



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											
idp PARTNERSHIP											
(GIA)											
Thirteen Group/Henry Boot											
GROSS SITE AREA										ha	acres
NET SITE AREA										1.53	3.78
										1.17	2.90
HOUSE TYPE	BEDROOM	APPROVED DOCUMENT M COMPLIANCE	CONFIG	STOREYS	NO	MIX %	SQ FT	SQ M	TOTAL SQ FT	TOTAL SQ M	
HT6	2B3P	CAT M4(2)	HOUSE	2	7	18	794.69	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	1032.29	95.90	4129	383.80	
HT24	4B6P	CAT M4(1)	HOUSE	2.5	8	20	1367.33	126.10	10859	1008.80	
APT (G)	2B3P	CAT M4(2)	APARTMENT	1	3	8	659.83	61.30	1979	183.90	
APT (T)	2B3P	CAT M4(1)	APARTMENT	1	3	8	731.95	68.00	2195	204.00	
OVERALL TOTALS				40	100				39962	3713	
OVERALL DENSITY											
UNITS / ha										34.19	
UNITS / ACRE										13.79	
SQ M / ha										3173	
SQ FT / ACRE										13780	
OVERALL MIX											
2 BED										13	33
3 BED										19	48
4 BED										8	20
										40	100
OVERALL MIX APPROVED DOCUMENT M											
CAT M4(1)										17	43
CAT M4(2)										23	58
CAT M4(3)										0	0
										40	100
TOTAL NO 40											

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

KEY:

- Shared Ownership
- Social Rent



P4	07.10.25	GP	Type of rent changed following instruction from client. GP
P3	22.08.25	GP	Altered following highways feedback. GP
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 STATUS PLANNING		DRAWING NO. 1012	
PROJECT LEADER GP	DRAWN BY SQ	CHECKED BY IDP	DRAWING REVISION P4
SCALE 1:500 @ A2		DATE 27/03/24	

**Architecture
Masterplanning
Urban Design**

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