ADFU012	First Floor Classroom	**No Asbestos Suspected**	General view

View of the classroom showing the plaster walls and plaster ceiling. All of the first floor is the same.

ADFU013	Ground Classroom	**NADIS**	supalux boarding

Sample taken of the supalux on the bottom half of the wall near the door.

ADFU014	Ground Entrance	**NADIS**	supalux boarding

View of the supalux on the bottom half of the wall. Same material sampled as ADFU013.

ADFU015	Ground Garage	**NADIS**	Cement

Sample taken of the cement roof sheeting on the garage.

ADFU016	Ground Boiler House	**NADIS**	Supalux

Sample taken of the small pieces of supalux on the floor.

ADFU017	Ground Boiler house	**NADIS**	Gasket

Sample taken of the gasket on the pipe joints. Same on all the pipe joints.

ADFU018	Ground Canopy	**NADIS**	Boarding

Sample taken of the boarding under the canopy between the stable block and care taker workshop.

ADFU019	Ground Canopy	**NADIS**	Roof Felt

Sample taken of the roof felt on the canopy between the stable block and the caretakers workshop.

ADFU020	Ground Caretakers Workshop	**Chrysotile**	Gasket

Sample taken of the gasket on the pipe joints.

ADFU021	Ground Caretakers Workshop	**NADIS**	Supalux

Sample taken of the supalux used on top of the pipe for the shelf.

ADFU022	Ground Service Tunnel -1/005	**No Asbestos Suspected**	General view

General view of the service tunnel showing the fibre glass pipe lagging.

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ADFU023	Ground Service Tunnel	**NADIS**	Gasket

Sample taken of the gasket on the pipe joints.

ADFU024	Ground Store -/-003	**NADIS**	Supalux

View of the 2 x pieces of supalux. Same material sampled as ADFU021.

ADFU025	Ground Circulation	**Asbestos Suspected**	Bill Switch

View of the bill switch in the passageway leading to the service tunnel. Older type bill switches used to contain asbestos strips. There was no safe access to obtain a sample for analysis.

ADFU026	Ground Boiler room	**NADIS**	Bitumen

Sample taken of the bitumen on top of the insulation to the metal beams.

ADFU027	Ground Boiler room	**NADIS**	Gasket

View of the gasket on the pipe joints. Same material sampled as ADFU023.

ADFU028	Ground Boiler room -1/001	**NADIS**	Gasket

Sample taken of the gasket on the boiler. 3 x boilers the same.

ADFU029	Ground Boiler room	**Asbestos Suspected**	Gasket

View of the metal door. There was no safe access to obtain a sample for analysis. If future work is planned in the area, access must be gained to determine the content of asbestos.

ADFU030	Ground Boiler room	**NADIS**	Gasket

Sample taken of the gasket on the flue pipe on the wall.

ADFU031	Ground Boiler room	**NADIS**	Supalux

View of the supalux boarding on the floor in the boiler room. Same material sampled as ADFU021.

ADFU032	Ground Classroom	**NADIS**	Boarding

Sample taken of the boarding to the ceiling in the Fulford Block.

ADFU033	Ground Classroom	**NADIS**	Boarding

View of the boarding on the ceiling in the Fulford block. Same material sampled as ADFU032.

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ADFU034	Ground Classroom	**NADIS**	Boarding

Sample taken of the boarding on the wall inside the doorway in the Fulford Block.

ADFU035	Ground Store room	**NADIS**	Boarding

Sample taken of the boarding on the ceiling in the Fulford Block.

ADFU036	Ground Classroom Fulford Bloc	**NADIS**	Boarding

Sample taken of the boarding on the ceiling.

ADFU037	Ground Assistant Head teacher	**NADIS**	Boarding

View of the boarding to the ceiling in the Fulford Block. Same material sampled as ADFU036.

ADFU038	Ground Entrance 0/007A	**NADIS**	Boarding

View of the boarding to the ceiling in the Fulford Block. Same material sampled as ADFU036.

ADFU039	Ground Office	**Amosite & Chrysotile**	Boarding

Sample taken of the boarding on the ceiling in the Fulford Block.

ADFU040	Ground Classroom	**NADIS**	Floor tile

Sample taken of the floor tile in the classroom in the Fulford Block.

ADFU041	Ground Classroom	**Chrysotile**	Floor tile

Sample taken of the floor tile under the carpet in the Fulford Block.

ADFU042	Ground Passageway	**NADIS**	Boarding

Sample taken of the boarding above the door.

ADFU043	Ground Classroom	**NADIS**	Boarding

View of the boarding above the door. Same material sampled as ADFU042.

ADFU044	Ground Passageway	**NADIS**	Supalux

Sample taken of the supalux on the wall to the side of the stairs near the ceiling. Same material also on the ceiling.

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ADFU045	Ground Passageway	**NADIS**	Boarding

View of the boarding above the door leading into the classroom 0/004. Same material sampled as ADFU042.

ADFU046	Ground Classroom Electrics 0/	**NADIS**	Boarding

Sample taken of the boarding to the sides of the brick wall of the flat area.

ADFU047	Ground Prep Room 0/005A	**Amosite & Chrysotile**	Boarding

View of the boarding on the ceiling. Same material sampled as ADFU039.

ADFU048	Ground Store	**Amosite & Chrysotile**	Boarding

Sample taken of the boarding on the ceiling. Same material sampled as ADFU039.

ADFU049	Ground Resistant Material	**NADIS**	Sink pad

Sample taken of the sink pad under the sink.

ADFU050	Ground Resistant material	**NADIS**	Boarding

View of the boarding above the door. Same material sampled as ADFU042.

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SAMPLE SUMMARY - by Location

Penistone Grammar School

SampleNumber	Location	Asbestos Type	Item/Material
Building	**Main**		
Floor	**Attic**		
ADFU004	Store	**Chrysotile**	Floor tile
Sample taken of the floor tile in the store room.			
Floor	**First Floor**		
ADFU001	Void	**No Asbestos Suspected**	General view
View of the void in the office in the Weirfield Block showing the compressed boarding to the ceiling.			
ADFU002	Toilet	**Chrysotile**	Cement
Sample taken of the cement flue pipe.			
ADFU003	Toilet	**Asbestos Suspected**	Gasket
View of the boiler. Older type boilers contained asbestos strips. There was no safe access to obtain a sample for analysis.			
ADFU012	Classroom	**No Asbestos Suspected**	General view
View of the classroom showing the plaster walls and plaster ceiling. All of the first floor is the same.			
Floor	**Ground**		
ADFU005	Store	**Chrysotile**	Floor tile
Sample taken of the floor tile in the store room on the ground floor in the Weirfield block.			
ADFU006	Kitchen	**NADIS**	Sink pad
Sample taken of the sink pad in the kitchen near the staff room in the Weirfield Block.			
ADFU008	Classroom	**NADIS**	supalux boarding
Sample taken of the supalux on the ceiling.			
ADFU009	Classroom	**NADIS**	supalux boarding
View of the supalux to the ceiling. Same material sampled as ADFU008.			

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ADFU010	Store 0/005B	**Chrysotile**	Boarding

Sample taken of the boarding on the door under the stairs. Same also on the inside of the door frame.

ADFU011	Switchgear 0/005A	**Chrysotile**	Fuse Holder

Sample taken of the anti-flash strip on the fuse holder.

ADFU013	Classroom	**NADIS**	supalux boarding

Sample taken of the supalux on the bottom half of the wall near the door.

ADFU014	Entrance	**NADIS**	supalux boarding

View of the supalux on the bottom half of the wall. Same material sampled as ADFU013.

ADFU015	Garage	**NADIS**	Cement

Sample taken of the cement roof sheeting on the garage.

ADFU016	Boiler House	**NADIS**	Supalux

Sample taken of the small pieces of supalux on the floor.

ADFU017	Boiler house	**NADIS**	Gasket

Sample taken of the gasket on the pipe joints. Same on all the pipe joints.

ADFU018	Canopy	**NADIS**	Boarding

Sample taken of the boarding under the canopy between the stable block and care taker workshop.

ADFU019	Canopy	**NADIS**	Roof Felt

Sample taken of the roof felt on the canopy between the stable block and the caretakers workshop.

ADFU020	Caretakers Workshop	**Chrysotile**	Gasket

Sample taken of the gasket on the pipe joints.

ADFU021	Caretakers Workshop	**NADIS**	Supalux

Sample taken of the supalux used on top of the pipe for the shelf.

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ADFU022	Service Tunnel -1/005	**No Asbestos Suspected**	General view

General view of the service tunnel showing the fibre glass pipe lagging.

ADFU023	Service Tunnel	**NADIS**	Gasket

Sample taken of the gasket on the pipe joints.

ADFU024	Store -/-003	**NADIS**	Supalux

View of the 2 x pieces of supalux. Same material sampled as ADFU021.

ADFU025	Circulation	**Asbestos Suspected**	Bill Switch

View of the bill switch in the passageway leading to the service tunnel. Older type bill switches used to contain asbestos strips. There was no safe access to obtain a sample for analysis.

ADFU026	Boiler room	**NADIS**	Bitumen

Sample taken of the bitumen on top of the insulation to the metal beams.

ADFU027	Boiler room	**NADIS**	Gasket

View of the gasket on the pipe joints. Same material sampled as ADFU023.

ADFU028	Boiler room -1/001	**NADIS**	Gasket

Sample taken of the gasket on the boiler. 3 x boilers the same.

ADFU029	Boiler room	**Asbestos Suspected**	Gasket

View of the metal door. There was no safe access to obtain a sample for analysis. If future work is planned in the area, access must be gained to determine the content of asbestos.

ADFU030	Boiler room	**NADIS**	Gasket

Sample taken of the gasket on the flue pipe on the wall.

ADFU031	Boiler room	**NADIS**	Supalux

View of the supalux boarding on the floor in the boiler room. Same material sampled as ADFU021.

ADFU032	Classroom	**NADIS**	Boarding

Sample taken of the boarding to the ceiling in the Fulford Block.

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ADFU033	Classroom	**NADIS**	Boarding

View of the boarding on the ceiling in the Fulford block. Same material sampled as ADFU032.

ADFU034	Classroom	**NADIS**	Boarding

Sample taken of the boarding on the wall inside the doorway in the Fulford Block.

ADFU035	Store room	**NADIS**	Boarding

Sample taken of the boarding on the ceiling in the Fulford Block.

ADFU036	Classroom Fulford Block	**NADIS**	Boarding

Sample taken of the boarding on the ceiling.

ADFU037	Assistant Head teacher	**NADIS**	Boarding

View of the boarding to the ceiling in the Fulford Block. Same material sampled as ADFU036.

ADFU038	Entrance 0/007A	**NADIS**	Boarding

View of the boarding to the ceiling in the Fulford Block. Same material sampled as ADFU036.

ADFU039	Office	**Amosite & Chrysotile**	Boarding

Sample taken of the boarding on the ceiling in the Fulford Block.

ADFU040	Classroom	**NADIS**	Floor tile

Sample taken of the floor tile in the classroom in the Fulford Block.

ADFU041	Classroom	**Chrysotile**	Floor tile

Sample taken of the floor tile under the carpet in the Fulford Block.

ADFU042	Passageway	**NADIS**	Boarding

Sample taken of the boarding above the door.

ADFU043	Classroom	**NADIS**	Boarding

View of the boarding above the door. Same material sampled as ADFU042.

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ADFU044	Passageway	**NADIS**	Supalux

Sample taken of the supalux on the wall to the side of the stairs near the ceiling. Same material also on the ceiling.

ADFU045	Passageway	**NADIS**	Boarding

View of the boarding above the door leading into the classroom 0/004. Same material sampled as ADFU042.

ADFU046	Classroom Electrics 0/005	**NADIS**	Boarding

Sample taken of the boarding to the sides of the brick wall of the flat area.

ADFU047	Prep Room 0/005A	**Amosite & Chrysotile**	Boarding

View of the boarding on the ceiling. Same material sampled as ADFU039.

ADFU048	Store	**Amosite & Chrysotile**	Boarding

Sample taken of the boarding on the ceiling. Same material sampled as ADFU039.

ADFU049	Resistant Material	**NADIS**	Sink pad

Sample taken of the sink pad under the sink.

ADFU050	Resistant material	**NADIS**	Boarding

View of the boarding above the door. Same material sampled as ADFU042.

Floor **Second Floor**

ADFU007	Loft Space	**Chrysotile**	Cement

View of the cement flue pipe in the loft from the gents toilet on the first floor. Same material sampled as ADFU002.

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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	First Floor	
Room	Room No	ADFU001
Void	1/108	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
General view	0

Asbestos Type:	Score	Product Type:	Score:
No Asbestos Suspected	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	No asbestos suspected
Assessors Comments	View of the void in the office in the Weirfield Block showing the compressed boarding to the ceiling.



Peak Facilities Limited		
	SiteID:	BARN0004A
	Survey Date	17/07/2006
	Print Date	16/08/2006
	Sample Rcd	Page 1 of 50

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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	First Floor	
Room	Room No	ADFU002
Toilet	1/104	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Cement	5

Asbestos Type:	Score	Product Type:	Score:
Chrysotile	1	Asbestos Cement	1
Condition	**Score**	**Treatment**	**Score**
Good	0	Unsealed	3

Hazard Warning Level	Remove under controlled conditions
Assessors Comments	Sample taken of the cement flue pipe.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	First Floor	ADFU003
Room	**Room No**	
Toilet	1/104	
SiteSurveyDate:	**SurveyType**	**Assessor:**
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Gasket	3

Asbestos Type:	Score	Product Type:	Score:
Asbestos Suspected	3	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Make Maintenance aware
Assessors Comments	View of the boiler. Older type boilers contained asbestos strips. There was no safe access to obtain a sample for analysis.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Attic	
Room	Room No	ADFU004
Store	2/207	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Floor tile	2

Asbestos Type:	Score	Product Type:	Score:
Chrysotile	1	Vinyl Flooring	1
Condition	**Score**	**Treatment**	**Score**
Good	0	Sealed	0

Hazard Warning Level	Remove under controlled conditions
Assessors Comments	Sample taken of the floor tile in the store room.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	ADFU005
Room	**Room No**	
Store	0/004	
SiteSurveyDate:	**SurveyType**	**Assessor:**
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Floor tile	2

Asbestos Type:	Score	Product Type:	Score:
Chrysotile	1	Vinyl Flooring	1
Condition	**Score**	**Treatment**	**Score**
Good	0	Sealed	0

Hazard Warning Level	Remove under controlled conditions
Assessors Comments	Sample taken of the floor tile in the store room on the ground floor in the Weirfield block.



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Environmental Inspection Record

Penistone Grammar School

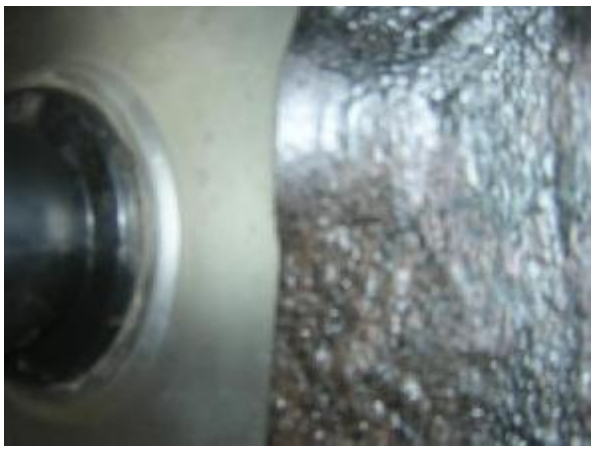
Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU006
Kitchen	0/006	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Sink pad	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the sink pad in the kitchen near the staff room in the Weirfield Block.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Second Floor	
Room	Room No	ADFU007
Loft Space		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Cement	5

Asbestos Type:	Score	Product Type:	Score:
Chrysotile	1	Asbestos Cement	1
Condition	**Score**	**Treatment**	**Score**
Good	0	Unsealed	3

Hazard Warning Level	Remove under controlled conditions
Assessors Comments	View of the cement flue pipe in the loft from the gents toilet on the first floor. Same material sampled as ADFU002.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU008
Classroom	0/005	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
supalux boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the supalux on the ceiling.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	ADFU009
Room	**Room No**	
Classroom	0/006	
SiteSurveyDate:	**SurveyType**	**Assessor:**
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
supalux boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	None	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the supalux to the ceiling. Same material sampled as ADFU008.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU010
Store 0/005B		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	5

Asbestos Type:	Score	Product Type:	Score:
Chrysotile	1	Asbestos Cement	1
Condition	**Score**	**Treatment**	**Score**
Good	0	Unsealed	3

Hazard Warning Level	Remove under controlled conditions
Assessors Comments	Sample taken of the boarding on the door under the stairs. Same also on the inside of the door frame.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU011
Switchgear 0/005A		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Fuse Holder	3

Asbestos Type:	Score	Product Type:	Score:
Chrysotile	1	Ropes and Woven Textiles	2
Condition	**Score**	**Treatment**	**Score**
Good	0	Sealed	0

Hazard Warning Level	Remove under controlled conditions
Assessors Comments	Sample taken of the anti-flash strip on the fuse holder.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	First Floor	
Room	Room No	ADFU012
Classroom	1/103	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
General view	0

Asbestos Type:	Score	Product Type:	Score:
No Asbestos Suspected	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	No asbestos suspected
Assessors Comments	View of the classroom showing the plaster walls and plaster ceiling. All of the first floor is the same.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU013
Classroom		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
supalux boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the supalux on the bottom half of the wall near the door.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU014
Entrance		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
supalux boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the supalux on the bottom half of the wall. Same material sampled as ADFU013.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU015
Garage	0/007	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Cement	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the cement roof sheeting on the garage.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU016
Boiler House		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Supalux	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the small pieces of supalux on the floor.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU017
Boiler house		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Gasket	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the gasket on the pipe joints. Same on all the pipe joints.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU018
Canopy		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the boarding under the canopy between the stable block and care taker workshop.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU019
Canopy		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Roof Felt	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the roof felt on the canopy between the stable block and the caretakers workshop.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU020
Caretakers Workshop	1/002	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Gasket	3

Asbestos Type:	Score	Product Type:	Score:
Chrysotile	1	Gaskets	2
Condition	**Score**	**Treatment**	**Score**
Good	0	Sealed	0

Hazard Warning Level	Remove under controlled conditions
Assessors Comments	Sample taken of the gasket on the pipe joints.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU021
Caretakers Workshop	1/002	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Supalux	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the supalux used on top of the pipe for the shelf.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU022
Service Tunnel -1/005		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
General view	0

Asbestos Type:	Score	Product Type:	Score:
No Asbestos Suspected	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	No asbestos suspected
Assessors Comments	General view of the service tunnel showing the fibre glass pipe lagging.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU023
Service Tunnel	-/005	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Gasket	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the gasket on the pipe joints.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU024
Store -/-003		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Supalux	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the 2 x pieces of supalux. Same material sampled as ADFU021.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU025
Circulation	-/004	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Bill Switch	3

Asbestos Type:	Score	Product Type:	Score:
Asbestos Suspected	3	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Make Maintenance aware
Assessors Comments	View of the bill switch in the passageway leading to the service tunnel. Older type bill switches used to contain asbestos strips. There was no safe access to obtain a sample for analysis.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU026
Boiler room	0/001	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Bitumen	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the bitumen on top of the insulation to the metal beams.



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Environmental Inspection Record

Penistone Grammar School

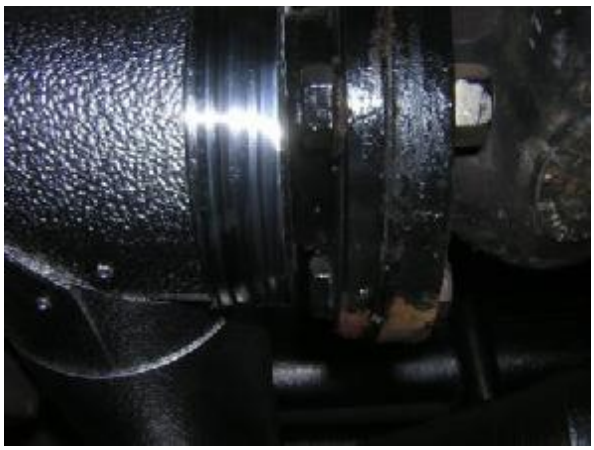
Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU027
Boiler room	0/001	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Gasket	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the gasket on the pipe joints. Same material sampled as ADFU023.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU028
Boiler room -1/001		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Gasket	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the gasket on the boiler. 3 x boilers the same.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU029
Boiler room	-/001	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Gasket	3

Asbestos Type:	Score	Product Type:	Score:
Asbestos Suspected	3	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Make Maintenance aware
Assessors Comments	View of the metal door. There was no safe access to obtain a sample for analysis. If future work is planned in the area, access must be gained to determine the content of asbestos.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU030
Boiler room	-/004	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Gasket	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the gasket on the flue pipe on the wall.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU031
Boiler room	0/001	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Supalux	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the supalux boarding on the floor in the boiler room. Same material sampled as ADFU021.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU032
Classroom	0/017	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the boarding to the ceiling in the Fulford Block.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU033
Classroom	0/016	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the boarding on the ceiling in the Fulford block. Same material sampled as ADFU032.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU034
Classroom	0/016	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the boarding on the wall inside the doorway in the Fulford Block.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU035
Store room	0/013	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the boarding on the ceiling in the Fulford Block.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU036
Classroom Fulford Block	0/012	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the boarding on the ceiling.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	ADFU037
Room	**Room No**	
Assistant Head teacher	0/011	
SiteSurveyDate:	**SurveyType**	**Assessor:**
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the boarding to the ceiling in the Fulford Block. Same material sampled as ADFU036.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU038
Entrance 0/007A		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the boarding to the ceiling in the Fulford Block. Same material sampled as ADFU036.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	ADFU039
Room	**Room No**	
Office	0/010	
SiteSurveyDate:	**SurveyType**	**Assessor:**
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	4

Asbestos Type:	Score	Product Type:	Score:
Amosite & Chrysotile	2	AIB	2
Condition	**Score**	**Treatment**	**Score**
Good	0	Sealed	0

Hazard Warning Level	Removal by Licenced Contractor
Assessors Comments	Sample taken of the boarding on the ceiling in the Fulford Block.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	ADFU040
Room	**Room No**	
Classroom	0/006	
SiteSurveyDate:	**SurveyType**	**Assessor:**
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Floor tile	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the floor tile in the classroom in the Fulford Block.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU041
Classroom	0/006	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Floor tile	2

Asbestos Type:	Score	Product Type:	Score:
Chrysotile	1	Vinyl Flooring	1
Condition	**Score**	**Treatment**	**Score**
Good	0	Sealed	0

Hazard Warning Level	Remove under controlled conditions
Assessors Comments	Sample taken of the floor tile under the carpet in the Fulford Block.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU042
Passageway	0/003	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the boarding above the door.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU043
Classroom	0/006	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the boarding above the door. Same material sampled as ADFU042.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU044
Passageway	0/003	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Supalux	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the supalux on the wall to the side of the stairs near the ceiling. Same material also on the ceiling.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU045
Passageway	0/003	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the boarding above the door leading into the classroom 0/004. Same material sampled as ADFU042.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU046
Classroom Electrics 0/005		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the boarding to the sides of the brick wall of the flat area.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU047
Prep Room 0/005A		
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	4

Asbestos Type:	Score	Product Type:	Score:
Amosite & Chrysotile	2	AIB	2
Condition	**Score**	**Treatment**	**Score**
Good	0	Sealed	0

Hazard Warning Level	Removal by Licenced Contractor
Assessors Comments	View of the boarding on the ceiling. Same material sampled as ADFU039.



Peak Facilities Limited		
	SiteID:	BARN0004A
	Survey Date	17/07/2006
	Print Date	16/08/2006
	Sample Rcd	Page 47 of 50

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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	ADFU048
Room	**Room No**	
Store	0/008	
SiteSurveyDate:	**SurveyType**	**Assessor:**
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	4

Asbestos Type:	Score	Product Type:	Score:
Amosite & Chrysotile	2	AIB	2
Condition	**Score**	**Treatment**	**Score**
Good	0	Sealed	0

Hazard Warning Level	Removal by Licenced Contractor
Assessors Comments	Sample taken of the boarding on the ceiling. Same material sampled as ADFU039.



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Environmental Inspection Record

Penistone Grammar School

Building	Floor	Sample Number
Main	Ground	ADFU049
Room	**Room No**	
Resistant Material	0/004	
SiteSurveyDate:	**SurveyType**	**Assessor:**
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Sink pad	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	Sample taken of the sink pad under the sink.



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Environmental Inspection Record

Penistone Grammar School

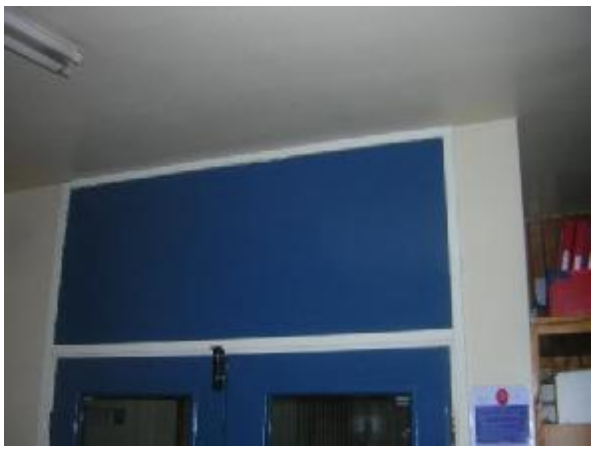
Building	Floor	Sample Number
Main	Ground	
Room	Room No	ADFU050
Resistant material	0/004	
SiteSurveyDate:	SurveyType	Assessor:
17/07/2006	3	Peter Oldfield

MATERIAL ASSESSMENT

Item/Material	SampleMaterialRisk
Boarding	0

Asbestos Type:	Score	Product Type:	Score:
NADIS	0	Not Applicable	0
Condition	**Score**	**Treatment**	**Score**
Not Applicable	0	Not Applicable	0

Hazard Warning Level	Sample analysed, no asbestos detected
Assessors Comments	View of the boarding above the door. Same material sampled as ADFU042.



Peak Facilities Limited		
	SiteID:	BARN0004A
	Survey Date	17/07/2006
	Print Date	16/08/2006
	Sample Rcd	Page 50 of 50

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ASSUMED LINE OF CULVERT
DYE FIXED
C8 BURIED 2.90
C7 BURIED CASCADE
C6 1.70
C5 1.05
C4 1.50
C3 0.80
C2 0.90
C1 0.65
S12 NODE
S11 0.70
S10 1.70
S8 1.70
S7 1.15
S6 1.50
S5 1.50
S4 1.05
S3 0.85
S2A 0.80
S2 0.77
S1 1.35
BUILDING
PARKING
CABIN
CYCLE SHELTER
VEHICLE ACCESS
FOOTPATH
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T9
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T25
T26
T30
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T38
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SHEET SIZE

Eastwood&Partners
CONSULTING ENGINEERS

E&P

JMW/LEM/33275

November 2010
-

FLOOD RISK ASSESSMENT

Client:	Barnsley Metropolitan Borough Council
Site:	Penistone Grammar School 106 Huddersfield Road, Penistone
Planning Authority:	Barnsley Metropolitan Borough Council

EXECUTIVE SUMMARY

The project comprises the proposed re-development of a 1.5 ha site. The site was formerly in use as educational premises. The future development use is not known.

The Environment Agency and Barnsley MBC Strategic Flood Risk Assessment flood maps show the site to lie outside of the flood zone. The site is at negligible risk of flooding from the nearest watercourse, Scout Dike, or from other sources. Thus, most development uses will be appropriate to this site. The principal concern of the Flood Risk Assessment is surface water disposal.

Surface water disposal is considered in accordance with the drainage hierarchy in Building Regulations Part H 2002, with disposal via SUDS methods the first option.

Infiltration SUDS such as soakaways are not likely to be viable on the site due to the presence of clay and/or rock at shallow depth. This should be confirmed by further intrusive site investigation and percolation testing.

A drainage survey is required to establish the outfall of the existing surface water system; assumed to be Scout Dam reservoir.

The permitted discharge rate is subject to agreement with the relevant statutory bodies. Surface water discharge is likely to require flow balancing and on-site storage.

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INTRODUCTION

This Flood Risk Assessment (FRA) has been prepared in accordance with Planning Policy Statement 25 – Development and Flood Risk (PPS25 – December 2006).on the instructions of Chris Carr Associates on behalf of Barnsley Metropolitan Borough Council. Any other parties using the information in this report do so at their own risk and any duty of care is excluded.

The project comprises the proposed re-development of a 1.5 ha educational site.

This report is written on the assumption that the site will be sold on for development. Potential uses include commercial, care-home and private residential.

THE DEVELOPMENT

Site Location & Description

The site is to the east of Huddersfield Road, Penistone, at OS grid reference SE 242 042, in an area of mixed agricultural and residential development.

The site was formerly in use as educational premises, comprising principally school buildings and hardstanding. The site includes a sloping, wooded area to the east.

The site is bounded by housing to the north and west, by the new Penistone Grammar School to the south and by a reservoir known as Scout Dam to the east.

The nearest watercourse is Scout Dike which feeds Scout Dam.

Site Levels

The site falls to the east. The central area of the site, currently car-parking, falls from Huddersfield Road by up to 3 m. Beyond the school buildings the site is terraced and drops 1m to the wooded area. Land slopes some 3 m to the edge of the wood before falling steeply some 6 m to Scout Dam reservoir.

Scout Dam is estimated to be around 10 m below the main area of the site.

It is assumed that the sloping, wooded area will not be developed. It is anticipated that although there will be some re-levelling required where the site is terraced, generally site levels will remain broadly unchanged.

Site Layout

A site plan showing existing features and surrounding road levels is appended.

Environment Agency Flood Map

The Environment Agency (EA) flood zone map shows the site to lie within Zone 1 (Low Risk).

Barnsley Metropolitan Borough Council Flood Map

The Level 1 Strategic Flood Risk Assessment (SFRA) commissioned by Barnsley MBC shows the site to lie outside of the flood zone.

Planning Policy Statement 25 (PPS25)

PPS25 - "Development and Flood Risk" - sets out the principles for assessing the suitability of sites for development, in relation to flood risk, as part of the planning process. A risk-based approach is adopted through a strategic approach with regard to site selection and a methodology for managing flood "pathways" and reducing the adverse consequences of flooding.

Initially the "Sequential Test" is applied to the allocation of land suitable for development. Following this, if appropriate, the "Exception Test" is applied where it must be demonstrated that the development provides wider sustainability benefits to the community outweighing flood risk.

Sequential Test

Tables D.1 and D.2 of PPS25 provide details of vulnerability classifications for particular types of development in relation to flood risk zones. Care homes and private housing is classed as "More Vulnerable" in Table D.2; offices "Less Vulnerable".

Table D.3 indicates that "More Vulnerable" development is compatible with Flood Zones 1 and 2, compatible with Zone 3a if the Exception Test can be satisfied and incompatible with Zone 3b (functional floodplain).

Any proposed development that may be classed as "More Vulnerable" or "Less Vulnerable" would be appropriate to this site. It is envisaged that application of the Sequential Test can be adequately demonstrated.

Exception Test

Application of the Exception Test under PPS25 is not required in this case.

Climate Change

An issue emphasised in PPS25 is the requirement to take account of potential climate change effects. Housing, for example, is generally taken to be designed for a sixty year lifespan. PPS25 recommends that a 20% increase in peak rainfall intensity is taken into account for design horizons up to and including 2055-2085.

FLOOD RISK

Potential Sources of Flooding

The EA and SFRA maps are intended for general guidance on flood risk and it is also necessary to consider other, more detailed, sources in relation to local factors.

Scout Dike & Scout Dam

The site lies in an elevated position relative to Scout Dike and Scout Dam. There is potential for Scout Dike to flood as it crosses Huddersfield Road to the north of the site. However, the road is some 10 m lower than the site at this point. Thus, flood risk from these sources is considered to be negligible.

Other watercourses

To the south of the site, there is potential for the River Don to flood as it passes through Penistone. Again, the site is elevated above the watercourse and flood risk from this source is considered to be negligible.

Overland Flow

Huddersfield Road falls to the north as it passes the site. There is the potential for surface water run-off, during heavy rainfall, to enter the site. However, the road reaches a high point just south of the site adjacent to the new school. Thus, the drained area is small and the volume of run-off will not be substantial.

The site itself falls to lower-lying, ground to the east. As such, any surface water that does reach the site is unlikely to collect to any significant depth.

Sewerage

The site may be at risk of flooding resulting from surcharging of the local drainage system. However, the surrounding sewers are owned and maintained by Yorkshire Water. We are unaware of any capacity issues or flood risk associated with these systems.

Residual Flood Risk

The site is not deemed to be at risk of flooding from external sources. Hence, the principal flood

risk for consideration is to others. Flood risk should not be increased (reduced if possible) as a result of developing the site and is discussed in more detail in the Drainage Strategy section of this report.

General Flood Mitigation Measures

Buildings

- Levels across the site should be laid out to provide an opportunity for any flood water to flow away from buildings.
- The minimum level for peripheral roads, paths and escape routes should be at or above current site levels.

Access and Egress

Provided that site roads, paths and walkways are not constructed significantly below current site levels, with a consequential risk of localised flooding, it is anticipated that there will be no difficulty in maintaining safe access and egress to and from the buildings, or the site in general, even during extreme weather conditions.

DRAINAGE STRATEGY

Yorkshire Water Consultation

A sewer record map, appended, has been received from Yorkshire Water. The map shows there is a 150 mm public combined sewer crossing the northern and eastern edges of the site.

A pre-planning enquiry has been sent to Yorkshire Water. Their letter, reference L006924 dated 26 October 2010, is summarised below.

- There is a 150 mm public combined sewer crossing the site. No buildings are to be erected within 4 m of the sewer, nor must ground levels be raised or lowered over the sewer. Alternatively, a Section 185 diversion of the sewer may be made.
- Foul water should discharge to the 150 mm public foul (combined) sewer recorded crossing the site.
- The disposal of surface water by means of soakaways should be considered as the primary method.
- The local public sewer network does not have the capacity to accept any additional discharge of surface water from the site.
- Surface water discharge to the sewer will be restricted to the same rate as existing less 30% as an allowance for climate change.
- It will be necessary to demonstrate that there is positive drainage to the public sewer at present.

Environment Agency Consultation

If the site currently drains to the watercourse and it is intended that the proposed development also drain to the watercourse the EA generally require the discharge rate to be no greater than existing and, ideally, for it to be reduced by 30%.

If the site currently drains to the public sewer and it is intended that the proposed development drain to the watercourse then the EA generally require discharge to be restricted to the greenfield rate of 5 l/s/ha.

Existing Sewerage

The site is mainly covered by buildings and hardstanding. Hardstanding areas generally drain to gullies. A site walkover indicates that surface water drains to the east. The discharge route could not be determined but may be to the watercourse or reservoir below the site. It is assumed that this discharge route will cross third party land as the site boundary is not thought to include the bank of the reservoir

Anecdotal evidence from site staff indicates the site has no incident of flooding from run-off or from problems with the site sewers. The site is thought to drain to separate surface and foul systems with interceptors on surface water systems.

A full drainage survey should be carried out to confirm drainage capacity and condition, and also to prove connection to the public sewer network and/or watercourse.

Ground Conditions

A Phase 1 site investigation, comprising desk-top study, has been carried out by Eastwood & Partners. It relevant points are summarised below.

Geological maps show the solid geology beneath the site to comprise Penistone Flags sandstone of the Lower Coal Measures.

The Envirocheck Report identifies the site to overlie a Secondary A aquifer comprising permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

It is expected that clay or sand soils are present, with flaggy sandstone bedrock at shallow depth below. Past experience suggests that these strata do not lend themselves well to soakaway drainage.

Drainage Hierarchy

Surface water disposal should be in accordance with the drainage hierarchy in Building Regulations Part H 2002. Disposal via SUDS methods should be considered as the first option. Disposal to the public sewer should be considered only when SUDS methods and disposal to the watercourse are shown to be unsuitable.

Sustainable Drainage Systems (SUDS)

It is recognised that the use of sustainable drainage systems, or SUDS, is desirable on new development sites.

SUDS methods include water infiltration systems such as soakaways, basins and filter strips, together with swales, pervious pavements, detention basins, ponds and other wetland solutions. Source control methods such as green roofs, water butts and rainwater harvesting on individual properties or groups of properties may also be considered part of a SUDS package of measures. The various methods are considered in detail in The SUDS Manual (CIRIA C697).

Infiltration SUDS such as soakaways are not expected to viable on the site due to the presence of clay and/or bedrock at shallow depth. Detention type SUDS such as ponds are not expected to be viable due to the small size of the developable area of the site and by the steep slope of the remaining site areas. However, it is a recommendation of this report that due consideration is given to the use of other SUDS as may be appropriate.

Watercourse

The nearest watercourse that may accept surface water discharge from the site is Scout Dike or Scout Dam reservoir. As noted, this route is thought to cross third party land and an agreement will be needed, otherwise a Sewer Requisition is required.

Proposals for Surface Water Disposal

The final disposal strategy for surface water run-off from the site requires detailed consideration and approval during the design phase of the project.

Current planning policy guidance, as contained in PPS25, is for the disposal of surface water to be dealt with in a sustainable way, such that volumes and peak flows are not increased. The aim should be to reduce as far as possible peak flows below those existing prior to development.

The disposal strategy will follow the principles listed below, subject to further intrusive site investigation and percolation testing.

If infiltration type SUDS are viable:-

- Surface water from private areas will drain to individual soakaways in garden areas. Highways will drain to an infiltration basin or to a system of soakaways. These will be

located in public open spaces.

- On-site containment will be required for the 1 in 100 year storm event plus allowance for climate change.
- If the use of infiltration basins is desirable then consideration should be given within the site layout to the accommodation of such features, ideally in a low-lying part of the site.

If infiltration type SUDS are not viable:-

- Surface water will discharge via existing connections.
- The discharge rate will be subject to further discussion and agreement with Yorkshire Water, the EA and Barnsley MBC. Attenuation is likely to be required.
- Notwithstanding discussion with the statutory bodies, the minimum practical discharge rate for a site of this size is 5 l/s.
- Storage will be required for the 1 in 100 year storm event plus allowance for climate change. If the site drainage system is adopted Yorkshire Water will require storage for the 1 in 30 year event to be stored below-ground.
- Ideally, the additional storage up to the 1 in 100 plus climate change event should be contained above-ground, if layout and site levels permit.
- Within the site layout consideration should be given to the provision of storage in a low-lying part of the site, either above-ground or, if this is not feasible, below-ground in oversized sewer pipes, tanks or box culverts.
- A preliminary estimate of storage volumes is:-

1 in 30 year below-ground storage	240 m^3
1 in 100 year + 20% containment on site	170 m^3
Total	430 m^3

The estimate assumes 50 % impermeable site area and a “worst-case” permitted discharge of 5 l/s.

Proposals for Foul Disposal

- Foul effluent will drain to the public combined sewer crossing the site.