

FAO: Mr Mark Garrod

Sent by email

14<sup>th</sup> December 2022

Ref: C0552\_VR-01

Dear Sirs,

**ENDORSEMENT OF WATCHING BRIEF & VISUAL INSPECTION: Conversion of Barns to 3 no. residential properties at Greengates Farm, Skipton Road, Gisburn, BB7 4HP.**

Chevin Geoenviro Associates Ltd (CGA) were commissioned by Mr Mark Garrod (client) to review supporting information pertaining to a visual inspection of the ground within a barn to be converted. The purpose of the inspection was to confirm the absence of unexpected contamination.

The sources of information reviewed are referenced below and appended to this letter;

- RONE Design Verification Statement, Project Ref 2497.
- SPA Sunderland Peacock Architects Drawing No. 4402-3D Proposed Plans. Dated June 2013, Amended 12<sup>th</sup> November 2015.
- RONE Design Drawing No.2497-03 Proposed Floor Plan. Dated July 2021.

Although every effort has been made to ensure the accuracy of the information contained herein, no checks have been carried out to ensure the accuracy of information obtained from third parties and no liability can be accepted for any errors or misinterpretation of the third-party information where it has been incorporated into this letter.

It has been indicated to CGA that the client carried out the visual inspection of the ground following removal of the existing barn floor, as shown on SPA Drawing No.4402-3D, annotated Barn 2 & Barn 3. Photographic evidence of the ground is provided in the RONE design verification statement. These photos show no obvious oil staining on the ground or walls. The client has verbally confirmed to CGA that no obvious visual or olfactory signs of contamination were noted during the work.

RONE design drawing No. 2497-03 shows the floor design which is annotated "Break up existing concrete floor and remove build up material below to reduced level, form new floor comprising of 65mm thick sand and cement screed on 150mm thick floated reinforced concrete floor slab (thickened out at perimeter and below new blockwork walls) on 75mm thick Kingspan thermafloor TF70 rigid insulation on 1200 gauge dpm/radon barrier, on sand blinding on compacted hardcore layers as engineers specification."

**Conclusions;** Following the review of the appended supporting documents, we conclude that no obvious visual or olfactory signs of hydrocarbon odour or staining on the walls or ground was observed by the client during the works, with the upper layer of made ground removed prior to construction of the new floor. Supporting information for this is provided in the RONE design verification statement.

Should minor levels of contamination be present the floor construction provides basic radon protection measures and 225mm of solid concrete floor. This floor design would greatly reduce the risk from any minor source of ground gas or hydrocarbon vapours originating from within and beyond the inspection area.

We hope that this is satisfactory for your requirements.

Yours sincerely,

Christiaan Wilkinson BSc MRes CSci FGS SiLC

Director

Chevin Geoviro Associates Ltd

**VERIFICATION STATEMENT**

**Location: Greengates Farm, Skipton Road, Gisburn, BB7 4HP Proposal:**

**Proposed conversion of barns to 3 no. residential properties Scope of**

**Works:**



**View of ground during construction works.**



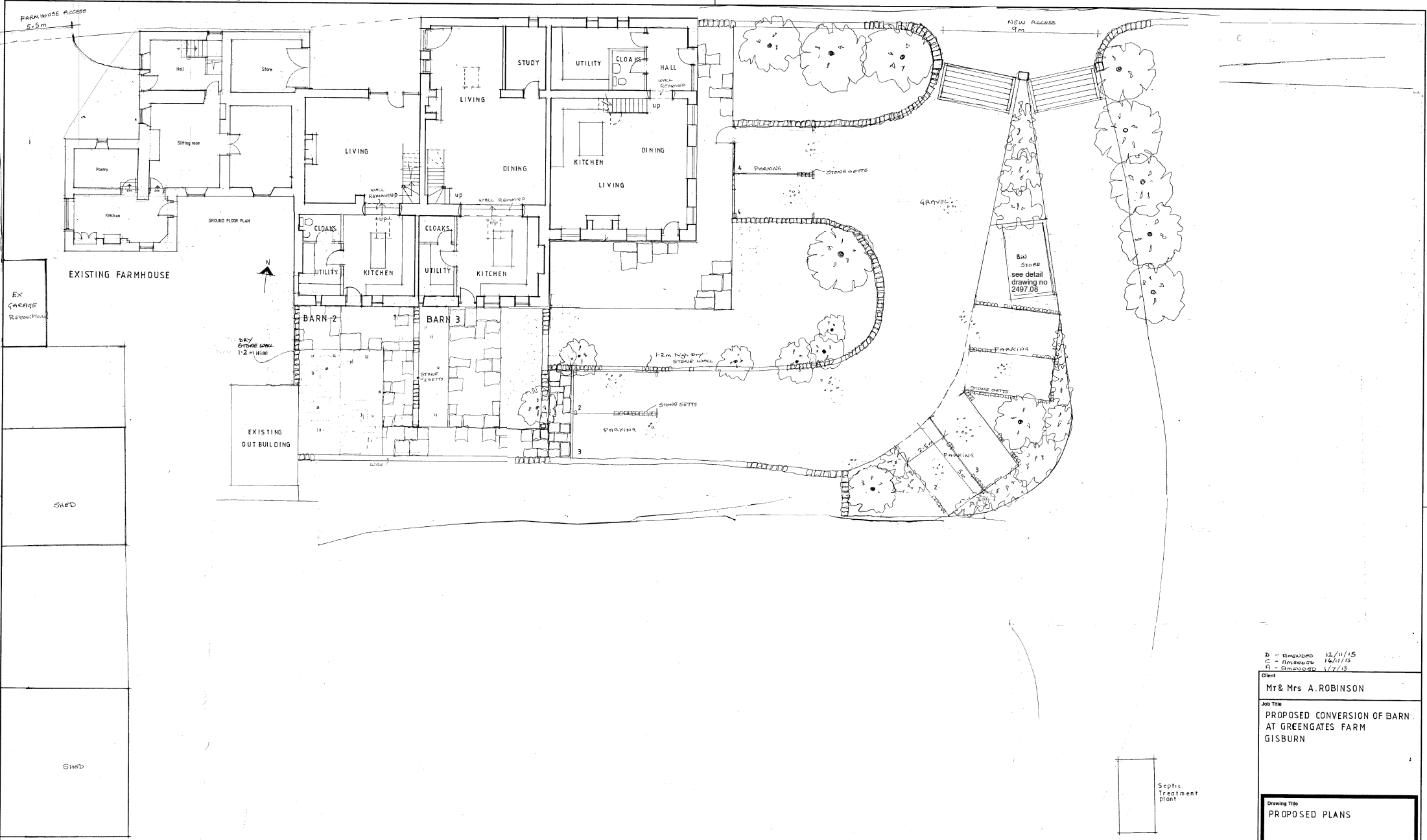
**View of ground during construction works.**

Natural bearing strata is shown on the above photograph.

**In Conclusion:**

No adverse ground conditions were encountered during the site works and therefore the ground is not deemed to be contaminated.

for and on behalf of  
Rone Design Projects Ltd



D - REVISED 12/11/15  
 C - REVISED 16/11/13  
 A - REVISED 1/7/13

Client  
**Mr & Mrs A. ROBINSON**  
 Job Title  
**PROPOSED CONVERSION OF BARN  
 AT GREENGATES FARM  
 GISBURN**

Drawing Title  
**PROPOSED PLANS**

Scale 1:100 Date JUN 13 Drawn LKR

**spa** ARCHITECTS  
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