

Environmental Phase 1 Report

Construction of single dwelling-house
in
garden to 5 Ayre View, Old Town, Hebden Bridge
HX7 8SX

March 2020



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Construction of single dwelling-house
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Date: 10th March 2020

Preliminary Risk Assessment as defined by “Environment Agency Guidance on Requirements for Land Contamination Reports”
Version 1 July 2005

Introduction

This Environmental Phase 1 report has been produced by Thornton Architects Ltd to assess the potential of contamination to and from land adjacent to the subject site. It is proposed to construct a single dwelling-house. The report is intended to be read in conjunction with the planning application documents as a whole.

Legislative Context

DETR Planning Policy Statement (PPS) 23: Planning and Pollution Control (2004) states that

pollution issues should be taken into account as appropriate in planning decisions. Under PPS 23, there is a responsibility for developers to demonstrate to the Local Planning Authority (LPA) that the potential for contamination at a given site and any risks arising are properly assessed and that the development incorporates any necessary remediation and subsequent management measures to deal with unacceptable risks, including those covered by *DETR Circular 02/2000, Environmental Protection Act (EPA) 1990: Part IIA Contaminated Land (2000)*.

Part IIA of the EPA 1990 provides a regime for the identification, assessment and any required remediation of contaminated land. A risk-based approach using the ‘source pathway-receptor’ methodology is advocated for the assessment of contaminated land. The first phase of contaminated land assessment is often referred to as a ‘Phase 1 Desk-Study’ or a ‘Land Quality Statement’. This level of assessment considers relevant baseline geo-environmental information regarding the site in order to determine the risk of the site being contaminated, and if so the requirements for further assessments.

Report Context

This Phase 1 Environmental report has been prepared in accordance with PPS 23 and associated legislation. The following has been included:

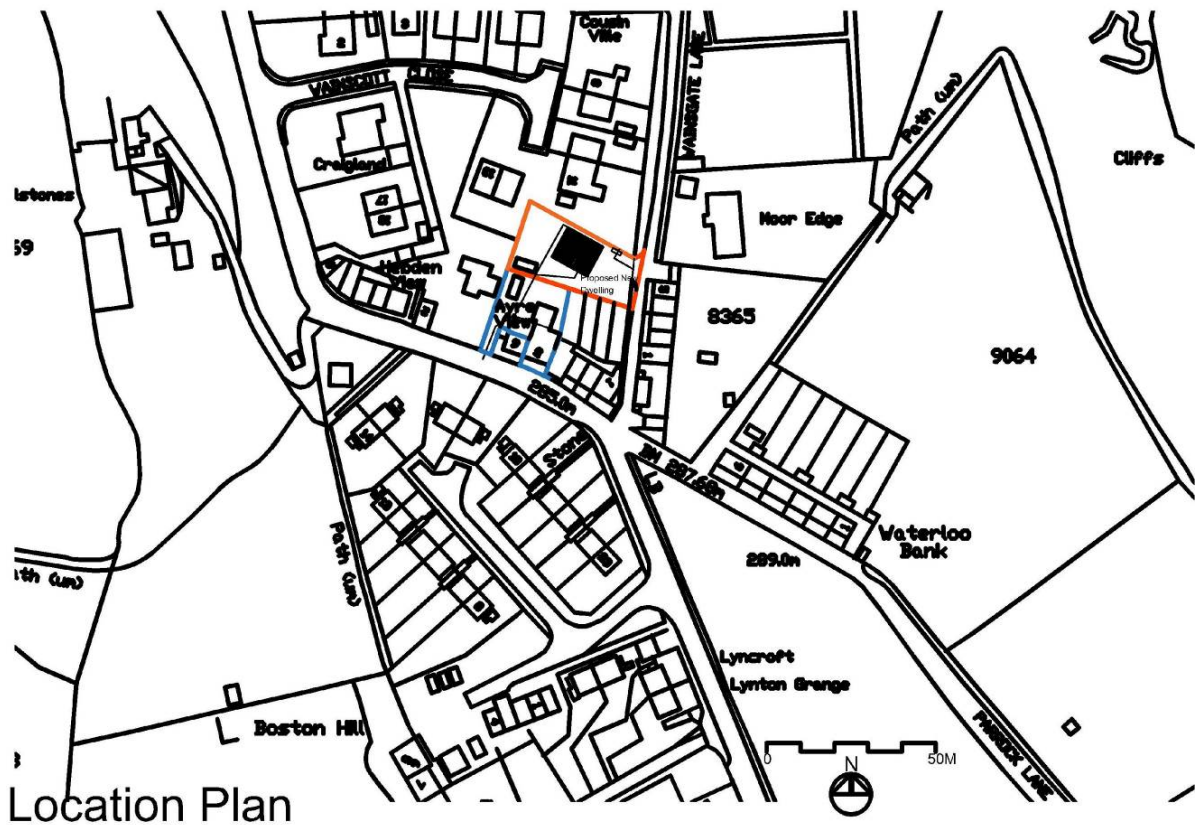
- A desktop study (a search of available historical and current records and maps to identify possible sources of contamination);
- A site walkover survey following guidelines of the Association of Geotechnical and Geo-environmental Specialists (a basic survey of the site as it currently exists to reveal any features which may suggest possible sources of contamination);
- If contamination is identified, a conceptual model using the information gathered to identify possible pollutant linkages and a basic risk assessment of any linkages; and
- Recommendations for future site development and/or the need for any further assessments.

Please note that whilst every attempt has been made to place the information used in this report in a modern, geo-environmental context, Thornton Architects Ltd cannot be held responsible for the quality and accuracy of any information supplied by other parties.

1. Location

1.1. 5 Ayre View is located on the north side of Parrock Lane in the village of Old Town at grid reference Easting 399772 Northing 428650 . The post code is HX7 8SX.

1.2. The garden to 5 Ayre view is L shaped with a frontage to both Parrock Lane and to Wainsgate Lane. The subject site is that part adjoining on to Wainsgate Lane.



2. The existing architectural character of the site and its surroundings.

2.1. Nos 1 to 6 Ayre View Comprise a row of 2 storey sandstone terraced houses variously constructed during the nineteenth century on the north side of Akroyd Lane.



P1 Left to right: No.s 5 to 1 Ayre View fronting onto Akroyd Lane

2.2. The subject site is part of the back garden to 5 Ayre View on the north side and also overlaps the back gardens of No.s 1, 2, 3 and 4 Ayre View to the east of No.5.

2.3. The subject site has a frontage with Wainsgate Lane on the east side where there is both an existing vehicle entrance and a garage admitting onto the Lane.



P2 Wainsgate Lane, looking south at backs of No.s 1 to 4 Ayre View and with subject site access and garage in foreground.

2.4. On the east side of the Wainsgate Lane are a row of listed nineteenth century sandstone cottages, No.s 1 to 5 Wainsgate Lane described in the heritage appraisal below.



P3 Wainsgate Lane, looking south at fronts of No.s 1 to 5 Wainsgate Lane and with subject site access to the right of the foreground.

2.5. Wainscott Close, an estate of 1970s semidetached brick dormer bungalows, wraps around the north and west of the subject site.

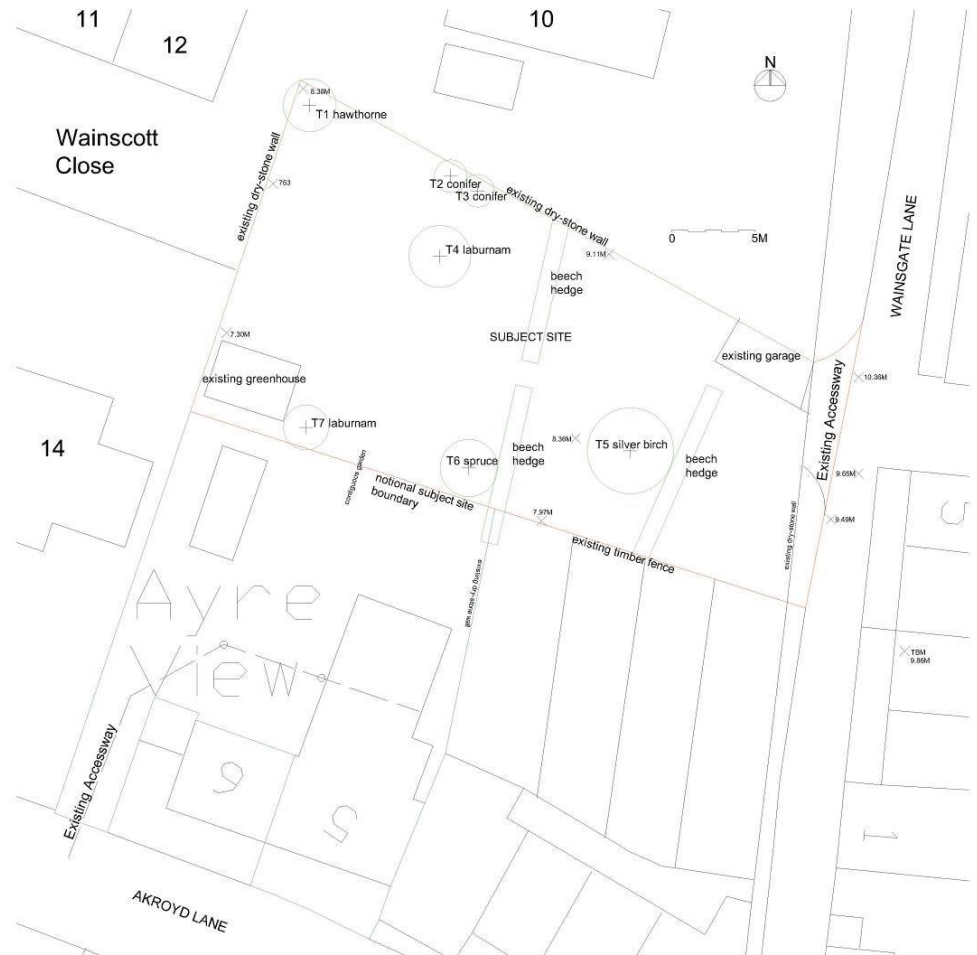


P4 West end of subject site with No.s 12 and 13 Wainscott Close beyond the west boundary on the right.



P5 14 Wainscott Close a two storey detached dwelling added to the west of 5 Ayre View

Existing Site Layout

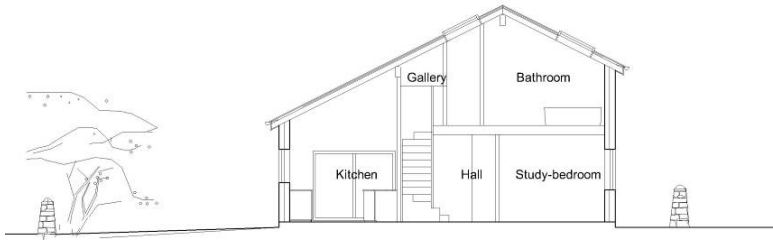


3. Existing Planting

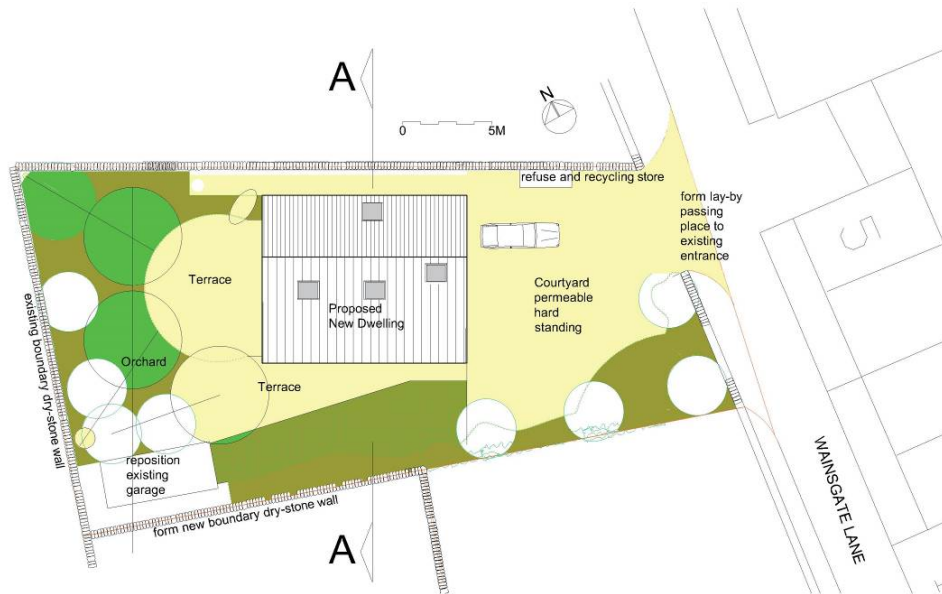
3.1. There are some subdividing beech hedges, a number of trees and ornamental shrubs on the subject site. These have been identified on the existing site layout above.

4. Proposal

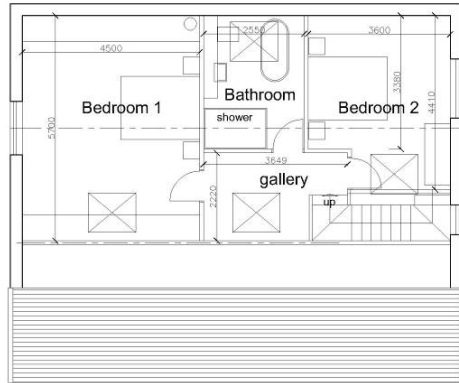
4.1. Construction of single dwelling-house is proposed within the garden to 5 Ayre View, Old Town, Hebden Bridge, HX7 8SX



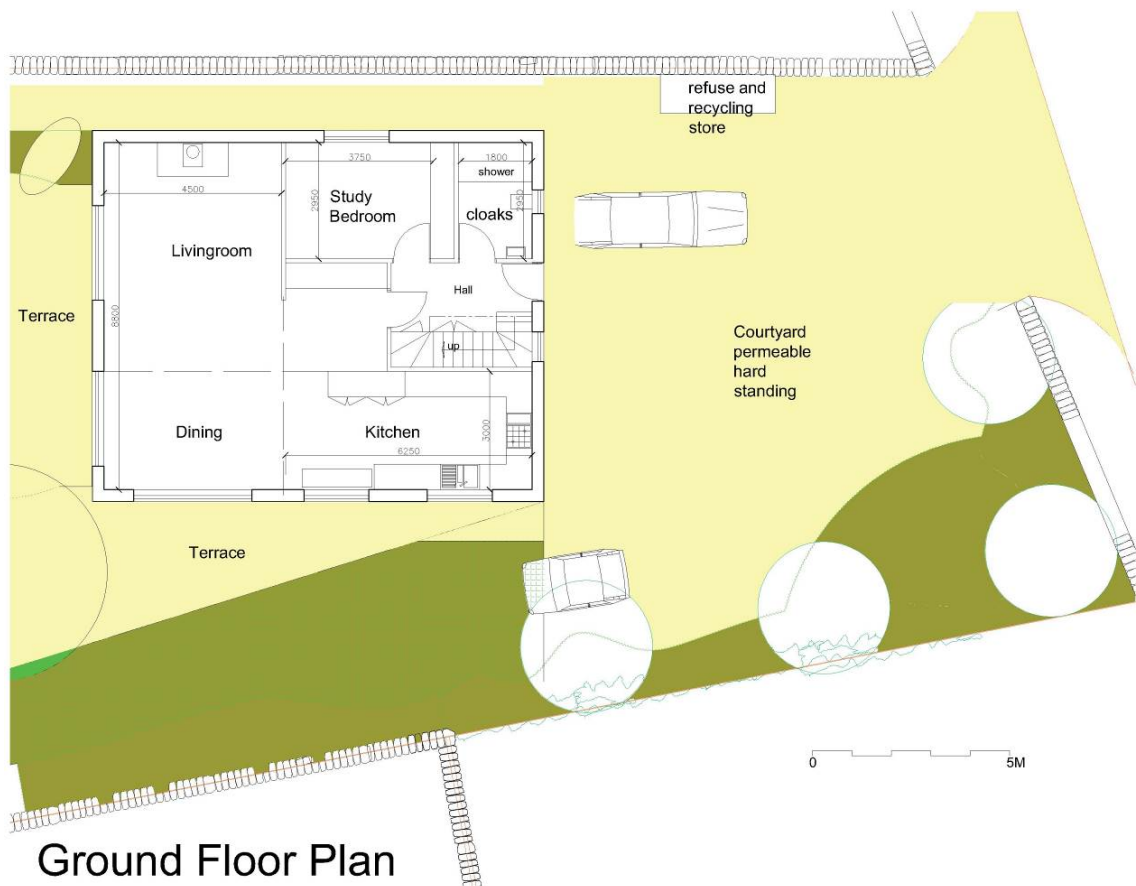
Section AA



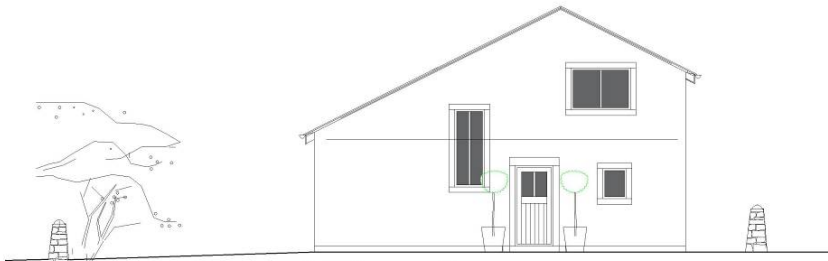
Site Layout



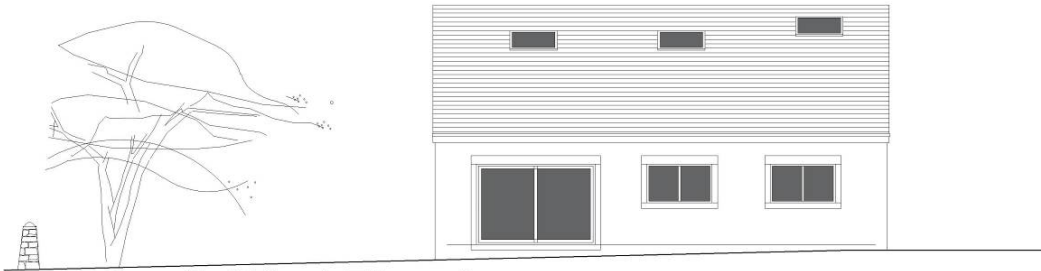
First Floor Plan



Ground Floor Plan



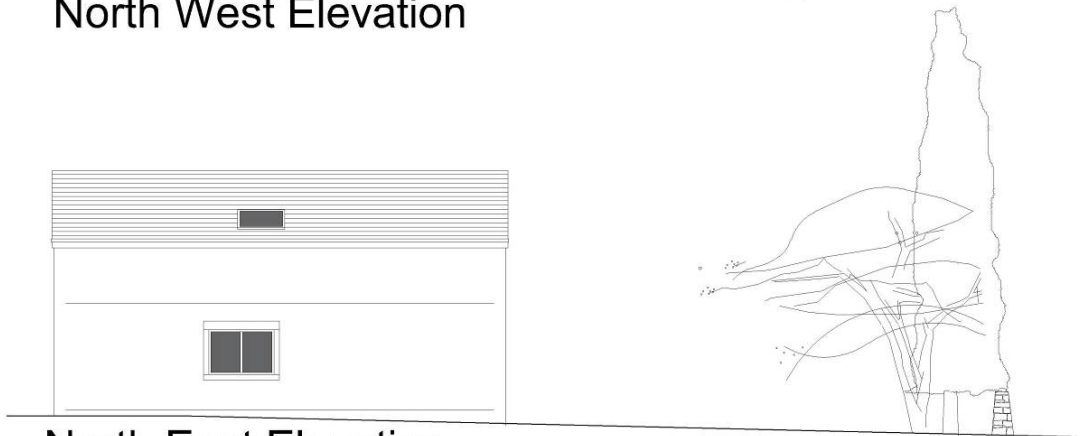
South East Elevation



South West Elevation



North West Elevation



North East Elevation

5. Design: Construction of single dwelling-house

- 5.1. The scale and siting of the proposed dwelling-house will be of a traditional vernacular design appropriate for its context. The proposed materials are regular coursed sandstone for the walls and blue slates for the roof, in keeping with the materials of the adjacent buildings especially the listed row of cottages No.s 1 to 5 Wainsgate Lane.

6. Flood Risk

- 6.1. The principal source of risk of flooding is surface water run-off from the track and the gardens above and north of the subject site. The site walkover and the levels survey recorded on the Existing Site Layout drawing above does not indicate significant surface run off.
- 6.2. The subject site is not identified as an area that is subject to flooding on the Environment Agency indicative flood map.
- 6.3. The Environment Agency have not provided specific levels data or profiles. There is no evidence or records of previous flooding of the subject building.

7. History

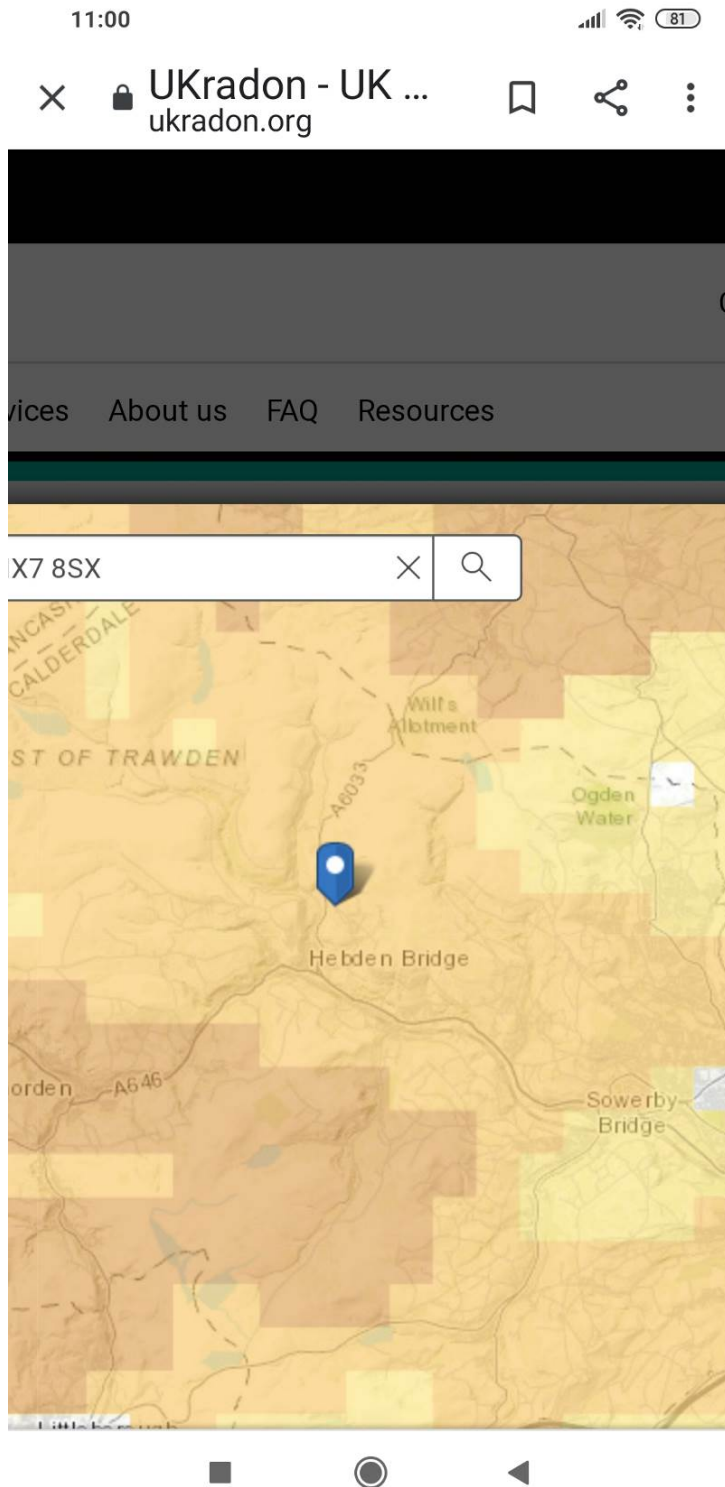
- 7.1. The Ordinance survey map of 1851 shows the subject site with what would seem to be a single house indicated in roughly the position of the present No.5 Ayre View. The row of cottages is indicated on Wainsgate Lane. The remaining area around the subject site is characterised by enclosed pastures and farms including Wains Gate to the north and Boston Hill to the south. Wainsgate Lane is in its present position, as is Akroyd Lane and Parrock Lane. Wainsgate Chapel is indicated. Wells are shown on either side of Wainsgate Lane close to the row of cottages.
- 7.2. The 1894-96 Ordinance Survey map shows significant development including Old Town Mill to the south and the mill reservoir to the west of the subject site below Bog Eggs Farm. New terraces of houses are shown on the north side of Akroyd lane and Parrock Lane in the vicinity of the subject site.
- 7.3. The 1908-12 and 1934-48 OS maps show no significant changes in the vicinity of the subject site.

Extract from 1908-12 map showing former residence in relation to subject site

- 5 **Mining.** The site is outside the Yorkshire Coalfield. No seams of economic importance are present below the site.
- 6 **The 1:50 000 scale Bedrock British Geological Survey map** of the area shows the site to be Hebden Formation - Mudstone And Siltstone. Sedimentary Bedrock formed approximately 315 to 316 million years ago in the Carboniferous Period.

7 The landfill enquiry indicated that there is no landfill site less than 250M from the site.

8. Radon.



8.1. The site lies within an area where maximum radon potential of 3.5% of homes are above the action level recommended by the national radiological protection Board. It is therefore considered that special protection measures are necessary.

8.2. It is recommended that precautionary measures be taken by the installation of a radon barrier and the installation of perimeter ventilation to the subject building.

9. Site Walkover Survey

9.1. Location: the subject site is the garden to an existing dwelling, This existing dwelling is constructed of load bearing millstone grit walls with sandstone slate roofs.

9.2. The subject site is surrounded by former pasture on which domestic houses and gardens have been constructed since the middle of the nineteenth century. Remnants of the drystone walls that enclosed the former pasture were noted to remain.

9.3. There are no apparent sources of contamination, pipework or tanks.

10. Conceptual Model

10.1. Accumulation of radon gas could occur within the proposed dwelling from ground source gas penetrating the ground floor construction.

10.2. From the desktop study and the evidence from the site walkover a conceptual model to identify possible pollutant linkages has not revealed other significant pollutants or waterborne or airborne pathways.

8 Risk assessment of any linkages:

8.1 The proposed use of the site is not one that will cause significant pollution risk to any nearby dwellings. The whole of the site will be covered with an impermeable floor slab and the forecourt yard will have a permeable hard standing.

10.3. All parts of the subject site and its environs are redundant and empty with no apparent sources of contamination, pipework or tanks that could contain hydrocarbons.

11. Recommendations

11.1. It is recommended that measures be taken by the installation of a radon barrier and the installation of perimeter ventilation to the subject building.

11.2. All existing utility supply lines should be identified, disconnected diverted and made safe as necessary. New separate utility connections for water, electricity and gas (if required) should be made to the new house.

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17th March 2020