



PROJECT No. 2055

CONTAMINATION: VULNERABLE USE ASSESSMENT

**NEW SHOP AND FLAT OVER FOLLOWING DEMOLITION OF FORMER
CHIP SHOP AT 15 STOW ROAD, MAGDALEN, KING'S LYNN, NORFOLK,
PE34 3BT.**

for

MRS SULTAN BEKTAS

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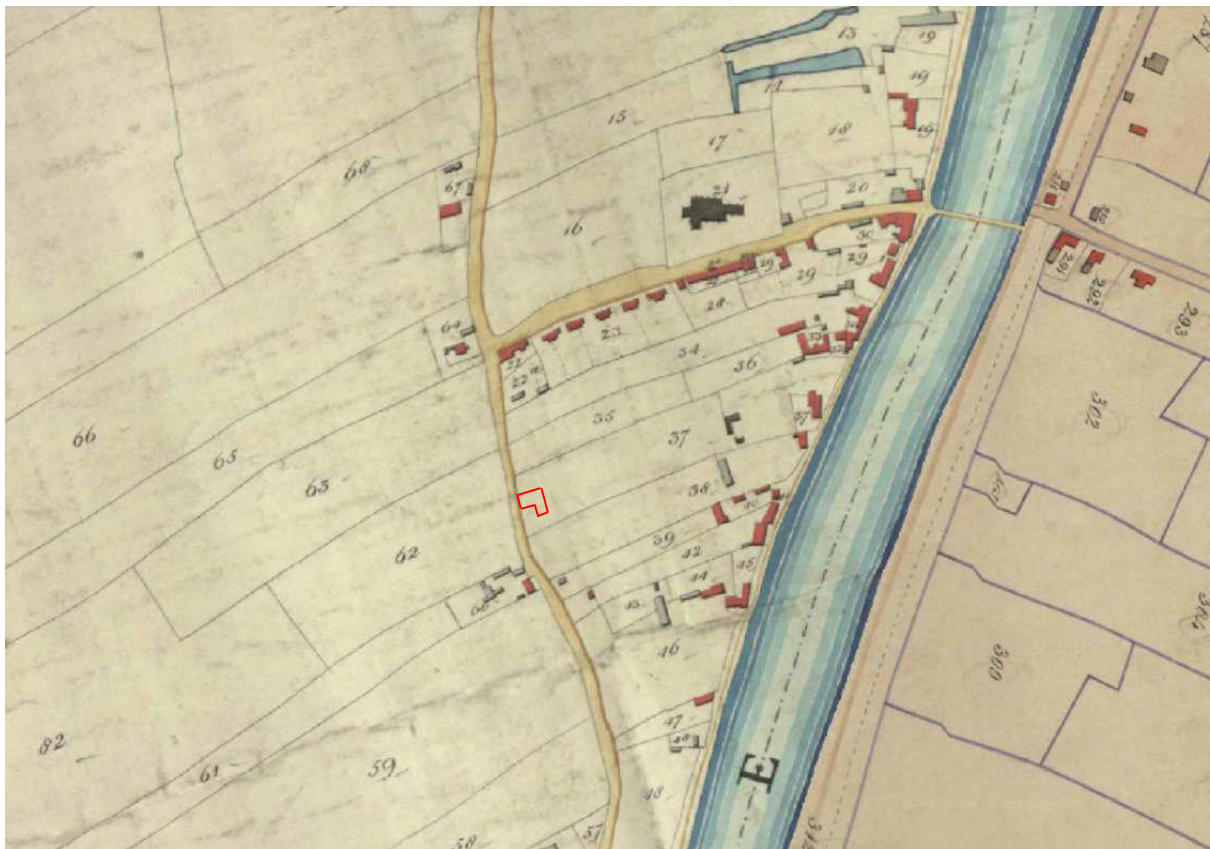
Site Assessment:

The proposed site comprises of some 216m² of land situated to the East of Stow Road, Wiggshall St. Mary Magdalen. Currently residing on the plot is a fish and chip shop, arranged with a small garden/public access to the front of the shop and with rear access from the carpark.

The site is bounded to the north by private land comprising of a dwelling. To the East is a carpark and to the south and west is Church Close and Stow Road.

The site is contained by a mixture of timber close boarded fencing and vegetation to the northern boundary. The site itself is mostly exposed to the roadside.

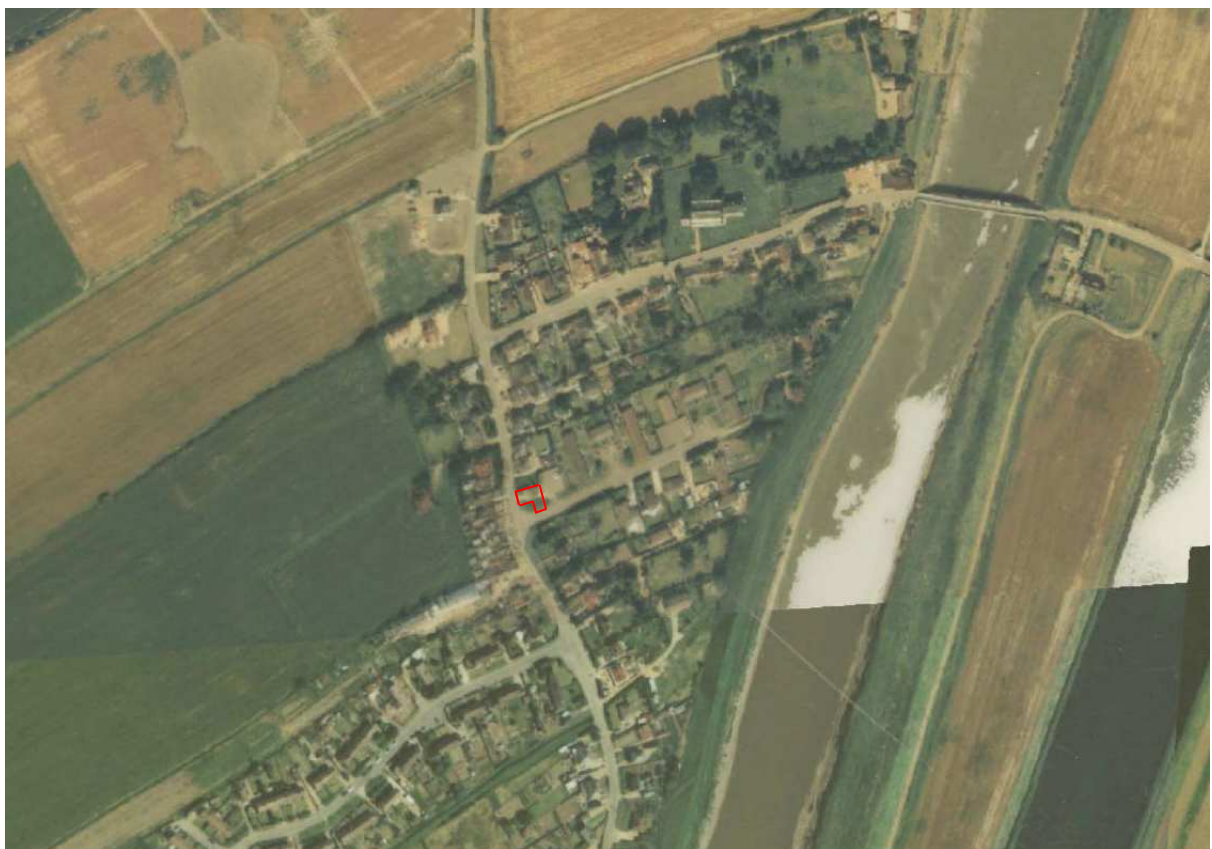
Historic Land Use:



NCC Tithe Mapping (<http://historic-maps.norfolk.gov.uk/mapexplorer/>)



RAF 1946 – 1960's Mapping (<http://historic-maps.norfolk.gov.uk/mapexplorer/>)



NCC 1988 Mapping (<http://historic-maps.norfolk.gov.uk/mapexplorer/>)

Conclusion:

From the above resources it can clearly be seen the site has predominantly been agricultural land dating back to the earliest resource dated to circa 1840.

There are few resources available over the next 100 years however the site is still agricultural land in 1946 with much more development in the area. However it looks as if the front pitched section of the chip shop has been built.

The 1988 aerial photograph demonstrates a high degree of development having taken place between 1946 and 1988 including development behind and formation of the side road and car park.

The land around the concerned plot has changed little since 1988.

Quarry Works:

Historic maps would not suggest the presence of any quarry workings within 250m of the proposed site.

Landfill:

There are no landfill or historic landfill sites within 250m of the proposed development.

Fuel Storage:

There is currently only provision for Gas storage, this is present to the NW corner on the site via an above ground Calor gas tank. This is securely caged so that no members of the public can access it.

Waste Storage:

Commercial waste is stored in a large blue wheelie bin near the carpark.

Services:

WATER – Water supply is by means of an underground AW connection.

GAS – There is a calor gas tank to the NW corner of the site adjacent the road, complete with cage round tank.

ELECTRICITY – The current electricity supply is an overhead provision routed from a telegraph pole found to the NW corner of the site just into the adjacent private land. The supply terminates on the north gable wall.

FOUL WATER – 15 Stow Road is connected to the main public drainage system.

Existing Buildings on the Site:



As you can see from the above image (taken from Google Earth), One building is currently present on the site, the existing fish and chip shop. This consists of a pitched section to the front, the rest being flat roofed. It seems to be constructed using solid brick walls with no thermal upgrading at all. As you can see from the floorplan as existing, there is an impractical corridor to the northern side which makes it impractical getting to the chipper/freezer.

General Conclusion:

This report has considered the physical and historical evidence of the potential for contamination on the proposed site. It is apparent the site offers little potential for contamination following analysis of the historical maps and the use will be the same as existing with the benefit of being able to sleep on site.