

CONTAMINATION SCREENING PHOTOGRAPHS



For

PROPOSED CONVERSION OF AGRICULTURAL BARN TO RESIDENTIAL DWELLING

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At

LOWGATE FARM, LOWGATE, TYDD ST. MARY SPALDING, PE13 5PF

For

MR NATHAN DACK

PLANNING APPLICATION ISSUE

Contamination Screening Photographs

This report is submitted to illustrate, and to be read with, a Screening Assessment Form for the conversion of a Barn to a residential property at Lowgate Faarm Lowgate, Tydd St. Mary.

The Buildings.

Barn A (see fig 01) is of steel construction and comprises a steel frame of columns topped by timber trusses. The barn has a pitched roof which has a single skin corrugated steel roof cladding over the whole area. The west gable wall is partly brickwork where it adjoins a further brick building and has the same single-skin steel cladding as the roof where exposed, the east gable is partly the same cladding, partly collapsed brickwork and partly open. The south facing side wall is brickwork. The north side of the barn is open. The floor is a simple concrete slab.

Barn B (see fig 02) is a brick building with partial steel cladding to the north elevation, timber trusses and single skin corrugated asbestos-cement roof cladding. The floor is a simple concrete slab.



Fig. 01 – General image of north elevation of barn A showing steel structure and claddings.



Fig. 02 – General image of barn B.

The Building Floor

It is suspected that the floor of both barns would originally have been soil, but a concrete slab was introduced to both prior to the current occupancy. The barns are both used to store various implements, equipment and general storage.

There does not appear to be any visible evidence of staining on either floor.



Fig. 03 – General image showing concrete floor in barn A



Fig. 04 – General image showing concrete floor in barn B.

The Drive

The gravel access drive is located north of the barns and connects to Low Gate on the eastern boundary. Figure 05 provides a general view.



Fig. 05 – General view of the gravel drive looking towards Low Gate.

The Site

The remainder of the site is grass with substantial plant growth throughout this area, and all appears healthy with no signs of contamination, die-back etc. (figs. 06 to 09).



Fig. 06 – General view of site looking north west,



Fig. 07 – General view of site looking east towards entrance

barn A is on the left



Fig. 08 – General view of site looking east towards Low Gate

including barn B



Fig. 09 – General view of site along the south boundary looking west

Drainage

There are gutters to the north and part of the south elevations of the main barn with rainwater pipes appearing to go into the ground, where these go is not known. None of the other eaves have gutters.

There is no known foul drainage on site.

There is no evidence of standing water within the garden area, and the occupant cannot remember there ever being any.

Summary

The occupant is not aware of any contamination on the site nor does there appear to be any evidence of contamination in the form of staining, odour, die-back etc.

END.