

**CONTAMINATION REPORT  
136a CHURCH ROAD  
CROYDON  
CR0 1SE**

**FOR**

**J. AYOADE**

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## **INTRODUCTION**

The purpose of this report is to assess the impact, from a contamination point of view, of the change of use of the first floor of 136a Church Road from an office to residential use whilst retaining the commercial use on the ground floor.

136a Church Road is detached building situated on a relatively flat site within a Zone 3 flood area at the rear of 136 Church Road. It is constructed in a manner typical of a building of its age with solid, rendered and painted, masonry walls, a concrete ground floor, a timber first floor structure and a timber roof structures, which is clad with slate. There is a small yard at the rear of the building and a paved courtyard in front of the building. There is an electrical substation situated near its front left hand side.

## **PREVIOUS USE**

The property was previously used as an office with welfare facilities on the first floor and warehousing and storage on the ground floor. Access to the first floor is via an internal staircase running centrally front to rear. There is pedestrian access to the ground floor warehousing off the stairwell but the main access to this area is via two uninsulated roller shutter doors. This enabled vans to enter the front courtyard to load from the warehousing and deliver to customers off site. There is no evidence of petrochemical contamination of the front courtyard paving

## **PROPOSED USE**

It is proposed to change the first floor to residential use. This will involve minor internal alterations to the roof structure, improvements to the thermal and sound insulation, installing a new kitchen area and the refurbishment of the existing small kitchen and WC into a bathroom.

The ground floor will be maintained as commercial with glazed screens installed behind the existing roller shutters, a new insulated floor slab, thermal insulation to the external walls, and a staff bathroom and small kitchen facility will be installed. It is proposed that the commercial use will be warehousing with a small office facility associated with an online shop selling fashion items and clothing.

No significant works are scheduled for the front courtyard and entrance, as such, there should be no contamination risks from the development.

## **CONCLUSIONS**

The refurbishment and change of use of the first floor will not generate any significant contamination.

The proposed constructional improvements to the ground floor and the existing structure will effectively neutralised any contamination, if it exists, by either its removal or by sealing it into the existing structure.

The use of the ground floor as a warehouse/office associated with an online shop will not generate any significant harmful contamination to either the structure or the immediate environs of the building.

A handwritten signature in blue ink that reads "M. H. Qualters". The signature is written in a cursive style with a large, stylized 'M' and 'Q'.

M. H Qualters  
Chartered Civil Engineer