CONTAMINATION SCREEENING PHOTOGRAPHS

For

PROPOSED CONVERSION OF AGRICULTURAL BARN TO RESIDENTIAL DWELLING

At

HOLMLEA (adjacent)
MILL GATE
WHAPLODE
SPALDING
PE12 6RT

For

MRS. MARIE SPENCER

PLANNING APPLICATION ISSUE

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Contamination Screening Photographs

This report is submitted to illustrate, and to be read with, a Screening Assessment Form for the conversion of a Dutch Barn to a residential property at Holmlea, Mill Gate, Whaplode. This is produced in response to a request via the Planning Officer at SHDC (Maxine Simmons).

The Building

The barn is of steel construction and comprises a steel frame of columns topped by steel trusses. The barn has a curved roof which has a single skin corrugated steel roof cladding over the whole area. The gable walls are entirely closed in using the same single-skin steel cladding that is on the roof. Areas of one side wall have the same claddings. The other sies of the barn are open. The roof has plastic rainwater goods to both eaves. The floor is a simple concrete slab. There appear to be no asbestos containing materials in the construction of the barn.



Fig. 01 – General image of west end of barn showing steel structure and claddings.

The Building Floor

It is suspected that the floor of the barn would originally have been soil, but a concrete slab was introduced prior to the current occupancy. The current occupancy started in December 1999. The previous owner used the barn to store hay, however the current owner (who also stores hay) relocated hay storage to another barn on site and has since used this barn to store general materials. It is now used to store various implements, and for occasional storage of a tractor and horse-box trailer.

The floor of the barn has a small amount of staining to the central area. This occurred during the current occupancy and resulted from a limited leak of fuel from a tractor. The staining on the slab is a relatively limited area and is illustrated in figures 2 and 3. The volume of fuel spilt must have been very limited, given the size of the stain. It does not appear to have migrated far.



Fig. 02 – General image showing concrete floor in barn (1 stain in foreground).



Fig. 03 – Detailed view of floor showing the two stains.

The Drive

The access drive is located south of the barn. This is gravelled but with a substantial amount of soil present. Figure 04 provides a general view, after wet weather.



Fig. 04 – General view of the gravel and soil drive.

The Garden

The area to the north and west of the barn is already in use as a domestic garden and has been for some time. This contains the former duck pond (figs. 05 & 06) which is west of the barn, between it and Mill Gate. There is substantial plant growth throughout this area, and all appears healthy with no signs of contamination, die-back etc (figs. 07 & 08).



Fig. 05 – General view showing pond in context.



Fig. 06 – Detailed view of pond.



Fig. 07 – General view of garden north and west of barn.



Fig. 06 – General view of garden north and west of barn

Drainage

There is a receptacle for drainage about 3-4m north of the north corner of the barn, this is covered over. This is understood to have once taken rainwater from 3 sheds on the site, though it is not known whether there is any water in it now. It also took foul water from 1 toilet on site, but use of this ceased at least 10 years ago.
There is no evidence of standing water within the garden area, and the occupant cannot remember there ever being any since 1999.

Summary

The occupant is not aware of ant contamination on the site going back at least as far as 1999. Before this there appears to be no evidence of contamination in the form of staining, odour, die-back etc .

END.