



**JAMES CAMPBELL ASSOCIATES LTD**

CHARTERED ARCHITECTURAL SERVICES



**Campbell House  
173 Rochdale Road  
Firgrove  
Rochdale  
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: [admin@jamescampbellassociates.co.uk](mailto:admin@jamescampbellassociates.co.uk)

Web: [www.jamescampbellassociates.co.uk](http://www.jamescampbellassociates.co.uk)

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## **Site Inspection & Contamination Assessment**

**V2 – See Appendix A at the end of this document**

**CHANGE OF USE OF PART GENERAL INDUSTRIAL BUILDING (USE CLASS B2) TO 1 X 5-BEDROOM RESIDENTIAL DWELLING (USE CLASS C3) INSTALLATION OF NEW WINDOWS AND DOORS AND APPLICATION OF RENDER AND EXTERNAL FAÇADE TO FRONT AND REAR ELEVATIONS.**

**KEN MILLS ENGINEERING CO, NEW STREET, ROCHDALE, OL12 6NS.**

### **1. Introduction**

This report documents the findings of a site inspection conducted at Ken Mills Engineering Co to assess potential contamination risks associated with the existing structures and the surrounding site. The inspection aimed to evaluate the integrity of the floors and hardstanding, identify any evidence of potentially contaminating substances, and document any visual or olfactory indications of contamination.

### **2. Site Overview**

The site consists of an operational industrial building with associated hardstanding areas used for vehicle access, parking, and general operations. The proposed development involves minor extensions and alterations to the existing building footprint. The site is located within a predominantly industrial/commercial area.

### **3. Inspection Findings**

#### **3.1 Integrity of Existing Floors and Hardstanding**

##### **Floors:**

The internal floors of the building were inspected and found to be primarily composed of concrete slabs. These were in good condition with no visible cracks, spalling, or indications of subsurface instability that might allow contaminant migration.

##### **Hardstanding:**

External hardstanding areas, including parking and access routes, are predominantly asphalt and concrete. The surfaces were observed to be intact, with minimal wear and no significant breaches that could suggest potential pathways for contamination ingress.

#### **3.2 Evidence of Potentially Contaminating Substances**

##### **Storage Areas:**

No evidence of historical or current storage of potentially contaminating substances, such as fuels, oils, or hazardous chemicals, was observed within or surrounding the building.

##### **Spillages:**

No visible staining, residue, or spillage marks were noted on the floors, hardstanding, or surrounding ground surfaces.

#### **3.3 Visual/Olfactory Evidence of Contamination**

##### **Visual:**

No discoloration, staining, or anomalies in ground surfaces, vegetation, or building materials indicative of contamination were identified during the inspection.

##### **Olfactory:**

No unusual odours suggestive of contamination (e.g., hydrocarbons, solvents, or decaying organic material) were detected within or near the buildings.

### **4. Conclusion**

#### **Based on the findings of the site inspection:**

The integrity of the existing floors and hardstanding is sufficient, with no breaches or damage observed that could act as pathways for contamination.

There is no evidence of current or historical storage of potentially contaminating substances on-site.

No visual or olfactory evidence of contamination was identified within or surrounding the buildings.

The site is considered to present a low risk of contamination, and no further intrusive investigations are deemed necessary at this stage.

## **5. Recommendations**

**Although no evidence of contamination has been identified, it is recommended that:**

Construction activities follow best practices to prevent any potential contamination during the development process. If any unexpected contamination is encountered during groundworks, work should cease immediately, and the appropriate authorities should be notified.

# APPENDIX A

## Specification & Methodology for Garden Treatment and Astroturf Installation

### 1. Scope of Works

The works involve the excavation and replacement of existing ground material in the rear garden of a newly converted dwelling. A **600mm clean stone material covering** will be installed as a precautionary measure to mitigate potential contamination risks. The final surface will be finished with an **astroturf system** instead of natural grass, ensuring durability and low maintenance.

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### 2. Specification of Works

#### Excavation and Ground Preparation

- Break up and remove the **existing 150mm thick concrete slab** using mechanical breakers.
- Excavate the underlying material to a minimum depth of **550mm** (total excavation depth of 700mm, including concrete slab).
- All excavated material will be **removed off-site to a licensed waste disposal facility**.
- The excavation area will be **proof rolled and inspected** to ensure a stable base before backfilling.

#### Installation of Clean Stone Material

- Place **600mm depth of clean, well-graded Type 3 crushed stone** to form a stable sub-base.
- Compact in **150mm layers** using a vibratory roller or plate compactor to achieve full consolidation.
- Ensure that the surface is level and compacted adequately to support the artificial turf installation.

#### Astroturf Sub-Base & Installation

- Lay a **75mm layer of compacted MOT Type 1 granular sub-base** on top of the clean stone.
  - Install a **geotextile membrane** to prevent weed growth and separate the sub-base from the turf layer.
  - Lay a **35-50mm compacted layer of sharp sand or permeable crushed granite** as a levelling layer.
  - Install high-quality **UV-stabilized artificial grass** (minimum **30mm pile height**) with proper drainage perforations.
  - Secure the astroturf with **galvanized pins** or **adhesive bonding** along the edges.
  - Brush in a **fine silica sand infill** to improve stability and maintain the turf's natural appearance.
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### 3. Methodology & Sequence of Works

#### 1. Site Preparation & Demolition

- Mark out the designated area for excavation.
- Break up and remove the existing **150mm concrete slab** using mechanical breakers.
- Excavate the remaining soil to a total depth of **700mm**.

#### 2. Excavation & Waste Disposal

- Remove all waste materials and transport them to a licensed facility.
- Inspect the subgrade for stability and remediate any weak spots if necessary.

### 3. Sub-Base Installation & Compaction

- Install **600mm of clean Type 3 stone** in **150mm compacted layers**.
- Compact each layer using a **vibratory roller** to ensure full consolidation.

### 4. Astroturf Sub-Base Preparation

- Lay and compact **75mm of MOT Type 1** granular material.
- Install **geotextile membrane** to prevent weed growth.
- Spread and level **35-50mm of sharp sand** or **permeable crushed granite** for the finishing base.

### 5. Astroturf Installation

- Roll out the **artificial turf**, ensuring the pile direction is uniform.
- Trim and secure the edges with **galvanized fixing pins** or **adhesive tape**.
- Brush in **silica sand infill** for added weight and durability.

### 6. Final Inspection & Handover

- Inspect surface levels and ensure proper drainage.
- Brush the turf to lift the fibers and achieve a natural look.
- Provide maintenance guidance for the artificial grass.

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## 4. Compliance & Quality Control

- The **clean stone fill** will be sourced from a certified, non-contaminated supplier.
- All works will comply with **BS 3882:2015 (Specification for Topsoil)** and **BS 5837:2012 (Tree Protection Guidelines)** where relevant.
- Installation will follow **manufacturer guidelines** for artificial turf to ensure longevity and drainage performance.