

**Demolition Survey (with  
MA only)**

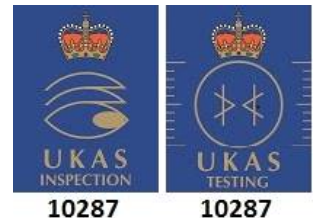
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG



**Garage 1  
Ashington  
Warden Road  
41828  
NW5 4RB**

**Full Circle Compliance  
Unit 12 Whitelands Business Park  
Terling Road  
Hatfield Peverel  
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## **APPENDICES - Survey Results**

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# 1.0 Executive summary:



Asbestos containing materials have not been identified during the Demolition Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Full Circle Compliance.

## HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

## MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

# 1.0 Executive summary:



## LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 6 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

# 1.0 Executive summary:



## PRESUMED ASBESTOS/NO ACCESS AREAS

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.

Building	Floor	Room/Area	Recommendation
There were no results found.			

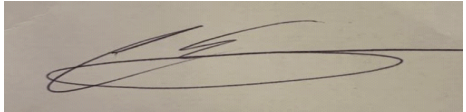
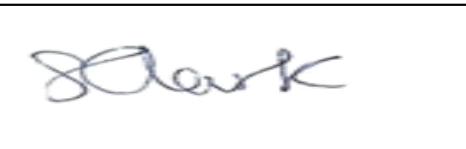
## Building Notes:

Internal notes: ,

External notes: 1900's domestic garage block

## 2.0 Contract Review:



Name and address of site:	Garage 1, Ashington, Warden Road, 41828		
Name and address of client:	London Borough of Camden, 5 Pancras Square, London		
Client contact:	Shane Cole		
Type of survey:	Demolition Survey (with MA only)		
Date of survey:	10 Jun 2021 - 10 Jun 2021		
Report Revision Number:	1		
TEAMS internal job number:	J015326		
Lead surveyor[s]:	Chaz Sharpley	Signature:	
Technically reviewed by:	Samantha Clark	Signature:	
Report issue date:	14 Jun 2021		

## 3.0 Introduction/Objectives:



Full Circle Compliance received an order of confirmation to undertake a Demolition Survey from London Borough of Camden. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Demolition survey of:

Garage 1  
Ashington  
Warden Road  
41828  
NW5 4RB

The survey was carried out by Chaz Sharpley.

The Type of survey selected / requested by the client was a Demolition survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to demolition.

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

### **3.1 Purpose of Survey**

The purpose of this Demolition Survey is to help the duty holder manage asbestos in these premises. It provides sufficient information for an asbestos register to be generated in accordance with HSG 264 so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with regulation of the Control of Asbestos Regulations 2012 (CAR 2012).

### **3.2 Aim of Survey**

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM's within the fabric of the building prior to demolition.

## 3.0 Introduction/Objectives (Cont): - Type of Survey



### 3.3 Type of Survey – Demolition Survey

The purpose of this demolition survey is to identify ACM's to be removed prior to any demolition work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if demolition is planned.

Demolition surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to demolition.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during demolition then samples should be taken for analysis.



## 4.0 Desk Top Review and Survey Planning:



Details of information requested from the Duty Holder by Full Circle Compliance in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Shane Cole on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

Garage 1  
Ashington  
Warden Road  
41828  
NW5 4RB

The survey was carried out to the garage.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawing were not provided by the client at the time of the survey.

A decontamination unit was not needed onsite during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required.

The survey did not involve confined space working.

The client did not inform Full Circle of any chemical/biological hazards.

## 5.0 Survey Method:



**5.1** This survey has been undertaken in accordance with HSG264 and Full Circle Compliance in house procedures.

**5.2** Clients of Full Circle that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

**5.3** The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

**5.4** Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

**5.5** All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

**5.6** Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

**5.6** Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

**5.7** The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

**5.8** Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

**5.9** Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

**5.10** Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

**5.11** Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

## 6.0 Exclusions and Caveats:



**6.1** For safety reasons it is not possible to inspect internal areas of plant and machinery.

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

### **6.2 Specific caveats**

It was agreed with the client that access above or behind known ACM's was not required within the survey.

It was agreed with the client that core boring into the concrete slabs was not required within the survey.

Underground services were not included from the survey.

It has been agreed with the client that there was not any unsafe structures on site.

## 7.0 Sampling and Analysis:



**7.1** The object of bulk sampling is to identify the nature and extent of any visible ACM.

**7.2** Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

**7.3** Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

**7.4** The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

**7.5** Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and Full Circle Compliance documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

**7.6** The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

### Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

## 8.0 Survey Results - Interpretation:



### Survey Results

**8.1** The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

**8.2** Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

## 8.0 Survey Results - Interpretation (cont):



### Material Risk Assessment Algorithm

#### Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

#### Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

#### Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

#### Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

## Risk Assessment Score



Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	10 and above	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	4 and below	Very low risk with and having very low potential to release fibres if disturbed

## 9.0 Recommendations:



**9.1** To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

**9.2** Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

**9.3** The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

**9.4** Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

**9.5** Instigate regular inspections, to record and update details of retained asbestos containing materials.

**9.6** Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

**9.7** During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

**9.8** Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

**9.9** If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

**9.10** All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

**9.11** Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

**9.12** In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

### Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm<sup>3</sup>. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

### Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

### Non Notifiable Non Licensed work

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

- If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

**9.13** It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

**9.14** The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.



# Appendix 1 - Asbestos Register



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
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There were no results found.

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

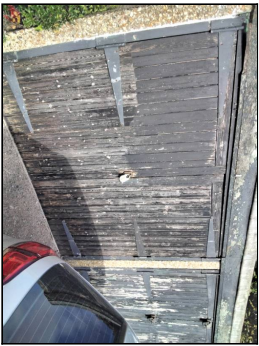
# Appendix 2 – Survey Data Sheets




<b>Survey Type</b>	<b>Demolition Survey</b>		
<b>Report Revision Number</b>	1	<b>Surveyors</b>	<b>Chaz Sharpley</b>
<b>TEAMS Job Number</b>	J015326	<b>Survey Date</b>	<b>10 Jun 2021 - 10 Jun 2021</b>
<b>Site Address:</b>	Garage 1 Ashington Warden Road 41828 NW5 4RB	<b>Bulk Analysis Laboratory</b>	
		<b>Sample Analysis Date</b>	N/A

Survey Data Sheets



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	10 Jun 2021	Chaz Sharpley	Demolition Survey	Ground Floor	N/A
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Garage 1	External	No suspect materials found	N/A	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (NS)	N/A	N/A	N/A	N/A
	<b>Material Risk Score</b>				
N/A					
<b>Recommended action</b>	No further action required				
<b>Surveyor comments</b>	N/A				

	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	10 Jun 2021	Chaz Sharpley	Demolition Survey	Ground Floor	N/A
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Garage 1	Internal	No suspect materials found	N/A	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (NS)	N/A	N/A	N/A	N/A
	<b>Material Risk Score</b>				
N/A					
<b>Recommended action</b>	No further action required				
<b>Surveyor comments</b>	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

# Appendix 3 - Areas Surveyed



Building	Floor	Room No:	Room Type	Item
Garage 1	Ground Floor		External	Wooden double doors
Garage 1	Ground Floor		Internal	Solid floor and walls Timber ceiling

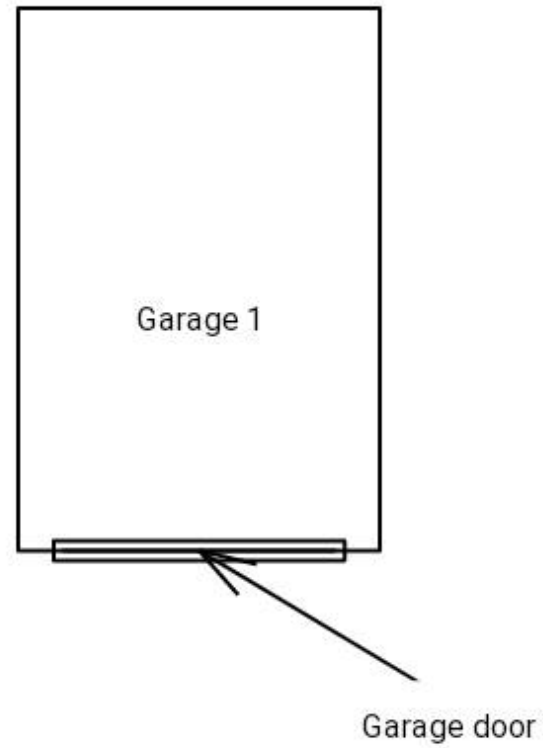
# Appendix 4 – Analysis Certificates




No samples were taken during the course of this survey.

# Appendix 5 – Plans






GENERAL KEY

-  AREAS NOT ACCESSED/OUTSIDE OF SCOPE
- TEXT** APPROXIMATE LOCATION OF ASBESTOS SAMPLES
- TEXT** APPROXIMATE LOCATION OF NON ASBESTOS SAMPLES

DETAIL KEY

-  APPROXIMATE LOCATION OF ASBESTOS CONTAINING MATERIALS



Unit 12 Whitelands Business Park  
 Terling Road  
 Hatfield Peverel  
 Chelmsford  
 Essex  
 CM3 2AG  
 Phone: 01245 690606

CLIENT

London Borough of Camden

This drawing must be viewed and read in conjunction with the Asbestos Survey Report for:

PROPERTY TITLE

**Garage 1  
 Ashington  
 Warden Road  
 41828**

Ref. No.	J015326	DRAWN DATED	10 Jun 2021
Nos.	1/1	UPDATED	10 Jun 2021