

CHANGING WORKPLACE



**1 BOLTRO ROAD, HAYWARDS HEATH,
WEST SUSSEX, RH16 1BY**

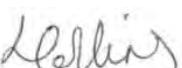
Preliminary Contamination Risk Assessment



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref:	556b/ChangingWorkplace/1BoltroRoad/PCRA
Date	November 2022
Client	Mr Neil Smith
Report type	Preliminary Contamination Risk Assessment
Purpose	Conditions 1 (a), (b), (c), and 2 of DM/22/2802.
Revisions	
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Preliminary Contamination Risk Assessment

November 2022

CONTENTS

1. CAUTION
2. THE SITE
3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS
4. SITE DEVELOPMENT HISTORY
5. THE EXISTING SITE
6. CONTAMINATION RISK ASSESSMENT
7. CONCLUSIONS

FIGURES

FIGURE 1: **Site Location Plan**
FIGURE 2: **Conceptual Model (in text Page 7)**

APPENDICES

APPENDIX A: **Existing Site Plans**
APPENDIX B: **Proposed Site PLans**
APPENDIX C: **EA Flood Map for Planning**
Surface Water Flood Risk Map
APPENDIX D: **Historic maps**
APPENDIX E: **Groundsure Enviro+Geo Insight report**
APPENDIX F: **Asbestos Management Plan**
APPENDIX G: **Site Photographs**

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1. CAUTION

This investigation relies largely on a superficial examination of the site, plus a review of data from Mid Sussex District Council Planning and Environmental Health Departments, and 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. The age of a building may indicate probability but cannot be treated as proof of the absence or presence of asbestos. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE

2.1 The site comprises a three-storey office building on the east side of Boltro Road, adjacent to the Haywards Heath railway station. The site area is approximately 104 sqm. The Ordnance Survey (OS) map reference for the site is TQ 3297 2444. The site elevation is approximately +60 m OD, and Boltro Road slopes slightly from south to north. See Figure 1 for Site Location Plan and Appendix A for the Existing Site Layout.

2.2 It is proposed to redevelop the site, converting the existing offices into 7No. 1 and 2 bedroom flats, with cycle parking and refuse storage area.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

3.1 According to the British Geological Survey, the site lies on Cretaceous Upper Tunbridge Wells Sand (sandstone & siltstone interbedded).

3.2 The Environment Agency's (EA) Groundwater Vulnerability Map (see Appendix C) shows the site lies within an area of high groundwater vulnerability. The Upper Tunbridge Wells Sand is classified as a Secondary A Aquifer. The site does not lie within a groundwater source protection zone (SPZ). The site is considered to be moderately hydrogeologically sensitive.

3.3 According to the Environment Agency flood mapping, the site lies within Flood Zone 1 (low risk of tidal/fluvial flooding). The site is at medium risk of surface water flooding and Boltro Road, adjacent to the west, is at high risk of surface water flooding. The site is not at risk of flooding from reservoirs. The site is within an area at high risk of groundwater flooding. See Appendices C and E.

3.4 There are no records of active, recent, or historic waste disposal landfill within 500 m of the site.

4. SITE DEVELOPMENT HISTORY

4.1 The site development history is derived from a review of historic maps from 1874 to date and other references. The historic maps are provided in Appendix D. 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)
1874	Site is mostly open space (presumed to be grass), with a small road/path along eastern boundary.	Railway line (and yard) adjacent to the east, railway station & 50 m N. Row of houses adjacent to south & Boltro Road adjacent to west. Fields, rough pasture, woods & clusters of buildings/residences surround the site. Liverpool Arms 120 m NE, Station Hotel 80 m NNW.
1897	Two buildings on site, small building to south & larger building to north (marked as Bank).	Expansion of residences/ buildings replacing fields surrounding site. Post Office 25 m W, Police station 50 m W, Cattle Market 100 m N. Liverpool Arms no longer named.
1910	No change.	Further expansion of residences/ buildings, fields mostly >250 m from site. Bank 50 m NW, Council offices 150 m S, Timber yard 220 m NE.
1955	Extension to southern building as existing.	Electricity substation adjacent to northeast. Garage 10 m NW & 150 m N. Station Hotel now Hayworthe Hotel.
1960	No change.	No significant change.
1975-1976	Extension to northern building (as existing).	Further residential/ commercial expansion within the wider area. Goods yard replaced by car park.
1981-1989	*Not shown on map.	No significant change
1990-1994	No change.	No significant change.
2003 - 2022	No change.	No significant change.

4.2. Haywards Heath was subject to air raids during WW2 (1939-45). Historic records of bomb incidents in the area do not indicate any within the immediate vicinity of the site, the closest being approximately 0.5 miles from the site at Haywards Road. It is unlikely that this resulted in any significant impact or uncontrolled releases of contaminants at the site.

4.3. The recent development history may also be traced from the planning history of the site. See Table 4.2 below.

TABLE 4.2

A SUMMARY OF PLANNING APPLICATIONS FOR 1 BOLTRO ROAD,
HAYWARDS HEATH, WEST SUSSEX, RH16 1BY

Ref. Nos.	Description	Decision & Date
DM/22/2802	Change of use from offices to 7 self-contained flats, including cycle parking and refuse storage area.	p 21/10/2022
DM/21/2418	Change of use from offices to Use Class E, excluding uses E(b) (sale of food and drink for consumption (mostly) on the premises), E(d) (Indoor sport, recreation or fitness), E(e) (medical or health services), E(f) (Creche, day nursery or health services) E(g)(ii) (research and development) and E(g)(iii) (industrial processes). AMENDED DESCRIPTION RECEIVED 18/8/2021.	✓ 21/09/2021
DM/21/0514	Remove condition 2 relating to planning application 01/01638/COU because the condition is unnecessary with regard to current planning policy and does not have any material impact on highway safety.	✗ 28/04/2021
01/01638/COU	Change of use from A2 to B1 (Office use for all floors).	✓ 11/11/1999
HH/263/99	One Internally Illuminated Fascia Sign.	✓ 11/11/1999
HH/227/98/AP1	Amended Plans: Illuminated Fascia Sign.	✓ 20/04/1999
HH/227/98	Illuminated Fascia and Projecting Sign.	✓ 20/10/1998
HH/187/96	0.9M diameter satellite dish to be installed at rear of premises.	✓ 18/10/1996
HH/405/88	Installation of External Cash Dispenser only.	✓ 19/12/1988
CU/217/77	4 No. Fascia signs and 1 No. projecting box sign.	✓ 27/09/1977

Key: ✓ planning permission granted ✗ planning permission refused

p prior approval granted

5. THE EXISTING SITE

5.1 The site was visited on Tuesday 8th November 2022.

5.2 The site is currently in use as offices, having previously been in use for retail and as a bank, for which it was originally built. The building first appears on OS Maps in 1897. It is brick built with rendered panels and a slate roof with two areas of flat room where the building has been more recently extended. The building was originally built as two separate units, the larger northern part (Nos.1 & 2), used as a bank, and the smaller southern portion (No. 3) used as mixed commercial/residential premises. The buildings have been conjoined internally and now forms two main storeys with a small basement and second floor.

5.3 The small basement lies beneath No. 3 and is currently used for storage. There is a small sink within the basement area, adjacent to which is a below ground level sump. To the rear of the basement is a small covered outdoor storage area. The floor is concrete throughout.

5.4 The ground floor is largely open plan and comprises four office areas, server rooms and a storage cupboard. There is a staircase centrally along the eastern wall of Nos. 1-2 and an additional staircase on the southern façade of No. 3.

5.5 There is a redundant boiler flue running from the ground floor storage cupboard to the first floor flat roof which is known to be made of asbestos cement (See Appendix F for the asbestos management plan).

5.6 The first floor is divided into several offices of varying sizes, plus two small kitchens, a dining area, WC facilities, and a further server room. There are minimal volumes of general/household cleaning products in the kitchen & WC areas.

5.7 There is a small second floor office within Nos. 1-2 which is access via a spiral staircase within the large first floor office. There are two further second floor offices within No. 3 which are accessed via the staircase to the south of the building.

5.8 There is a small area of hardstanding to the north of the building, which provides parking for two cars and bin storage.

5.9 Immediately to the east of the site is Haywards Heath Station, and a National Rail electricity substation. Terraced houses extend to the south, and the junction of Boltro Road and Paddockhall Road lies just northwest.

6. CONTAMINATION RISK ASSESSMENT

6.1 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 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 Figure 2 below:

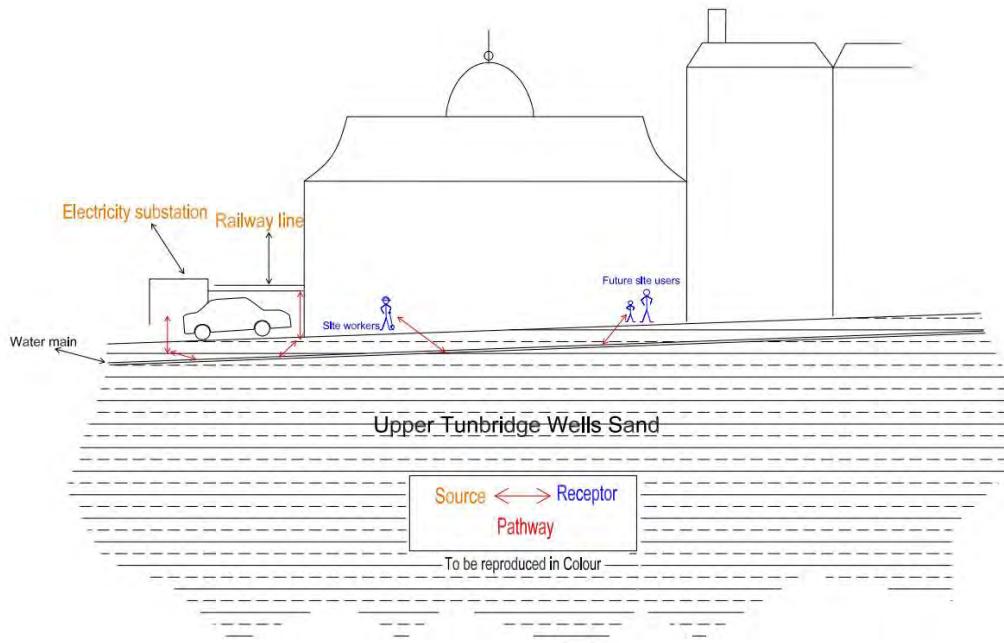


FIGURE 2: CONCEPTUAL MODEL

6.2 Potential pollutant linkages between source, pathway and receptor for the site are shown in Table 6.1 below.

TABLE 6.1

Source		Pathway	Receptor	Risk
Contaminated soil	Contaminated groundwater			
Potential for contaminated soil from former and existing land uses at the site and adjacent to the site.	Potential for contaminated groundwater from former and existing land uses.	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.	✗
		Leaching of site contaminants into groundwater.	Wider environment.	?

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

- 6.3 The site history comprises open land before construction of the building for use as a bank. No evidence of activities prior to development or following development with a significant contamination risk has been identified.
- 6.4 Contamination on site is limited to the asbestos cement boiler flue and other possible asbestos containing materials which may be present in insulation and/or pipe work which is not currently visible.
- 6.5 There is some potential for localised contamination from the railway and the adjacent electricity substation. This is associated with historic use of Polychlorinated Biphenyls (PCBs) as dielectric filler liquids in some types of electrical equipment. However, site users and maintenance or construction workers are not likely to come into contact with the underlying soil as the site is entirely under hardstanding. The contamination risk is limited to the potential contamination interfering with services such as potable water.
- 6.6 PCBs (Polychlorinated biphenyls) were manufactured from the 1930s to the 1970s/80s when manufacture was banned due to adverse environmental and health effects. They were historically used in electricity substations due to their stability and may have been used in the substation adjacent to the site (circa. 1955). There is some risk of leakage of PCBs from the substation which could interfere with potable water services. It is considered unlikely that the water supply to the surrounding area is contaminated due to the high proportion of existing residential properties (of a more sensitive use class). However, testing of water on site (i.e., from the sump in the basement) would confirm whether any leaching has occurred. In any case, potential contamination of services due to leakage of PCBs, would be the responsibility of Network Rail, the owners of the substation.
- 6.7 It is not considered likely that the adjacent railway has caused significant contamination to the underlying soil or has interfered with services. Contamination, if any, is more likely to be confined to the eastern side of the railway, which was in use as a goods yard until it was replaced by the station car park in the 1970s.
- 6.8 The site lies upon a Secondary A Bedrock Aquifer, within an area of high groundwater vulnerability. The site does not lie within a groundwater source protection zone (SPZ). The site overall is considered to be moderately hydrogeologically sensitive.
- 6.9 The site is not on any Council maintained register of contaminated land nor scheduled for investigation under the provisions of Part 2A of the Environmental Protection Act 1990.
- 6.10 The findings of the Groundsure Enviro+Geo Insight report in Appendix E are summarised below:

6.10.1 Historical and current Land Use

There are 78 records of historical industrial land use within 500 m of the site. This includes Railway Building/s and Railway Sidings (closest on site), Railway Station (6 m N), Telecomm Exchange (closest 15 m N), Police Station (closest 17 m W), Cuttings (closest 45 m S), Unspecified Tank (closest 105 m N), Bus Station (163 m NE), Gas Works (closest 296 m N), Brewery (299 m NE), Unspecified Factory (306 m N), Fire Station (322 m N), Unspecified Station (322 m N), Unspecified Works (closest 340 m N), Gasometer (closest 343 m N), Sand Pit (364 m E), Tunnel (closest 379 m S), Unspecified Ground Workings (closest 381 m E), Unspecified Depots (closest 454 m NE), Smithy (478 m SW), and Brick Field (492 m NE).

There are 26 records of historical tanks within 500 m of the site, the closest are Unspecified Tanks 76 m E (1897-1910), 99 m NW (1910), and 108 m N (1897-1910). There are 43 records of historical energy features within 500 m of the site, the closest are 1 m NE (1955-1990), 86 m NW (1976-1989), and 110 m SE (1976-1994). There are four records of historic petrol stations within 500 m: three Filling Station[s] 132 m NE (1976-1984), 138 m NE (1975) and 152 m E (1981), and one record of a Station Garage 179m NE (1955). There are 20 records of historical garages within 500 m, the closest being 8 m N (1960-1990), 10 m N (1955), and 12 m N (1976). There is no recorded military land.

There are 25 records of recent industrial land uses within 250 m of the site, this includes Electrical Features (closest 2 m E and 17 m S), Vehicle Repair, Testing and Servicing (closest 19 m NW), Telecommunications Features (closest 56 m NW), Medical Equipment, Supplies and Pharmaceuticals (closest 86 m NW), Ore Mining (97 m NW), Coal Mining (143 m SE), Vehicle Parts and Accessories (148 m N), New Vehicles (148 m N), Civil Engineers (151 m E), Railway Stations, Junctions and Halts (187 m NE), Published Goods (closest 225 m S), and Signs (233 m S).

There are two records of current or recent petrol stations, 234 m NE (Market Place, Open), and 359 m N (Harlands Road, Obsolete).

6.10.2 Environmental Permits, Incidents and Registers

There are three records of Licenced Pollutant Release (Part A(2)/B) within 500 m, unloading of petrol into storage at service stations 245 m NE (current) and 257 m NE (historic), and dry cleaning 330 m S (historic).

There are 13 records of Licenced Discharges to controlled waters within 500 m of the site, the closest being 295 m W (miscellaneous discharges – surface water), 300 m W (trade discharges process effluent – not water company), and 305 m W (miscellaneous discharges – surface water).

There are five records of pollution incidents within 500 m, 210 m NE (03/09/2002 – no water, land, or air impact), 325 m SE (08/08/2001 - minor water, land, and air impact), 349 m NW (13/10/2001 – minor water and no land

or air impact), 375 m N (15/11/2001 – minor land and no water or air impact), and 471 m S (07/07/2003 – minor water, land, and air impact).

6.10.3 Landfill and other Waste Sites

There are no records of active, recent, or historic landfill or waste disposal sites within 500 m.

There are two records of waste exemptions within 500 m of the site: 296 m N for treating waste (not on a farm), and 470 m N for storing waste (non-agricultural waste only).

6.10.4 Hydrology and Flood Risk

The site lies upon a Secondary A Bedrock Aquifer. The site does not lie within a source protection zone (SPZ).

The groundwater vulnerability on site and within 50 m is high. There are no records of soluble rock risk.

There is one record of ground water abstractions within 2000 m of the site, at Haywards Heath Golf Course, 1687 m N for spray irrigation. There is one record of surface water abstraction within 2000 m: a historic record for general farming and domestic, 1766 m N. There are no records of potable abstractions within 2000 m.

There are two Water Network records within 250 m of the site, both 202 m NW (inland river not influenced by normal tidal action). There is one record on site of a Water Framework Directive (WFD) surface water body catchment: Scrase Bridge Stream. There is WFD surface water 1111 m E (Scrase Bridge Stream). There is one WFD groundwater body on site: Adur & Ouse Hastings Beds.

The risk of flooding from rivers and the sea on site and in the surrounding 50 m is very low. The highest risk of groundwater flooding on site and within 50 m is high. The highest risk of surface water flooding on site is 1 in 250 year (0.1 m – 0.3 m), and the highest risk within 50 m is 1 in 100 year 0.1 m – 0.3 m. There are no records of historical flood events within 250 m of the site from rivers, the sea, groundwater, or surface water.

6.10.5 Designated Environmentally Sensitive Sites

There are no records of Sites of Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC) or Special Protection Areas (SPA) or National Nature Reserves (NNR) within 2000 m of the site. The site does lie within a SSSI Impact Risk Zone.

There are four records of Local Nature Reserves within 2000 m of the site; Blunts and Paiges Wood (850 m W), Scrase Valley (1100 m E), and Ashenground and Bolnore Woods (1355 m S & 1537 m SW). There are 36 records of designated and ancient woodland within 2000 m of the site, including

ancient & semi natural woodland and ancient replanted woodland, the closest are Penland Wood (794 m NW), Butlersgreen Shaw (811 m W), and Penland Farm Shaw (901 m NW). There are two records of conservation areas within 250 m: Lucastes, Haywards Heath (134 m SW & 234 m SW).

There is one record of nitrate vulnerable zones within 2000 m of the site: Adur East (Sakeham) NVZ, 1003 m S. The agricultural designation on site and in the surrounding 250 m is urban.

6.10.6 Natural Hazards Findings and Mining

There are no records of artificial or made ground within 500 m of the site.

There is one record of superficial geology within 500 m of the site: Alluvium, 453 m N. There are no records of superficial permeability within 50 m. There is one landslip record within 500 m of the site, 310 m S.

There are six records of bedrock geology within 500 m of the site: Upper Tunbridge Wells Sand (on site), Cuckfield Stone Member (223 m S), Upper Grinstead Clay (223 m S), Wadhurst Clay Formation (285 m NW), Lower Tunbridge Wells Sand (381 m NW), and Ardingly Sandstone Member (499 m NW).

There is one record of bedrock permeability on site (mixed flow type, moderate minimum permeability and high maximum permeability). There are three records of bedrock faults and other linear features within 500 m: Faults 223 m S, 285 m NW and 332 m N. There are no records of boreholes within 250 m.

On site and within 50 m there is a negligible risk of shrink swell clays, running sands, compressible deposits, and ground dissolution of soluble rocks, and a very low risk of collapsible deposits and landslides.

There is one record of BritPits¹ within 500 m, Lucas Grange, 480 m W for Sanstone (Ceased). There are eight records of surface ground workings within 250 m, all Cuttings, the closest being 45 m S. There are 12 records of underground workings within 1000 m, the closest is a Tunnel 381 m S. There are three records of non-coal mining within 1000 m of the site: Iron Ore, 285 m NW, 699 m NW and 866 m NW.

The site is not within an area of significant radon risk, estimated properties affected <1%, no protection measures are required.

The British Geological Society Estimated Background Chemistry is as follows.

¹ BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database. – Groundsure, 2022

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
24m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
24m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
32m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
40m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
40m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

7. CONCLUSIONS

7.1 The site lies upon a Secondary A Bedrock Aquifer. The site does not lie within a groundwater source protection zone (SPZ). The site overall is considered to be moderately hydrogeologically sensitive.

7.2 The site lies within Flood Zone 1 (low risk of tidal/fluvial flooding). The site is at medium risk of surface water flooding and Boltro Road, adjacent to the west, is at high risk of surface water flooding. The site is not at risk of flooding from reservoirs. The site is within an area at high risk of groundwater flooding.

7.3 The current use of the site is as offices, before which it was in use as retail/offices and was originally a bank. There is minimal storage of small containers of general household cleaning products. The current and historic use of the site pose a minimal contamination risk, and the site is entirely under hardstanding.

7.4 The principal contamination risks associated with the site are the known redundant asbestos cement boiler flue and other asbestos containing materials on site, and the potential contamination from the adjacent railway and electricity substation.

7.5 Present and future site users, maintenance and construction workers are unlikely to come into contact with the underlying soil or groundwater in the normal course of events, as the site is and will be entirely maintained under hardcover. The proposed development does not include any soft landscaping and the risk of exposure to the underlying soil by site workers and future site users is limited.

7.6 A redundant boiler flue has been identified as asbestos cement, containing chrysotile (white asbestos). There may be additional asbestos containing materials on site which were not identifiable during the site walkover. An asbestos survey is recommended prior to the commencement of redevelopment works. Construction workers and maintenance may come into contact with asbestos containing materials, and appropriate precautionary working measures should be implemented.

- 7.7 For certainty surrounding migration of potential contamination from adjacent sources, water from the sump could be tested, to include PCBs, PAHs, hydrocarbons, and heavy metals.
- 7.8 No further intrusive site investigation is recommended at this time, unless it was proposed to redevelop the site for a more sensitive land use, such as apartments/houses with gardens or allotments, at which time a site investigation and soil sampling would be recommended.
- 7.9 The site is not on any Mid Sussex District Council maintained register of contaminated land nor scheduled for investigation under the provisions of Part 2A of the Environmental Protection Act 1990.
- 7.10 The site does not lie within a radon-affected area, and no protection measures are required.
- 7.11 The risk of the site owner becoming liable to third parties for contamination related damage is considered to be low.
- 7.12 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 7.1 below:

TABLE 7.1
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

In this case, there is considered to be low contamination potential, although there is some uncertainty surrounding potential contamination from the adjacent railway and electricity substation. The overall environmental risk rating will be 1 (uncertain). The risk rating can be amended following testing of water on site and appropriate treatment of any asbestos containing materials identified within the building.



FIGURES

FIGURE 1:
FIGURE 2:

Site Location Plan
Conceptual Model (in text)

Site Plan - 1:500

5 0 5 10 15 20 25
SCALE 500 m
1:



Scale as shown

CHANGING WORKPLACE

1 BOLTRO ROAD, HAYWARDS HEATH,
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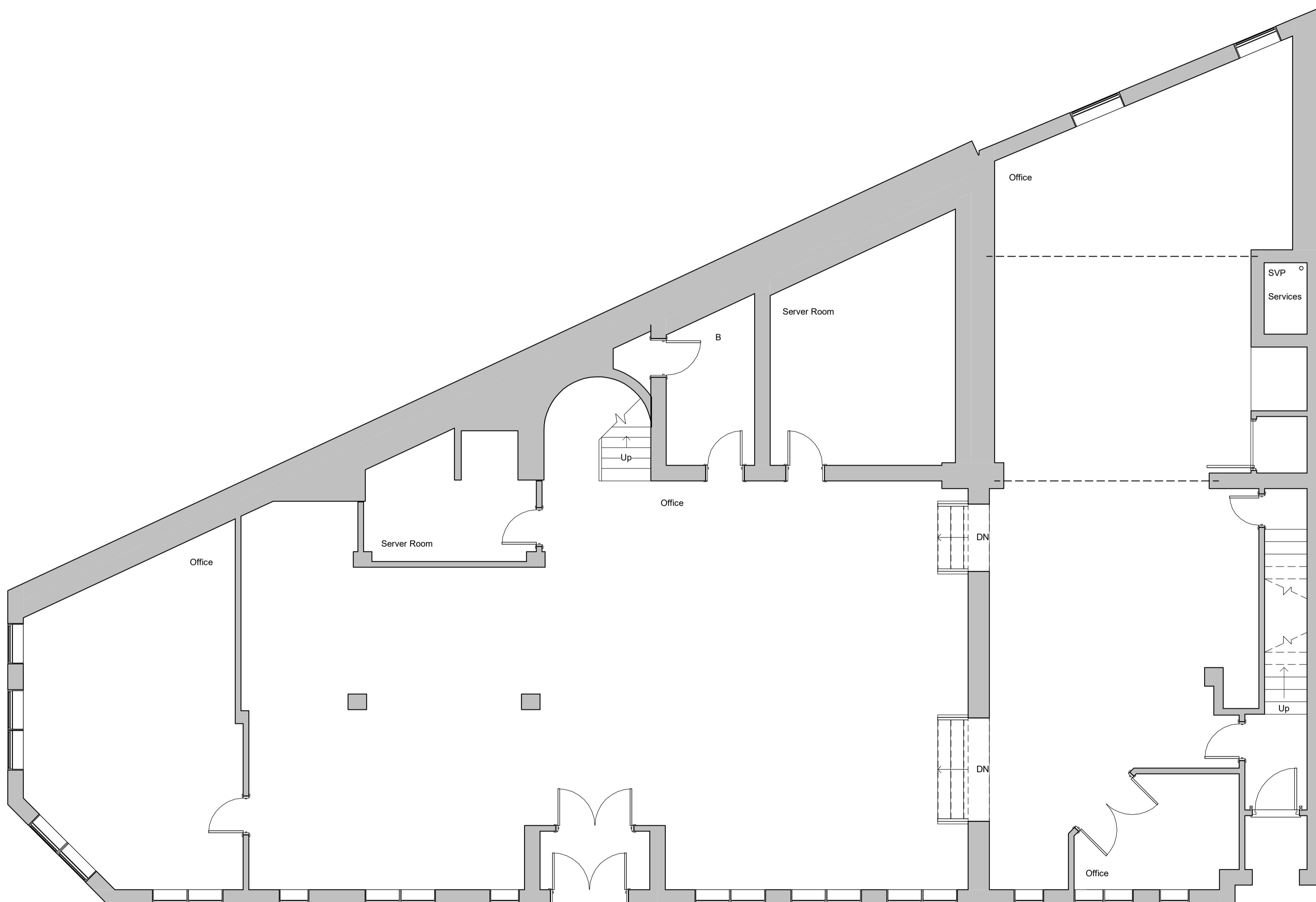
Figure 1: Site Location



November 2022

APPENDIX A

Existing Site Layout

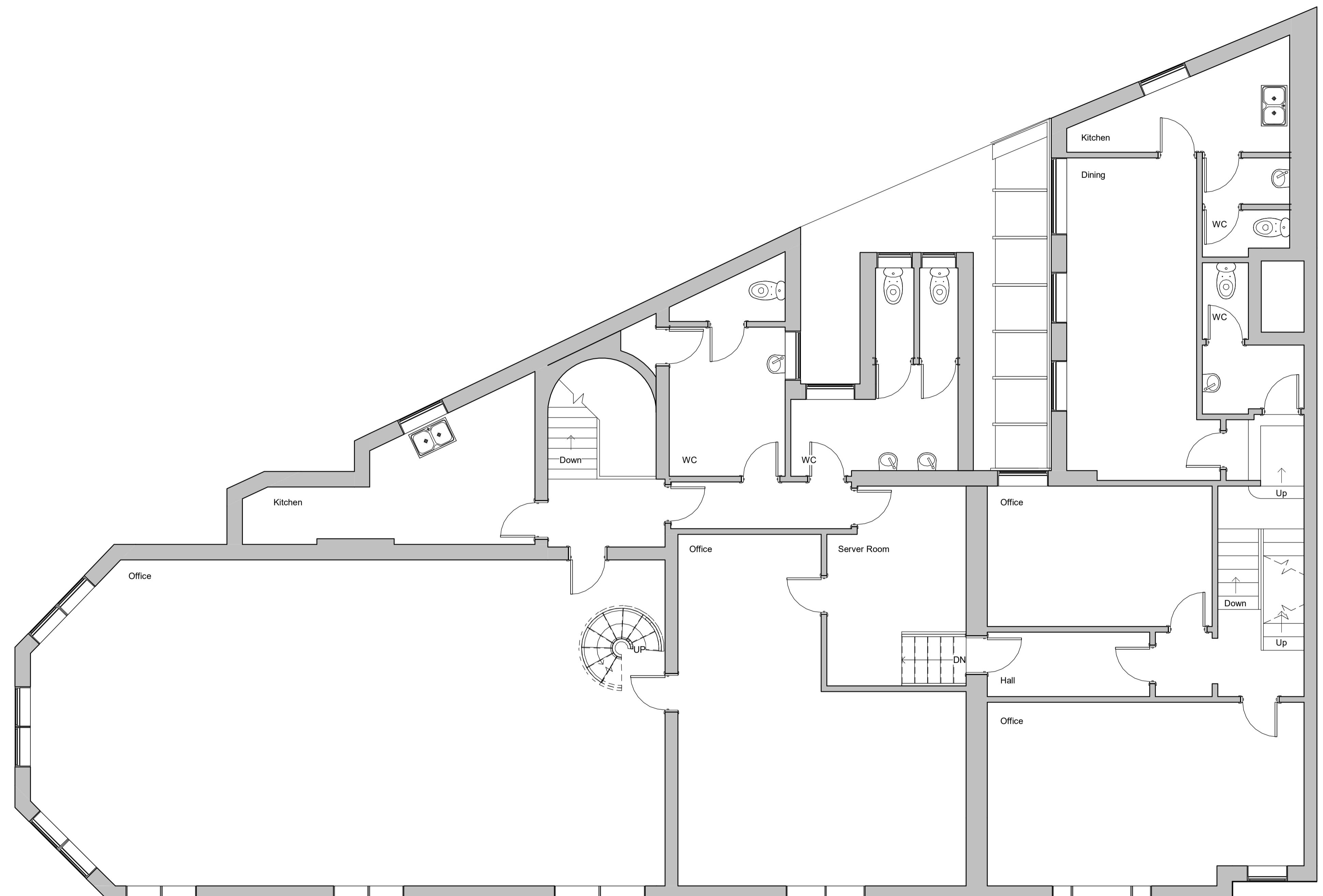


Ground Floor

Revisions	0.5 0 0.5 1 1.5 2 2.5
SCALE	50 1 m
Materials	
Drawing Number	2020/125
Size	A1
Project	Existing details May 2021
Job Title	1 - 3 Boltro Road Haywards Heath RH16 1BP
<p>Do Not scale from this drawing except for planning as photocopies will be subject to distortion. Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications. Any discrepancies must be brought to the attention of the Designers/Engineers. The contractor to verify all dimensions by site measurement before ordering materials or manufacturing components. Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements.</p>	

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First Floor

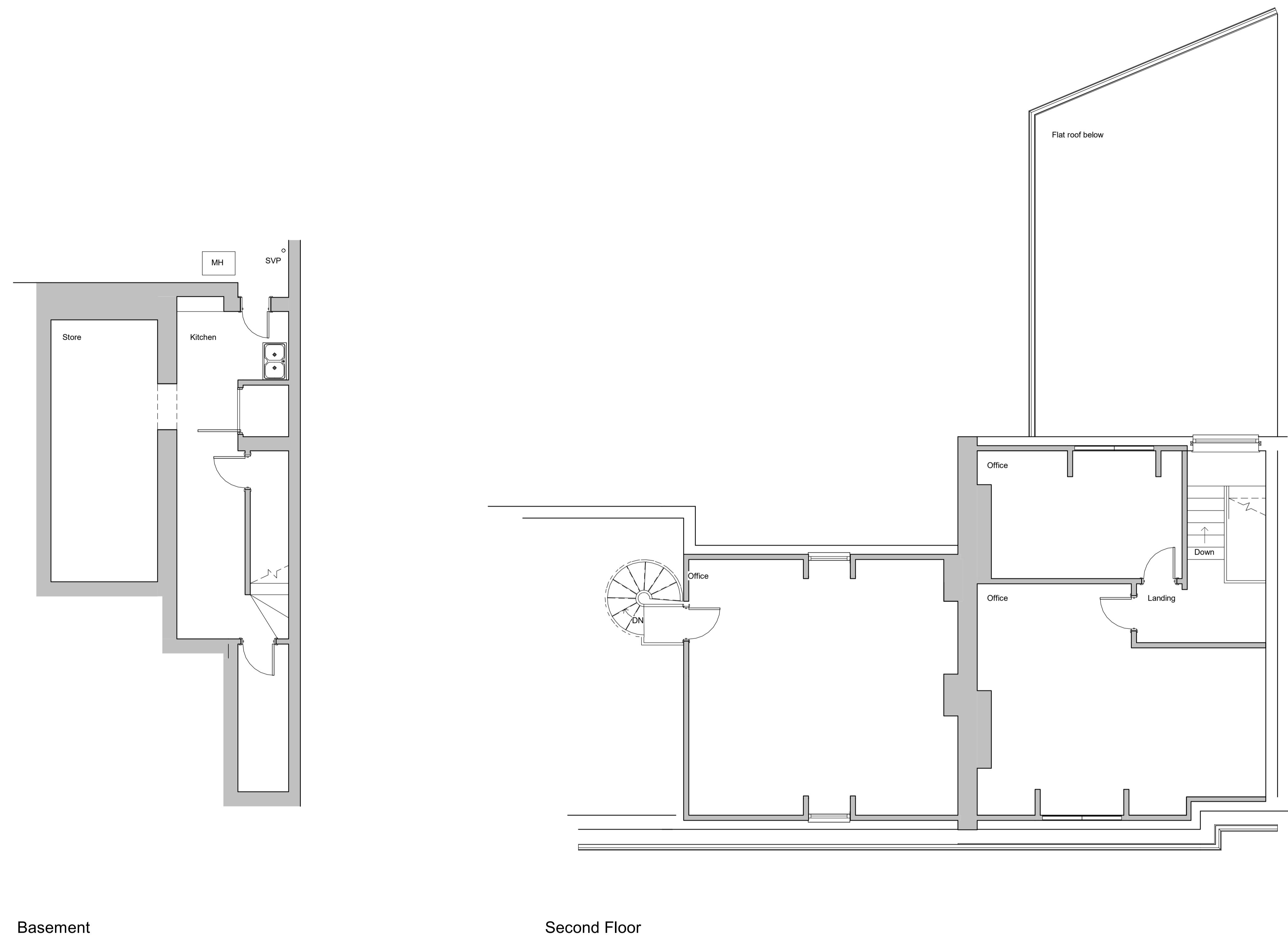
Revisions	
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SCALE 50	
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1.5	2
2	2.5
m	
1:	
Materials	
Drawing Number	2020/125
Sheet	2 of 3
Size	A1
Scale	1:50
Project	Existing details May 2021
Job Title	1 - 3 Boltro Road Haywards Heath RH16 1BP
Do Not scale from this drawing except for planning as photocopies will be subject to distortion Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications: Any discrepancies must be brought to the attention of the Designers Detailed information: The contractor to verify all dimensions by site measurement before ordering materials or manufacturing components Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements	

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Revisions	SCALE 50							
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	m							
1:								
Materials								
Drawing Number	2020/125	Sheet	3 of 3					
Size	A1	Scale	1:50					
Project	Existing details May 2021							
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APPENDIX B

Proposed Site Layout

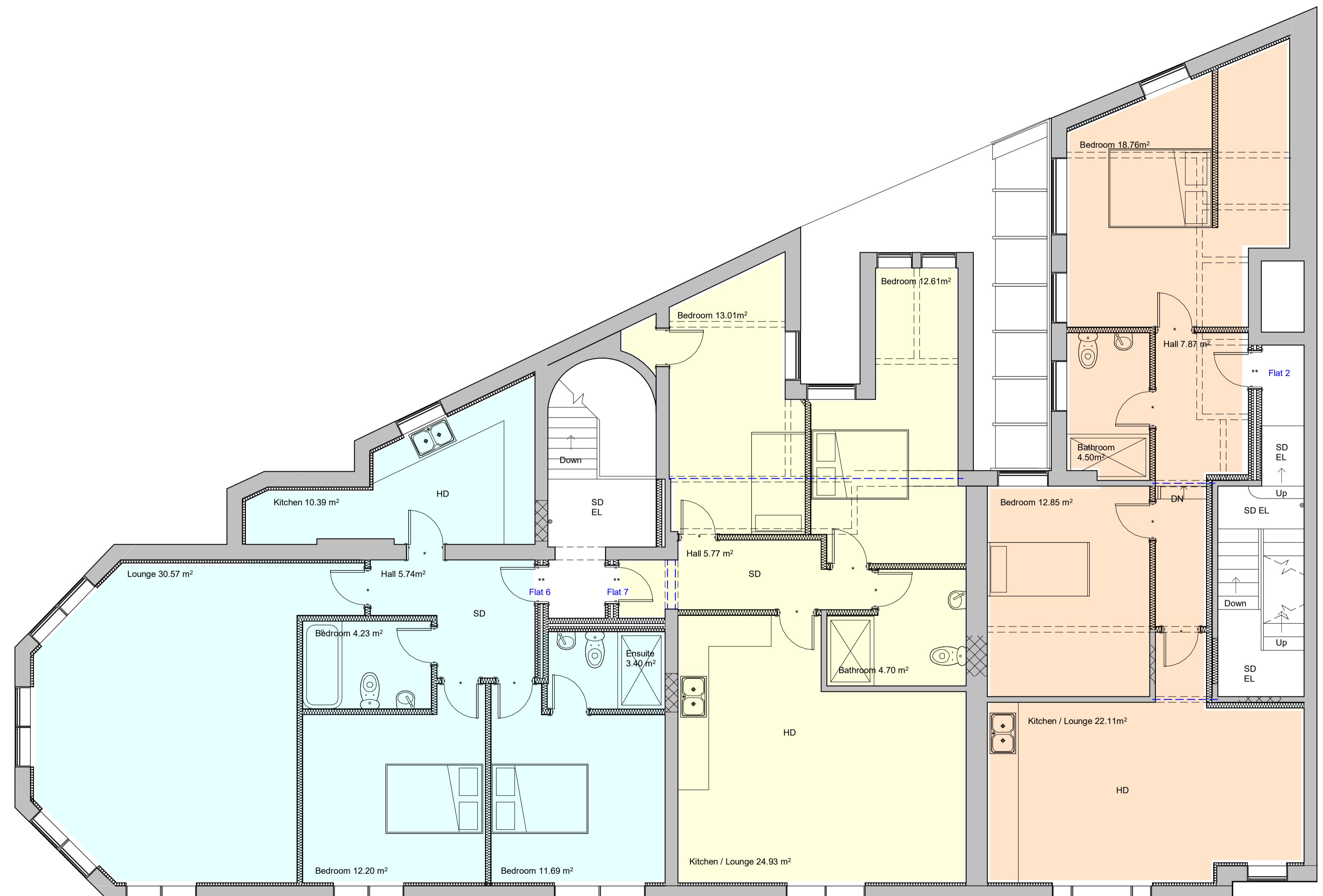


Ground Floor

Revisions	
0.5	0
0.5	1
1	1.5
2	2.5
SCALE 50 m	
Flat 1: 2 Bed, 101.13 m ²	
Flat 2: 2 Bed, 66.09 m ²	
Flat 3: 2 Bed, 61.64m ²	
Flat 4: 1 Bed, 64.09 m ²	
Flat 5: 2 Bed, 66.62 m ²	
Flat 6: 2 Bed, 78.22 m ²	
Flat 7: 2 Bed, 61.02 m ²	
Materials	
Drawing Number 2020/125 Sheet 1 of 3	
Size A1 Scale 1:50	
Project Proposed details May 2021	
Job Title 1 - 3 Boltro Road Haywards Heath RH16 1BP	
Do Not scale from this drawing except for planning as photocopies will be subject to distortion Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications: Any discrepancies must be brought to the attention of the Designers The contractor to verify all dimensions by site measurement before ordering materials or manufacturing components Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements	

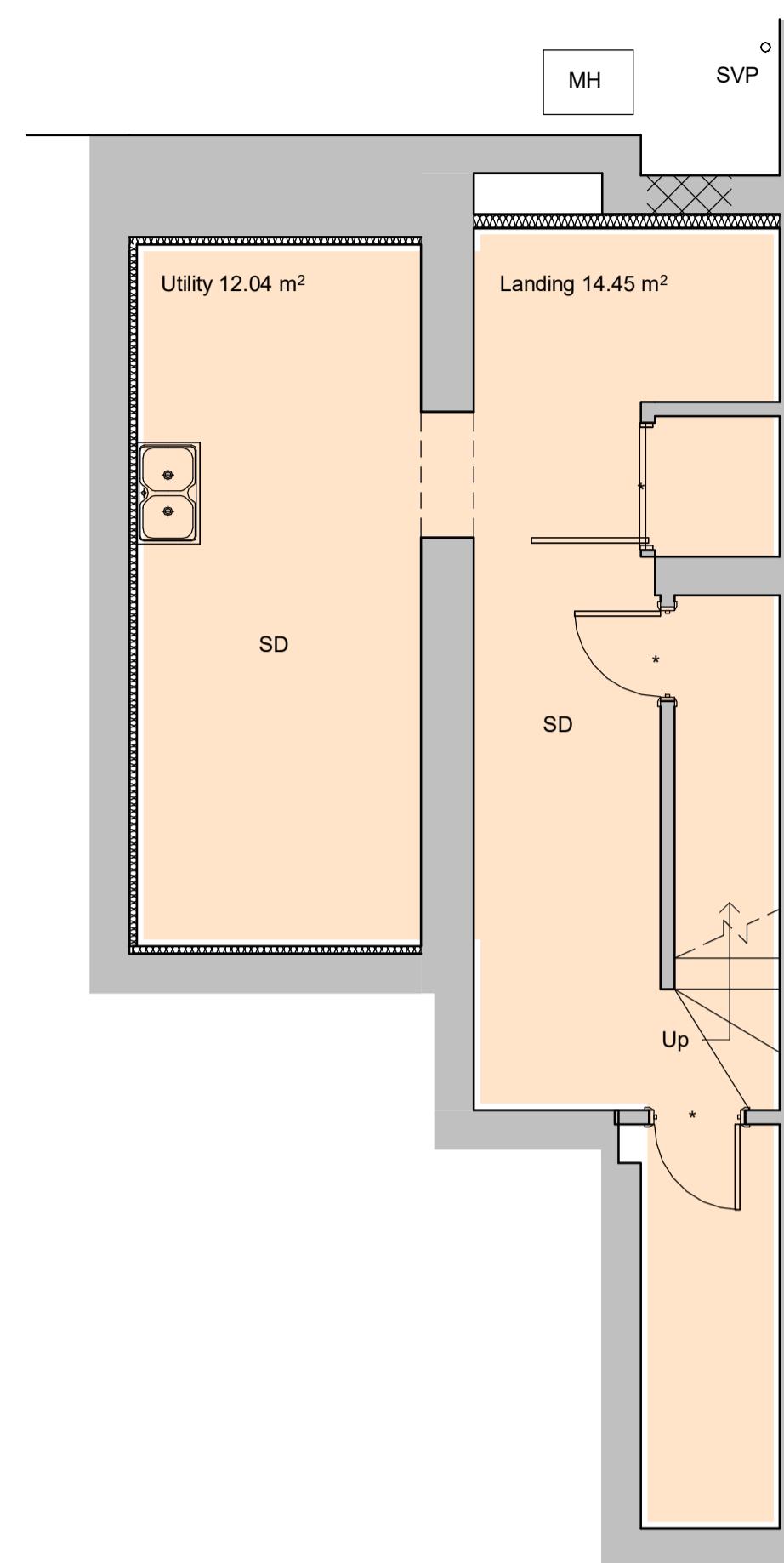
M.J.Humphrey
Ltd



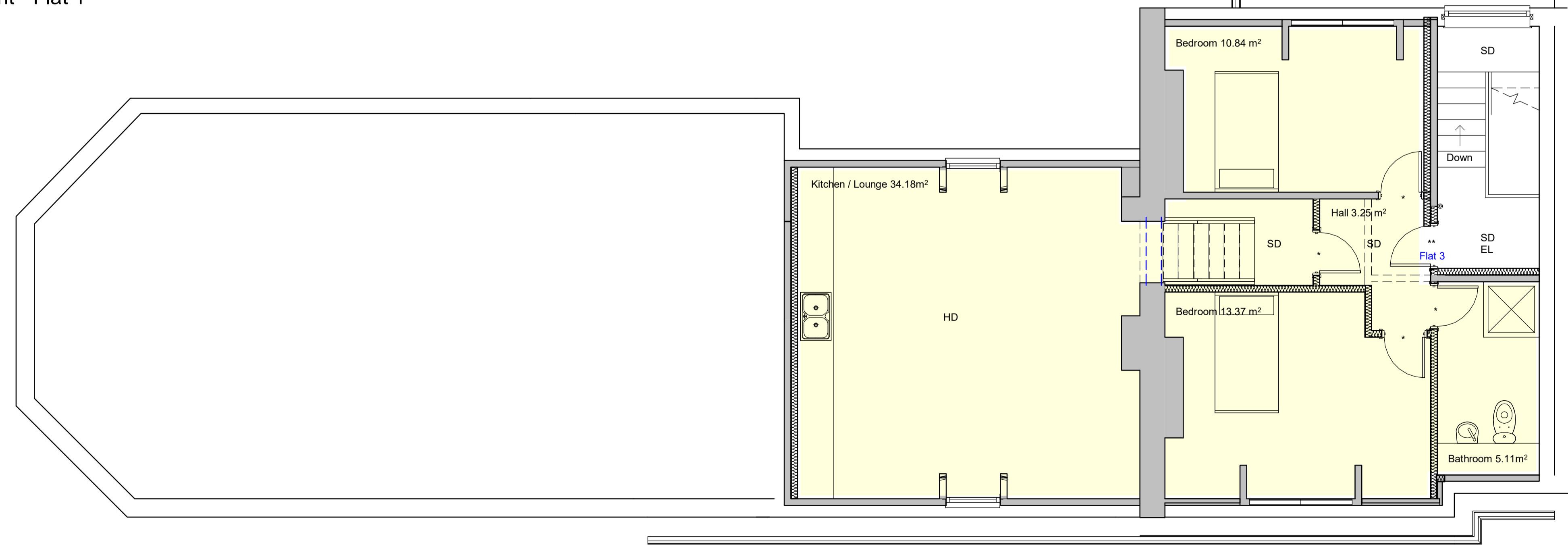


First Floor

<p>Revisions</p> <p>0.5 0 0.5 1 1.5 2 2.5 SCALE 50 m 1:</p> <p>Flat 1: 2 Bed, 101.13 m² Flat 2: 2 Bed, 66.09 m² Flat 3: 2 Bed, 61.64m² Flat 4: 1 Bed, 64.09 m² Flat 5: 2 Bed, 66.62 m² Flat 6: 2 Bed, 78.22 m² Flat 7: 2 Bed, 61.02 m²</p>
Materials
<p>Drawing Number 2020/125 Sheet 2 of 3 Size A1 Scale 1:50 Project Proposed details May 2021 Job Title 1 - 3 Boltro Road Haywards Heath RH16 1BP</p>
<p>Do Not scale from this drawing except for planning as photocopies will be subject to distortion Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications: Any discrepancies must be brought to the attention of the Designers/Engineers The contractor to verify all dimensions by site measurement before ordering materials or manufacturing components Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements</p>
<p>M.J.Humphrey Ltd</p> <p> RICS  cabe chartered association of building engineers</p> <p>Mel Humphrey MRICS, MEng 39 Northease Drive 230 Dominion Road Hove Worthing East Sussex West Sussex BN3 8PQ BN14 8JL</p> <p>Mel@mjhumphrey.co.uk Adam@mjhumphrey.co.uk 07701055182 07812419142</p>



Basement - Flat 1



Second Floor

Revisions	
0.5	0
0.5	1
1	1.5
2	2.5
SCALE 50 1: m	
Flat 1: 2 Bed, 101.13 m ²	
Flat 2: 2 Bed, 66.09 m ²	
Flat 3: 2 Bed, 61.64m ²	
Flat 4: 1 Bed, 64.09 m ²	
Flat 5: 2 Bed, 66.62 m ²	
Flat 6: 2 Bed, 78.22 m ²	
Flat 7: 2 Bed, 61.02 m ²	
Materials	
Drawing Number 2020/125 Sheet 3 of 3	
Size A1 Scale 1:50	
Project Proposed details May 2021	
Job Title 1 - 3 Boltro Road Haywards Heath RH16 1BP	
Do Not scale from this drawing except for planning as photocopies will be subject to distortion Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications: Any discrepancies must be brought to the attention of the Designers The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements	
M.J.Humphrey Ltd	
 RICS  cabe chartered association of building engineers	
Mel Humphrey MRICS, MEng 39 Northease Drive Hove East Sussex BN3 8PQ	
Adam Humphrey 230 Dominion Road Worthing West Sussex BN14 8JL	
Mel@mjhumphrey.co.uk 07701055182	
Adam@mjhumphrey.co.uk 07812419142	

APPENDIX C

Environment Agency Flood Map for Planning, Surface Water Flood Risk Map

Flood map for planning

Your reference
1 Boltro Road

Location (easting/northing)
532971/124440

Created
1 Nov 2022 11:30

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Environment Agency

Flood map for planning

Your reference

1 Boltro Road

Location (easting/northing)

532971/124440

Scale

1:2500

Created

1 Nov 2022 11:30



Selected point



Flood zone 3



Flood zone 3: areas benefitting from flood defences



Flood zone 2



Flood zone 1



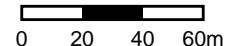
Flood defence



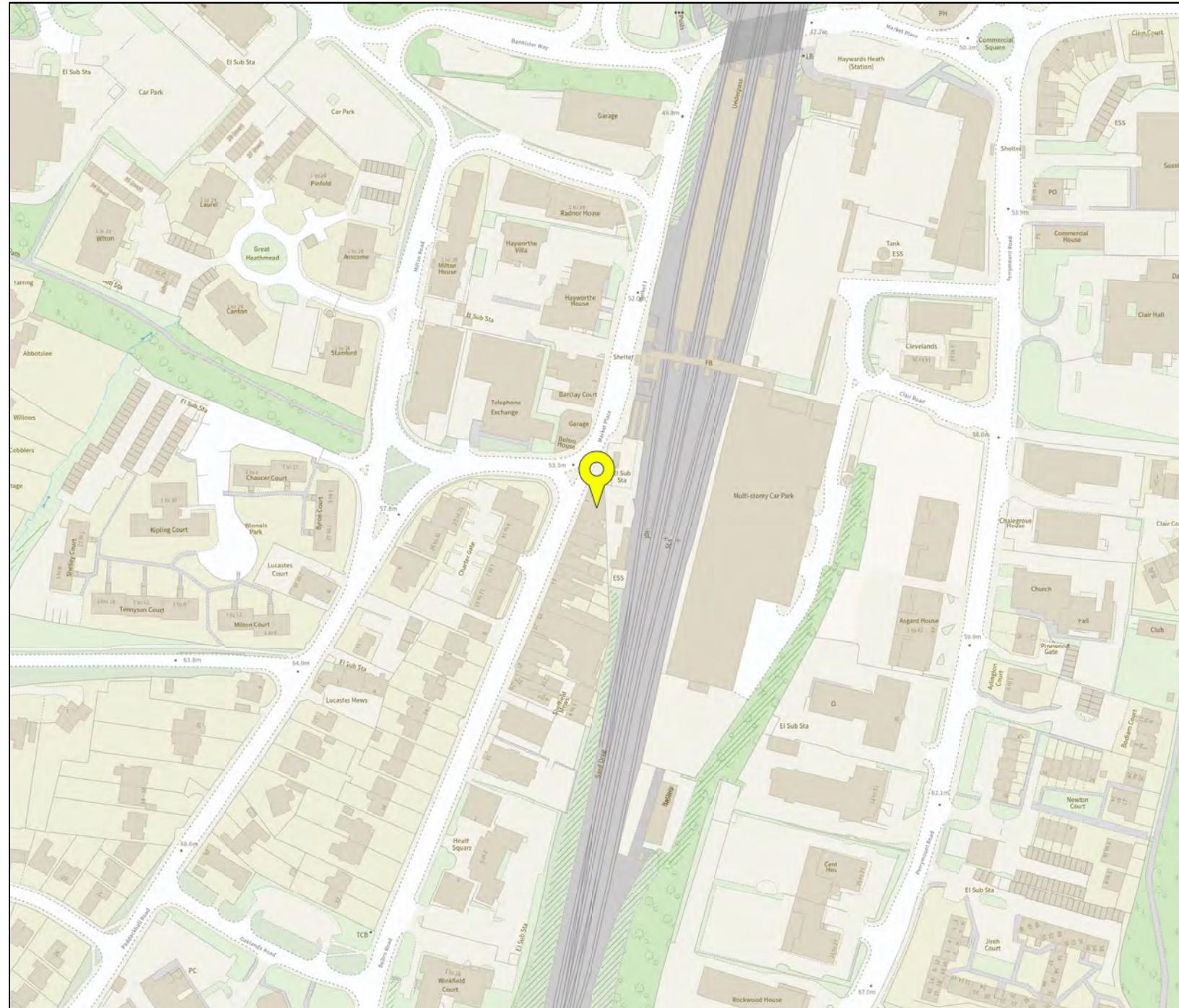
Main river

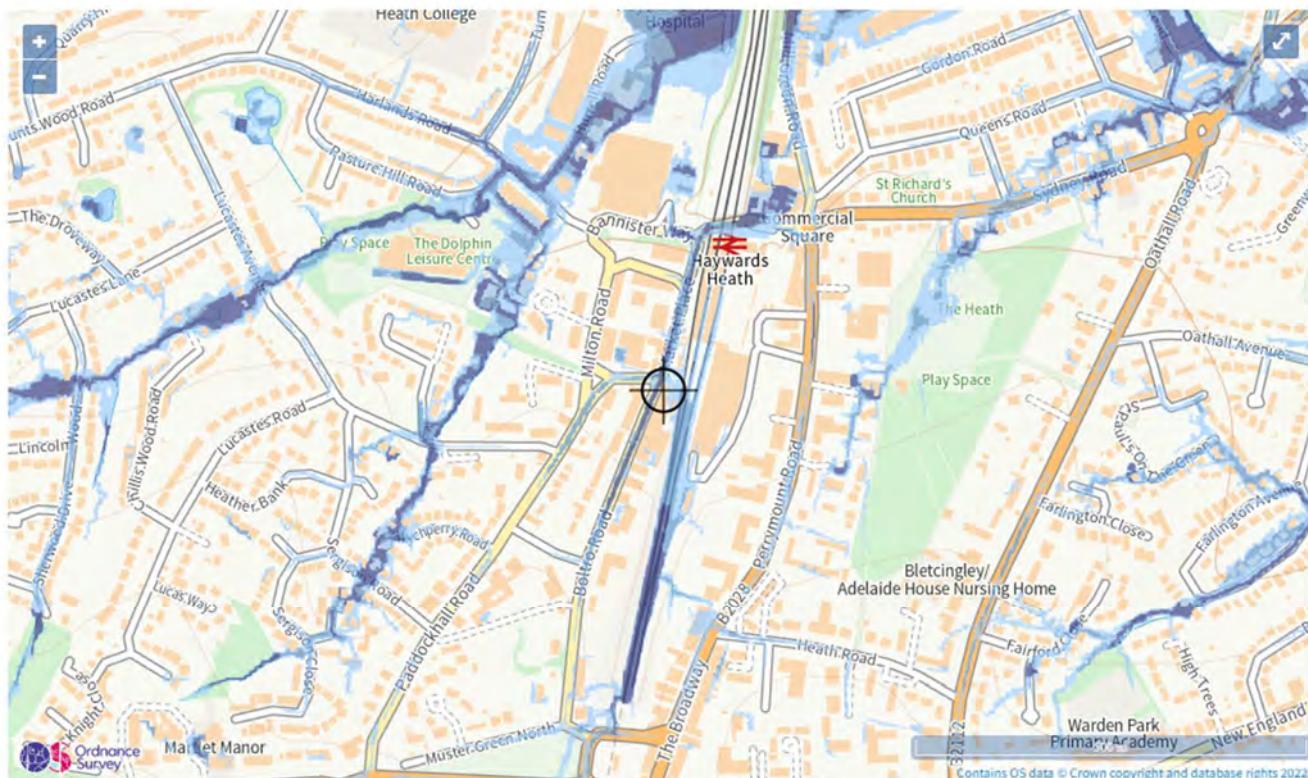


Water storage area



Page 2 of 2





Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ○ Location you selected

APPENDIX D

Historic Maps

Site Details:

1, BOLTRO ROAD, HAYWARDS HEATH, RH16 1BY

Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: County Series

Map date: 1874

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1874
 Revised 1874
 Edition N/A
 Copyright N/A
 Levelled N/A

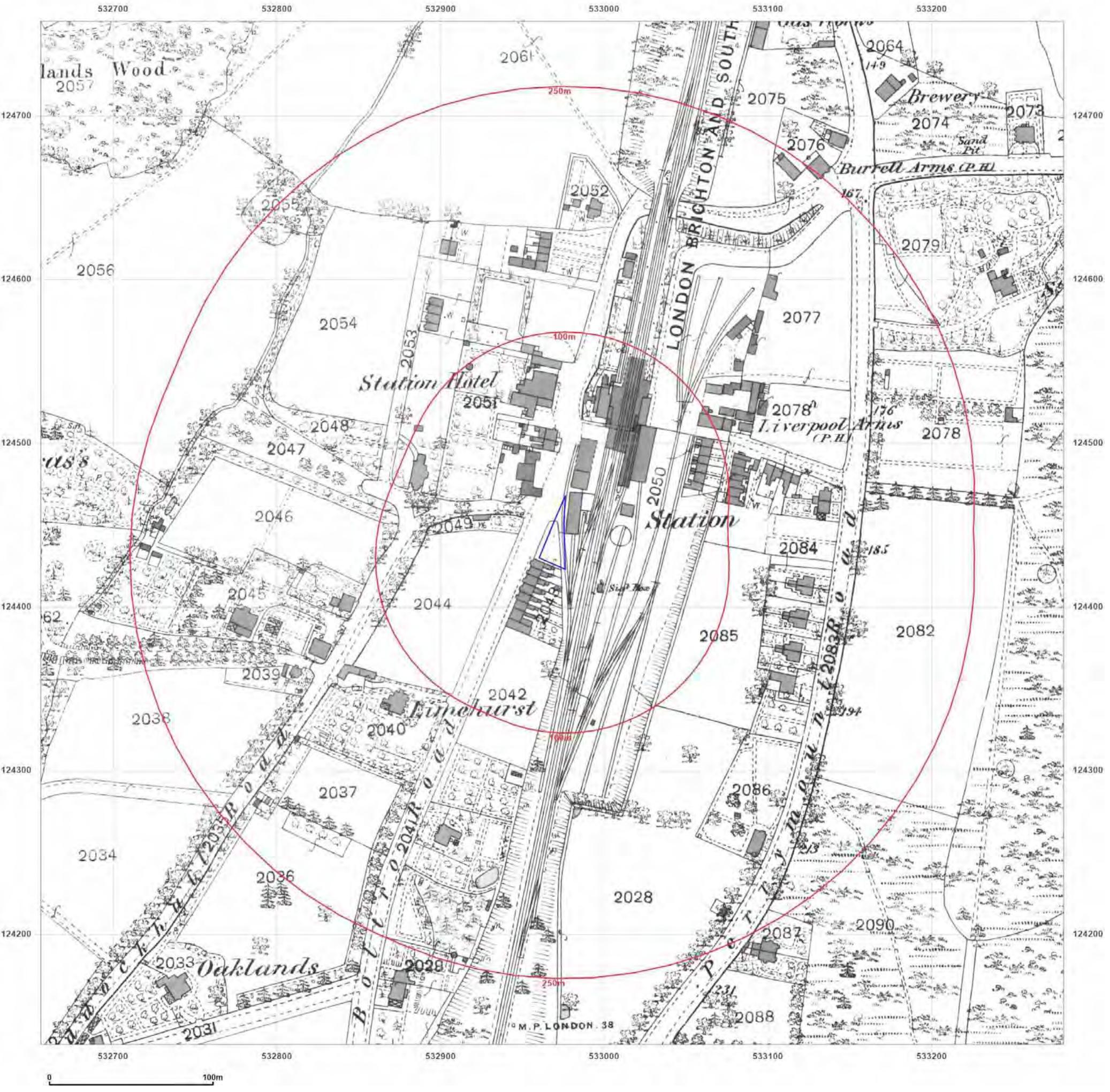


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Map legend available at:
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Site Details:

1, BOLTRO ROAD, HAYWARDS HEATH, RH16 1BY

Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1910
 Revised 1910
 Edition N/A
 Copyright N/A
 Levelled N/A

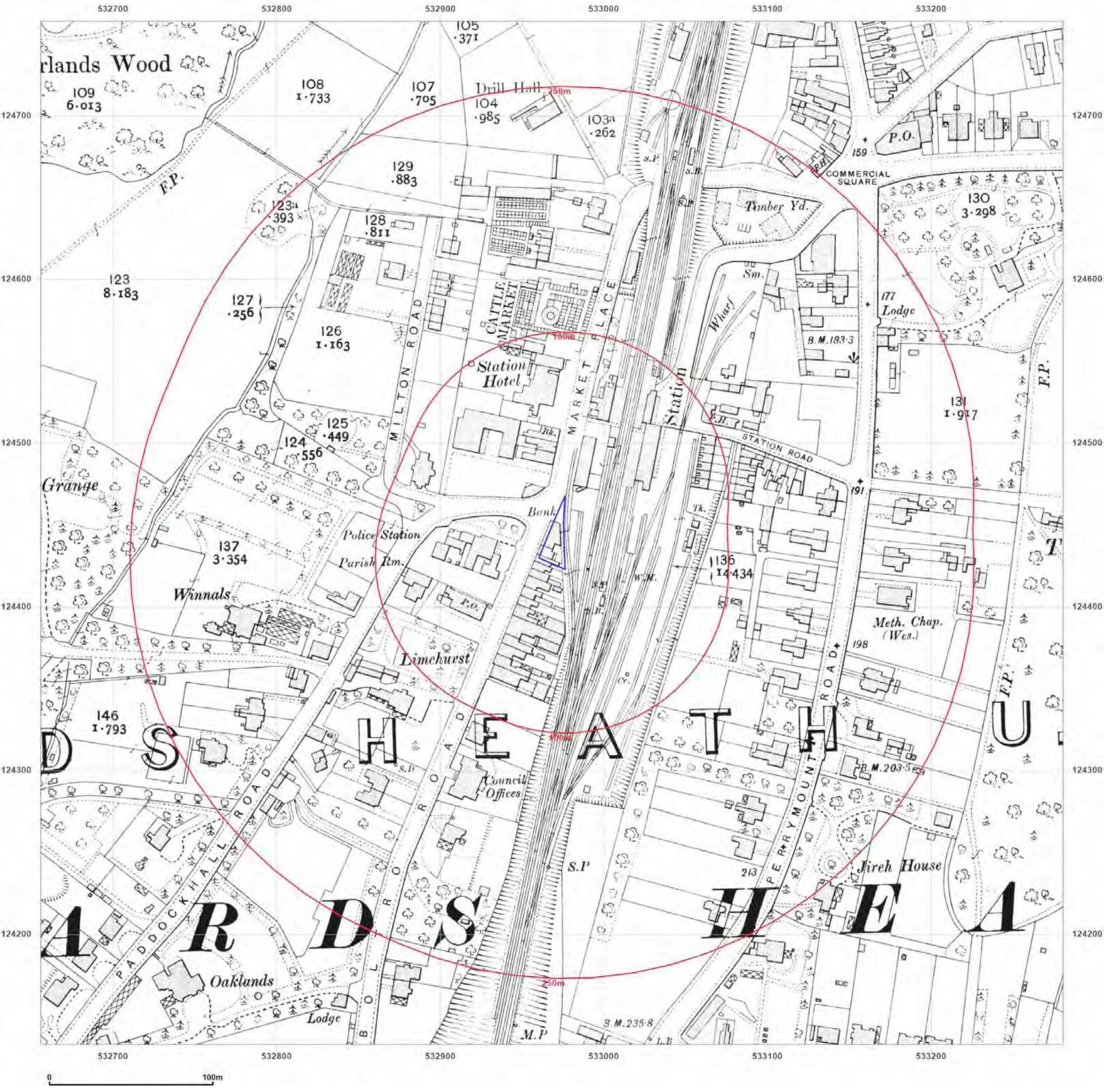


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Site Details:

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Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright N/A
 Levelled 1952

Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright N/A
 Levelled 1952

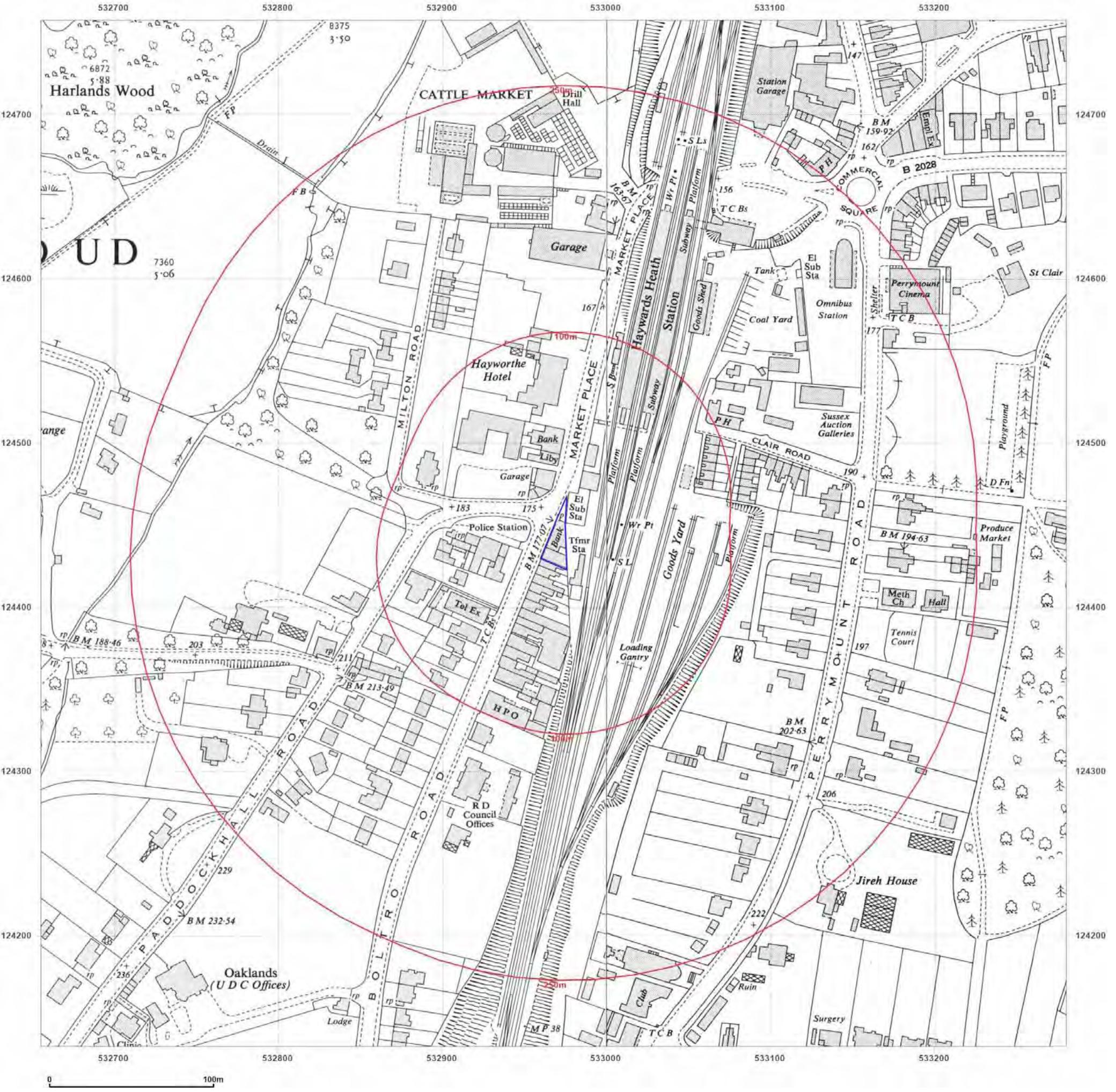


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Site Details:

1, BOLTRO ROAD, HAYWARDS
HEATH, RH16 1BY

Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: National Grid

Map date: 1960

Scale: 1:2 500

Printed at: 1:2 500



Surveyed 1960
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Edition N/A
Copyright 1960
Levelled 1952

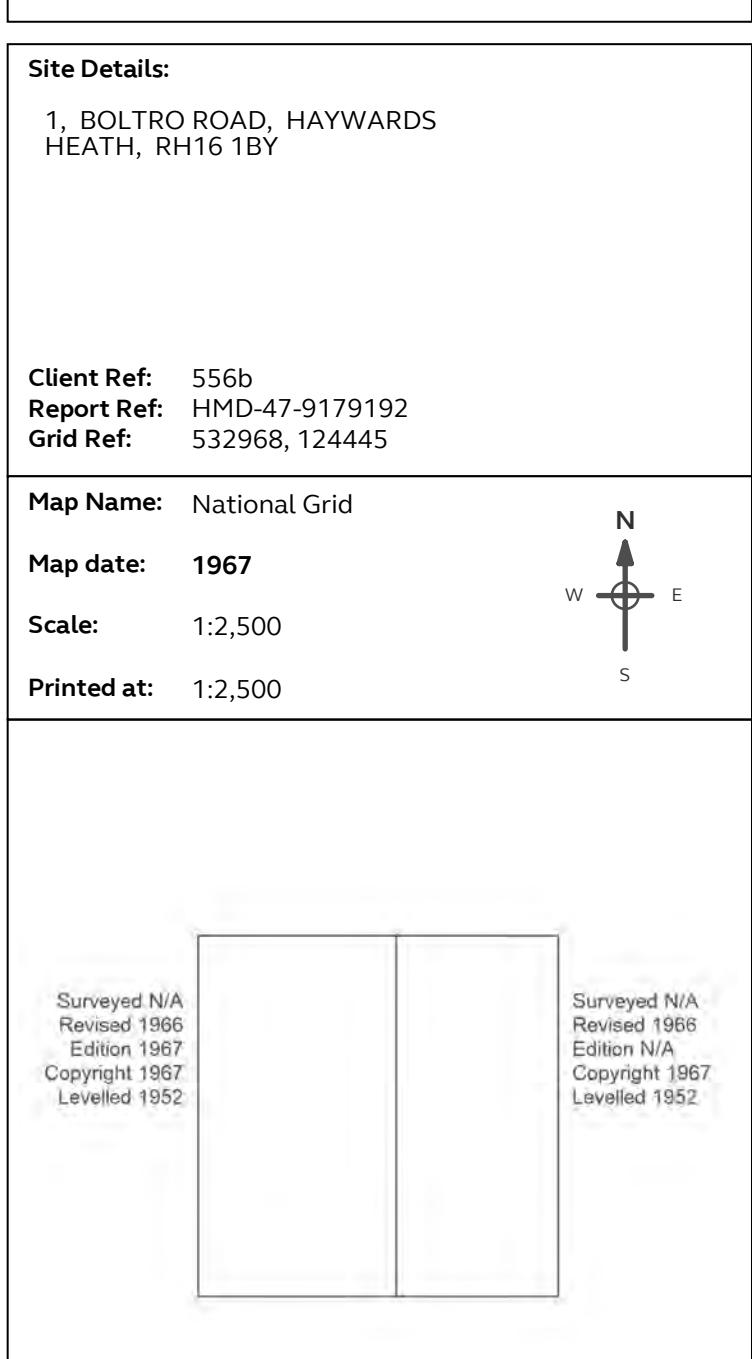
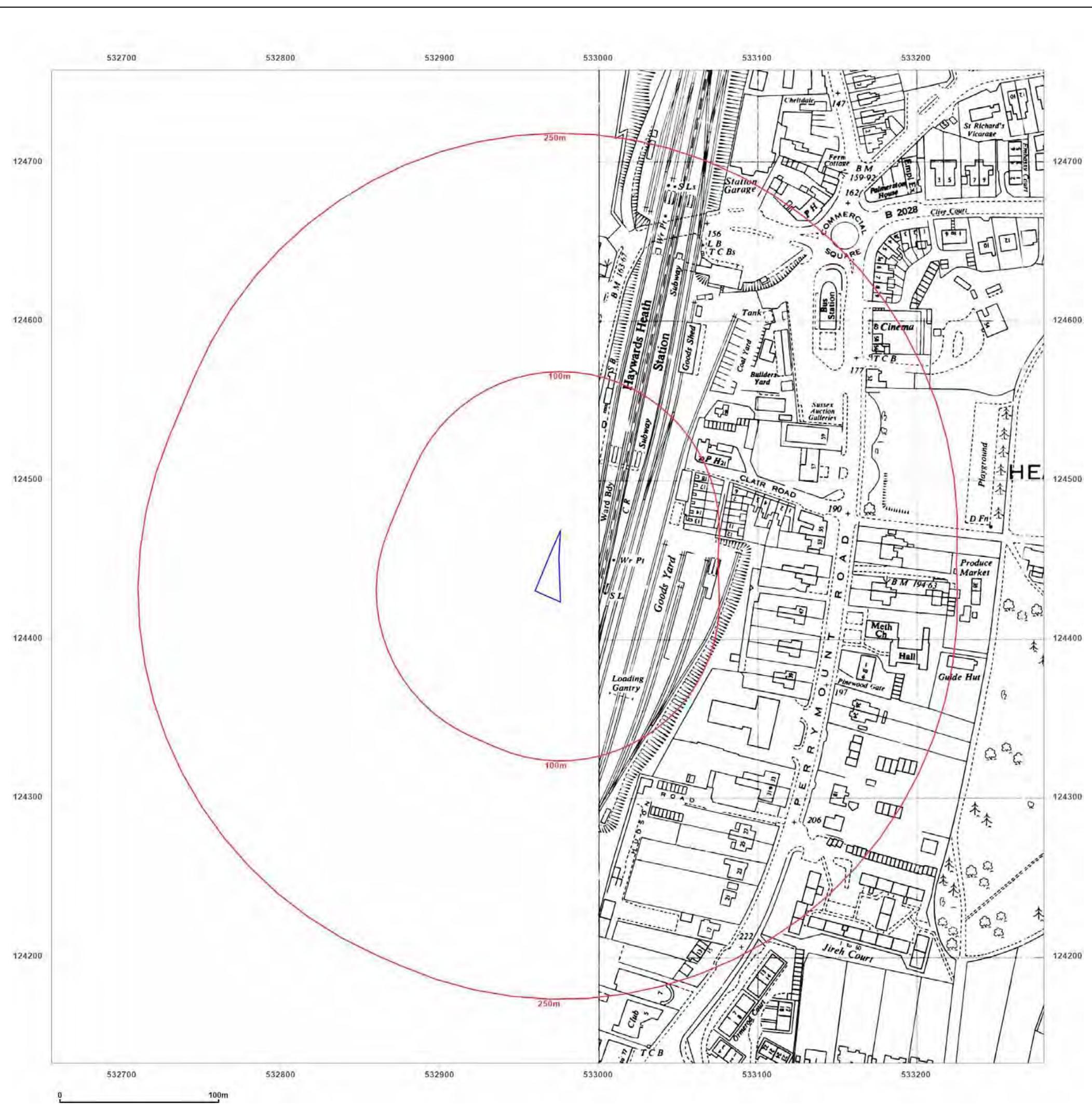


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Site Details:

1, BOLTRO ROAD, HAYWARDS
HEATH, RH16 1BY

Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: National Grid

Map date: 1975-1976

Scale: 1:1,250

Printed at: 1:2,000

A compass rose with four arrows pointing North, South, East, and West. The North arrow points upwards, the South arrow points downwards, the East arrow points to the right, and the West arrow points to the left.

Surveyed 1975
Revised 1975
Edition N/A
Copyright 1976
Levelled 1967

Surveyed 1975
Revised 1975
Edition N/A
Copyright 1975
Levelled 1967

Surveyed 1975
Revised 1975
Edition N/A
Copyright 1978
Last edited 1967

Surveyed 1975
Revised 1975
Edition N/A
Copyright 1976
Laundered 1967



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HEATH, RH16 1BY

Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: National Grid

Map date: 1981-1989

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1989
Edition N/A
Copyright 1989
Levelled 1967

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1981
Levelled 1987

Surveyed N/A
Revised N/A
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Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: National Grid

Map date: 1990-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1992
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1990
 Levelled 1967

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1990
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

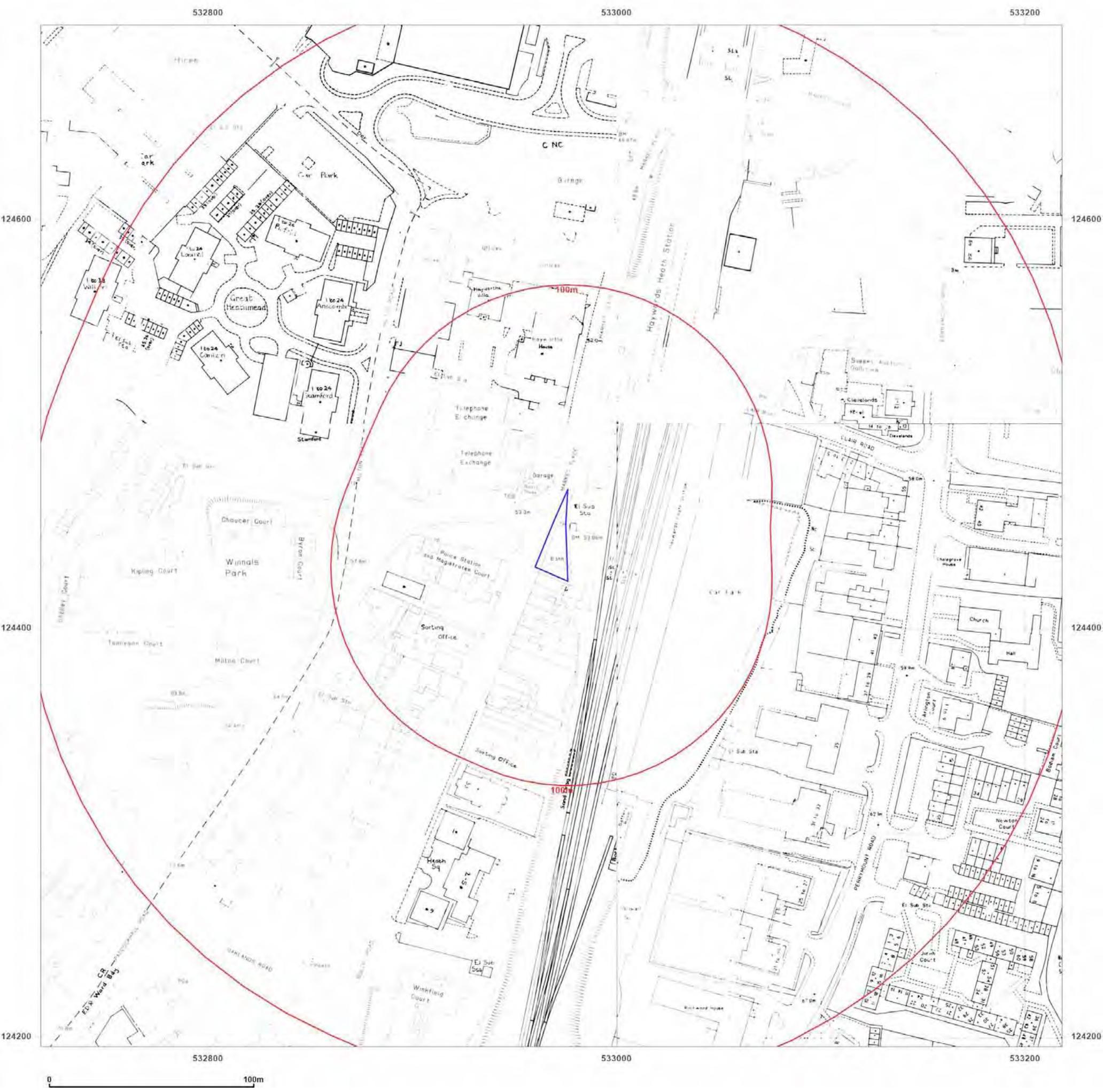


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Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: National Grid

Map date: 1990-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed 1967
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1967

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A



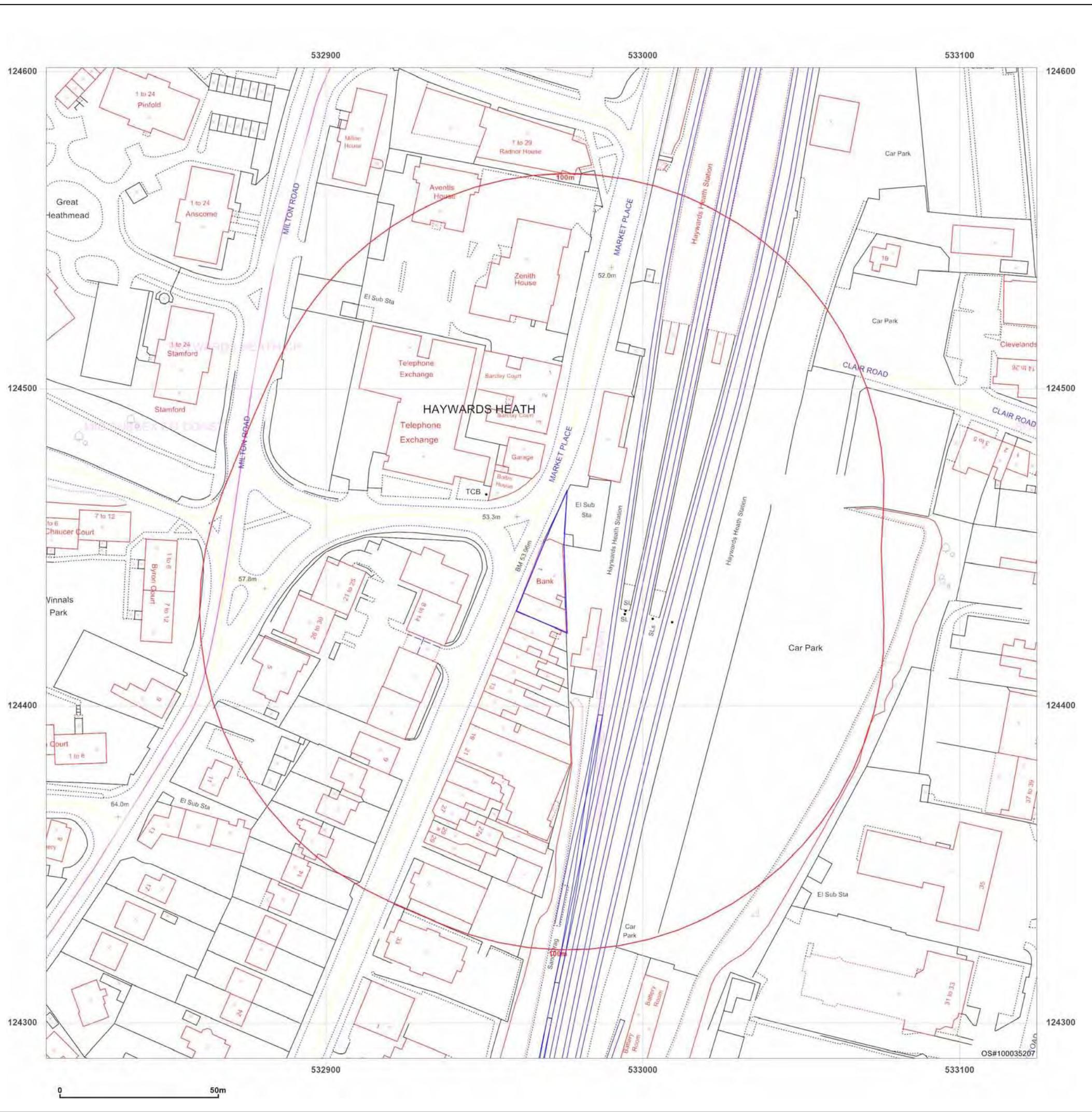
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Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

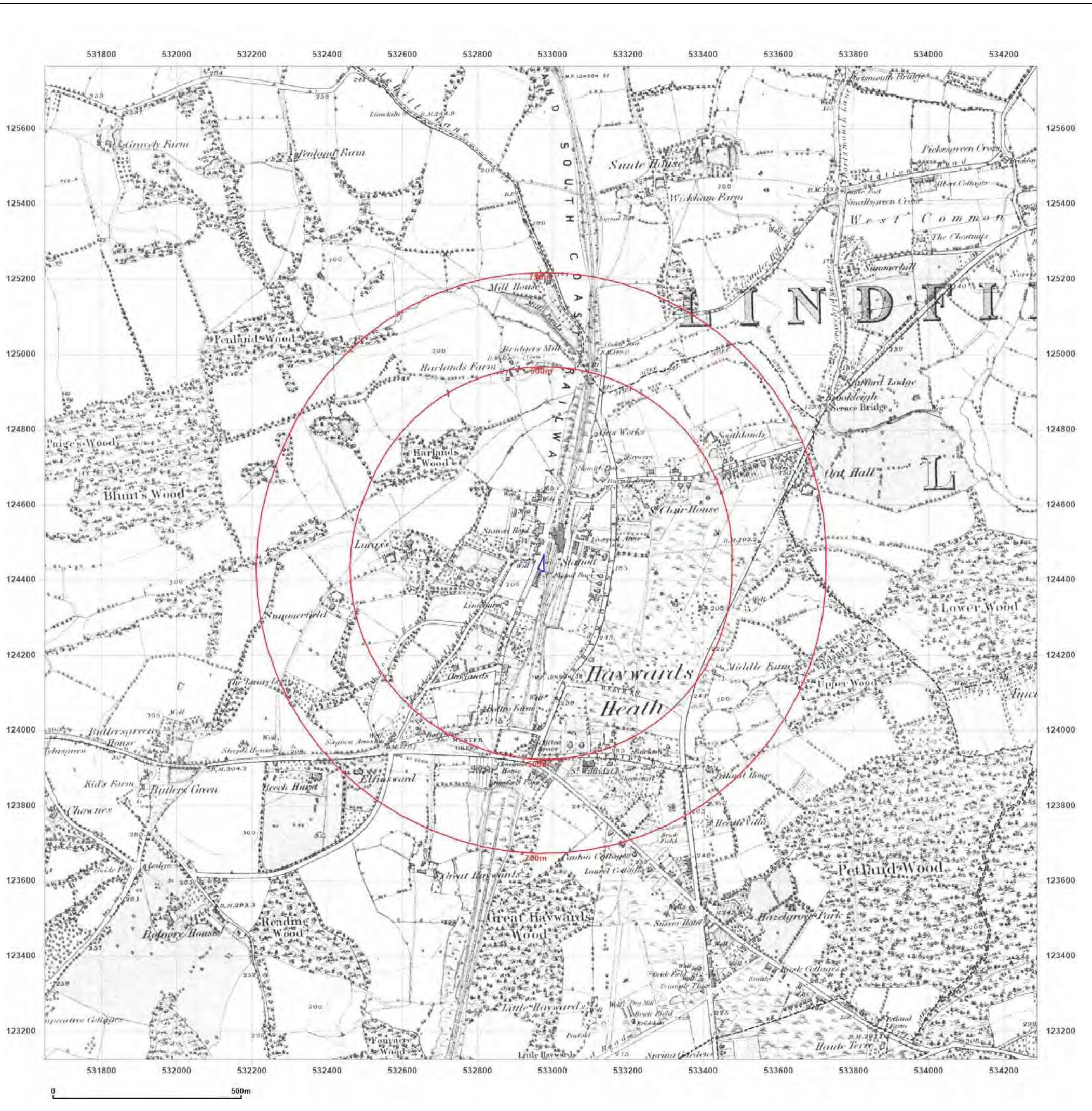


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Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: County Series

Map date: 1874

Scale: 1:10,560

Printed at: 1:10,560



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Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



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 Revised 1896
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1896
 Edition N/A
 Copyright N/A
 Levelled N/A

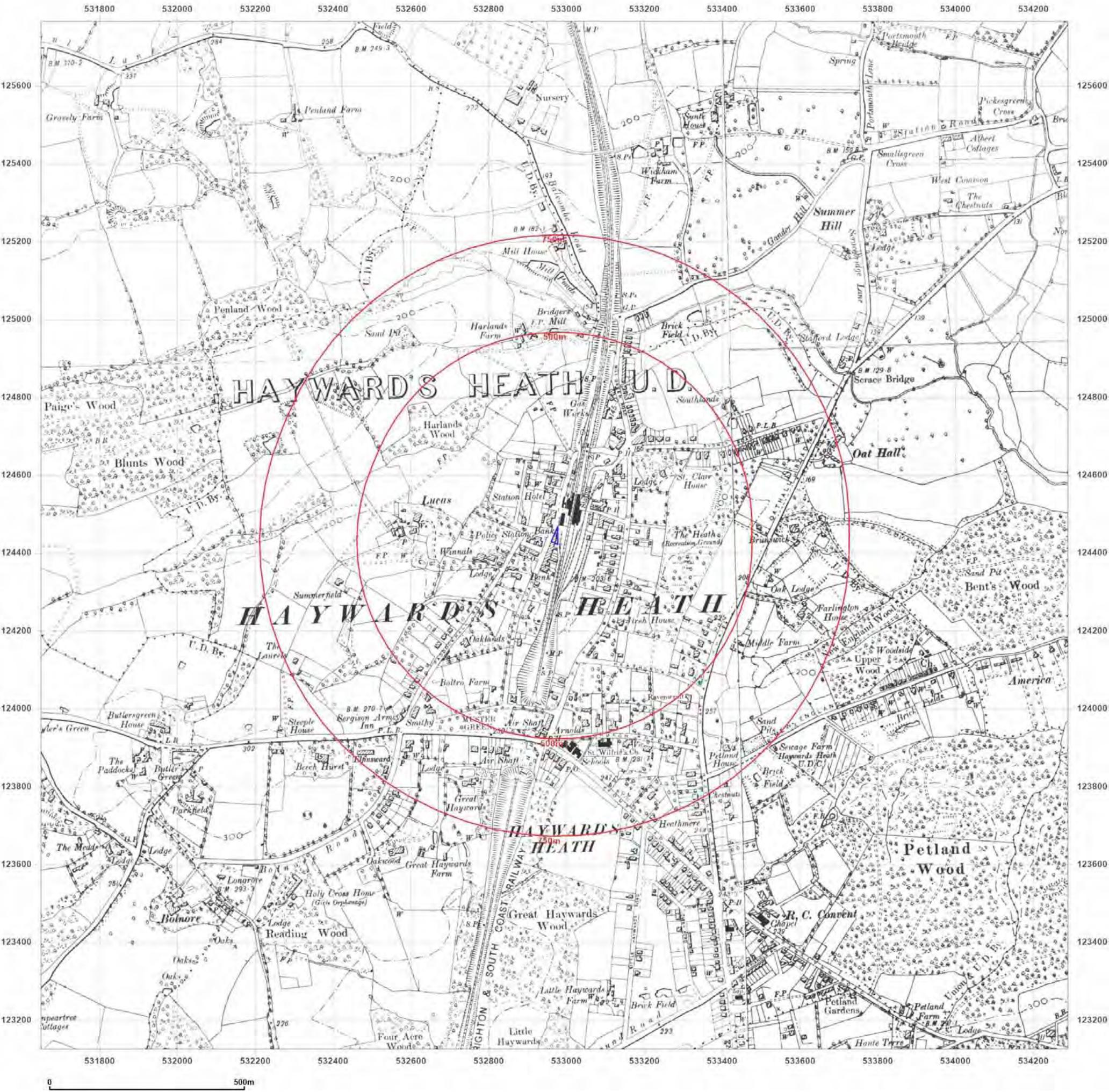


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Client Ref: 556b
 Report Ref: HMD-47-9179192
 Grid Ref: 532968, 124445

Map Name: County Series

Map date: 1909-1912

Scale: 1:10,560

Printed at: 1:10,560



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 Edition 1912
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1912
 Edition 1912
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1909
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1909
 Edition N/A
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 Levelled N/A

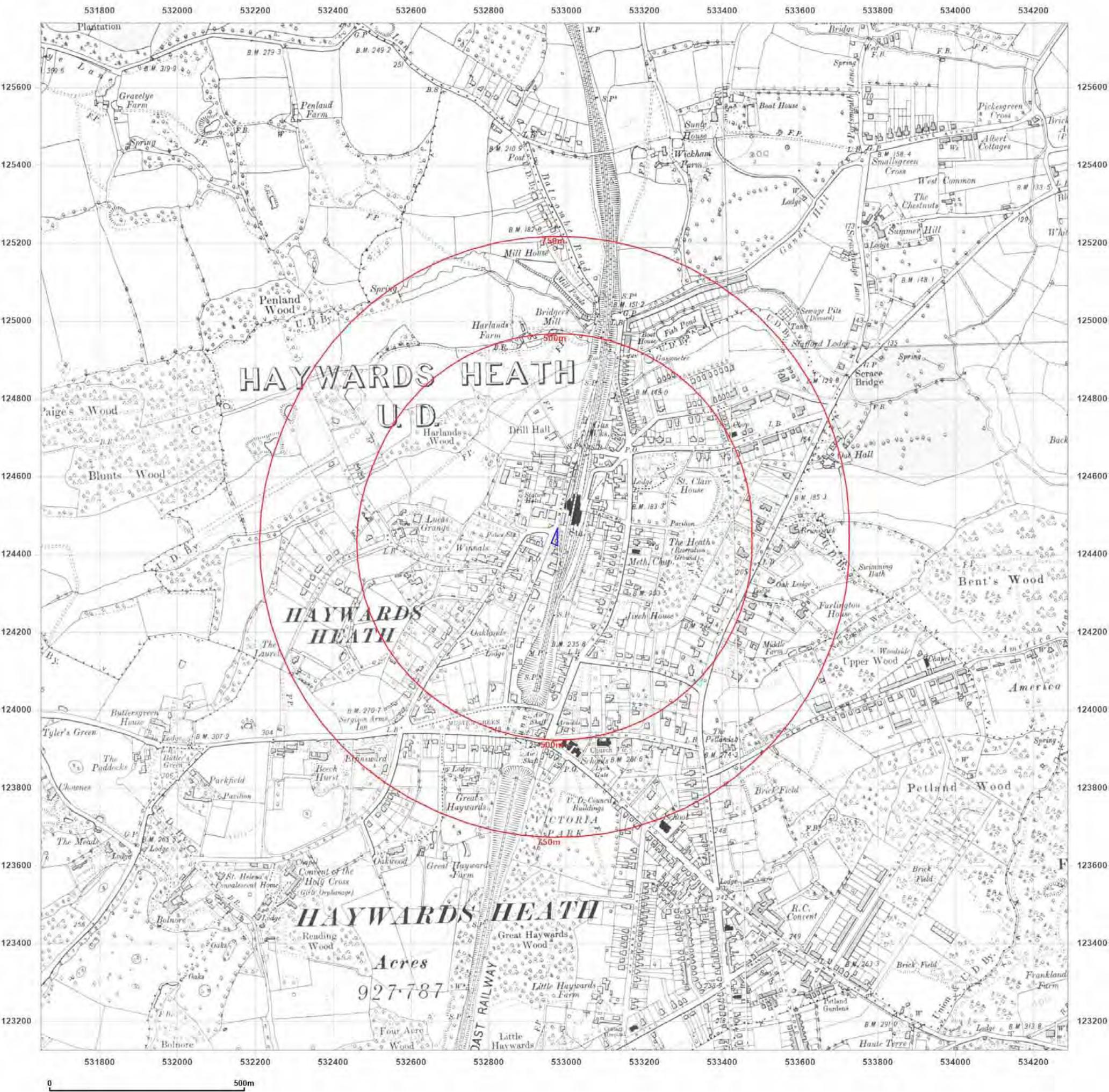


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Grid Ref: 532968, 124445

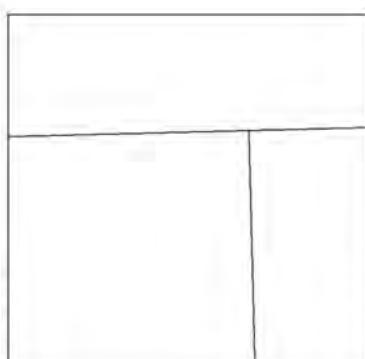
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Map date: 1912

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1912
 Edition 1912
 Copyright N/A
 Levelled N/A

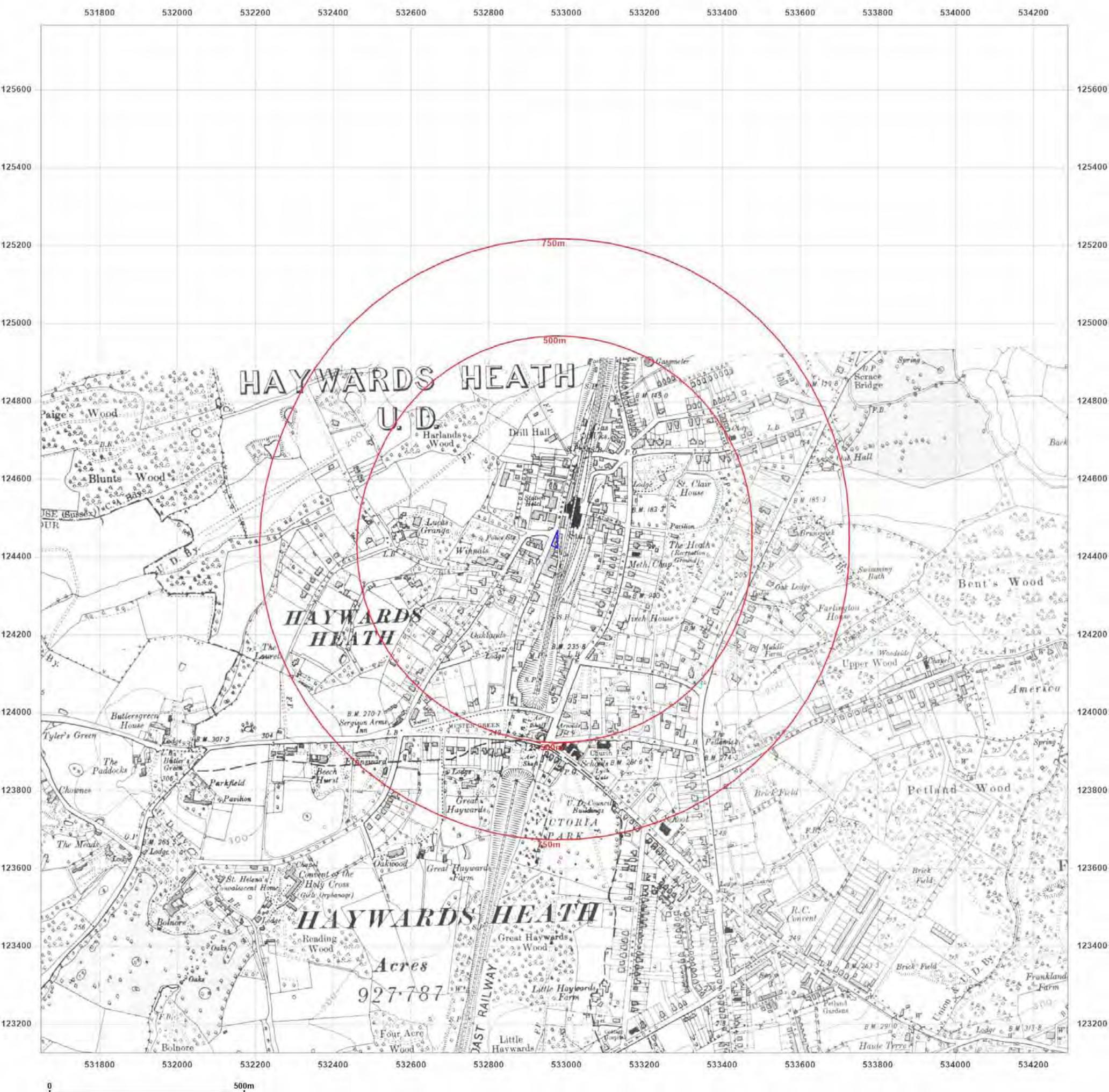


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Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

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 Revised 1938
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 Copyright N/A
 Levelled N/A

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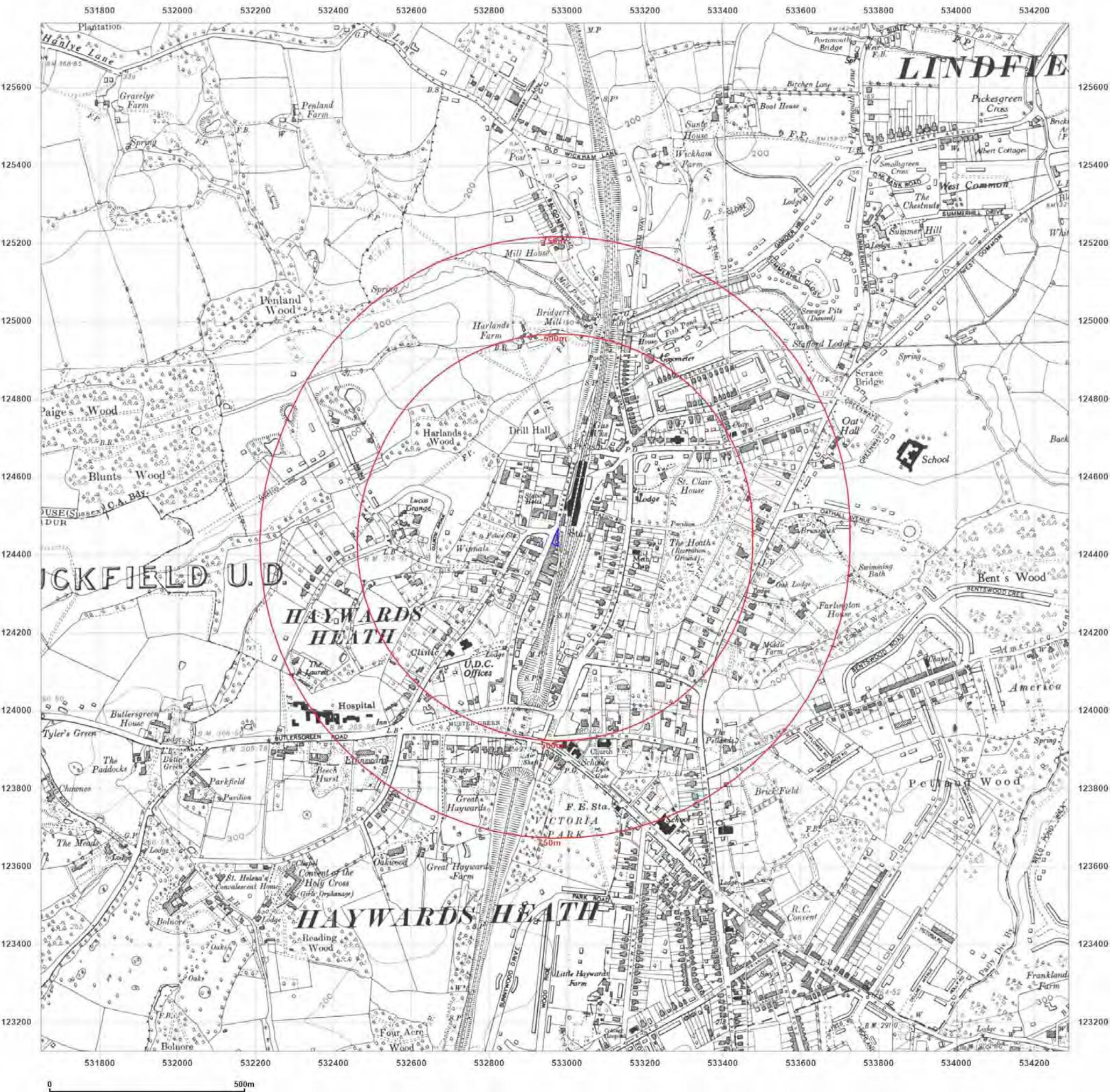


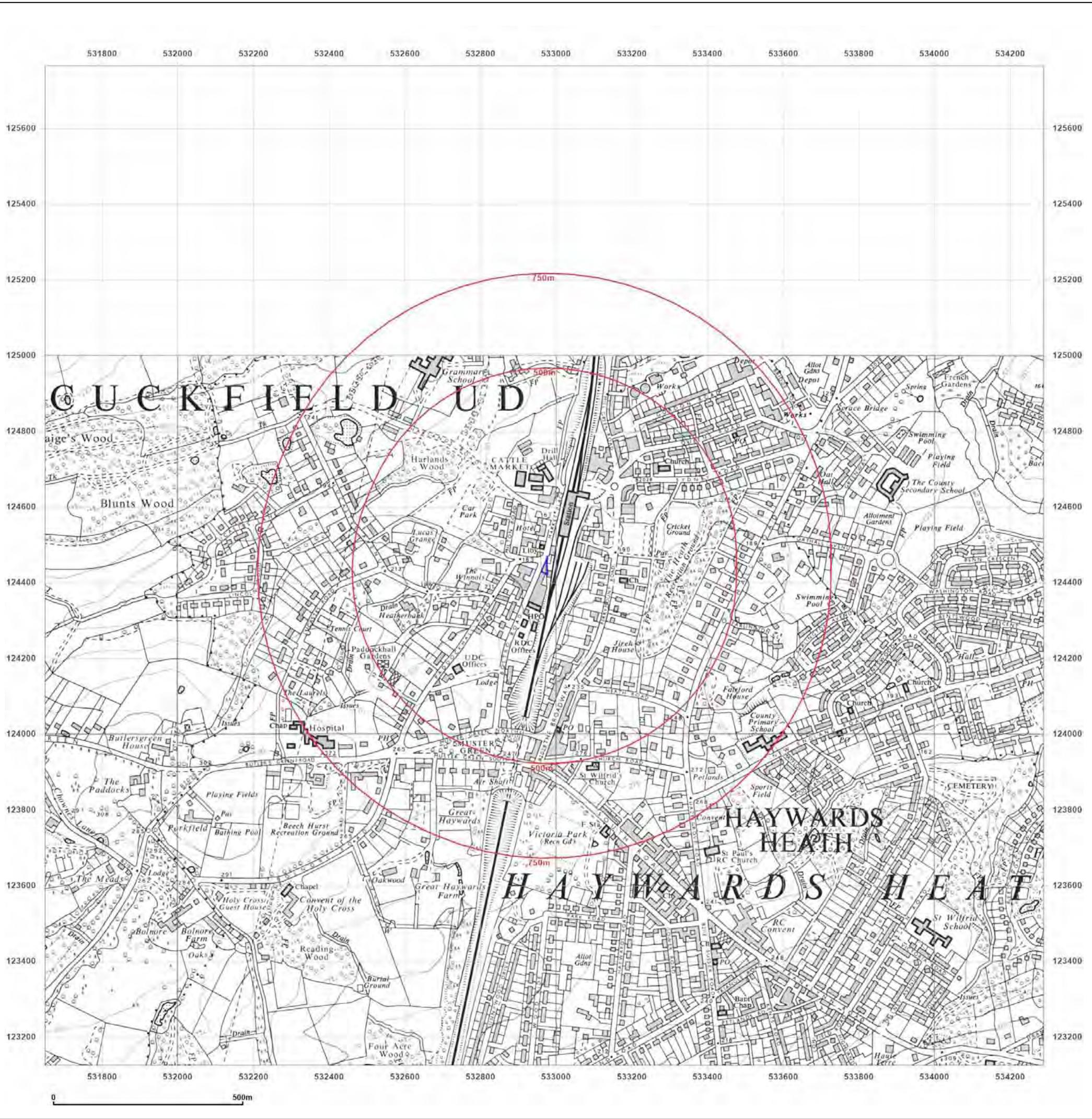
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Site Details:

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HEATH, RH16 1BY

Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: Provisional

Map date: 1963

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1963
Revised 1963
Edition N/A



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Site Details:

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Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: Provisional

Map date: 1963-1967

Scale: 1:10,560

Printed at: 1:10,560



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 Revised 1963
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1967
 Revised 1967
 Edition N/A
 Copyright N/A
 Levelled N/A

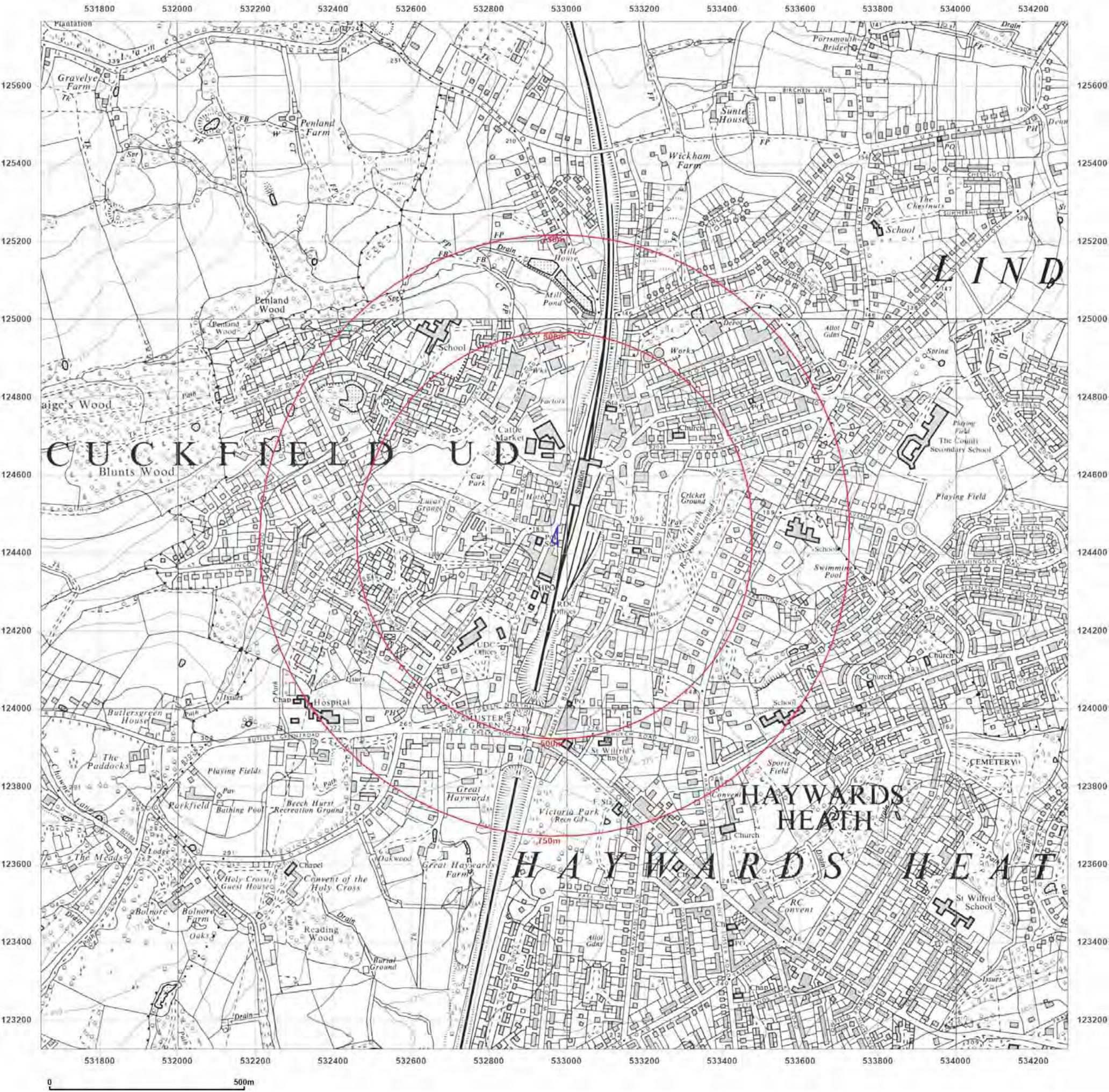


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Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: National Grid

Map date: 1973-1976

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1975
Revised 1976
Edition N/A
Copyright N/A
Levelled N/A

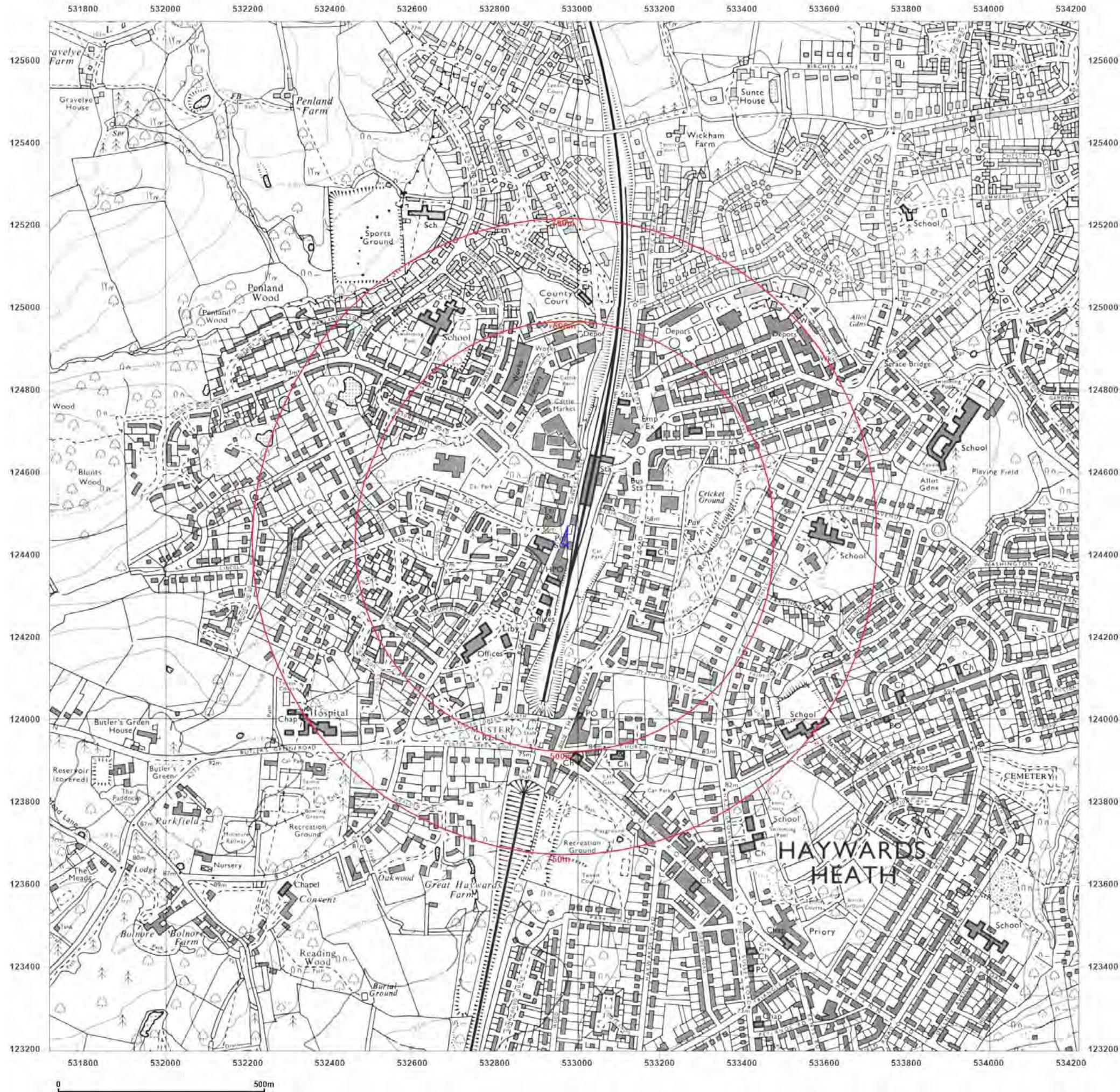


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Site Details:

1, BOLTRO ROAD, HAYWARDS HEATH, RH16 1BY

Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: National Grid

Map date: 1990-1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
 Revised 1992
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1988
 Revised 1990
 Edition N/A
 Copyright N/A
 Levelled N/A

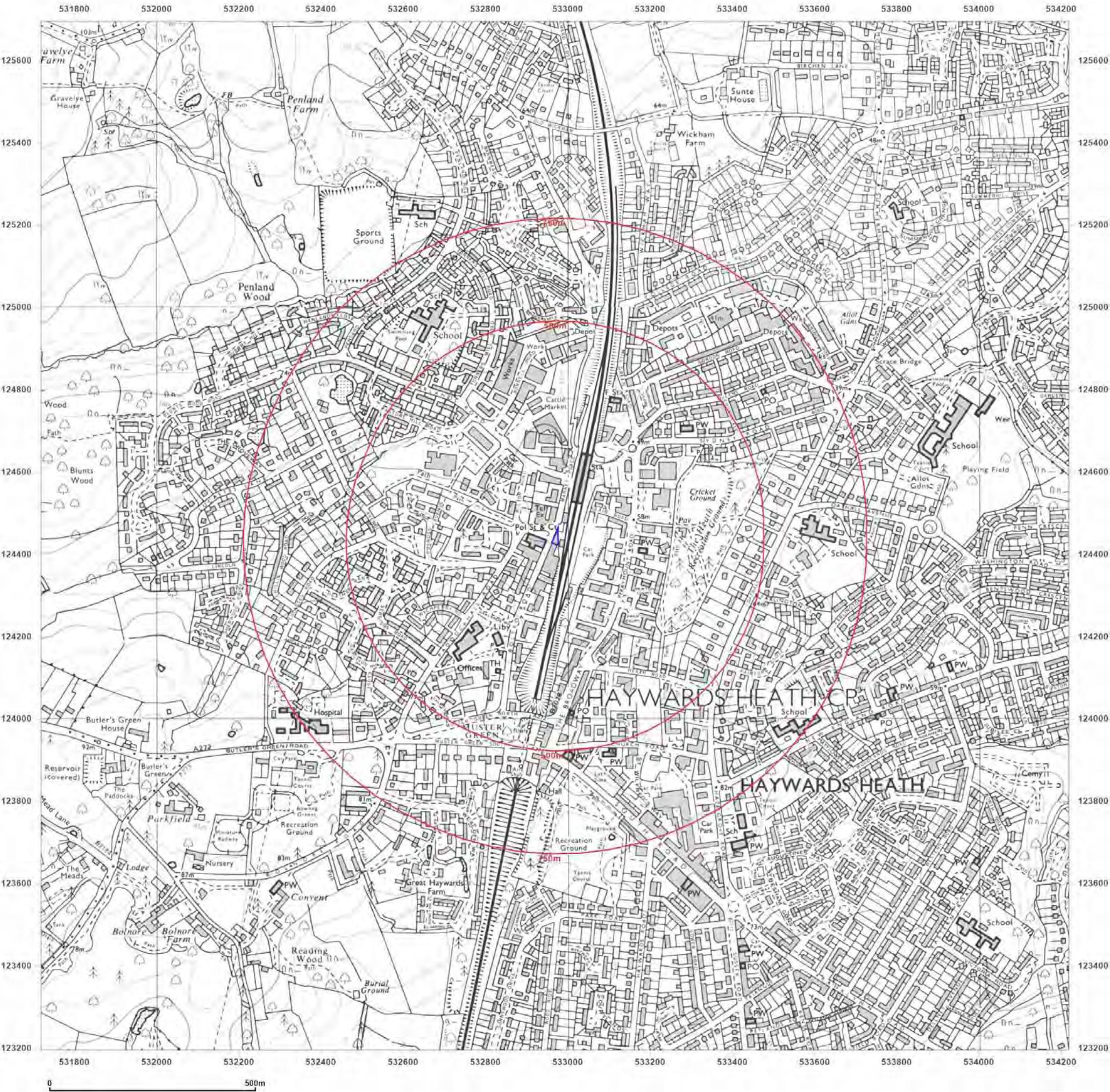


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Site Details:

1, BOLTRO ROAD, HAYWARDS HEATH, RH16 1BY

Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

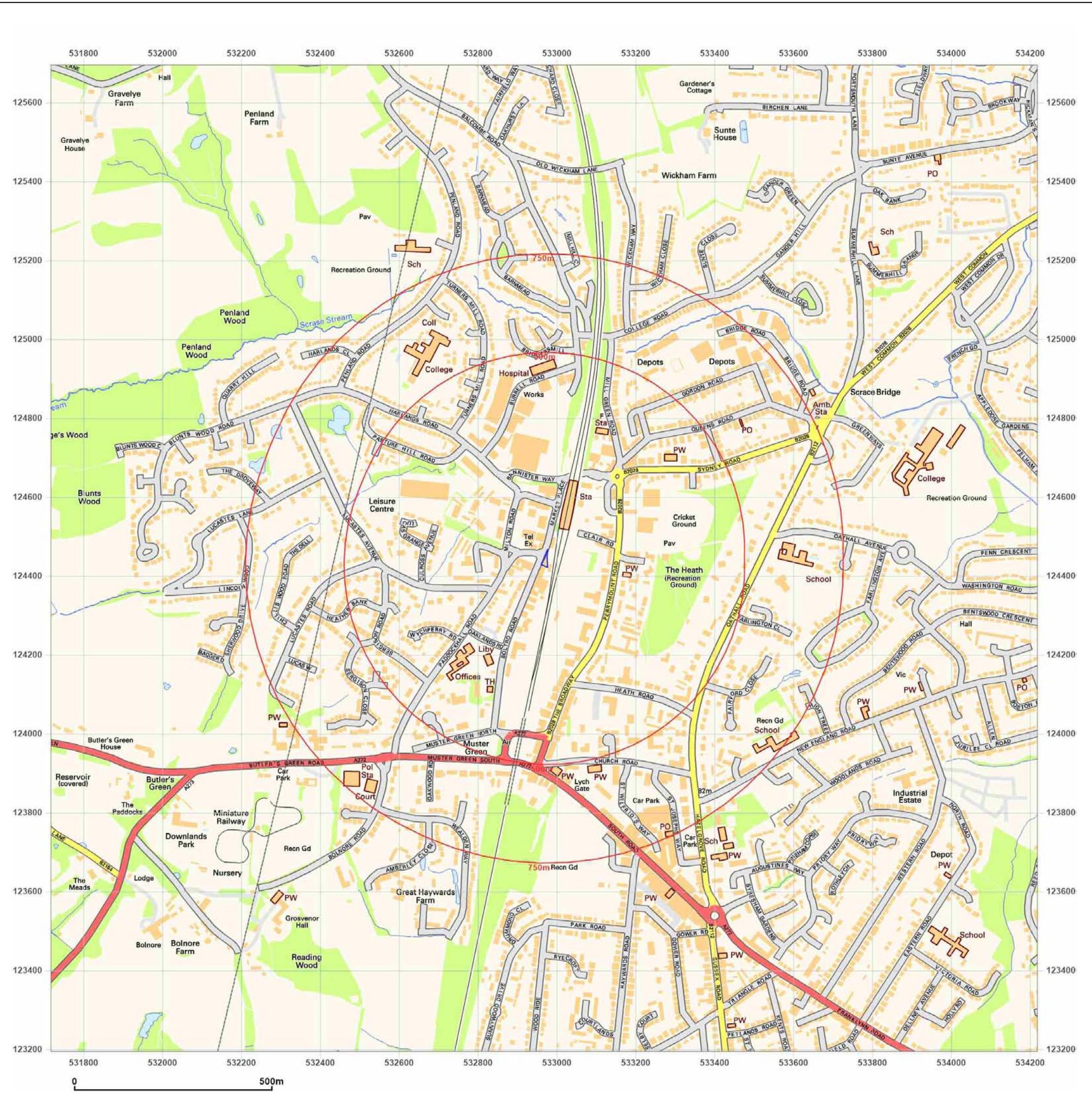


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Site Details:

1, BOLTRO ROAD, HAYWARDS HEATH, RH16 1BY

Client Ref: 556b
Report Ref: HMD-47-9179192
Grid Ref: 532968, 124445

Map Name: National Grid



Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

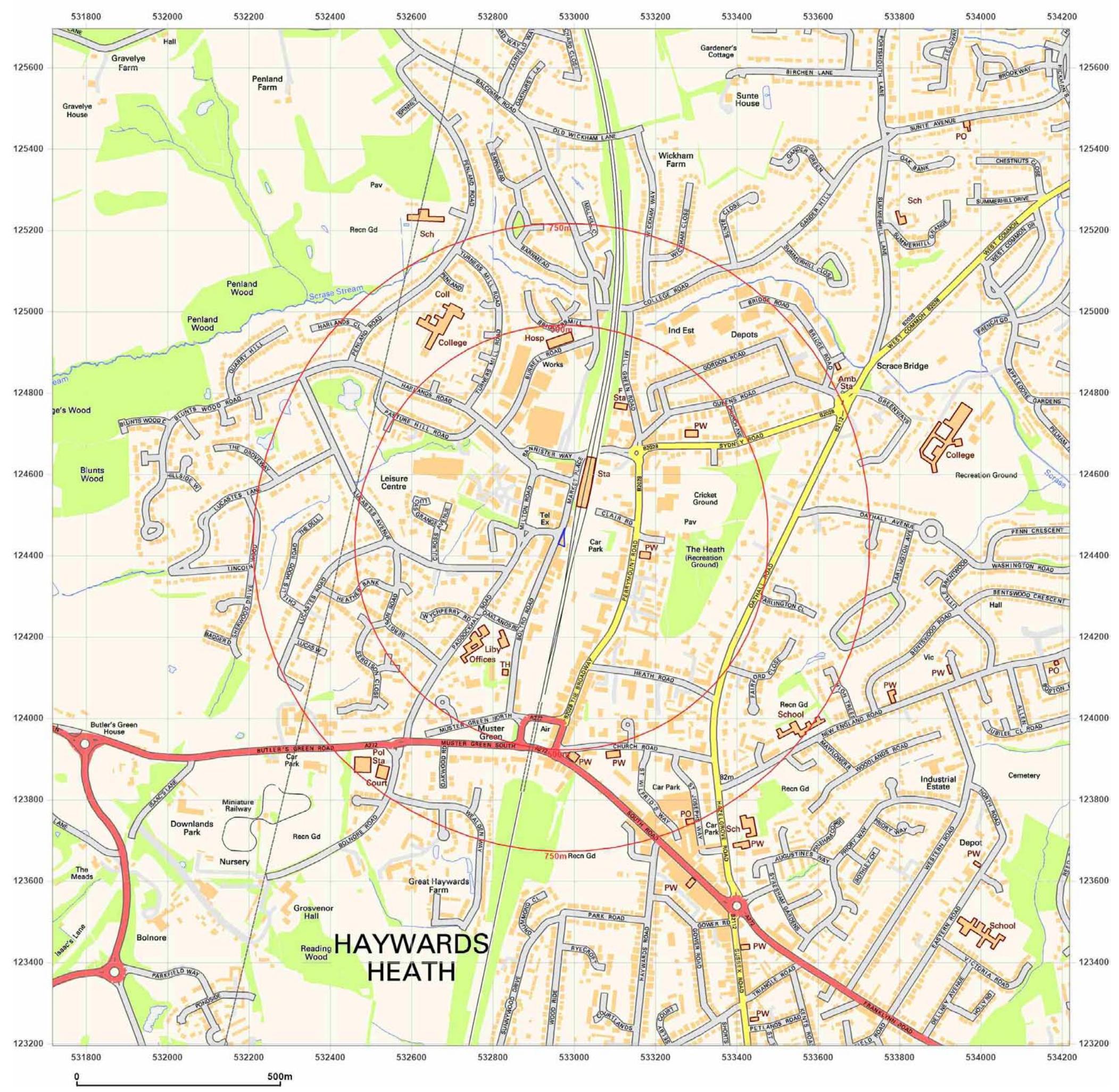


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Site Details:

1, BOLTRO ROAD, HAYWARDS HEATH, RH16 1BY

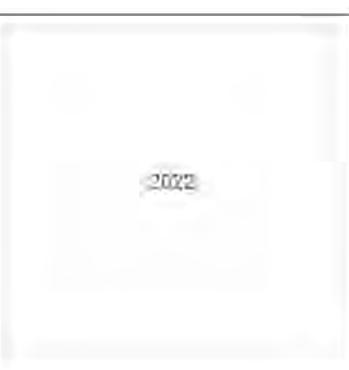
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Grid Ref: 532968, 124445

Map Name: National Grid

Map date: 2022

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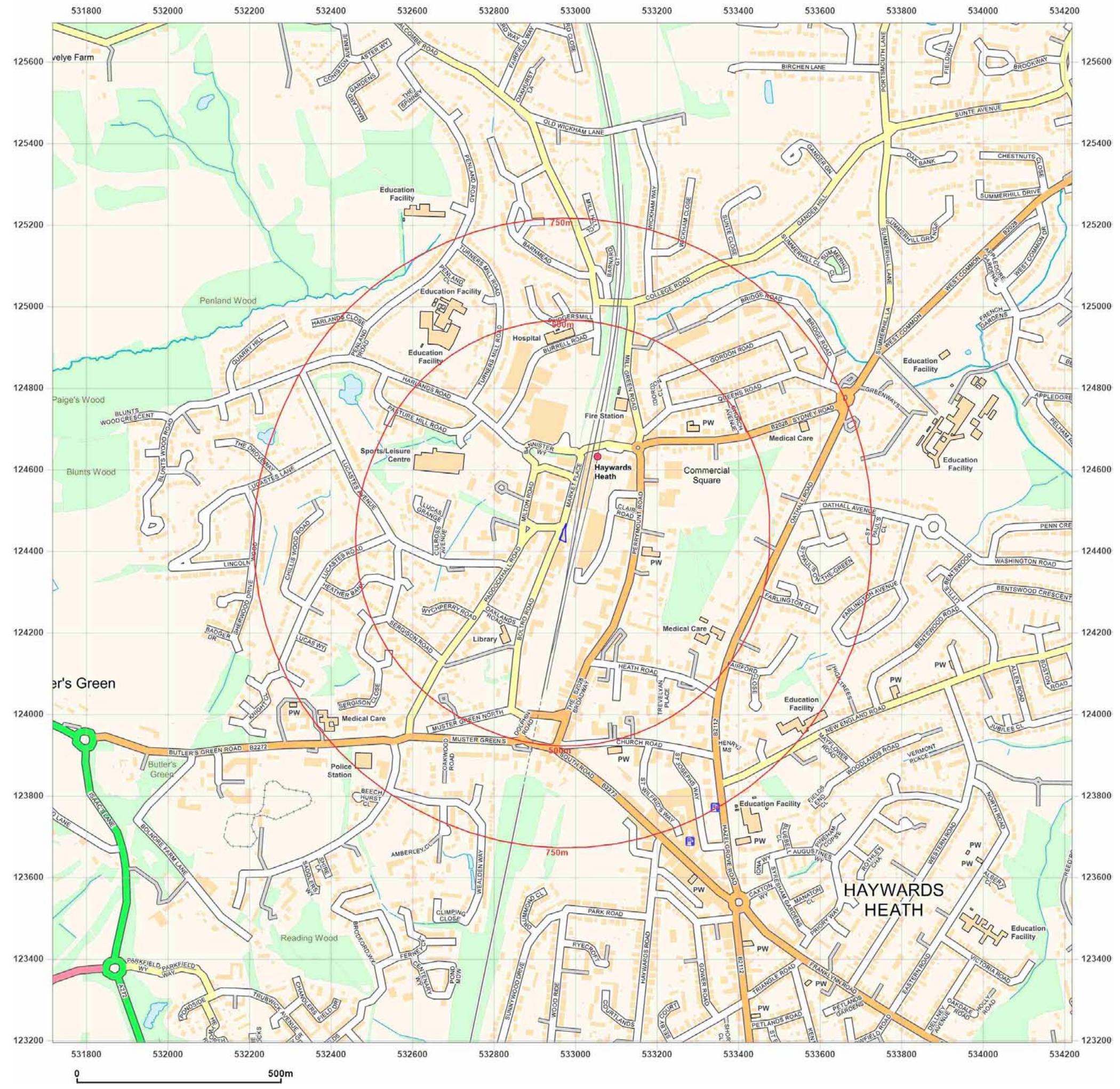


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APPENDIX E

Groundsure Enviro+Geo Insight report

APPENDIX F

Asbestos Management Plan

ASBESTOS MANAGEMENT PLAN

Address: 1 Boltro Road, Haywards Heath, RH16 1BY

These areas contain asbestos:

Redundant boiler flue running from ground floor boiler room through to flat roof at rear of building

ASBESTOS REGISTER

Where	Product	How much?	Surface Coating	Condition	How easy access?	Asbestos type	Comment	Material score	Priority score
GF boiler room to FF flat roof	Cement boiler flue	10m	Cement	Satisfactory	Through FF window	Chrysotile		3	1

Hazard Band D – Minor Hazard Material. Regarded as low risk to people exposed to them but precautions should be followed and regular inspections of the sites are required to check on any deterioration in condition.

ASBESTOS ACTION PLAN

Where	Product	Action	Next Due	By Whom
GF boiler room to FF flat roof	Cement boiler flue	Monitor for any deterioration. Notify any contractors and adopt appropriate precautions when carrying out any work	05/02/2023	Facilities Manager

Name: Neil Smith Date of last inspection: 1 Feb 2022

APPENDIX G

Photographs



Photo 1. View of site from Boltro Road.



Photo 2. Car parking area adjacent to the north.



Photo 3. Electricity substation to northeast.



Photo 4. Haywards Heath train station to east.



Photo 5. Large office space on ground floor.



Photo 6. Asbestos cement boiler flue.



eas ltd

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