

Proposed Agricultural Workers Dwelling; Part Conversion of Proposed Redundant Agricultural Buildings, Little Farm, Halsham HU12 0BT

Contamination Assessment.

The Conversion of former agricultural buildings triggers a requirement for a contamination assessment.

The key factors involved are Source, Pathway and Receptors.

As the applicant for the proposed development to provide an agricultural workers dwelling has been the owner of the site and his family before that for many years, there is direct knowledge of the history of the buildings and site and the uses to which it has been put.

Furthermore, the eastern path of the former foldyard range has already been converted from agricultural use to form the base for the applicant's hog roast business which is subject to inspection by the Local Authority who would obviously not countenance any untoward contamination affecting hygiene or health.

A desktop appraisal from knowledge is sufficient if it establishes that there is no risk, and no further testing is required .

The site is mainly occupied by redundant late 19th century agricultural buildings of traditional, construction forming the West range of a traditional foldyard with a modern timber framed rendered extension on the West, bounded by a ditch. The buildings have been unused for the last ten years or so but were formerly used as stables and for livestock, latterly pigs.

The floors are modern concrete and the walls whitewashed brick in the older part. There are no areas of corrugated asbestos cement or other deleterious materials. Construction materials are timber, clay bricks, mortar, concrete block to infilled original door and window openings, timber rafters and trusses, with clay pantiles and timber battens, remnants of timber door and window frames.

Neither the buildings nor the immediate site have ever been used for storage of diesel, petrol, or agricultural chemicals.

There are no underground tanks on the site or other subterranean structures which could harbour substances injurious to human health.

The wider site is secure and not vulnerable to fly tipping, and in constant occupation by those working for the business and living in the farmhouse to the East of the site. Given the above it is reasonable to conclude that contamination is not an issue that would prejudice the proposed development and/or require any remediation measures.

Jonathan Hobson , RIBA, Architect.