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**Inspection and survey to identify asbestos containing
elements in the building fabric**

at

**Ground floor and basement levels
1 Belmont Street
London NW1 8AJ**

for

**Risner Design
The Tower
St. Matthews
Great Peter Street
Westminster SW1P 2BU**

**Ref : 1828
Date: Dec. 2018**

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1. Instructions -

Instructions have been received from Risner Design, The Tower, St. Matthews, Great Peter Street, London SW1P 2BU on behalf of their clients. Our instructions have been to consider the proposed ground floor and basement development at the subject property in order to determine the presence of asbestos and asbestos containing materials that may be present in the existing fabric in the areas subject to alteration. This report is prepared as a condition of the planning approval granted by the London Borough of Camden.

2. Introduction –

The subject property is a four storey 19th century terraced building which covers the entire area of the site. The building is set over three storeys – ground, first and second and a basement. It is likely that originally the property comprised a two room deep front section together with a rear addition, however the area between the rear addition and the adjacent boundaries has been infilled to enclose the whole of the site. The ground floor is a retail unit and given the ornate pillasters, corbels and brackets on the external projections to the party walls appears to have been originally constructed as such. The building is of traditional construction having solid brickwork external walls, a recovered (concrete tiles) pitched roof over the majority of the building, suspended timber upper floors, solid basement floor and a mix of timber stud and solid internal dividing walls and partitions. The property is sub divided to provide self-contained flats on the first and second floors and the retail unit at ground floor and basement levels most recently occupied by a motorcycle maintenance and repair business.

The current proposal comprising the redevelopment of the ground floor and basement will serve to provide a two bedroomed self-contained flat. No additions to the existing envelope are proposed.

3. Terms of reference -

To inspect the existing fabric of the building in the areas to be developed – ground floor

and basement to determine the presence of any asbestos and asbestos containing materials.

4. Results of inspection-

The following are the possible locations considered where they may be asbestos present and the findings. This list largely follows the HSE advisory notes for the consideration of hidden asbestos within buildings.

1. Asbestos cement sheet - typically 90% cement and 10% asbestos predominately chrysotile, typically found as roofing material, water tanks etc.

No such material found within the subject premises.

2. Thermal lagging to pipes – typically amosite wet packed around heating pipes with surface binder and paint to retain in place.

No such material found within the subject premises.

3. Loose fill insulation – pure unbound loose asbestos used as thermal and fire proofing insulation.

No such material found within the subject premises. The Insulation between floors was all mineral wool.

4. Textured decorative coatings – Artex for example.

No such material found within the subject premises. No textured finishes present.

5. Asbestos insulating board – Asbestolux was one such product which ceased production in 1980. Such boards were commonly used to line partitions and ceilings and lift shafts, encase structural steel where their fire-resistant qualities were required. Also used in false/suspended ceiling tiles, around boilers and enclosing cupboards, fixed heating appliances, fuse boards.

No such material found within the subject premises. All ceilings finished with one or two layers of 12.5mm gypsum plasterboard and finishing plaster coat, similarly stud partitions. Structural steel beams all encased in a double layer of 12.5mm plasterboard. No boiler present or fixed heating appliances.

6. Floor finishes – Vinyl floor tiles – typically relatively hard individually laid tiles, sheet vinyl may also contain asbestos material

No such material found within the subject premises – the floor covering is thought to be a homogenous rubber material having the appearance of a ‘Roppe’ raised circular tile design. If manufactured after 1980 the material is unlikely to have asbestos present and if later than 1999 it would certainly be asbestos free. However, in any event the removal of vinyl floor coverings is not typically a notifiable material but the HSE web pages do contain recommendations for the removal and disposal of such products and the training required by persons involved. Therefore, my

recommendation would be to determine when the flooring was fitted by reference to the present owner of the property and if further assurance were required to then remove a small sample for testing.

7. Wc cisterns and toilet seats – in the past such items have been formed in asbestos resin composites and if undisturbed and in good condition are considered non-hazardous.

No such material found within the subject premises. Wc and cistern are ceramic material, plastic seat.

4. Conclusions:

4.1 No evidence was found to indicate the presence of asbestos in any of the construction materials present in the ground floor and basement premises which comprise this property.

4.2 Your attention is drawn to the material used to cover the ground floor discussed in item 3.6 above. Whilst the floor covering is considered to be an asbestos free material the precautionary approach and further enquiries outlined above should be followed.



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2nd January 2019.