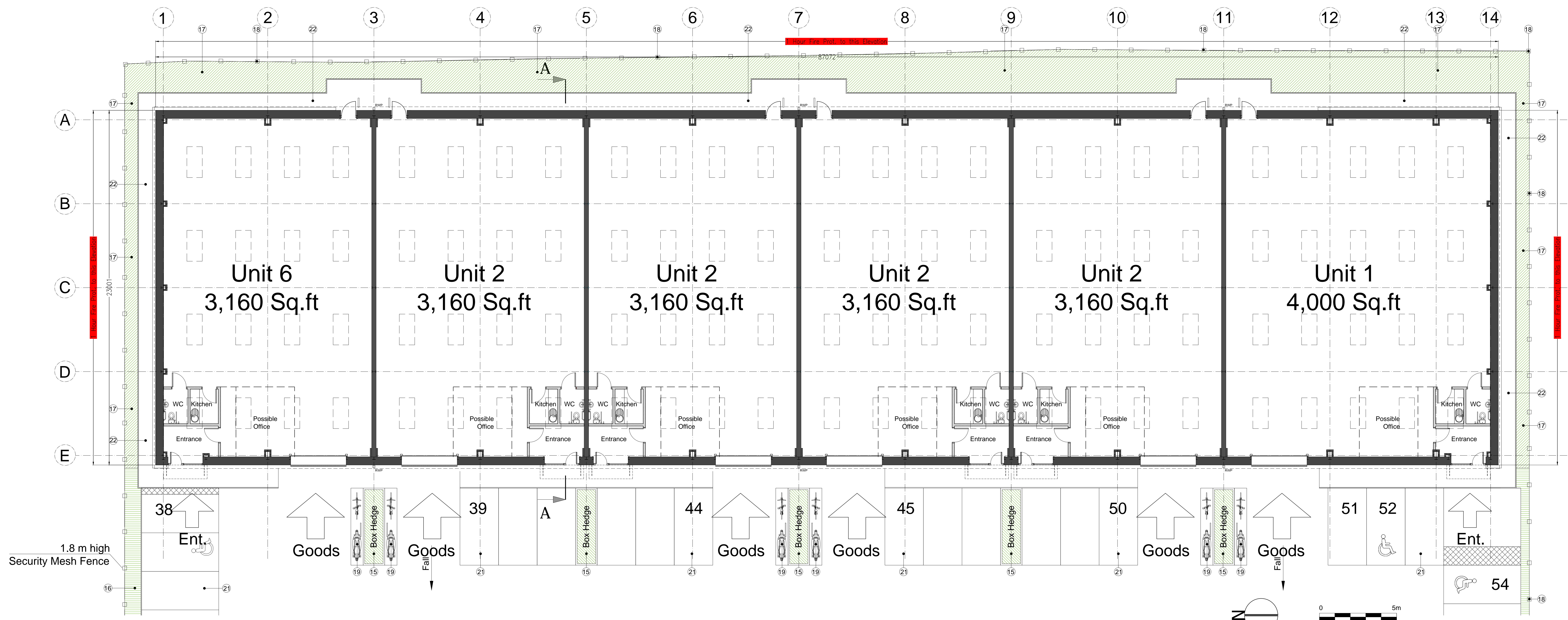


Proposed Roof Plan Unit S1 Scale 1:100



Proposed Ground Floor Plan Unit S1 Scale 1:100

CDM REGULATIONS
Safety, Health + Environmental Information

In addition to the hazards / risks typically associated with the type of work detailed on this drawing, please NOTE the following advisory statements. Notes may relate to CONSTRUCTION, MAINTENANCE + CLEANING, and/or DEMOLITION, however this list is not exhaustive.

Traffic
Parking near building to be provided with 150 mm concrete filled steel posts at corners to protect people using the waste recycling area and to keep stationary traffic away from people leaving building. Clear visibility across vehicular access areas.

It is assumed that all works are to be carried out by a competent contractor working, where appropriate to an approved method statement.

NOTES

This drawing is subject to copyright and must not be reproduced, stored or transmitted in any form without prior permission from DSP Architects LLP.

This drawing may also include Ordnance Survey or raster data reproduced under license.

All work shall be carried out in accordance with Local Authority, Statutory Authority and Health + Safety Regulations.

Cease all construction work immediately if any protected species is suspected to be present within an existing building or new development site. A qualified ecologist must be consulted to carry out the relevant survey and provide mitigation advice prior to recommencing construction.

- Exterior Landscape Materials:**
- * Note: Landscaping strategy is a continuation of approved Planning Ref: 15/02404/STPLF (2 no. building incorporating 9 no. industrial units and associated external works) which was informed by the TRM design Design Guide which was commissioned for the overall development site. This document was included with the submitted documents as an informative.
 - 14. Native Hedging Mix Row
 - 15. Native Box Hedging
 - 16. Managed grass and grass-land areas
 - 17. Structured external grasses to the side of buildings and in the back of footpath margin
 - 18. 1.8 m high Euroguard Regular Security Mesh Fence (Perimeter Fence)
2 m high Heras Paliss Xtra Fence (Waste and Recycling Areas)
 - 19. Sheffield Cycle Stands
Feature trees incl. Silver Birch and Hornbeam
 - 20. Native Trees
 - 21. Concrete handstand with yellow thermoplastic lines for car parking demarcation
 - 22. Standard Paving to side and rear of buildings

Gross Internal Area G.I.A. = 1840.0 m²
Gross External Area G.E.A. = 2002.92 m²

| Rev | Description | Date | By | Check |
|-----|----------------------------|----------|----|-------|
| 0 | S1 building layout amended | 25/02/20 | MM | DS |
| 1 | Added G.I.A. and G.E.A. | 11/05/19 | MM | MM |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |
| 19 | | | | |
| 20 | | | | |
| 21 | | | | |
| 22 | | | | |

Planning

DSP Architects LLP
DSP House
2 Kettlewell Lane
York YO30 4DF
United Kingdom
Tel: +44(0)1904 471170
Fax: +44(0)1904 692255
E-mail: info@dsparchitects.co.uk
Website: www.dsparchitects.co.uk

The Broadhelm Venture

Erection of 2no. buildings, S18S3 incorporating 7no. Units.
Broadhelm Business Park, Pocklington

Unit S1, Ground Floor and Roof Plan

| Scale | Plot No. | Drawing No. | Rev. |
|-------|----------|-------------|------|
| 1:100 | 4108 | (05) 05 | B |

This drawing is the property of DSP Architects LLP. It is to be used for the project only. It is not to be used for any other purpose. DSP Architects LLP is a limited liability partnership registered in England and Wales. DSP Architects LLP is a company registered in England and Wales. DSP Architects LLP is a company registered in England and Wales. DSP Architects LLP is a company registered in England and Wales.