ADAMS ENVIRONMENTAL UKAS INSPECTION 0174	**ASBESTOS DEMOLITION SURVEY REPORT**
	AEL Ref. — **S 19055.1**

Keats House,
10 Keats Grove, Hampstead, London, NW3 2RR

Client:	**Ms. Ann Holland, City of London Corporation** City Surveyors Department, Guildhall, PO Box 270, London, EC2P 2EJ	
Lead Surveyor:	Jordan Packham	
Report Authorised by:	John Passmore	
Date of Authorisation:	8th February 2018	

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This Report does not constitute a Bill of Quantities and is not intended for use as a Specification of Works for asbestos remedial projects.

Adams Environmental Ltd
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Registered Office: Onslow Hall, Little Green, Richmond, TW9 1QH. Company Registration No. 2055824

1.1 Executive Summary

Adams Environmental Ltd were instructed by the Client, Ms. Ann Holland, City of London Corporation, to carry out a 'Demolition' Asbestos Survey inspection to identify asbestos containing materials (ACMs) within Keats House Oil Store, 10 Keats Grove, Hampstead, London, NW3 2RR.

The specified areas agreed with the client consisted of the following areas (For full details please refer to Section 2.3 Extent of Survey):

Keats House Oil Store:

- **Ground Floor**
- **External Elevations**

Within the scope and limitations of S19055.1 'Demolition' Asbestos Survey, the following asbestos containing materials were identified.

Asbestos Cement (AC) Products

- Asbestos containing Durasteel door panel identified forming entrance door to G.01 Oil Store.

1.2 Survey Particulars

Survey Type:	Demolition (as defined in HSG264)
Property Type:	Commercial (as defined in HSG264)
Lead Surveyor:	Jordan Packham
Survey Team:	John Passmore
Date(s) that survey was undertaken:	2nd February 2018
Report author:	Jordan Packham
Adams Environmental Project Manager:	John Passmore

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2.1 Purpose of Survey

- Adams Environmental Ltd were instructed by the Client, Ms. Ann Holland, City of London Corporation, to carry out a survey inspection to identify asbestos containing materials at Keats House Oil Store, 10 Keats Grove, Hampstead, London, NW3 2RR.
- The objective of the survey was to locate and describe, as far as reasonably practicable, any ACMs in the specified areas of the building(s) and involved specified destructive inspection, as necessary, to gain access to areas where ACMs were suspected.
- An Asbestos Register is provided herein and includes information on the location, extent, condition and type of asbestos material identified or suspected, together with appropriate comment. This survey report provides information on asbestos containing materials identified by the inspection; however it is not intended for use in remedial works without a detailed specification of works.
- The survey report is issued in confidence and is intended to provide information to the Client and is not assignable to third parties. Adams Environmental Ltd cannot accept responsibility to any third parties to whom this report may be circulated, in full or in part, and any such parties shall rely on the findings of the report at their own risk.
- Unless specifically assigned or transferred within the terms of the agreement, Adams Environmental Ltd retains all Copyright, and Intellectual Copyright Rights in, and over the report and its contents.

2.2 Methodology

2.2.1 Type of survey as defined by HSG 264

- The Survey is equivalent to a 'Demolition Survey' as defined by Health and Safety Executive Guidance HSG 264 'Asbestos: The Survey Guide', carried out in accordance with our UKAS accreditation as an Inspection Body.
- The survey consisted of an intrusive visual inspection of each room and area, including ceiling voids, service risers, etc. where removable covers existed at access points and safe access within was deemed available by the survey team.
- The Demolition survey was carried out on the understanding that the building was not occupied at the time of the survey inspection and that the building would not be occupied again before demolition works commence.

2.2.2 The Asbestos Register

- The Asbestos Register forms Appendix I of this Report. Within it, data is recorded for surveyed areas, positively identified and suspected asbestos occurrences, details of locations of identified asbestos materials, type and extent of building component, and type of asbestos fibres within the material. Comments on condition and surface treatment are provided where appropriate.
- Recommendations for management of identified asbestos materials are also provided, along with material assessment scores, so that interim management arrangements can be implemented by the Client prior to the commencement of demolition works and associated asbestos removal. See Appendix I: Asbestos Register Glossary for details.

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2.2.3 Sampling

- Sampling was carried out in accordance with our UKAS accredited in-house procedures, in locations where ACMs, or suspected ACMs were visually identified, including materials with potential trace asbestos content such as vinyl floor tiles and non-uniform 'dry mix' decorative coatings such as artex.
- Dust sampling did not form part of this survey inspection.
- Samples were not taken from high density concrete materials – where a trace asbestos content is occasionally found – nor from items which by their nature and age should be initially assumed to have an asbestos content, e.g. undamaged fire doors (where sampling would require core drilling of doors), fuses to live or sealed electrical boxes, gaskets associated with operational heating or power plant, etc.
- Where one type of material appeared to be extensive in any one building, only representative samples were taken. Materials visually similar to those where a sample has been taken were assumed to be of a similar composition.

2.2.4 Laboratory analysis

- Samples of suspect materials were analysed using UKAS accredited in-house laboratory analysis techniques, based on stereo microscopy, polarised light, dispersion staining techniques and HSG 248: 'Asbestos: The Analyst's guide for sampling, analysis and clearance procedures.' See Appendix II: Materials Report.

2.2.5 Plans

- Plans are based on the supplied originals and are colour-highlighted and annotated to indicate asbestos occurrences. See Appendix III: Plans. Where voids or plant areas etc. exist on site but are not specifically detailed on the supplied plans, they should not be considered surveyed but will warrant further investigation.

2.2.6 Photographs

- Photographs providing an illustration of asbestos occurrences and significant features found on site are provided at the Lead Surveyor's discretion. See Appendix IV: Photographs.

2.3 Extent of Survey

Subject to Physical Scope and limitations of the Survey (see Section 2.4), the following areas of the site were surveyed:

- **Ground Floor –** G.01 Oil Store
- **External –** External Elevations

2.4 Physical Scope and Limitations of 'Demolition Asbestos Survey'

- The inspection of any connecting external sub-ground level ducts or other forms of connection between buildings was not included, other than any that were indicated to us at time of initial site inspection.
- No mechanised sub-ground excavations or mechanical internal examinations of composite walls, floors, ceilings etc. were made, other than by use of hand tools as described.
- Where suspected asbestos materials were likely to be disturbed by further investigation, inspection was not continued in those areas.
- Adams Environmental Ltd cannot accept responsibility to any parties whatsoever, following the issue of this report, for matters arising, which may be considered outside the scope of the works. Adams Environmental Ltd cannot accept responsibility for any damage to the building fabric arising from survey inspections, or for any asbestos materials found at a later date which are not specifically detailed in this report.

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The following details the general asbestos occurrences that have been identified during the inspection. Where materials have not been positively identified but are suspected to be present, these are noted. Asbestos products are listed from high friable potential material type to low friable potential material type.

3.1. Asbestos Cement (AC) Products

Typical historical composition and uses

Asbestos Cement (AC) was widely used in many building types. Uses included profiled sheets, forming roofing, wall cladding and weather-boarding. Semi and fully compressed flat sheets and partition boards, forming partitions, shuttering, decorative panels, bath panels, soffits, wall and ceiling linings, portable buildings, fire surrounds and composite panels for fire protection. Tiles and slates, used as cladding, decking, promenade tiles and roofing. Pre-formed moulded products including cisterns and tanks, drains, sewer pipes, rainwater goods, flue pipes, roofing components, cable troughs, ventilators and ducts, window boxes.
AC products generally contain 10-15% of asbestos fibre bound in a matrix of Portland Cement or autoclaved calcium silicate. All types of asbestos have been used in these materials, the most common being Chrysotile (white asbestos), though Crocidolite (blue) and /or Amosite (brown) can be found. Fibres are firmly bonded and only likely to be released if the material is mechanically damaged or aged, deteriorated or decomposed. Abrasion, handsawing or use of power tools is likely to result in significant fibre release.

Locations and uses:

- **Ground Floor –** G.01 Oil Store – Durasteel panel forming entrance door.

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4.1 Management of Asbestos Materials

- All planned demolition works should be carried out with reference to asbestos materials already identified or suspected.
- It is recommended that all identified asbestos materials are removed and that this work is carried out separately and prior to any other general building works taking place.
- Given the nature and extent of asbestos materials that have been identified, all general building works should proceed with caution. Should any further materials suspected of being asbestos be discovered during the course of works, then work should cease and the area vacated until this can be suitably confirmed or otherwise. In the absence of any confirmed record of identified asbestos material to a particular location, it should not be assumed that asbestos materials will not be encountered in or adjacent that location as part of demolition works. Such works should be carried out with caution, given the knowledge of asbestos uses that have been identified on the site.
- It is recommended that all works which involve (or are likely to affect) asbestos materials should only be carried out by a contractor holding a relevant license for such works from the Health & Safety Executive (HSE).
- If the period of time between completion of the Demolition asbestos survey and commencement of demolition works is significant, e.g. more than 3 months, then interim asbestos management arrangements should be put in place by the Client. Further information can be found in Health and Safety Executive Guidance HSG 264 'Asbestos: The Survey Guide'.

4.2 Register Procedures

To ensure that the Register is of value to the Client it is recommended that suitable procedures are in place to:

- Provide visitors, employees and contractors with appropriate Register information.

4.3 Legislation

The key legislative documents relating to works with asbestos materials are:

- 'The Health and Safety at Work etc. Act' (1974).
- 'The Control of Asbestos Regulations' (2012).
- 'The Management of Health and Safety at Work Regulations' (1999).
- Further advice is available from the HSE, the local Environmental Health Officer and Adams Environmental Ltd.

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Register Glossary

Survey Report No / Issue Date	• The Report Number issued by Adams Environmental Ltd is unique to the site. • The date of authorisation records the date that the Report was authorised issued by Adams Environmental Ltd to the Client. • The Revision Issue number indicates the re-issue following any update.
Site Identification	The site name, and where appropriate, the relevant building and floor level are indicated.
Location (Area/Room)	The reference code / name of each surveyed building area as found on site or as used on any supplied plans. Where none is present a suitable reference relevant to building and floor level is given at time of site inspection to allow cross-reference between Register and plans.
Sample N°	The reference given to the sample when it was taken from the parent material on site, as detailed in Appendix II: Materials Report. • The suffix (**A**) indicates the sample has been taken from this location and analysed. • The suffix (**M**) indicates that the result is mastered from similar analysed material.
Building Component (Product Type)	The most appropriate description of the material as a building component. This may reflect the position of the material rather than its purpose, e.g. an asbestos panel fixed to the rear of a riser access hatch may be termed 'Door Panel' as opposed to 'Fire Protection'.
Asbestos Content	The type of asbestos fibre identified by sampling and analysis. Further details are given within Appendix II: Materials Report. • **Chrys**otile, commonly known as White asbestos • **Amos**ite, commonly known as Brown asbestos • **Croc**idolite, commonly known as Blue asbestos • Where no asbestos has been detected in the sampled material, this is indicated.
Extent	An approximate extent of the material is given in either square or linear metres. The symbol @ is used to denote the extent of each instance of a material where it has been used discretely and severally. These measurements are only to be used as an indication and are not suitable for use without a detailed specification of works. Any Contractor requested to submit a tender for works based on the findings of this report shall satisfy himself as to the full extent of materials specified for remedial works by taking sufficient accurate measurements as part of his pricing procedure. Any liability brought about by failing to do so shall be the Contractor's responsibility.
Condition	• **Good:** No visible damage. • **Satisfactory:** Asbestos is in generally sound condition with no / little exposure noted. • **Fair:** In average condition with minor areas of damage / surface exposure. • **Poor:** The material is in damaged or deteriorated condition and/or in debris form.
Surface Treatment	An indication of the exposure of the surface of the material, relevant to the Product Type. Sealants may be in liquid (e.g. paint encapsulant) or rigid form (e.g. overclad with board). • **Composite:** Materials containing asbestos; reinforced plastics, resins, vinyl tiles, etc • **Enclosed:** The asbestos material is sealed by a protection greater than paint application alone. • **Sealed:** The asbestos material is sealed by paint or other similar encapsulant. • **Partially Sealed:** Sealant is present but does not completely cover the material or is deteriorating. • **Unsealed:** The material has not been sealed, and the surface is exposed.

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Material Assessment	The numerical score given for each identified asbestos occurrence is derived from the application of a material assessment algorithm. The Materials Assessment (MA) is generated by scoring Type, Condition, Surface Treatment and Asbestos Fibre Type for each asbestos occurrence. Scores (0, 1, 2 or 3) are given for each parameter and then totalled to give a final score out of 12. This algorithm is based on parameters described in HSG 264 and Adams Environmental Ltd's documented in-house procedures. MA scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Note: The Materials Assessment (MA) score provides guidance only and applies only to positively identified asbestos occurrences. (The use of the Materials Assessment by the Client as the basis for risk assessment is described further in Part 3 of this Report).
Accessibility	• **Direct access:** The material can be directly accessed within the location, i.e. an AIB panel fitted to the rear face of a fire door / asbestos lagging to pipework attached to a boiler. • **Indirect access:** The material cannot be directly accessed within the location, i.e. an AIB firebreak panel concealed within a suspended ceiling void / an internal asbestos lining beneath a sealed metal boiler body casing.
Summary	One of the following summaries will be indicated for each Register entry: • **ASBESTOS PRESENT** • **ASBESTOS SUSPECTED -** This will be indicated when a feature within a location, considered by the Surveyor to fall within the scope of the inspection, could not be accessed, either for inspection, i.e. an inaccessible riser cover panel, or sampling, i.e. operational machinery). • **LOCATION NOT INSPECTED; ASBESTOS SUSPECTED -** Indicated when access could not be gained to a location). Where the summary ASBESTOS SUSPECTED or is given, a high or low presumption of the likelihood of asbestos materials being present is indicated, based on the Surveyor's assessment at the time of site inspection. • **MATERIAL SAMPLED NO ASBESTOS DETECTED** • **LOCATION INSPECTED; NO ASBESTOS IDENTIFIED -** This entry records that inspection of the indicated location has been made and that, within the defined parameters and scope of demolition inspection, no asbestos materials were positively identified).
Comment	An appropriate descriptive comment is provided for each record.
Recomm-endations	It is recommended that where asbestos materials have been identified, they should be removed prior to demolition works.
Photo ID	Where photographs are included, this number correlates between the Asbestos Register and Appendix IV of this Report.

Area/Room	Sample No	Building Component	Asbestos Content	Extent	Condition	Surface Treatment	Material Assessment	Accessibility	Recommendations/ Summary	Photo ID
G.01 – Oil Store	03 A	AC Durasteel	Amosite Chrysotile	2m²	Satisfactory condition	Sealed	**5/12**	Direct access	**ASBESTOS PRESENT**	01

Durasteel panel forming entrance door.
Brick structure with concrete ceiling and floor.
Parapet walls originally to roof have been left inside G.01 Oil Store.

	02 A	Slate Shuttering	No Asbestos Detected	1m²					**MATERIAL SAMPLED; NO ASBESTOS DETECTED**	02

Slate shuttering to windows and vents found to be non-asbestos.

Area/Room	Sample No	Building Component	Asbestos Content	Extent	Condition	Surface Treatment	Material Assessment	Accessibility	Recommendations/ Summary	Photo ID
External	03 A	AC Durasteel	Amosite Chrysotile	2m²	Satisfactory condition	Sealed	**5/12**	Direct access	**ASBESTOS PRESENT**	03
		Asbestos containing Durasteel panel forming entrance door to G.01 Oil Store.								
	01 A	Bitumen	No Asbestos Detected	<1m²					**MATERIAL SAMPLED; NO ASBESTOS DETECTED**	04 05
		Bitumen to parapet wall found to be non-asbestos. Non-asbestos render to external of masonry walls and non-asbestos asphalt to roof.								
	05 A	Mastic	No Asbestos Detected	<1m²					**MATERIAL SAMPLED; NO ASBESTOS DETECTED**	05
		Non-asbestos mastic to former light position on external wall.								
	06 A	Bitumen	No Asbestos Detected	<1m²					**MATERIAL SAMPLED; NO ASBESTOS DETECTED**	06
		Damp proof course to adjacent boundary wall found to be non-asbestos.								

Materials Report M 19055.1

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0647

MATERIALS REPORT M 19055.1

Ms. Anne Holland
City of London Corporation
City Surveyor's Department
PO Box 270
Guildhall
LONDON
EC2P 2EJ

Site

Keats House
10 Keats Grove
Hampstead, London
NW3 2RR

Report Date

February 2018

Authorised by
Felipe Lara

Opinions and interpretations marked * are outside the scope of UKAS accreditation

All works involving removal, repair or disturbance of asbestos materials should be conducted in accordance with the Control of Asbestos Regulations 2012; further information is available from Adams Environmental Ltd

Analysis of samples is in accordance with Adams Environmental documented in-house methods, based on stereo microscopy, polarised light, dispersion staining techniques and HSG 248 (App.2): Asbestos in bulk materials - Sampling and identification by polarised light microscopy (PLM)

Samples taken by Adams Environmental are collected according to documented in-house methods unless stated otherwise

Where the sample has been received from the Client, the analytical and Report details are given in good faith on the basis of the information received

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MATERIALS REPORT M 19055.1

Laboratory Ref. and Details	Site Ref.	Location	Asbestos Fibre Type Identified	Material Type*
112342 taken by John Passmore on 02/02/2018; analysed by Shaun Howland on 02/02/2018	01	Keats House - Oil Store - External - Bitumen to parapet wall.	No Asbestos Detected	Bitumen
112343 taken by John Passmore on 02/02/2018; analysed by Shaun Howland on 02/02/2018	02	Keats House - Oil Store - Internal - Shuttering to vent.	No Asbestos Detected	Slate
112344 taken by John Passmore on 02/02/2018; analysed by Felipe Lara on 05/02/2018	03	Keats House - Oil Store - External - Durasteel panel to door.	Amosite Chrysotile	AC
112345 taken by John Passmore on 02/02/2018; analysed by Felipe Lara on 05/02/2018	04	Keats House - Oil Store - External - Asphalt to roof.	No Asbestos Detected	Bitumen
112346 taken by John Passmore on 02/02/2018; analysed by Felipe Lara on 05/02/2018	05	Keats House - Oil Store - External - Mastic to former light position above door.	No Asbestos Detected	Mastic
112347 taken by John Passmore on 02/02/2018; analysed by Felipe Lara on 05/02/2018	06	Keats House - Oil Store - External - Damp proof course to back wall.	No Asbestos Detected	Bitumen
112348 taken by John Passmore on 02/02/2018; analysed by Felipe Lara on 05/02/2018	07	Keats House - Oil Store - External - Render to walls.	No Asbestos Detected	Cement (Non-asbestos)

Asbestos fibre type	Commonly known as
Chrysotile	White asbestos
Amosite	Brown asbestos
Crocidolite	Blue asbestos

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Reference	Location
19055.1/001	**Ground Floor**

The plans included with this report do not constitute the report, or its findings, and should not be used without thorough cross-reference to the report's text and supporting documentation.

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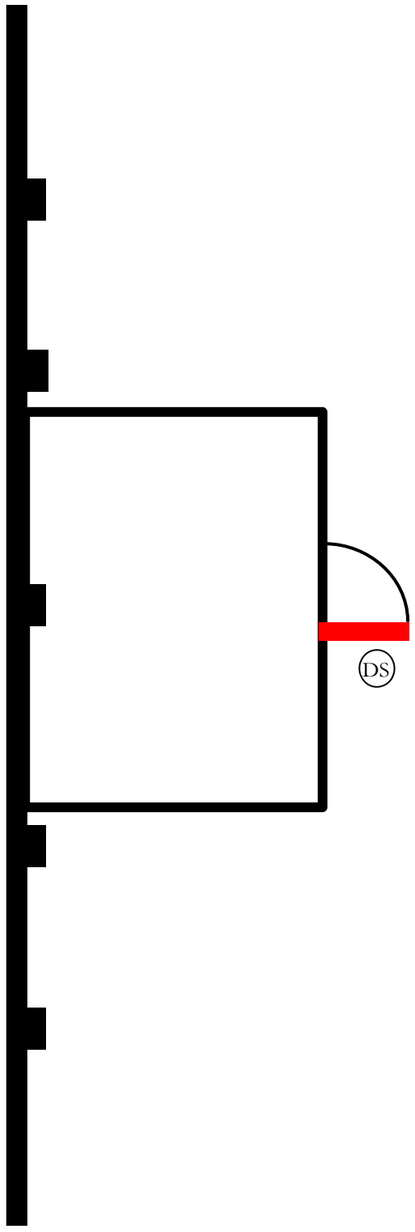

KEY

This drawing gives general indication of identified / suspected asbestos materials **and is only to be used in conjunction with the Asbestos Report & Register.**

The drawings are colour-coded: do not use black-and-white photocopies.

Building Component

DS Durasteel

***** Codes with asterisks denote a building component suspected or known to be present but whose exact location is unknown.

Asbestos Materials Identified

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Site:
Keats House Oil Store
10 Keats Grove
Hampstead
London
NW3 2RR

Drawing Ref:
19055.1/001

Date Drawn:
February 2018

Not to Scale

Survey Report: – S19055.1

Ground Floor Plan

Photograph 1: Ground Floor – G.01 Oil Store – Durasteel panel to internal of entrance door.

Photograph 2: Ground Floor – G.01 Oil Store – Non-asbestos slate shuttering to vents and windows.

Photograph 3: External – Durasteel panel to external of entrance door to G.01 Oil Store.

Photograph 4: External – Bitumen to top of parapet walls sampled and found to be negative for asbestos.

Photograph 5: External – Non-asbestos mastic to former light position. Render to external walls sampled and found to be negative for asbestos.

Photograph 6: External – Non-asbestos damp proof course to adjacent external wall.

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