DENVER COMMERCIAL LLP

DENVER STORAGE, OKEHURST LANE, BILLINGSHURST,
WEST SUSSEX RH14 9HR

Preliminary Contamination Risk Assessment

April 2021

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Environmental Assessment Services Ltd

REPORT DATA SHEET

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Client	Denver Commercial LLP
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Purpose	Planning Submission
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1. CAUTION

1.1 This investigation relies largely on a superficial examination of the site, plus a review of information from Horsham District Council Planning Department, plus the Environment Agency (EA). Even where no previous contaminating activity has been identified, it is possible that the site could be contaminated due to fly tipping or other unrecorded events. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE & PROPOSED DEVELOPMENT

2.1 The site comprises a former poultry shed, and surrounding parcel of land including an area of hardstanding to the west (where a second poultry shed had been located), and storage containers to the north, located within a vacant plot to the south of Okehurst Lane, approximately 1 mile north of Billingshurst. The site area is approximately 0.7 ha. The Ordnance Survey (OS) map reference for the site is TQ 09068 27458. The site elevation is approximately + 50 m OD. See Figure 1 for Site Location Plan and Existing Site Layout.

2.2 There is currently no formal proposals for the site, however the owners have indicated an intention to redevelop the site for use for commercial (B1 and/or B8) use.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

3.1 According to the British Geological Survey (available online), the site lies on Weald Clay Formation (sandstone) with no recorded superficial deposits.

3.2 Defra online mapping shows the site to lie on a Secondary A bedrock Aquifer, of high groundwater vulnerability and low leaching potential. The site does not lie within a groundwater Source Protection Zone (SPZ). The site is deemed not to be particularly hydrogeologically sensitive.

3.3 According to the EA's online Flood map for planning, the site lies within Flood Zone 1 (low risk of flooding from rivers and/or the sea). The site does not lie within 500 m of a watercourse classified as a main river by the EA.

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4. SITE DEVELOPMENT HISTORY

4.1 The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix A, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date	Features on site	Features within surrounding area (<250 m)
1876 - 1877	• The site is an undeveloped field, with a small outbuilding in the top northwest corner.	• A rural area comprising of irregular shaped fields. • A small lane, later identified as Okehurst Lane, runs approximately east - west along the northern edge of the field. • A collection of structures, which appear to be both residential and agricultural, referred to as Menzieswood Farm, are located ~20 m west of the site. • Five ponds, varying in size, are located to the south and west of the site. The closest of which is located ~50 m south. • An approximately square shaped area of non-coniferous trees, identified as Five Acres, is located ~100 m northeast of the site.
1897	• No change.	• Two wells are now shown ~90 m and ~200 m west of the site, associated with the buildings of Menzieswood Farm.
1911 - 1912	• No change.	• Land surrounding Menzieswood Farm has been planted with trees, and is called Mistrels Wood
1939	• No change	• Menzieswood Farm is now called Wynstrode. Trees are now limited to the south of the site, there is a large structure to the south of the site, possibly a glasshouse.

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1971	• Two large rectangular buildings are seen on site, named Wynstrode Farm.	• Menzieswood Farm is now identified as Wynstrode Farm. The wells and a number of the residential and agricultural buildings are no longer shown, with newer residential and agricultural buildings in their place, including what appears to be a manmade pond ~20 m west of the site. • An amount of development has taken place ~100 m northeast of the site. This appears to comprise residential buildings, referred to as Woodcroft and Dunelm. It is unclear if some of these buildings are also used for agricultural purposes. • Further development has taken place ~ 200 m west of the site, appearing to be a number of agricultural outbuildings.
1993	• No change in the appearance of the site. It is now called Denver Poultry Farm.	• No change
2003	• No change.	• The layout of building immediately west of the site has changed, Wynstrode Farm is now called Minstrels Wood and is a standalone property with no outbuildings. • Little Wynstrode Farm is located east of the site.

4.2 The post war development history may also be traced from the planning history of the site. The significant applications relating to the site are summarised in Table 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS*

Ref. Nos.	Description	Decision & Date
BL/26/83	Use of outbuilding for storage/car repairs comment: appeal dismissed 3.8.8.4 (from old planning history).	Pre 1990 – No further information available
BL/59/84	Continued use of building for storage of motor vehicle parts, vintage and veteran cars (from old planning history).	Pre 1990 – No further information available

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BL/48/03	Retention of boundary fence: Denver Poultry Farm, Okehurst Lane, Billingshurst.	July 2003, Refused.
BL/63/03	Certificate of lawful use to determine land and buildings are used for general storage (B8) use site: Land adjacent Little Winstrode Farm, Okehurst Lane, Billingshurst.	September 2003, Application Permitted
DC/04/2016	Erection of replacement boundary fence.	October 2004, Refused.
DC/04/2674	Adaption and retention of 1.8 metre high boundary fence.	January 2005, Refused.
DC/04/2801	Removal of condition 3 (no vehicle shall be stored unless owned or registered to Mr K.C.Griffin or Poplar Garages) and Condition 4 BL/59/84 (shall ensure only for the benefit of the present occupiers of the land namely Mr K.C.Griffin and Poplar Garages).	June 2005, Application Permitted.
DC/15/0994	Proposed change of use from B8 storage building to four dwellings.	June 2015, Refused at Prior Approval.
DC15/2436	Demolition of the existing storage barn and erection of 2 detached dwellings.	Feb 2016, Refused.
DC/16/0511	Partial demolition to create 4 x 125m2 storage buildings.	Mar 2016, Demolition Notification Rejected.
DC/16/1067	Use of land as cabin style static caravan park.	June 2016, Application Withdrawn
DC/17/0081	Full application for a proposed settled gypsy accommodation site following demolition of existing commercial storage.	April 2017, Refused.

4.3 A review of aerial photography of the site shows that between 1999 and 2005, the demolition of the western poultry shed took place. During 2005 it can be seen that vehicles were stored on site, and other outbuildings (potentially storage containers). During 2012, the site looks to be overgrown, indicating that it may not have been actively used during this period. During 2015 the vegetation appears to have been cut back, the site still appears vacant. Between 2015 and 2019, the small outbuilding has gone, and the site appearance is largely as seen today.

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5. THE EXISTING SITE

5.1 The site was visited on 1 April 2021. Photographs of the site are provided in Appendix B.

5.2 The site comprises a largely open plot, of approx. 0.7 ha. The site has secure fencing surrounding it on all sides. Vehicle access is via a gate to the north, onto Okehurst Lane. There is additional pedestrian access in the northwest corner.

5.3 The northern most part of the site is partitioned off with chain link fencing. There is a concrete vehicle entrance, loose road plainings are laid to the east and west. There are three shipping containers stored in the northeast corner of this part of the site.

5.4 A gate leads from the northern section of the site, into the main plot. There is one original poultry shed remaining, running north to south down the eastern edge of the site. The ground is a mixture of made ground with vegetation, and a concrete plinth where the second poultry shed was located (west of the existing).

5.5 Piles of rubble are located within the site. The three most significant are located at the southern end of the concrete plinth, the middle of the concrete plinth, and adjacent to the northwest corner of the poultry shed. Brick was seen within the piles, however, the contents of the rubble piles is unknown. The rubble piles have vegetation cover.

5.6 The remaining poultry shed is a timber framed building, with timber clad breezeblock lower profiling, and asbestos sheeting upper profiling and roof. Within the building, fibreglass insulation is still intact for the southerly section, insulation in the northern section has fallen down and the roof is exposed internally. The building appeared empty with the exception of the remnants of animal bedding and some small, partitioned animal pens.

5.7 The south of the site has scrubby vegetation cover, with a ditch running along the southern and western boundary.

6. RECORD DATA SEARCH RESULTS

6.1 An environmental records search (Geo+Enviro Insight Report) has been prepared for the site. The GroundSure Geo+Enviro Insight Report is provided in Appendix C and any items of potential contamination significance highlighted below.

6.1.1 *Historical Land Use*

There are 3 records of potentially contaminative land uses recorded from standard 1:10,560 and 1:10,000 scale historic mapping within 500 m of the site. These are unspecified tanks (380 m east, and 480 m southeast).

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There are 4 records of tanks (including the above mentioned) from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site. Tanks may be used to store fuels, liquid chemicals and waste products (amongst other things). There is a potential risk of contamination from the bulk storage of fluids, which may migrate either across the grounds surface or through the soil. The potential risk increases with proximity to the site, direction of flow and permeability of the soils (relating to the topography and geology of the area).

There are no records for historical energy features from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site. The historic use of PCB within these installations is a potential source of contamination.

6.1.2 *Environmental Permits, Incidents and Registers*

There are three records of discharge consents within 500 m of the site, the closest of which is 170 m from the site to the west. The record is described as Sewage Discharges - Final/Treated Effluent - Not Water Company, and discharges to a tributary of the River Arun. Further historic and lapsed discharge records are located 190 m east, and 440 m south of the site.

There is one record of a pollution incident within 500 m of the site, located 160 m west of the site. The pollutant was described as crude sewage, and the incident was classified as having a minor impact to water, and no impact to land or air.

The site has not been determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990, and there are no records of such designation within 500 m of the site.

6.1.3 *Landfill and other Waste Sites*

There are no records of landfill, or other waste sites, within 500 m.

6.1.4 *Current Land Uses*

There is one record of potentially contaminative land use on site, which is for a poultry farm. However, this is inactive and has been since circa 1990. There are no other potentially contaminative land uses within 500m of the site.

There are no records of fuel stations, gas pipelines or gas feeders within 500 m of the site. There are no records of telecommunication base stations within 100 m of the site.

6.1.5 *Hydrology and Flood Risk*

The site lies within Flood Zone 1 (low risk of flooding), a minor aquifer of low leaching potential, and does not lie within a groundwater Source Protection Zone (SPZ). There are also no records of water abstractions within 500 m of the site. The site does not lie within 20 m of a Main River (as identified by the EA).

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6.1.6 *Designated Environmentally Sensitive Sites*

The site is located within a SSSI Impact Risk Zone. There is a SSSI, Coppedhall Hanger, located ~1000 m west of the site.

There are 27 areas of Designated Ancient Woodland within 2000 m of the site, the closest being located ~ 300 m southeast of the site.

The site lies within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are designated as being at risk from agricultural nitrate pollution and were introduced in order to reduce the levels of nitrates in water. Should proposed development remain within the current land use category, it is not considered likely to increase the risk of nitrate pollution.

6.1.7 *Natural Hazards Findings and Mining*

There are 'negligible' or 'very low' risk ratings for natural hazards (collapsible ground, compressible ground, ground dissolution, landslide and running sand) within 50 m of the site.

The site is within a lower probability radon-affected area, where less than 1% of homes are estimated to be at or above the Action Level. No radon protective measures are necessary.

There are two records of non-coal mining operation, both for iron ore. One is recorded as being on site, the second is recorded as being ~ 900 m east.

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Past land use at the site has comprised:

- Poultry Farm (1970s – ~ mid 1980s)
- Vehicle Storage (~ mid 1980s – 2005)
- Storage Yard to include the storage of vehicles (2005 onwards)

7.2 It is understood that the site remained undeveloped until the 1970s, when Denver Poultry Farm was constructed. Contaminants used within the farming of poultry include copper sulphate, which was used to maintain health of poultry. Pesticides and rodenticides were also potentially used while the site was operational as a poultry farm. Waste, including bedding and faeces, cleared from the barns is likely to have been stored in piles on site prior to offsite disposal (usually spread on local fields for fertilisation).

7.3 Potential contamination risks associated with the storage and use of vehicles, include possible storage, use and potential leakage of fuels and oils (usually stored in small quantities). The presence of concrete surfacing on site is likely to have acted as a barrier between any maintenance fluids and the underlying ground. No evidence of any significant spillage/s was noted during the site walkover.

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7.4 The use of the site as a storage facility has the potential for several unknown contaminants. However, storage is likely to have taken place on concrete hardstanding, acting as a barrier between potential contamination sources and the underlying ground.

7.5 Rubble piles of unknown content (although thought to have derived from the demolition of onsite buildings) have the potential to have contaminants such as asbestos present.

7.6 ACM (asbestos containing materials) were identified on / within the walls and roof materials of the poultry shed.

7.7 No significant contamination risks associated with adjacent land uses (residential and pasture) have been identified.

8. RISK ASSESSMENT

8.1 The risk to future site users can be assessed using the Conceptual Model. This comprises three elements, all of which must be present for there to be a risk. The three elements of the model are; a *source* of a potentially hazardous contaminant, a *pathway* by which the contaminant can be transmitted and a *receptor* on which the contaminant may have a harmful effect. A conceptual model for the site is given in Appendix D.

8.2 Potential contaminant linkages between source, pathway and receptor for the site are shown in Table 8.1 below.

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		**Pathway**	**Receptor**	**Risk**
Contaminated soil	**Contaminated groundwater**			
Copper Sulphate, pesticides and rodenticides from poultry farming. Hydrocarbons from fuels and maintenance fluids	No significant risks identified	Contact with contaminated soil, groundwater or soil gas	Existing and future site users	×
		Ingestion of or skin contact with contaminated soil, dust or groundwater	Maintenance or construction workers engaged in groundworks on the site	?
		Contact with contaminated soil or ground water	Building & services	?
		Leeching of site contaminants into groundwater	Wider environment	×

Key: ✓Significant risk × No significant risk ? Uncertain risk

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8.3 Source

8.3.1 From a review of available information it is considered that there is a low potential for copper sulphate, pesticide, rodenticide and hydrocarbons contamination at the site (*source*). This is associated with the site being used as a poultry farm, together with the storage of vehicles on site. There are also potentially unknown contaminants on the site due to its use as a storage facility. The rubble piles on site can also potentially contain contaminants.

8.4 Receptor

8.4.1 There are no formal plans for the site, however the owners intend to redevelop the site for commercial (B1 and/or B8) use. In this case, potential *receptors* may include site workers (during the redevelopment and future maintenance of the site), future site users (commercial), buildings and services (including underground water mains) and the wider environment (considered not to be particularly hydrogeologically sensitive).

8.5 Source – Receptor Pathways

8.5.1 Site workers (notably ground workers) may come into contact with contaminated soil, during the redevelopment of the site. This risk may be mitigated through the implementation of appropriate industrial hygiene measures required to reduce the risk of exposure to workers during the development phase.

8.5.2 Future site users are considered unlikely to come into contact with any contamination following the redevelopment of the site, while the site remains a commercial development with no soft landscaping.

8.5.3 There is a low potential risk of damage to under ground services, including water mains, from any hydrocarbon contamination which may possibly be present.

8.5.4 Due to the low leaching potential of the Weald Clay Formation, there is considered to be a minimal pathway between potential contamination on site and the wider environment.

9. CONCLUSIONS

9.1 The site lies on Weald Clay Formation, which is a Secondary A Aquifer at this location, with no superficial deposits. The site does not lie within a groundwater Source Protection Zone and is considered not to be particularly hydrogeologically sensitive.

9.2 The site is within a lower probability radon-affected area, where less than 1% of homes are estimated to be at or above the Action Level. No radon protective measures are necessary. The site does not lie within 250 m of a waste disposal landfill. The site is not considered to be at significant risk of ground gas at this time.

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9.3 The existing and historic land use at the site does not identify activities with a significant contamination risk. There is some possibility of minor, localised hydrocarbon contamination from spills associated with vehicles historically stored, but this is not likely to have caused any significant ground contamination.

9.4 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below

TABLE 9.1
RISK ASSESSMENT MATRIX

PROBABILITY OF IMPACT	CONTAMINATION POTENTIAL		
	SEVERE	MODERATE OR UNCERTAIN	MINIMAL
High	4	3	2
Medium	3	2	1
Low	2	1	1

1 = low risk, 2 = low to moderate risk, 3 = moderate to high risk, 4 = high risk

9.5 In this case, no significant contamination has been identified and the general risk of contamination is considered to be low. The probability of impact for commercial (B1 and/or B8) use (where the site is retained under hardcover), should minor contamination of the soils be present, is low. The overall risk rating for the redevelopment of the site for commercial use is 1 - low risk.

10. RECOMMENDATIONS

10.1 No further intrusive site investigation is deemed necessary in this case. However, the following precautionary measures are recommended.

10.2 Rubble piles should be removed from site via a licensed waste contractor.

10.3 Those responsible for laying water mains within the site should ensure the route of the mains lie within clean uncontaminated soils. If any soils are suspected to be contaminated, these should be chased out and replaced with an appropriate material.

10.4 All ground workers engaged in the redevelopment of the site should undertake appropriate industrial hygiene measures when working on site.

10.5 Should any unexpected contamination be identified during the development phase, the Council should be notified and any necessary remediation work carried out as required.

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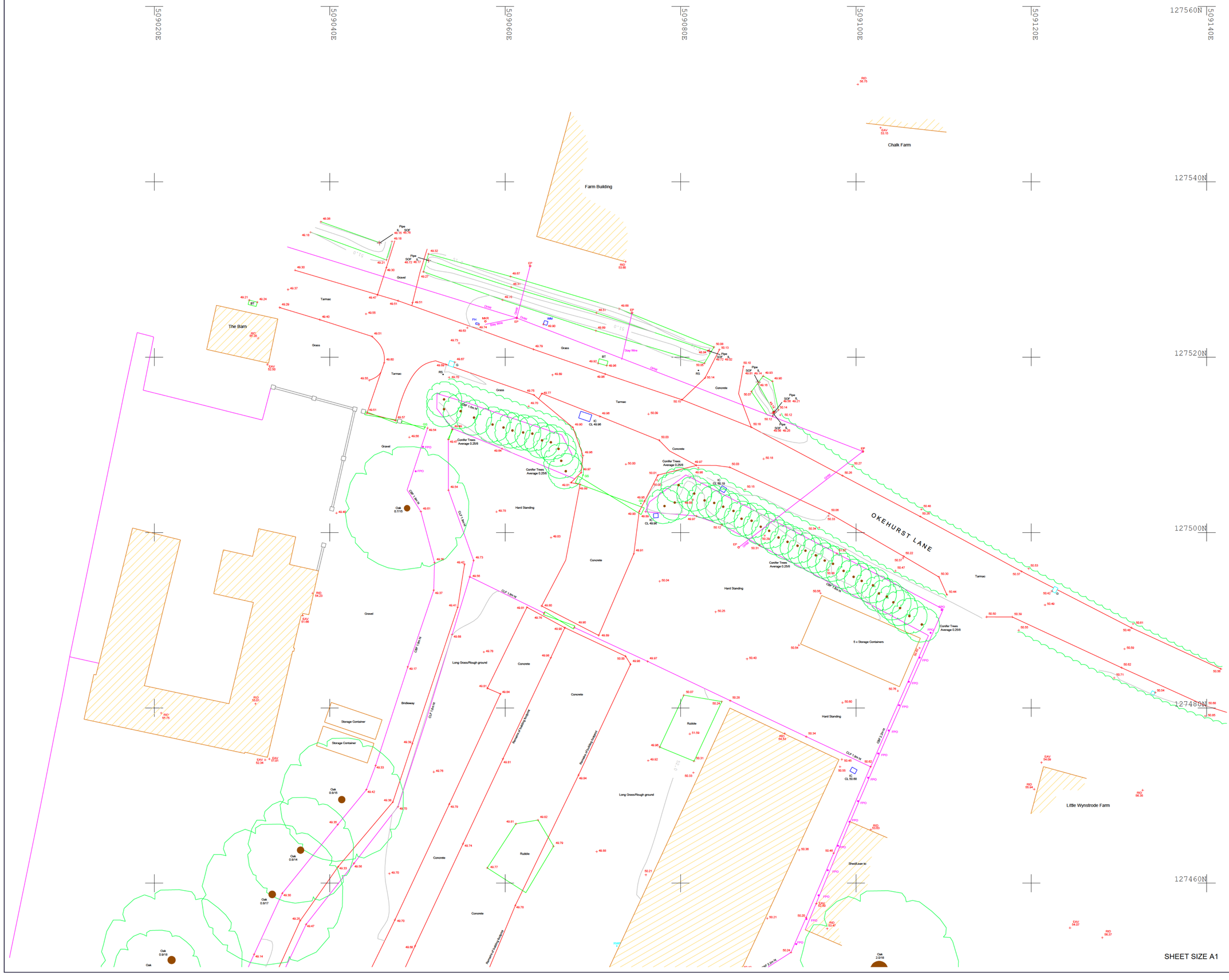
FIGURE 1
Site Location Plan and Existing Site Layout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127480N
127460N
Farm Building
Chalk Farm
The Barn
OKEHURST LANE
Little Wynstrode Farm
5 x Storage Containers
Storage Container
Storage Container
Tarmac
Gravel
Grass
Concrete
Hard Standing
Rubble
Long Grass/Rough ground
Bridleway
Conifer Trees Average 0.25/8
Oak 0.7/15
Oak 0.8/15
Oak 0.8/14
Oak 0.8/17
Oak 0.9/18
Oak 2.0/18
Removal of building & debris
Shed/Lean to
Stay Wire
Ditch
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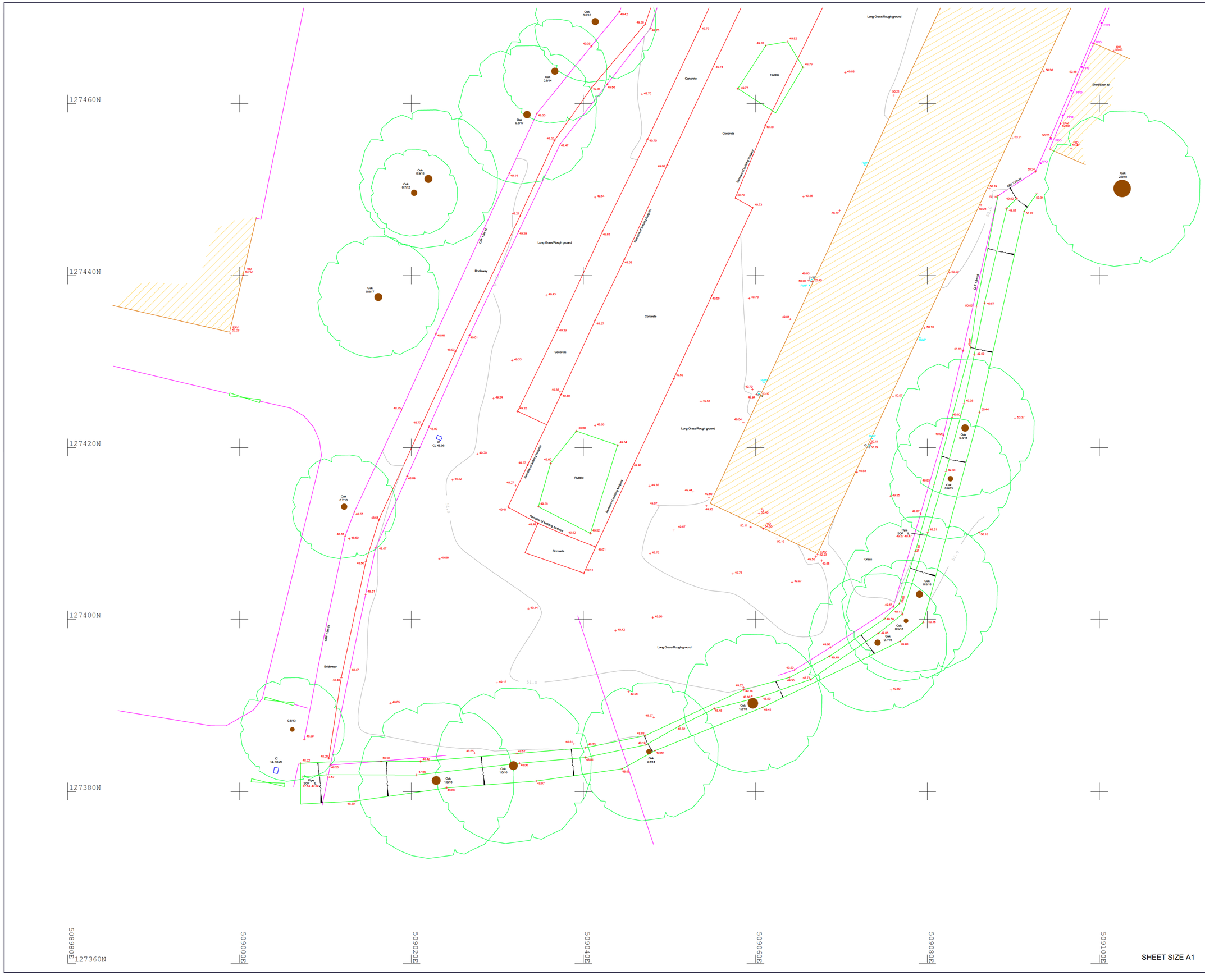

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Drawing Naming Convention:

Job No\Dwg type\Location\Ref

Dwg Type: T = Topographical, FP = Floor Plan; E = Elevation, S = Section, C = Ceiling Plan

Location: B = Basement, 0 = Ground, 1 = First, 2 = Second, R = Roof, M = Mezzanine

Ref: Reference to individual layout I.D or Revision.

Standard Abbreviations (where applicable):

A.C	AIR CONDITIONING UNIT	ST	TREE STUMP
AV	AIR VALVE	TOF	TOP OF FENCE
B	BOLLARD	TW	TOP OF WALL
BB	BELISHA BEACON	TK	TOP OF KERB
BT	B.T. COVER	TL	TRAFFIC LIGHT
BTB	B.T BOX	TCB	TELEPHONE CALL BOX
BL	BED LEVEL	TP	TELEGRAPH POLE
BS	BUS STOP	UTL	UNABLE TO LIFT
CATV	CABLE TV COVER	UTS	UNABLE TO SURVEY
CL	COVER LEVEL	VP	VENT PIPE
COL	COLUMN	WM	WATER METER
EAV	EAVES LEVEL	WL	WATER LEVEL
ECB	ELECTRICITY CONTROL BOX	WO	WASH OUT
ELEC	ELECTRIC COVER	WP	WASTE PIPE
EP	ELECTRIC POLE	WT	WATER TAP
ER	EARTH ROD	WV	WATER VALVE
FP	FLAG POLE		
FH	FIRE HYDRANT		
GP	GAS PIPE		
GV	GAS VALVE		
G	GULLY		
IC	INSPECTION COVER		
IL	INVERT LEVEL		
LP	LAMP POST		
MW	MONITORING WELL		
MH	MANHOLE		
NP	NAME PLATE		
OHW	OVERHEAD WIRES		
PM	PARKING METER		
PI	PIPE		
R D	RIDGE LEVEL		
RL	ROOF LEVEL		
RS	ROAD SIGN		
RE	RODDING EYE		
RTW	RETAIN NG WALL		
RWP	RAIN WATER P PE		
SL	SOFFIT LEVEL		
SV	STOP VALVE		
SVP	SOIL VENT PIPE		

FENCES

BWF	BARBED WIRE FENCE
CIF	CORRUGATED IRON FENCE
CBF	CLOSE BOARD FENCE
CLF	CHAIN LINK FENCE
CPF	CHESTNUT PALING FENCE
FPO	FENCE POST
IWF	NTERWOVEN FENCE
IRF	RON RA LING FENCE
LLF	LARCH LAP FENCE
MRF	METAL RAIL NG FENCE
PCF	POST AND CHAIN FENCE
PIF	PICKET FENCE
PRF	POST AND RA L FENCE
PWF	POST AND WIRE FENCE
SPSF	STEEL PALISADE SECURITY
TSRF	TUBULAR STEEL RAIL FENCE

Symbols (where applicable):

BANKING (Top / Bottom) · BUSHES & HEDGES · BUILDING · CONTOURS (25.50) · GATES (Single / Double) · TREES (MT / 3T / 0.2 / 6) · WALL (Width drawn to scale)

Notes:

The Survey relates to OS GPS 'Active Network'.

All Levels are in metres.

All direction arrows indicate UP unless otherwise stated.

Visible features in the vicinity of any boundaries, as shown on this survey, may not represent the extent of legally conveyed ownership.

Whilst every effort has been made to determine wall materials, no guarantee is given. Materials should be regarded as assumed unless verified by a qualified third party.

Tree spread and height are approximate. Species should be regarded as assumed unless verified by a qualified third party.

Sheet Layout:

SHEET A1 (1)

SHEET A1 (2)

DIRECTION OF NORTH

Rev	Date	By	Description

PIN POINT SURVEYS

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Client: Mr Nick Plank

Project: Denver, Okehurst Lane, Billingshurst, RH14 9HR

Drawing Title: Existing Topographical Survey

Date:	Scale:	Surveyor:	Drawn:	Checked:
Mar-21	1:200	RJB	RJB	PPS

Job No:	Drawing No:	Sheet No:	Rev:
21/062	21062-T	2 of 2	-

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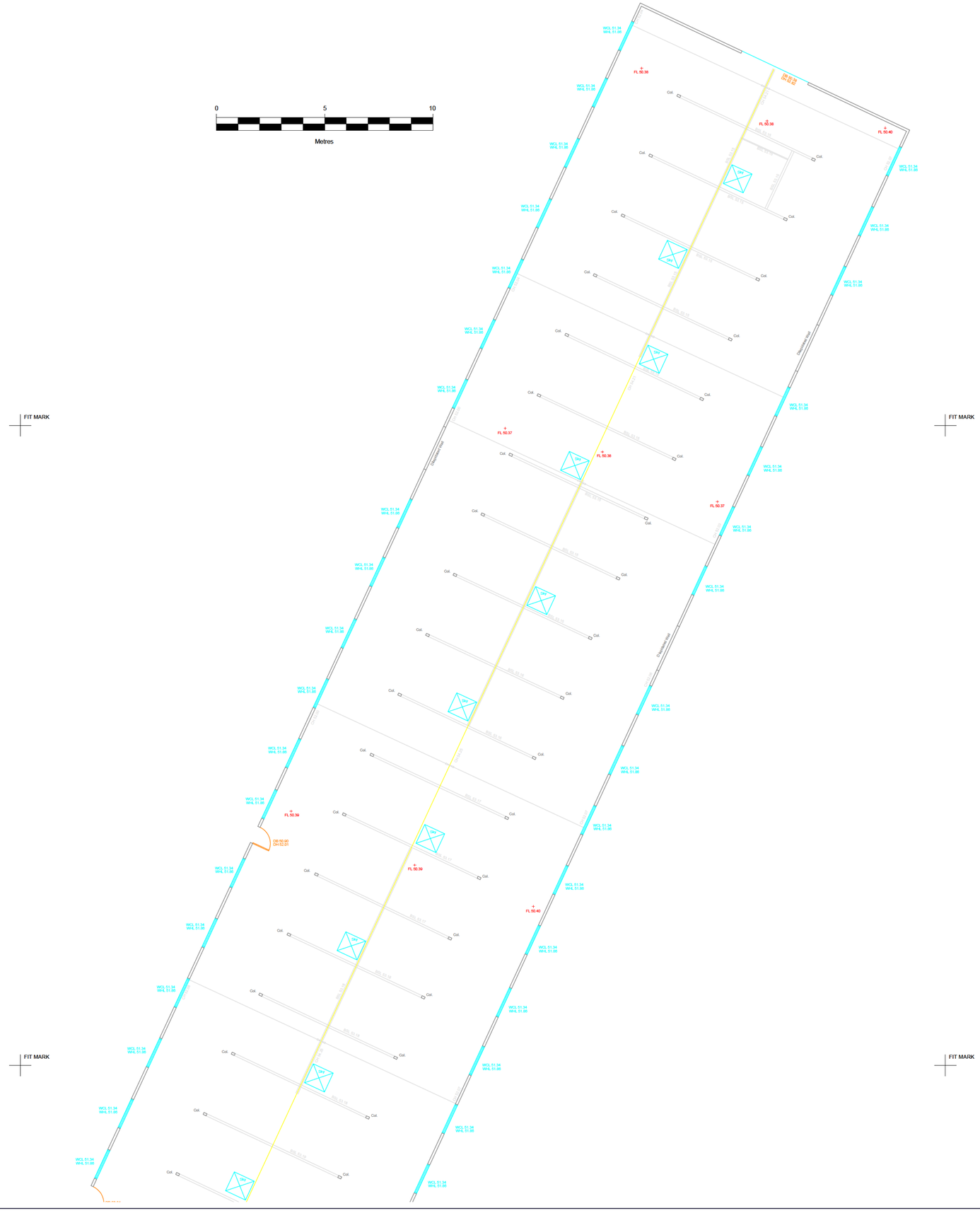
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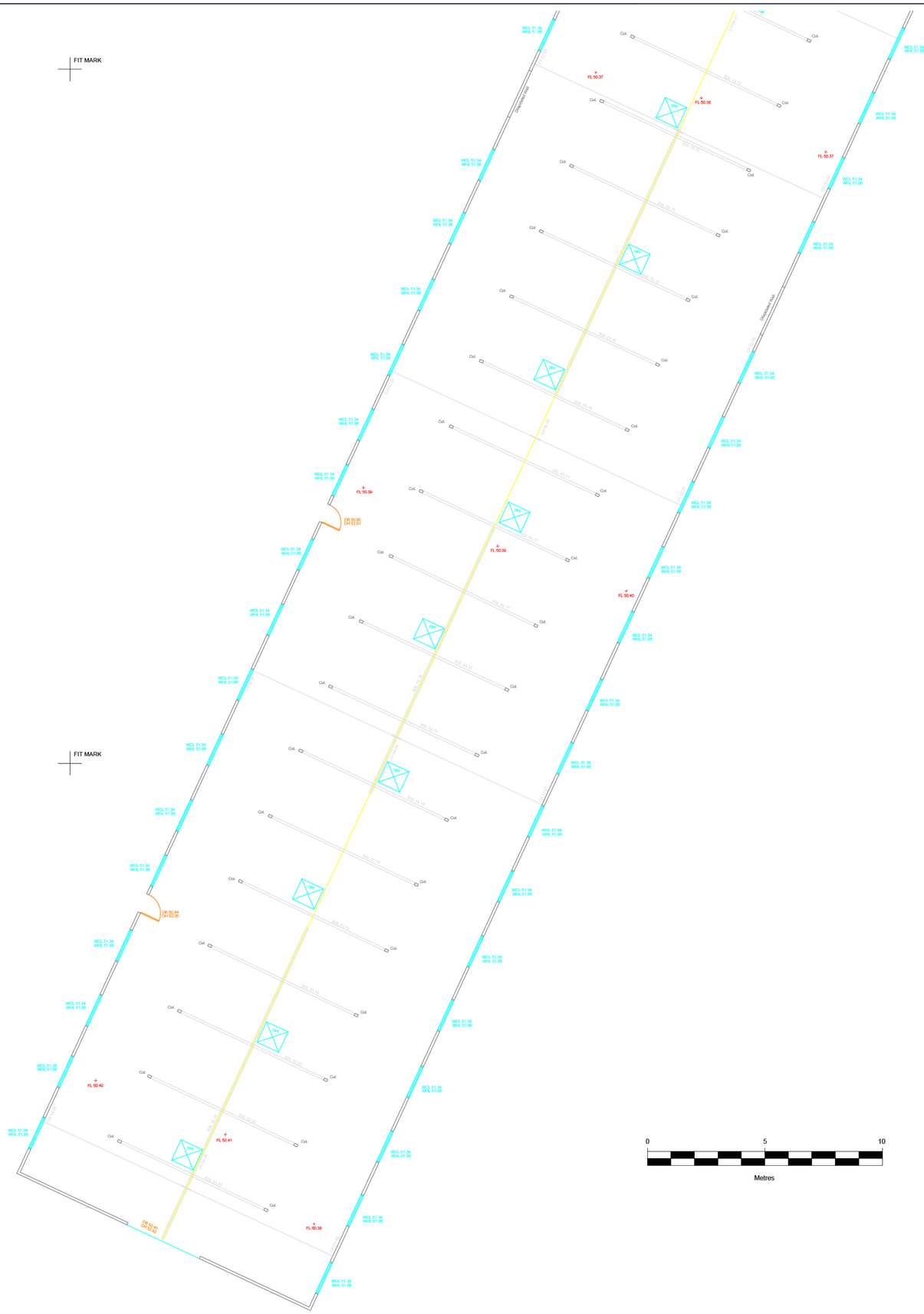

SHEET SIZE A1

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CL	COVER LEVEL	VP	VENT PIPE
COL	COLUMN	WM	WATER METER
EAV	EAVES LEVEL	WL	WATER LEVEL
ECB	ELECTRICITY CONTROL BOX	WO	WASH OUT
ELEC	ELECTRIC COVER	WP	WASTE PIPE
EP	ELECTRIC POLE	WT	WATER TAP
ER	EARTH ROD	WV	WATER VALVE
FP	FLAG POLE		
FH	FIRE HYDRANT		
GP	GAS PIPE		
GV	GAS VALVE		
G	GULLY		
IC	NSPECTION COVER		
IL	NVERT LEVEL		
LP	LAMP POST		
MW	MONITORING WELL		
MH	MANHOLE		
NP	NAME PLATE		
OHW	OVERHEAD WIRES		
PM	PARKING METER		
PI	PIPE		
R D	RIDGE LEVEL		
RL	ROOF LEVEL		
RS	ROAD SIGN		
RE	RODDING EYE		
RTW	RETAIN NG WALL		
RWP	RAIN WATER P PE		
SL	SOFFIT LEVEL		
SV	STOP VALVE		
SVP	SOIL VENT PIPE		

FENCES	
BWF	BARBED WIRE FENCE
CIF	CORRUGATED IRON FENCE
CBF	CLOSE BOARD FENCE
CLF	CHAIN LINK FENCE
CPF	CHESTNUT PALING FENCE
FPO	FENCE POST
IWF	NTERWOVEN FENCE
IRF	RON RA LING FENCE
LLF	LARCH LAP FENCE
MRF	METAL RAIL NG FENCE
PCF	POST AND CHAIN FENCE
PIF	PICKET FENCE
PRF	POST AND RA L FENCE
PWF	POST AND WIRE FENCE
SPSF	STEEL PALISADE SECURITY
TSRF	TUBULAR STEEL RAIL FENCE

Symbols (where applicable):

Direction of sloping ceiling

CH 2.65 — FLOOR TO CEILING HEIGHT

FL 10.00 — FLOOR LEVEL RELATIVE TO DATUM

Notes:

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Sheet Layout:

SHEET A1 (1)

SHEET A1 (2)

DIRECTION OF NORTH

Rev	Date	By	Description

PIN POINT SURVEYS

Land & Measured Building Surveyors

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West Sussex, RH13 5LN
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T. 07531 259623

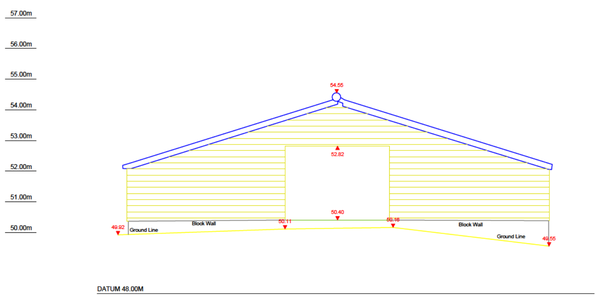
Client: Mr Nick Plank

Project: Denver, Okehurst Lane, Billingshurst, RH14 9HR

Drawing Title: Existing Floor Plan Survey

Date:	Scale:	Surveyor:	Drawn:	Checked:
Mar-21	1:100	RJB	RJB	PPS

Job No:	Drawing No:	Sheet No:	Rev:
21/062	21062-FP	2 of 2	-



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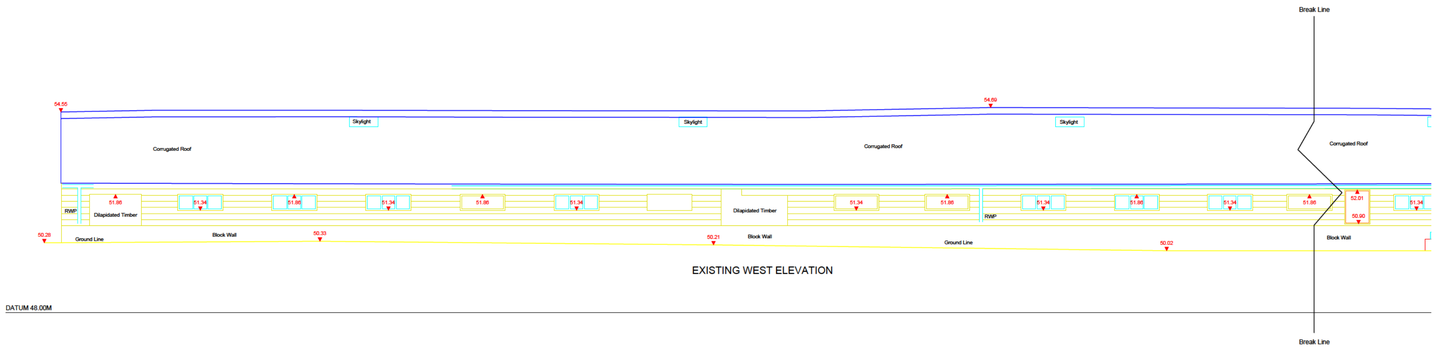

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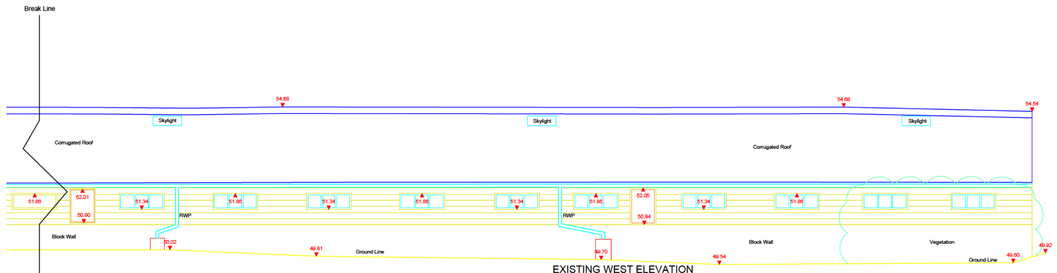

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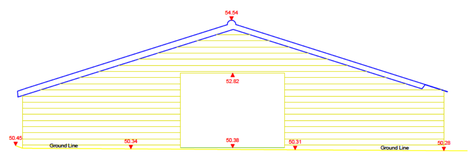

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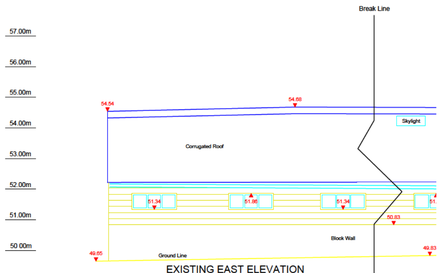

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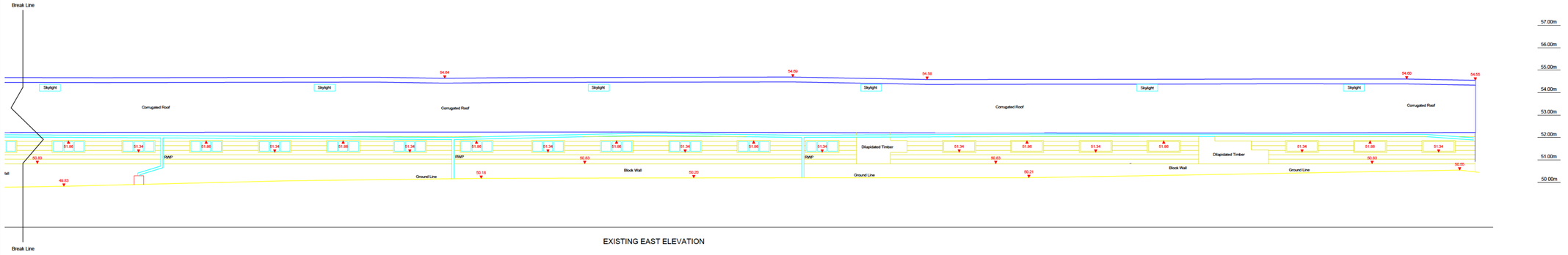

EXISTING EAST ELEVATION

SHEET SIZE A1

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Drawing Naming Convention:

Job No\Dwg type\Location\Ref

Dwg Type: T = Topographical, FP = Floor Plan, E = Elevation, S = Section, C = Ceiling Plan

Location: B = Basement, 0 = Ground, 1 = First, 2 = Second, R = Roof, M = Mezzanine

Ref: Reference to individual layout I.D or Revision.

Standard Abbreviations (where applicable):

Building Survey		Land Survey	
A.C	AIR CONDITIONING UNIT	ST	TREE STUMP
AV	AIR VALVE	TOF	TOP OF FENCE
B	BOLLARD	TW	TOP OF WALL
BB	BELISHA BEACON	TK	TOP OF KERB
BT	B.T. COVER	TL	TRAFFIC LIGHT
BTB	B.T BOX	TCB	TELEPHONE CALL BOX
BL	BED LEVEL	TP	TELEGRAPH POLE
BS	BUS STOP	UTL	UNABLE TO LIFT
CATV	CABLE TV COVER	UTS	UNABLE TO SURVEY
CL	COVER LEVEL	VP	VENT PIPE
COL	COLUMN	WM	WATER METER
EAV	EAVES LEVEL	WL	WATER LEVEL
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Job No:	Drawing No:	Sheet No:	Rev:
21/062	21062-E	1 of 1	-

APPENDIX A
Historic Maps

See separate file

APPENDIX B
Photographs



Photograph One: Looking north from the south of the site, scrub in the foreground, rubble pile to the middle.



Photograph Two: Looking north from the south of the site, the remaining poultry shed in the background.



Photograph Three: Roofing sheets (ACM).



Photograph Four: Eastern elevation of poultry shed



Photograph Five: Interior, looking north to south.



Photograph Six: Interior, northern end where roofing material is falling.



Photograph Seven: Animal Bedding within building



Photograph Eight: Roofing insulation material fallen and water damaged.



Photograph Nine: Interior Southern Section.



Photograph Ten: Roofing sheets within building.



Photograph Eleven: Western elevation of poultry shed



Photograph Twelve: Rubble pile with vegetation cover

APPENDIX C
Groundsure Enviro + Insight Report

See separate file

APPENDIX D
Conceptual Model

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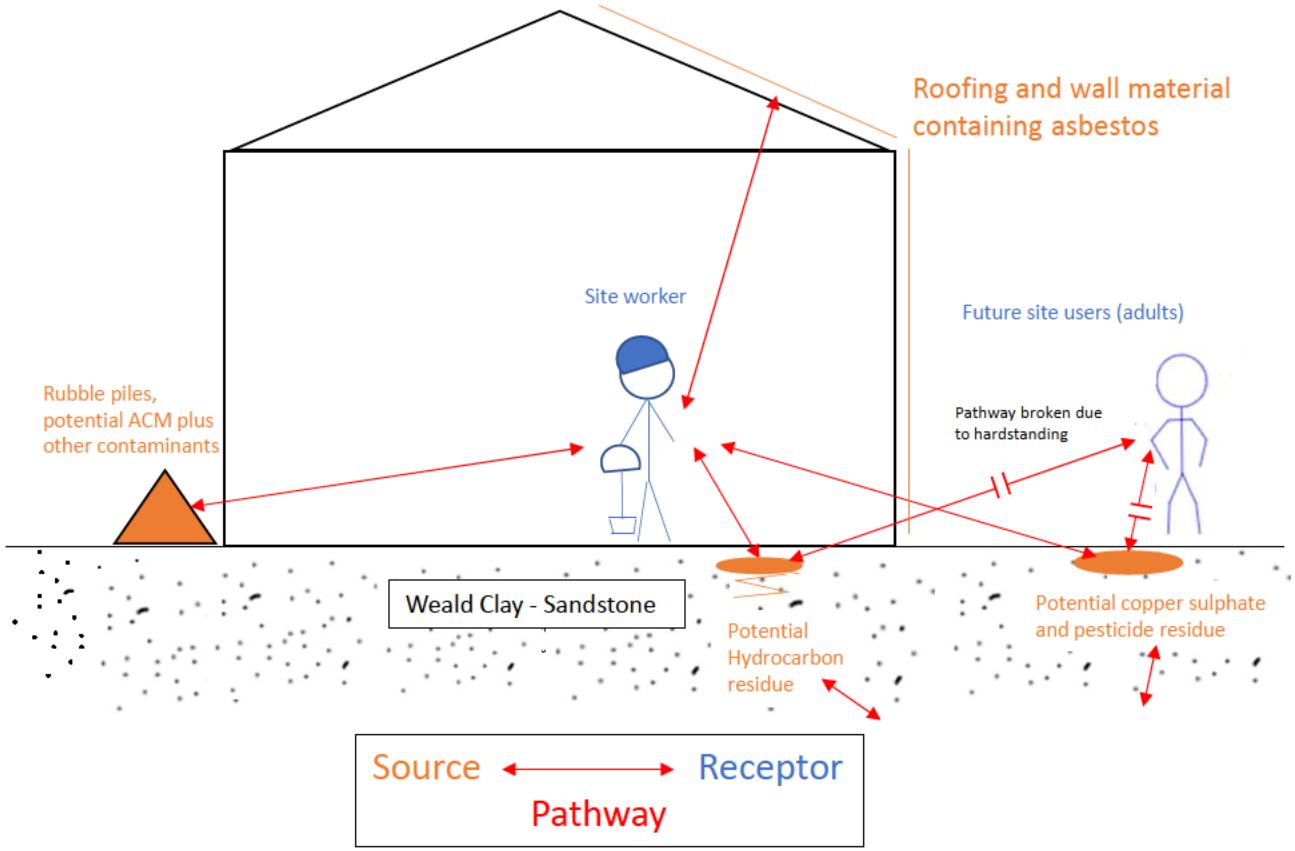
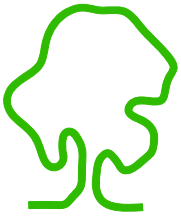
Conceptual Model for Denver Storage, Okehurst Lane, Billingshurst





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