



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	CONFIG	STOREYS	NO	MIX %	SQ FT	SQ M	TOTAL SQ FT	TOTAL SQ 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	10659	1008.80	
APT (G)	2B3P	CAT M4(2)	APARTMENT	1	3	8	658.83	61.30	1979	183.90	
APT (T)	2B3P	CAT M4(1)	APARTMENT	1	3	8	731.95	68.00	2198	204.00	
OVERALL TOTALS					40	100			39962	3713	
OVERALL DENSITY				OVERALL MIX				TOTAL		%	
UNITS/ha	34.19			2 BED				13	33		
UNITS/ACRE	13.79			3 BED				19	48		
SQ M/ha	3173			4 BED				8	20		
SQ FT/ACRE	13780							40	100		
TOTAL NO				40							
OVERALL MIX APPROVED DOCUMENT M				TOTAL		%					
CAT M4(1)				17		43					
CAT M4(2)				23		58					
CAT M4(3)				0		0					
TOTAL				40		100					

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

KEY:
 Cricket Netting Within Development Site



P5	0110.25	GP	Update to Cricket Net Location. GP
P4	19.09.25	CW	Update to Cricket Net Location. CW
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 TITLE Proposed Site Layout		DRAWING STATUS PLANNING	
PROJECT LEADER GP		DRAWING NO. 1002	
DRAWN BY SQ		DRAWING REVISION P5	
CHECKED BY IDP		DATE 27/03/24	
SCALE 1:500 @ A2		COPYRIGHT - IDPartnership	

idp Architecture Masterplanning Urban Design

IDPartnership Northern, St. Jude's, Barker Street, Shieldfield, Newcastle Upon Tyne, NE2 1AS T: 0191 2614442
 E: info@idpartnership.com | W: idpartnership.com