



Proposed Site Plan Scale 1:200

**CDM REGULATIONS**  
Safety, Health + Environmental Information

In addition to the hazards / risks typically associated with the types 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.

rev	description	date	dr by	app by

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

**NOTES**

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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 (re)commencing construction.

**Fire Protection to Elevations to comply with Building Regulations Part B - Notional Boundaries:**

1 Hour fire protection / performance to steelwork and wall cladding to the following elevations - S1 to North, East & South Elevations, and S3 to North, South Elevations. Kingspan Panels or similar to be EXTA 15 rating with appropriate Firewall Fixing Rails and connections to achieve min 60 mins integrity. Insulation to BS.476 pt 6 & 7.

**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 TPM design Design Guide which was commissioned for the overall development site. This document was included with the submitted documents as an informative.

- 12. Curved glass canopy
- 13. External lighting incl. fire emergency external lights
- 14. Native Hedging Mx Row
- 15. Native Box Hedging
- 16. Managed grass and grass-land areas
- 17. Structured informal 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)  
2.4m high Herras Pallas Xtra Fence (Waste and Recycling Areas)
- 19. Sheffield Cycle Stands
- 20. Native Trees  
Feature trees incl. Silver Birch and Hornbeam
- 21. Concrete hardstand with yellow thermoplastic lines for car parking demarcation
- 22. Standard Paving to side and rear of buildings
- 23. Pylon Sign

rev	description	date	dr by	app by
A	S1 building layout amended	25/02/20	MM	DS
original by	MM	08/08/19	DS	DS

**Planning**



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client  
**The Broadhelm Venture**

project  
**Erection of 2no. buildings, S1&S3 incorporating 7no. Units. Broadhelm Business Park, Pocklington**

drawing title  
**S1&S3, Proposed Site Plan**

scale @ A1	project No	drawing No	rev
1:200	4108	(05) 04	A

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