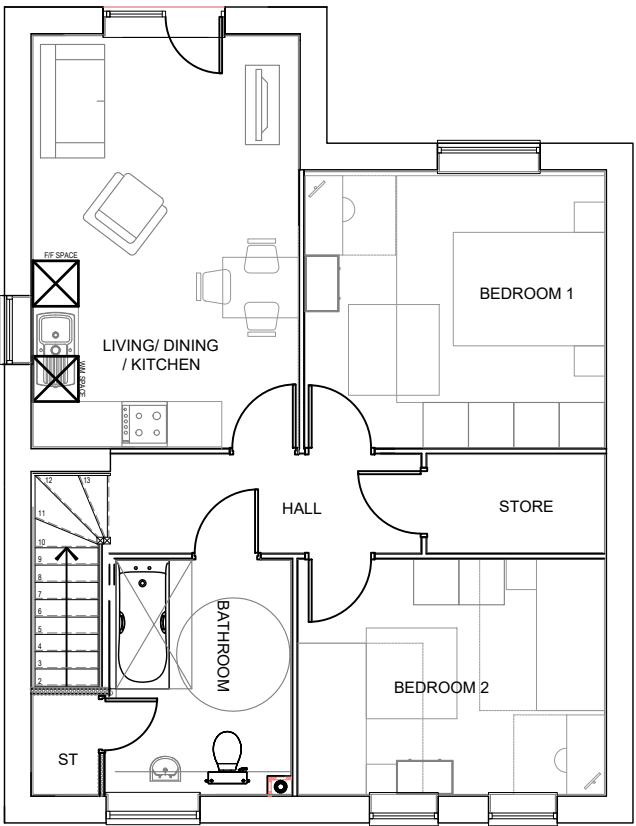
LOCATION	NDSS REQUIREMENT	HT GROSS AREA
FLOOR AREA	61m ²	61.3m ²
BEDROOM 1	11.5m ²	15.1m ²
BEDROOM 2	7.5m ²	13.3m ²
STORAGE	2.0m ²	2.2m ²

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 NO.	DRAWING STATUS	DRAWING TITLE	DRAWING NO.	PROJECT LEADER	DRAWN BY	CHECKED BY	DRAWING REVISION
				N81:2658	PLANNING	Thirteen Highmoor Lane		GP	MM	IDP	
						Apartment Plans	201	SCALE	DATE		P2
								1:100 @ A3	11/10/2024		





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