PAUL MEW ASSOCIATES

TRAFFIC CONSULTANTS 020 8780 0426

THE DIOCESE OF LONDON

ST PETERS VICARAGE, 53 BELZISE SQUARE,

LONDON, NW3 4HY

FULL CONSTRUCTION MANAGEMENT PLAN

October 2019

Construction Management Plan

pro forma v2.3

Camden

Contents

Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
15.04.2016	**1 - Draft**	**Emily Scott-Holt (PMA)**
17.07.2019	**2- Full**	**Jack Thompson (PMA)**
18.07.2019	**2.1-Full**	**Jack Thompson (PMA)**
09.08.2019	**3-Full**	**Jack Thompson (PMA)**
23.09.2019	**3.1-Full**	**Jack Thompson (PMA)**
09.10.2019	**3.2-Full**	**Jack Thompson (PMA)**

Additional sheets

Please note – the review process will be quicker if these are submitted as Word documents or searchable PDFs.

Figure	Title	Date
1	**Site Location**	**17.07.2019**
2	**Local Highway Plan**	**17.07.2019**
3	**Vehicle Routing Plan**	**09.08.2019**
4	**Parking Bay Suspensions**	**17.07.2019**
5	**Swept – Path Analysis – Small Skip Lorry**	**09.08.2019**
6	**Swept – Path Analysis – Small Tipper**	**09.08.2019**
7	**Swept – Path Analysis – Concrete Mixer**	**09.08.2019**

Introduction

The purpose of the **Construction Management Plan (CMP)** is to help developers to minimise construction impacts, and relates to all construction activity both on and off site that impacts on the wider environment.

It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses.

The completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites, will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. Further policy guidance is set out in Camden Planning Guidance **(CPG)** 6: Amenity and **(CPG)** 8: Planning Obligations.

This CMP follows the best practice guidelines as described in Transport for London's (TfL's Standard for Construction Logistics and Community Safety (**CLOCS**) scheme) and Camden's Minimum Requirements for Building Construction **(CMRBC)**.

Camden charges a fee for the review and ongoing monitoring of CMPs. This is calculated on an individual basis according to the predicted officer time required to manage this process for a given site.

The approved contents of this CMP must be complied with unless otherwise agreed with the Council in writing. The project manager shall work with the Council to review this CMP if problems arise during construction. Any future revised plan must also be approved by the Council and complied with thereafter.

It should be noted that any agreed CMP does not prejudice or override the need to obtain any separate consents or approvals such as road closures or hoarding licences.

If your scheme involves any demolition, you need to make an application to the Council's Building Control Service. Please complete the "**Demolition Notice.**"

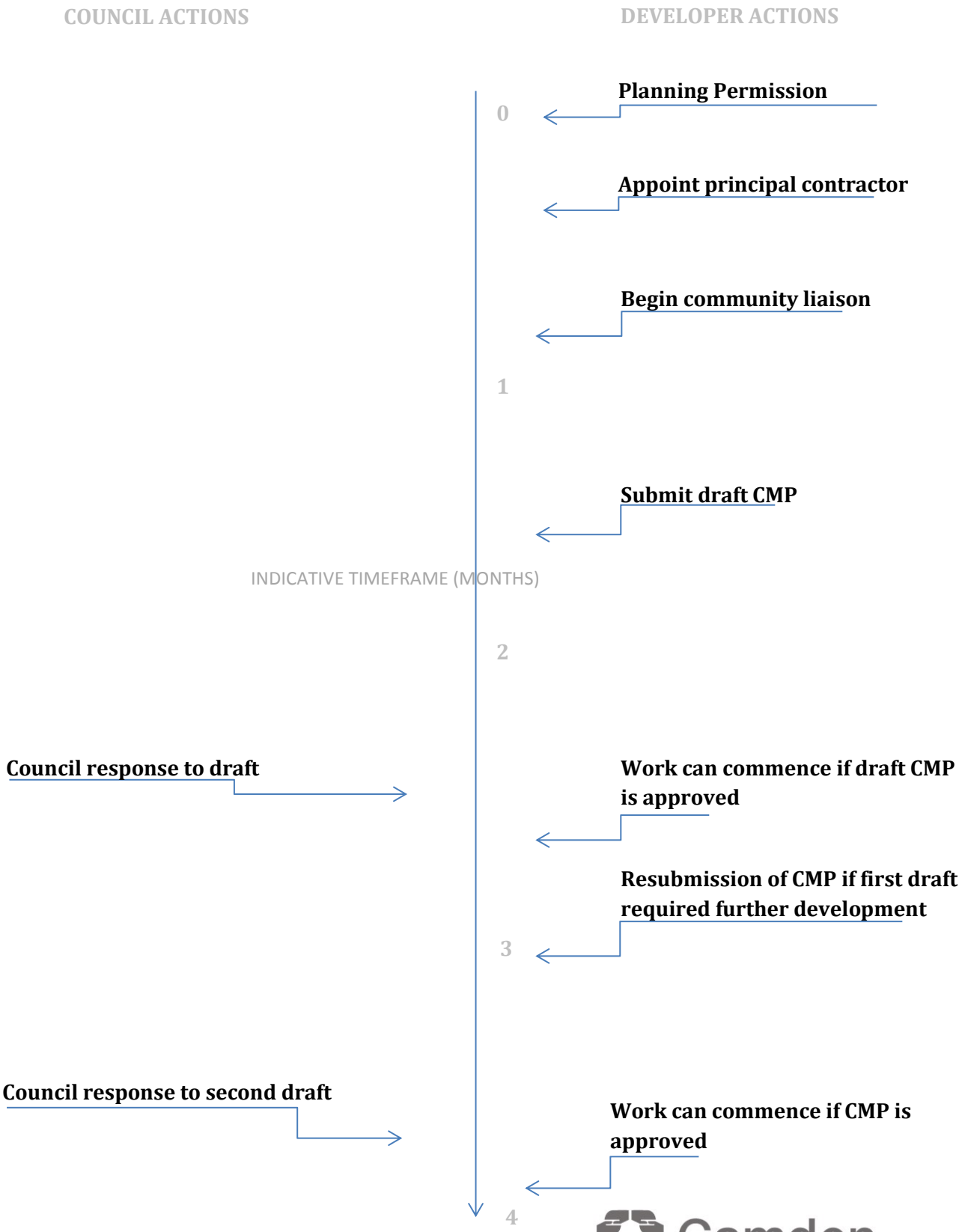
Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. It is preferable if this document, and all additional documents, are completed electronically and submitted as Word files to allow

comments to be easily documented. These should be clearly referenced/linked to from the CMP. Please only provide the information requested that is relevant to a particular section.

(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearance, delivery of plant & materials, construction etc.)

Revisions to this document may take place periodically.

Timeframe


COUNCIL ACTIONS
DEVELOPER ACTIONS
Planning Permission
0
Appoint principal contractor
Begin community liaison
1
Submit draft CMP
INDICATIVE TIMEFRAME (MONTHS)
2
Council response to draft
Work can commence if draft CMP is approved
Resubmission of CMP if first draft required further development
3
Council response to second draft
Work can commence if CMP is approved
4

Contact

1. Please provide the full postal address of the site and the planning reference relating to the construction works.

Address: St Peters Vicarage, 53 Belsize Square, London, NW3 4HY

Planning ref: 2016/2471/P

2. Please provide contact details for the person responsible for submitting the CMP.

Name: Jack Thompson

Address: Unit 1, Plym House, 21 Enterprise Way, Wandsworth, London, SW18 1FZ

Email: jack.thompson@pma-traffic.co.uk

Phone: 0208 780 0426

3. Please provide full contact details of the site project manager responsible for day-to-day management of the works and dealing with any complaints from local residents and businesses.

A contractor has yet to be appointed. In the meantime the site manager details are as follows:

Name: David Gregory

Address: London Diocesan House, 36 Causton Street, London, SW1P 4AU

Email: david.gregory@london.anglican.org

Phone: 02079321246

4. Please provide full contact details of the person responsible for community liaison and dealing with any complaints from local residents and businesses if different from question 3. In the case of **Community Investment Programme (CIP)**, please provide contact details of the Camden officer responsible.

Same as Question 3.

5. Please provide full contact details including the address where the main contractor accepts receipt of legal documents for the person responsible for the implementation of the CMP.

Same as Question 3.

Site

6. Please provide a site location plan and a brief description of the site, surrounding area and development proposals for which the CMP applies.

The site location plan and map pinpointing the site's location is shown in Figure 1 of this report.

The site is located at 53 Belsize Square, London, NW3 4HY. The site currently comprises of a two-storey vicarage, with an in-built garage. The majority of residential dwelling on Belsize Square do not have their own off-street parking spaces. Residential parking demand is met on-street, which is subject to parking restriction in the form of Controlled Parking Zone (CPZ) 'CA-B', which is active Monday to Friday 0900 – 1830 and Saturdays 0930-1330.

7. Please provide a very brief description of the construction works including the size and nature of the development and details of the main issues and challenges (e.g. narrow streets, close proximity to residential dwellings etc).

The proposal is for the demolition of the existing vicarage and the erection of two new four-bedroom houses, one three-bedroom maisonette and one one-bedroom flat, on the plot of the existing vicarage.

Belsize Square is a narrow road with parking on both sides.

Construction method will consist of RC piled foundations, RC ground floor slab and RC ground Beams. Timber floors and roofs, brick block cavity walls and steel framework will be used where required.

8. Please provide the proposed start and end dates for each phase of construction as well as an overall programme timescale. (A Gantt chart with key tasks, durations and milestones would be ideal).

The initial start date for works involving site set-up and partial ground works will be September 2019.

Main building works are then expected to start April 2020, which will last around 12 months.

9. Please confirm the standard working hours for the site, noting that the standard working hours for construction sites in Camden are as follows:

- 8.00am to 6pm on Monday to Friday

- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

The site working hours will be:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

Community Liaison

A neighbourhood consultation process must have been undertaken prior to submission of the CMP first draft.

This consultation must relate to construction impacts, and should take place following the granting of planning permission in the lead up to the submission of the CMP. A consultation process specifically relating to construction impacts must take place regardless of any prior consultations relating to planning matters. This consultation must include all of those individuals that stand to be affected by the proposed construction works. These individuals should be provided with a copy of the draft CMP, or a link to an online document. They should be given adequate time with which to respond to the draft CMP, and any subsequent amended drafts. Contact details which include a phone number and email address of the site manager should also be provided.

Significant time savings can be made by running an effective neighbourhood consultation process. This must be undertaken in the spirit of cooperation rather than one that is dictatorial and unsympathetic to the wellbeing of local residents and businesses.

These are most effective when initiated as early as possible and conducted in a manner that involves the local community. Involving locals in the discussion and decision making process helps with their understanding of what is being proposed in terms of the development process. **The consultation and discussion process should have already started, with the results incorporated into the CMP first draft submitted to the Council for discussion and sign off.** This communication should then be ongoing during the works, with neighbours and any community liaison groups being regularly updated with programmed works and any changes that may occur due to unforeseen circumstances through newsletters, emails and meetings.

Please note that for larger sites, details of a construction working group may be required as a separate S106 obligation. If this is necessary, it will be set out in the S106 Agreement as a separate requirement on the developer.

Cumulative impact

Sites located within high concentrations of construction activity that will attract large numbers of vehicle movements and/or generate significant sustained noise levels should consider establishing contact with other sites in the vicinity in order to manage these impacts.

The Council can advise on this if necessary.

10. Sensitive/affected receptors

Please identify the nearest potential receptors (dwellings, business, etc.) likely to be affected by the activities on site (i.e. noise, vibration, dust, fumes, lighting etc.).

All reasonable steps will be taken to minimise any disruption to adjacent occupiers, the main receptors of any noise will be the nearby residential dwelling, St Peter's Church, Keren's Nursery (51 Belsize Square), and Belsize Square Synagogue.

Noisy activities on site:

Where possible construction methods will be employed which avoid the amount of noise generated in the first instance. Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement with neighbours. The following measures will be implemented to reduce noise levels on the site.

- The contractor will screen the noise where possible through a combination of the hoarding, screens, material storage and existing structures.
- Where possible any noisy stationary equipment will be located away from sensitive areas. Material handling areas will also be kept away from sensitive receptors.
- Drop heights of materials will also be kept to a minimum to avoid unnecessary extra noise. Where possible the contractor will use quiet or low noise equipment.
- Electrically operated plant will be used where practical.
- Operatives working in noisy areas will also be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- No radios or other audio equipment will be allowed on site.
- Efficient vehicle logistics ensure that vehicles arrive promptly, are off-loaded quickly and depart quickly meaning that there is less time when noise is generated and it will also prevent traffic build up noise being generated.
- Vehicle routes are also planned to avoid the need for the vehicles to reverse for long distances, thereby ensuring no extra noise.

11. Consultation

The Council expects meaningful consultation. For large sites, this may mean two or more meetings with local residents **prior to submission of the first draft CMP**.

Evidence of who was consulted, how the consultation was conducted and a summary of the comments received in response to the consultation should be included. Details of meetings including minutes, lists of attendees etc. should be appended.

In response to the comments received, the CMP should then be amended where appropriate and, where not appropriate, a reason given. The revised CMP should also include a list of all the comments received. Developers are advised to check proposed approaches to

consultation with the Council before carrying them out. If your site is on the boundary between boroughs then we would recommend contacting the relevant neighbouring planning authority.

Please provide details of consultation of draft CMP with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors.

The proposed development has been presented to both of the immediate neighbours either side of the site, the Church Council (which is independent of the Diocese of London and formed of local residents), and the Synagogue. The Church Council made a number of comments which were incorporated, particularly the removal of the basements (shown in an earlier scheme option) and the incorporation of detailed landscape design. The Synagogue is entirely supportive of the scheme.

A second round of consultation took place after this full CMP document was produced. Access to this CLP was provided to neighbours, of which one responded, number 50A Belsize Square.

They have recently had planning approval at their site and as such have requested that the coordination between sites is need in order to avoid congestion in Belsize Square.

Contractors of the two parties will therefore communicate in order to minimise the impact on the road and for other neighbouring properties.

12. Construction Working Group

For particularly sensitive/contentious sites, or sites located in areas where there are high levels of construction activity, it may be necessary to set up a construction working group.

If so, please provide details of the group that will be set up, the contact details of the person responsible for community liaison and how this will be advertised to the local community, and how the community will be updated on the upcoming works i.e. in the form of a newsletter/letter drop, or weekly drop in sessions for residents.

The contractor will provide a detailed newsletter 14 days prior to construction work commencement on site. The newsletter will include site specific details such as the contact details of the contractor and site manager, enabling local stakeholders to raise any concerns while work is occurring on-site.

13. Schemes

Please provide details of your Considerate Constructors Scheme (CCS) registration. Please note that Camden requires enhanced CCS registration that includes CLOCS monitoring.

Contractors will also be required to follow the "Guide for Contractors Working in Camden" also referred to as "Camden's Considerate Contractors Manual".

Appropriate protection will be implemented to ensure that cyclists and pedestrians are safe during the construction process. Drivers will be made aware of their responsibilities and required to ensure that their vehicles are provided with all necessary safety aids and that they have undertaken the necessary safety courses.

The contractor and any sub-contractors or other suppliers sending vehicles to and from the site will be members of the Fleet Operator Recognition Scheme (FORS). A brief introduction to FORS is presented below:

Fleet Operator Recognition Scheme (FORS)

FORS is a voluntary scheme set up by TfL. It aims to improve freight delivery in London by providing an industry quality and performance benchmark that encourages best practice. FORS increases professionalism among vehicle and fleet operators. Among the benefits are greater legal compliance, reduced supply chain disruption and improved occupational road safety.

Becoming FORS Bronze accredited means a contractor or subcontractor operating HGVs and/or fleets of vans has reached a set standard in the following areas:

- Drivers and driver management.
- Vehicle maintenance and fleet management.
- Transport operations.
- Supporting policies and procedures.

Main contractors to the development must show they and their suppliers are committed to safer and more efficient ways of working on site. This includes the use of vehicles. TfL recommends that within 90 days of an awarded contract, all contractors must have registered and gained FORS Bronze accreditation as a minimum standard. A list of FORS Bronze accredited companies can be found at www.fors-online.org.uk.

The site will also be signed up to the Considerate Constructor's Scheme as per the norm in many sites in London.

14. Neighbouring sites

Please provide a plan of existing or anticipated construction sites in the local area and please state how your CMP takes into consideration and mitigates the cumulative impacts of construction in the vicinity of the site. The council can advise on this if necessary.

Currently there are no other construction sites in the immediate area surrounding the development, on Belsize Square.

50a Belsize Square has received planning permission (ref:2017/3348/P) on 2nd January 2019 regarding the demolition and replacement of the existing dwelling including rear extension, raised mansard roof an excavation of basement levels. Works on the two sites may take place concurrently. As the site at 50a is located directly over the carriageway from the proposed loading / unloading area, coordination will need to take place between the two contractors in order to ensure two wide vehicles are not located on the road at the same time. Access for other larger vehicles passing through the area will need to be provided.

48A Belsize Square (ref: 2016/2645/P) has planning approval regarding a single storey extension and is assumed to be completed. This had approval granted July 2016.

Flat 22 Belsize Square (ref:2016/3622/P) has planning approval for the erection of a single storey part-replacement rear extension. No CMP is provided with this application, however it is assumed that this scheme has also been completed.

20 Belsize Square (ref: 2018/1956/P) has approval regarding the change of use from two existing maisonettes into a single dwelling, with minor internal alterations. No CLP has been conditioned therefore it is assumed that the Council have reason to believe that the site will create a minimal

Transport

This section must be completed in conjunction with your principal contractor. If one is not yet assigned, please leave the relevant sections blank until such time when one has been appointed.

Camden is a CLOCS Champion, and is committed to maximising road safety for Vulnerable Road Users (VRUs) as well as minimising negative environmental impacts created by motorised road traffic. As such, all vehicles and their drivers servicing construction sites within the borough are bound by the conditions laid out in the CLOCS Standard.

This section requires details of the way in which you intend to manage traffic servicing your site, including your road safety obligations with regard to VRU safety. It is your responsibility to ensure that your principal contractor is fully compliant with the terms laid out in the CLOCS Standard. It is your principal contractor's responsibility to ensure that all contractors and sub-contractors attending site are compliant with the terms laid out in the CLOCS Standard.

Checks of the proposed measures will be carried out by CCS monitors as part of your enhanced CCS site registration, and possibly council officers, to ensure compliance. Please refer to the CLOCS Standard when completing this section. Guidance material which details

CLOCS requirements can be accessed here, details of the monitoring process are available here.

Please contact CLOCS@camden.gov.uk for further advice or guidance on any aspect of this section.

Please refer to the CLOCS Overview and Monitoring Overview documents referenced above which give a breakdown of requirements.

CLOCS Contractual Considerations

15. Name of Principal contractor:

Not yet assigned.

16. Please submit the proposed method for checking operational, vehicle and driver compliance with the CLOCS Standard throughout the duration of the contract (please refer to our CLOCS Overview document and Q18 example response).

Any sub-contractor will be asked if they are CLOCS compliant before accepting to work on the development.

All drivers of vehicles over 3.5t will have undertaken Safe Urban Driver training and all vehicles over 3.5t will be fitted with blindspot minimisation equipment (Fresnel lens/CCTV) and audible left turn alerts.

Operators must be FORS accredited. FORS Silver operators will already be compliant with CLOCS. Where accredited to FORS Bronze level, drivers will have undertaken the training as stated above.

17. Please confirm that you as the client/developer and your principal contractor have read and understood the CLOCS Standard and included it in your contracts. Please sign-up to join the CLOCS Community to receive up to date information on the standard by expressing an interest online.

I confirm that I have included the requirement to abide by the CLOCS Standard in my contracts to my contractors and suppliers:

The CLOCS standards have been read and understood, both the developer and the principle contactor will sign up to the CLOCS community.

Please contact CLOCS@camden.gov.uk for further advice or guidance on any aspect of this section.

Site Traffic

Sections below shown in blue directly reference the CLOCS Standard requirements. The CLOCS Standard should be read in conjunction with this section.

18. Traffic routing: *"Clients shall ensure that a suitable, risk assessed vehicle route to the site is specified and that the route is communicated to all contractors and drivers. Clients shall make contractors and any other service suppliers aware that they are to use these routes at all times unless unavoidable diversions occur."* (P19, 3.4.5)

Routes should be carefully considered and risk assessed, taking into account the need to avoid where possible any major cycle routes and trip generators such as schools, offices, stations, public buildings, museums etc.

Consideration should also be given to weight restrictions, low bridges and cumulative impacts of construction (including neighbouring construction sites) on the public highway network. The route(s) to and from the site should be suitable for the size of vehicles that are to be used.

Please show vehicle approach and departure routes between the site and the Transport for London Road Network (TLRN). Please note that routes may differ for articulated and rigid HGVs.

Routes should be shown clearly on a map, with approach and departure routes clearly marked. If this is attached, use the following space to reference its location in the appendices.

A detailed map of the routing is shown in Figure 3.

In line with requirements vehicles will approach the site from the west via the A41 and Belsize Park. Below is an outline of the approach route vehicles will use to access and egress the site:

Vehicles approaching the site should follow:

1. Vehicles will approach from A41 Finchley Road, along College Cres and turning right onto Belsize Park;
2. Vehicles will proceed along Belize Park, turning left into Belsize Square;
3. Vehicles will travel in an anti-clockwise direction around Belsize Square;
4. Vehicles will arrive at the site.

Vehicles exiting the site should follow:

1. Vehicles will leave the site;
2. Vehicles will travel westbound along Belsize Square, before exiting onto Belsize Park, continuing onto Buckland Cres;
3. Vehicles will then turn left onto College Cres and onto the A41 Finchley Road to continue their journey.

We have reviewed the routes, and the vehicle and pedestrian access to the site. We have reviewed weight restriction on the suggested traffic route and do not foresee any issues with deliveries to and from the site (i.e. low bridges etc.)

The map shown within Figure 3 will be shown to operators as part of their contract. The routing will be kept under review and revised if necessary.

b. Please confirm how contractors and delivery companies will be made aware of the route (to and from the site) and of any on-site restrictions, prior to undertaking journeys.

It is proposed that the following vehicle call-up procedures will be in place at the development;

- Deliveries will be given set times to arrive.
- Delivery instructions will be sent to all suppliers and contractors.
- Trained site staff will assist when delivery vehicles are visiting the site.
- Banks men will ensure the safe passage of pedestrians and vehicular traffic in the street when vehicles are being loaded or unloaded.
- A risk assessment for site transport safety will be prepared and submitted to the local planning authority.
- Sub-contractors will be provided with maps showing the appropriate routes to and from the site.
- The site telephone number will be given to Suppliers who must confirm site arrival time at least 20 minutes prior to arrival and only to approach site once confirmation that site is clear is received.

The site manager will have responsibility for supervising, controlling and monitoring vehicle movements to /from the site.

Coordination of transport / deliveries and arrivals will be supervised by the site manager to ensure that the loading/collection area is clear of vehicles and materials before any subsequent lorry arrives.

19. Control of site traffic, particularly at peak hours: *"Clients shall consider other options to plan and control vehicles and reduce peak hour deliveries"* (P20, 3.4.6)

Construction vehicle movements should be restricted to the hours of 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays. If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries must be restricted to the hours of 9.30am and 3pm on weekdays during term time. (Refer to the *Guide for Contractors Working in Camden*).

Vehicles may be permitted to arrive at site at 8.00am if they can be accommodated on site. Where this is the case they must then wait with their engines switched off.

A delivery plan should ensure that deliveries arrive at the correct part of site at the correct time. Instructions explaining such a plan should be sent to all suppliers and contractors.

Please provide details of the types of vehicles required to service the site and the approximate number of deliveries per day for each vehicle type during the various phases of the project.

For Example:
32t Tipper: 10 deliveries/day during first 4 weeks
Skip loader: 2 deliveries/week during first 10 weeks
Artic: plant and tower crane delivery at start of project, 1 delivery/day during main construction phase project
18t flatbed: 2 deliveries/week for duration of project
3.5t van: 2 deliveries/day for duration of project

Construction vehicle movements to the site will only be accepted between 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays.

In terms of vehicle sizes it is likely that a 6.5 metre flatbed lorry would represent the absolute largest vehicle that might be expected to visit the site.

A concrete truck may also require access to the site at some point, this will be confirmed once a contactor is appointed.

The number and type of construction vehicles accessing the site would be as follows:

1. Skip lorry: Length- 6.2m Width - 2.5m (This is used to remove spoil from the site during the demolition phase via a skip swap method)

   3 visits per day 5 minutes dwell time

2. Delivery truck: Length - 6.15m Width - 2.36m (These will be used for general deliveries of materials).
   1 visit per day 15 minutes dwell time

3. Flatbed Truck: Length 6.5m Width - 2.5m (These will be used for general deliveries of materials)
   1 visits per day 15 minutes dwell time

4. Concrete Lorry – total 220 cubic metres of concrete (roughly 36 total trips using a typical 6 cubic metre concrete lorry)

b. Cumulative affects of construction traffic servicing multiple sites should be minimised where possible. Please provide details of other developments in the local area or on the route that might require deliveries coordination between two or more sites. This is particularly relevant for sites in very constrained locations.

There are no ongoing developments / construction sites in the near vicinity of the site.

c. Please provide swept path analyses for constrained manoeuvres along the proposed route.

All deliveries shall be pre-booked and allocated set arrival times.

- Delivery instructions shall be sent to all suppliers and contractors including the maximum dwell times specified above.
- Suppliers shall call the site a minimum of 20mins before their vehicle arrives at site to confirm that the loading area is available.
- If the loading area is unavailable construction vehicles shall not proceed to the site.
- Vehicles shall not wait or stack on any road.
- The loading/collection area shall be clear of vehicles and materials before the next lorry arrives.
- Contractors' vehicles shall not park in any suspended parking bays or on suspended waiting and loading restrictions.
- The engines of contractors' vehicles shall not be kept idling.

d. Consideration should be given to the location of any necessary holding areas/waiting points for sites that can only accommodate one vehicle at a time/sites that are expected to receive large numbers of deliveries. Vehicles must not queue or circulate on the public highway. Whilst deliveries should be given set times to arrive, dwell and depart, no undue time pressures should be placed upon the driver at any time.

Please identify the locations of any off-site holding areas or waiting points. This can be a section of single yellow line that will allow the vehicle to wait to phone the site to check that the delivery can be accommodated.
Please refer to question 24 if any parking bay suspensions will be required to provide a holding area.

The development will require the suspension of two parking bays on Belsize Square. This is shown in Figure 4 of this report. Any spoil will be transferred from the site using a conveyor belt, which will transfer spoil into the skip located in the suspended bay.

e. Delivery numbers should be minimised where possible. Please investigate the use of construction material consolidation centres, and/or delivery by water/rail if appropriate.

The use of skip lorries instead of grabber lorries will prevent any vehicles waiting on the highway. This will prevent any congestion on Belsize Square.

There is no possibility for delivery via rail / water.

f. Emissions from engine idling should be minimised where possible. Please provide details of measures that will be taken to reduce delivery vehicle engine idling, both on and off site (this does not apply to concrete mixers).

Engines will not be left idling wherever possible.

20. Site access and egress: *"Clients shall ensure that access to and egress from the site is appropriately managed, clearly marked, understood and clear of obstacles."* (P18, 3.4.3)

This section is only relevant where vehicles will be entering the site. Where vehicles are to load from the highway, please skip this section and refer to Q23.

Vehicles entering and leaving the site should be carefully managed, using gates that are clearly marked and free from obstacles. Traffic marshals must ensure the safe passage of all traffic on the public highway, in particular pedestrians and cyclists, when vehicles are entering and leaving site, particularly if reversing.

Traffic marshals, or site staff acting as traffic marshals, should hold the relevant qualifications required for directing large vehicles when reversing. Marshals should be equipped with 'STOP – WORKS' signs (not STOP/GO signs) if control of traffic on the public highway is required. Marshals should have radio contact with one another where necessary.

a. Please detail the proposed site access and egress points on a map or diagram. If this is attached, use the following space to reference its location in the appendices.

There will be no vehicle access into the site, all vehicles will stop on the highway directly outside of the site.

b. Please describe how the access and egress arrangements for construction vehicles in and out of the site will be managed, including the number and location of traffic marshals where applicable. If this is shown in an attached drawing, use the following space to reference its location in the appendices.

N/A

c. Please provide swept path drawings for vehicles accessing/egressing the site if necessary. If these are attached, use the following space to reference their location in the appendices.

Swept path analysis is provided for each of the vehicles within Figures 5 to 7a-b.

As can be seen from the swept path analysis, vehicles can successfully access the site in a minimum number of movements.

The largest vehicle anticipated to access the site, the concrete mixer, can be seen successfully circumnavigating the square within Figure 7b.

In the unlikely event that larger vehicles cannot get past the vehicle, the suspended parking bays will be suspended with a temporary traffic order and the parking bays on the opposite side of the carriageway will be suspended also. It should be reiterated however, that the widest vehicle proposed to access the site is a small skip lorry, which at 2.5 metres wide still maintains a 2.9 metre available carriageway width.

As the site over the road at 50a Belsize Square has recently had planning approval (and will likely have a concurrent build), contractors from each party will liaise in order to sure that larger vehicles can pass the sites unimpeded.

d. Provision of wheel washing facilities should be considered if necessary. If so, please provide details of how this will be managed and any run-off controlled. Please note that wheel washing should only be used where strictly necessary, and that a clean, stable surface for loading should be used where possible.

As no vehicles will enter the site, there will be no need for a wheel wash facility.

21. Vehicle loading and unloading: *"Clients shall ensure that vehicles are loaded and unloaded on-site as far as is practicable."* (P19, 3.4.4)

This section is only relevant if loading/unloading is due to take place off-site on the public highway. If loading is taking place on site, please skip this section.

a. please provide details of the parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site (e.g. delivery of materials and plant, removal of excavated material). This is required as a scaled site plan, showing all points of access and where materials, skips and plant will be stored, and how vehicles will access and egress the site. If this is attached, use the following space to reference its location in the appendices. Please outline in question 24 if any parking bay suspensions will be required.

Belsize Square is a two-way street. During deliveries and collections a skip exchange system will be operation. The pedestrian passage will not be affected while the exchange is occurring. As part of our commitment to acting considerately, as stated earlier, the project will be registered with the Considerate Constructors Scheme, and the site agent will write to all local households and businesses prior to commencement on site. In addition we will regularly advise residents / business in advance of major transport movements and large deliveries. This will allow residents / business the opportunity to identify any potential problems so that we can work to mitigate and reduce any impacts it may have. We will also advise residents / businesses of our working area.

Figure 6 of this report shows a 6.5 metre flatbed lorry (represented by a small tipper lorry) accessing the site. We have shown that while the lorry is in place, a Skoda Octavia is able to pass the lorry.

Figure 7a of this report shows a concrete lorry accessing the site. We have shown that while the lorry is in place, a Skoda Octavia is able to pass the lorry.

There are no vehicle accesses to any other dwelling that will be blocked by vehicles accessing the site.

Vehicle loading will be kept under review, vehicles will move to allow passage to other large vehicles if necessary. Further consideration will be given to suspending the bay opposite site if necessary.

b. Where necessary, Traffic Marshalls must ensure the safe passage of pedestrians, cyclists and motor traffic in the street when vehicles are being loaded or unloaded. Please provide detail of the way in which marshals will assist with this process, if this differs from detail provided in Q20 b.

Traffic Marshalls will be at hand to ensure the safe passage of pedestrians, cyclists and motor traffic in the street when vehicles are being loaded or unloaded.

Traffic Marshalls will be at hand to greet the construction vehicles at the allotted time according to the call up procedure, manoeuvring them into place. They will also ensure any oncoming pedestrians, cyclists and vehicle movements are managed safely and accordingly.

Street Works

Full justification must be provided for proposed use of the public highway to facilitate works. Camden expects all options to minimise the impact on the public highway to have been fully considered prior to the submission of any proposal to occupy the highway for vehicle pit lanes, materials unloading/crane pick points, site welfare etc.

Please note that Temporary Traffic Orders (TTOs) and hoarding/scaffolding licenses may be applied for prior to CMP submission but won't be granted until the CMP is signed-off.

Please note that there is a two week period required for the statutory consultation process to take place as part of a TTO.

If the site is on or adjacent to the TLRN, please provide details of preliminary discussions with Transport for London in the relevant sections below.

If the site conflicts with a bus lane or bus stop, please provide details of preliminary discussions with Transport for London in the relevant sections below.

22. Site set-up

Please provide a scaled plan detailing the local highway network layout in the vicinity of the site. This should include details of on-street parking bay locations, cycle lanes, footway extents, relevant street furniture, and proposed site access locations. If these are attached, use the following space to reference their location in the appendices.

Figure 2 displays the local highway plan, providing information on permit holder only spaces, dropped kerbs and single yellow lines in the vicinity of the site.

23. Parking bay suspensions and temporary traffic orders

Parking bay suspensions should only be requested where absolutely necessary and these are permitted for a maximum of 6 months only. For exclusive access longer than 6 months, you will be required to obtain a Temporary Traffic Order (TTO) for which there is a separate cost.

Please provide details of any proposed parking bay suspensions and/or TTO's which would be required to facilitate the construction - include details of the expected duration in

months/weeks. Building materials and equipment must not cause obstructions on the highway as per your CCS obligations unless the requisite permissions are secured.

Information regarding parking suspensions can be found here.

The development will require two parking spaces to be suspended.

The developer will require the suspension of the parking bays for the skip to be located to collect spoil and to allow the skip to be collected. The cost of suspending a parking bay on-street is £27.32 per day plus an administration fee of £63.13. A skip licence will also be required at the cost of £43.71 for two weeks or £76.48 for four weeks.

The parking bays will be suspended for the duration of the demolition / excavation phase. Once a contractor has been appointed the Council will be informed of the length of time the parking bays will need to be suspended for.

24. Occupation of the public highway

Please note that use of the public highway for storage, site accommodation or welfare facilities is at the discretion of the Council and is generally not permitted. If you propose such use you must supply full justification, setting out why it is impossible to allocate space on-site. We prefer not to close footways but if this is unavoidable, you should submit a scaled plan of the proposed diversion route showing key dimensions.

a. Please provide justification of proposed occupation of the public highway.

Spoil and waste will be stored on site near the boundary and then moved into the skip within a suspended bay. A skip licence will therefore be required during demolition.

Vehicle loading will be kept under review, vehicles will move to allow passage to other large vehicles if necessary. Further consideration will be given to suspending the bay opposite site if necessary.

b. Please provide accurate scaled drawings of any highway works necessary to enable construction to take place (e.g. construction of temporary vehicular accesses, removal of street furniture etc). If these are attached, use the following space to reference their location in the appendices.

No temporary vehicle access will be required.

25. Motor vehicle and/or cyclist diversions

Where applicable, please supply details of any diversion, disruption or other anticipated use of the public highway during the construction period. Please show locations of diversion signs on drawings or diagrams. If these are attached, use the following space to reference their location in the appendices.

Please refer to the construction routing plan presented in Figure 3. We do not anticipate that there will be any significant disruption to the public highway. A skip exchange system will be operation and on-site storage means the amount of time there will be a restriction /disruption to the flow of traffic on Belsize Square, and any adjoining roads, will be minimal.

26. Scaffolding, hoarding, and associated pedestrian diversions

Pedestrians safety must be maintained if diversions are put in place. Vulnerable footway users should also be considered. These include wheelchair users, the elderly, those with walking difficulties, young children, those with prams, the blind and partially sighted. Appropriate ramps must be used if cables, hoses, etc. are run across the footway.

Any work above ground floor level may require a covered walkway adjacent to the site. A licence must be obtained for scaffolding and gantries. The adjoining public highway must be kept clean and free from obstructions, and hoarding should not restrict access to adjoining properties, including fire escape routes. Lighting and signage should be used on temporary structures/skips/hoardings etc.

A secure hoarding will generally be required at the site boundary with a lockable access.

a. Where applicable, please provide details of any hoarding and/or scaffolding that intrudes onto the public highway, describing how pedestrian safety will be maintained through the diversion, including any proposed alternative routes. Please provide detailed, scale drawings that show hoarding lines, gantries, crane locations, scaffolding, pedestrian routes, parking bay suspensions, remaining road width for vehicle movements, temporary vehicular accesses, ramps, barriers, signage, lighting etc. If these are attached, use the following space to reference their location in the appendices.

Vehicles will not be required to enter into the site, and the public footway will not be permanently blocked as a result of the proposed construction works. A conveyor belt will be placed above the public footpath, surrounded by appropriate hoarding and signage, to remove spoil from the site. A clear head height of 2.4 metre and a clear footway width of 1.5 metres will be maintained at all time. At this stage, therefore, it is not anticipated that any pedestrian of cyclist diversions will be necessary.

When vehicles are requiring access to the site trained banks men / traffic marshals will assist the vehicle to park, and will also manage any other traffic on Belsize Square.

The site will be kept secure with appropriate hoarding, to prevent inappropriate access by pedestrians and to ensure pedestrians safety.

b. Please provide details of any other temporary structures which would overhang/oversail the public highway (e.g. scaffolding, gantries, cranes etc.) If these are attached, use the following space to reference their location in the appendices.

It is expected that a conveyor belt will be placed above the public footpath in a gantry surrounded by appropriate hoarding, to transfer spoil from the site into the skip located in a suspended parking bay. A clear head height of 2.4 metres and a clear footway width of 1.5 metres will be maintained at all times. The temporary structure above the footway will also be clearly signed and have appropriate lighting to ensure that it is visible to pedestrians at all times.

27. Services

Please indicate if any changes to services are proposed to be carried out that would be linked to the site during the works (i.e. connections to public utilities and/or statutory undertakers' plant). Larger developments may require new utility services. If so, a strategy and programme for coordinating the connection of services will be required. If new utility services are required, please confirm which utility companies have been contacted (e.g. Thames Water, National Grid, EDF Energy, BT etc.) You must explore options for the utility companies to share the same excavations and traffic management proposals. Please supply details of your discussions.

It is not expected that any changes to services are proposed. This will be confirmed once a contractor is on board.

Environment

To answer these sections please refer to the relevant sections of **Camden's Minimum Requirements for Building Construction (CMRBC).**

28. Please list all noisy operations and the construction method used, and provide details of the times that each of these are due to be carried out.

All noisy work will be restricted as much as possible and will be conducted in areas within the construction site that will cause as little disturbance as possible to neighbours. A full list of all the significant noisy operations (other than the usual noisy work on a construction site such as cutting or drilling) will be provided to the Council once a contractor has been appointed.

The contractor will employ Safety, Health and Environment advisers who are trained and experienced in the use of noise monitoring equipment.

29. Please confirm when the most recent noise survey was carried out (before any works were carried out) and provide a copy. If a noise survey has not taken place please indicate the date (before any works are being carried out) that the noise survey will be taking place, and agree to provide a copy.

A noise survey has not been conducted. If the Council deems a noise survey to be necessary, the results of the noise survey can be provided as a condition of planning consent.

30. Please provide predictions for noise and vibration levels throughout the proposed works.

Noise and vibrations predictions can be supplied to the Council once a contractor has been appointed.

Operatives will be informed that as a general rule, if they need to raise their voice when standing 2 metres away from a noise source, it is too loud and hearing protection must be worn.

Contractors are encouraged to purchase equipment that is advanced in technology and equipped with vibration absorbing features.

To ensure that operatives are aware of the effects of hand arm vibration they will be provided with adequate information on the hazard and controls and given information in order to reduce the risk.

Should it be deemed necessary, contractors are to undertake noise and hand arm vibration monitoring and, dependant on the results, further control measures will be required.

31. Please provide details describing mitigation measures to be incorporated during the construction/demolition works to prevent noise and vibration disturbances from the activities on the site, including the actions to be taken in cases where these exceed the predicted levels.

The contractor will action and establish communication, environmental site aspects and emergencies controls.

The contractor will carry out noise level checks throughout the work to maintain the correct noise levels. This will lower the impact of noise. The contractor will carry out a full pre-qualification check on all sub-contractors along with statements on their environmental policies to ensure compliance on maintaining noise levels and mitigation measures are met.

32. Please provide evidence that staff have been trained on BS 5228:2009

The contractor will ensure that the demolition sub-contractor meets all statutory requirements, and is fully competent to carry out these types of work. The correct training will be in place to cover all aspects expected of this standard.

33. Please provide details on how dust nuisance arising from dusty activities, on site, will be prevented.

The emission of dust from the site, resulting from construction works will be managed with some / all of the following measures:

- Enclosed solid hoarding will be erected around the site, particularly to protect the neighbouring buildings and boundaries from any dust.
- No waste materials will be burnt on site.
- Any dust creating activities will be conducted away from neighbouring properties and sensitive areas.
- Any demolition activities will use water as a dust suppressant. (This will include cutting and grinding work)
- Belsize Square will be frequently swept and washed to keep clean.
- Effective traffic management and well organised vehicle logistics will be applied resulting in less dust and mud being produced.
- All vehicles will switch off engines whilst in attendance – no idling vehicles. Skips will be securely covered and hoarded in.
- The contractor's site foremen will visually assess any dust emission on site and take further action to mitigate this if necessary

34. Please provide details describing how any significant amounts of dirt or dust that may be spread onto the public highway will be prevented and/or cleaned.

The public highway adjacent to the site will be regularly swept and washed down to clear the footpath of any dirt that may have been transferred from the construction site.

Any workers employed at the site will be encouraged to wash their boots before leaving the site.

35. Please provide details describing arrangements for monitoring of noise, vibration and dust levels.

All reasonable steps will be taken to minimise any disruption to adjacent occupiers by noisy activities on site: Where possible we will employ construction methods to avoid the amount of noise generated in the first instance. Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement with neighbours. The following measures will be implemented to reduce noise levels on the site.

- The contractor will screen the noise where possible through a combination of the hoarding, screens, material storage and existing structures.
- Where possible any noisy stationary equipment will be located away from sensitive areas. Material handling areas will also be kept away from sensitive receptors.
- Drop heights of materials will also be kept to a minimum to avoid unnecessary extra noise.
- Where possible the contractor will use quiet or low noise equipment.
- Electrically operated plant will be used where practical.
- Operatives working in noisy areas will also be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- No radios or other audio equipment will be allowed on site.
- Efficient vehicle logistics ensure that vehicles arrive promptly, are off-loaded quickly and depart quickly meaning that there is less time when noise is generated and it will also prevent traffic build up noise being generated.
- All vehicles will switch off engines whilst in attendance.
- Vehicles routes are also planned to avoid the need for the vehicles to reverse, thereby ensuring no extra noise.

36. Please confirm that a Risk Assessment has been undertaken at planning application stage in line with the GLA policy. The Control of Dust and Emissions During Demolition and Construction 2104 (SPG), that the risk level that has been identified, and that the appropriate measures within the GLA mitigation measures checklist have been applied. Please attach the risk assessment and mitigation checklist as an appendix.

A risk assessment will be completed before works are started at the development. The risk assessment will be in line with the GLA's control of dust and emissions supplementary guidance.

37. Please confirm that all of the GLA's 'highly recommended' measures from the SPG document relative to the level of risk identified in question 36 have been addressed by completing the GLA mitigation measures checklist.

The mitigation measures as per the risk assessment and agreed dust monitoring strategies will be delivered on site via communication, a dust management plan, site management, waste management and monitoring and measures specific to earthworks, construction and track-out.

- 38. If the site is a 'High Risk Site', 4 real time dust monitors will be required. If the site is a 'Medium Risk Site', 2 real time dust monitors will be required. The risk assessment must take account of proximity to sensitive receptors (e.g. schools, care homes etc), as detailed in the SPG. Please confirm the location, number and specification of the monitors in line with the SPG and confirm that these will be installed 3 months prior to the commencement of works, and that real time data and quarterly reports will be provided to the Council detailing any exceedances of the threshold and measures that were implemented to address these.

Two dust monitors will be located on site in the agreed locations as per the agreed dust monitoring strategy.

39. Please provide details about how rodents, including rats, will be prevented from spreading out from the site. You are required to provide information about site inspections carried out and present copies of receipts (if work undertaken).

Prior to the demolition of the current building a qualified pest control company will be employed to survey the site, to identify any pest problems. If there is evidence of pests, the pest control company will recommend and implemented measures to resolve the pest problem.

During the construction work, the site will be monitored for evidence of any pests returning, and measure will be taken to prevent the pest from returning and / or possible spreading to adjacent properties:

- No waste on site
- No eating or drinking on site other than canteen area
- Capping of drains
- Traps installed

40. Please confirm when an asbestos survey was carried out at the site and include the key findings.

An asbestos survey has been conducted, the results of which are attached within Appendix A.

41. Complaints often arise from the conduct of builders in an area. Please confirm steps being taken to minimise this e.g. provision of a suitable smoking area, tackling bad language and unnecessary shouting.

A 'red card' (or similar) system will be in operation at the site. Any workers on site considered by the site manager to be acting inappropriately (e.g. smoking outside the designated smoking area, or using bad language where the public can hear) will be given a 'red card' and asked to leave the site immediately, possibly with additional financial consequences.

42. If you will be using non-road mobile machinery (NRMM) on site with net power between 37kW and 560kW it will be required to meet the standards set out below. The standards are applicable to both variable and constant speed engines and apply for both PM and NOx emissions.

From 1st September 2015

(i) Major Development Sites – NRMM used on the site of any major development will be required to meet Stage IIIA of EU Directive 97/68/EC

(ii) Any development site within the Central Activity Zone - NRMM used on any site within the Central Activity Zone will be required to meet Stage IIIB of EU Directive 97/68/EC

From 1st September 2020

(iii) Any development site - NRMM used on any site within Greater London will be required to meet Stage IIIB of EU Directive 97/68/EC

(iv) Any development site within the Central Activity Zone - NRMM used on any site within the Central Activity Zone will be required to meet Stage IV of EU Directive 97/68/EC

Please provide evidence demonstrating the above requirements will be met by answering the following questions:

a) Construction time period (mm/yy - mm/yy):
12 months. April 2020 – April 2021

b) Is the development within the CAZ? (Y/N):

c) Will the NRMM with net power between 37kW and 560kW meet the standards outlined above? (Y/N):
Yes

d) Please provide evidence to demonstrate that all relevant machinery will be registered on the NRMM Register, including the site name under which it has been registered:
All relevant machinery will be registered on the NRMM Register.

e) Please confirm that an inventory of all NRMM will be kept on site and that all machinery will be regularly serviced and service logs kept on site for inspection:
An inventory of all NRMM will be kept on site and all machinery will be regularly serviced and service logs kept on site for inspection.

f) Please confirm that records will be kept on site which details proof of emission limits, including legible photographs of individual engine plates for all equipment, and that this documentation will be made available to local authority officers as required:
All records will be kept on site which detail proof of emission limits, including legible photographs of individual engine plates for all equipment, and that this documentation will be made available to local authority officers when required.

SYMBOL IS FOR INTERNAL USE

Agreement

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed in writing by the Council. This may require the CMP to be revised by the Developer and reapproved by the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council in writing and complied with thereafter.

It should be noted that any agreed Construction Management Plan does not prejudice further agreements that may be required such as road closures or hoarding licences.

Signed: Jack Thompson……

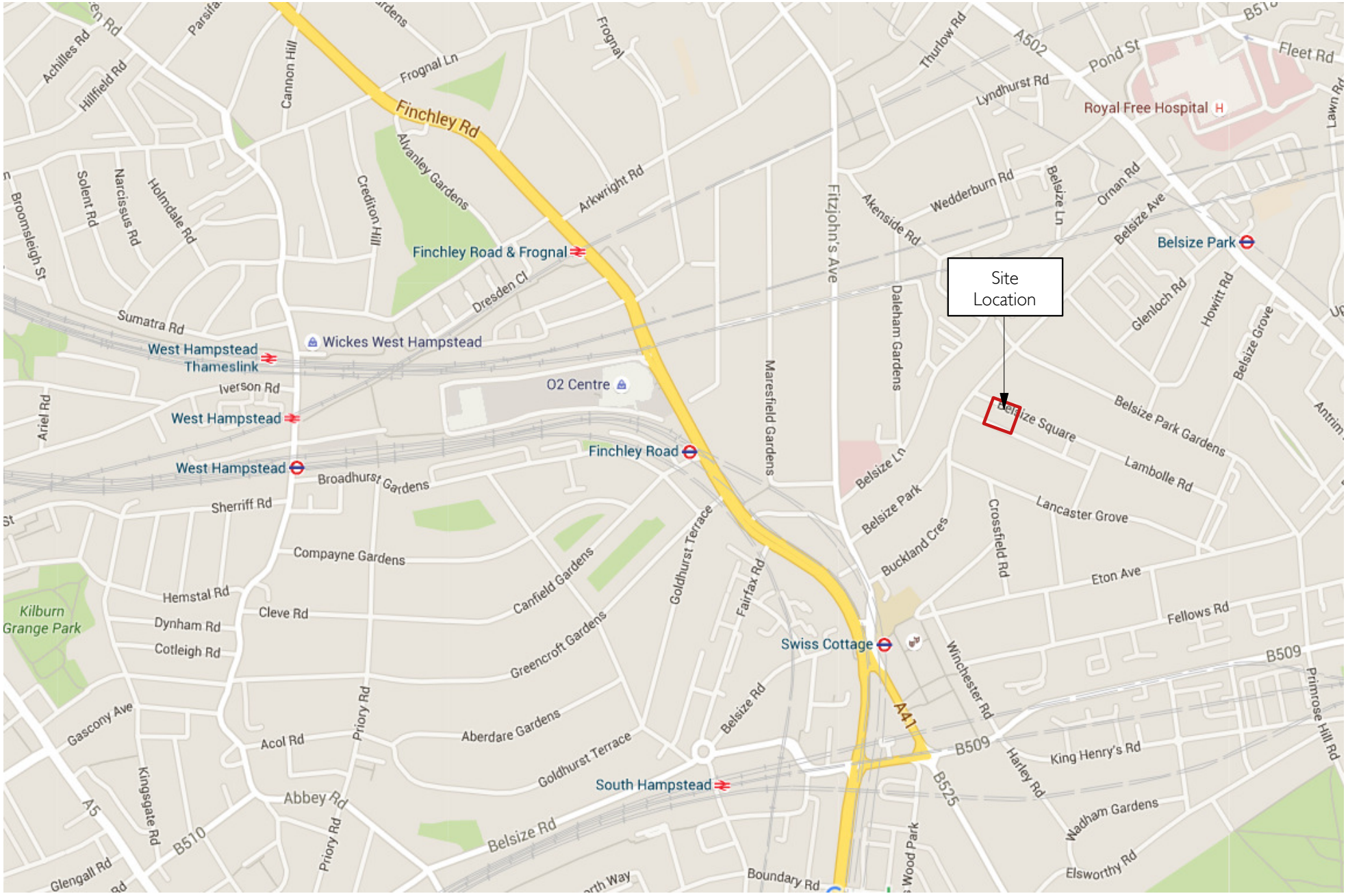
Date: 10/07/2019……..

Print Name: Jack Thompson……..

Position: Traffic Consultant ……

Please submit to: planningobligations@camden.gov.uk

End of form.



Date: July 2019
Scale: NTS
Source: Google Maps
Drawing No: P1449/CMS/01

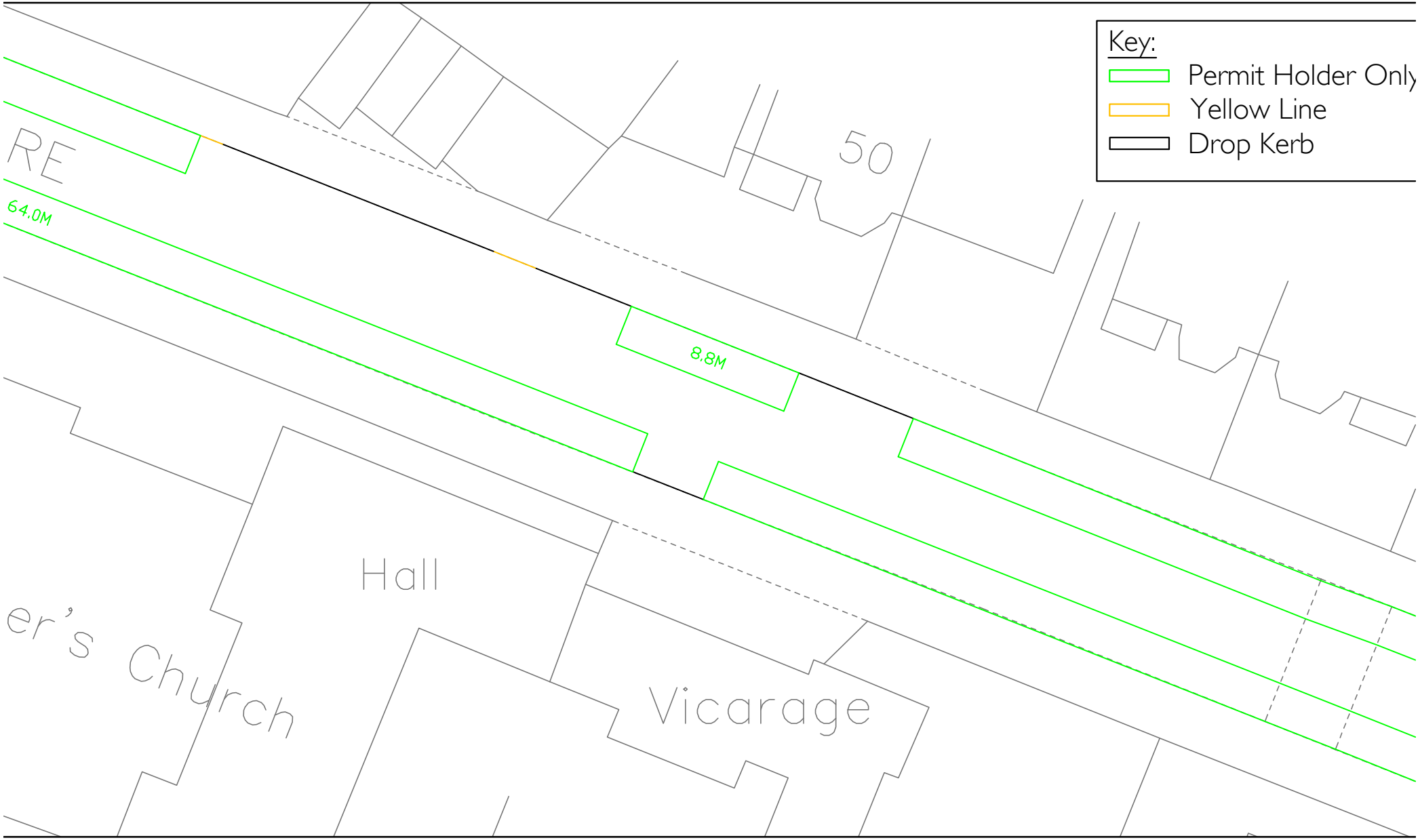
N

P1449: St Peters Vicarage, London, NW3 4HY

Figure 1.

Site Location

PAUL MEW ASSOCIATES
TRAFFIC CONSULTANTS



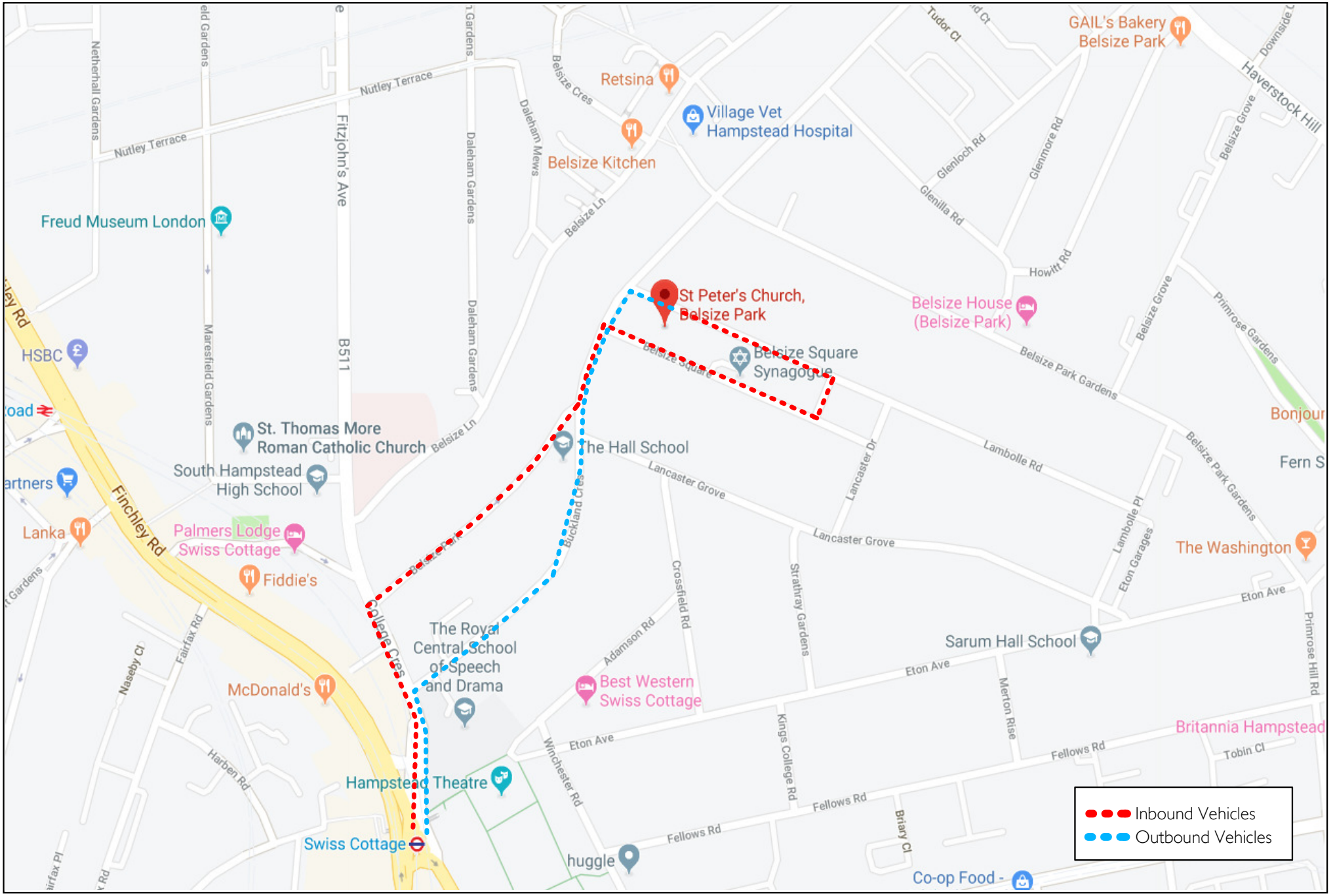
Date: April 2016
Scale: 1:250@A4
Source: OS / PMA
Drawing No. P1449/CMP/02

N

P1449: St Peters Vicarage, London, NW3 4HY

Figure 2.
Local Highway Plan

PAUL MEW ASSOCIAT
TRAFFIC CONSULTANTS
The Mission Hall, Walkers Place, Putney, London SW15 1P
Tel: 0208 780 0426 Fax: 0208 780 0428
E-mail: paul.mew@pma-traffic.co.uk Website: www.pma-traffic.



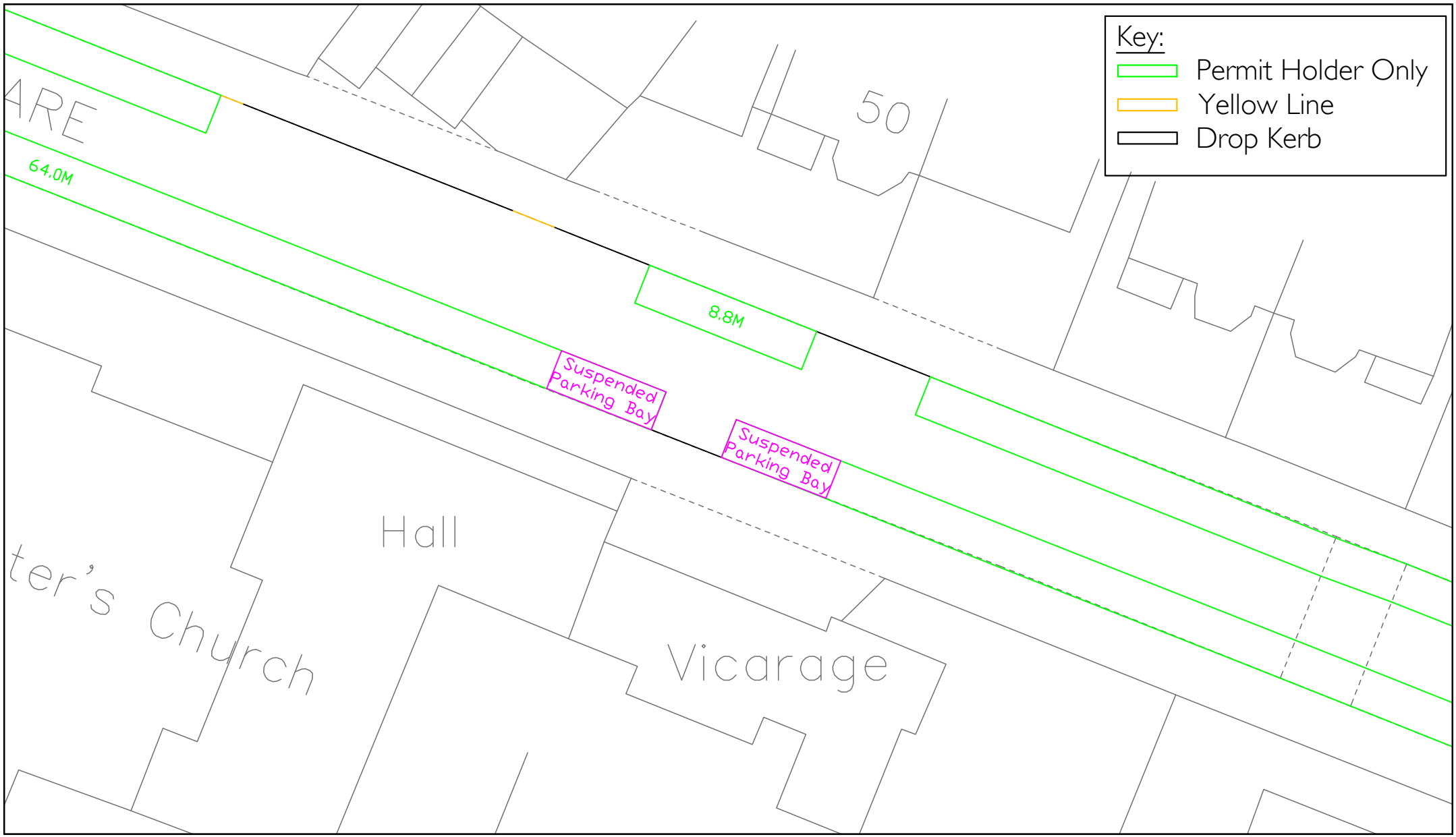
Date: July 2019
Scale: NTS
Source: Google Maps
Drawing No: P1449/CMS/03

N

P1449: St Peters Vicarage, London, NW3 4HY

Figure 3.
Vehicle Routing Plan

PAUL MEW ASSOCIATES
TRAFFIC CONSULTANTS



Date: 28-November-2014
Scale: 1:250@A4
Source: OS / PMA
Drawing No. P1449/CMP/02

N

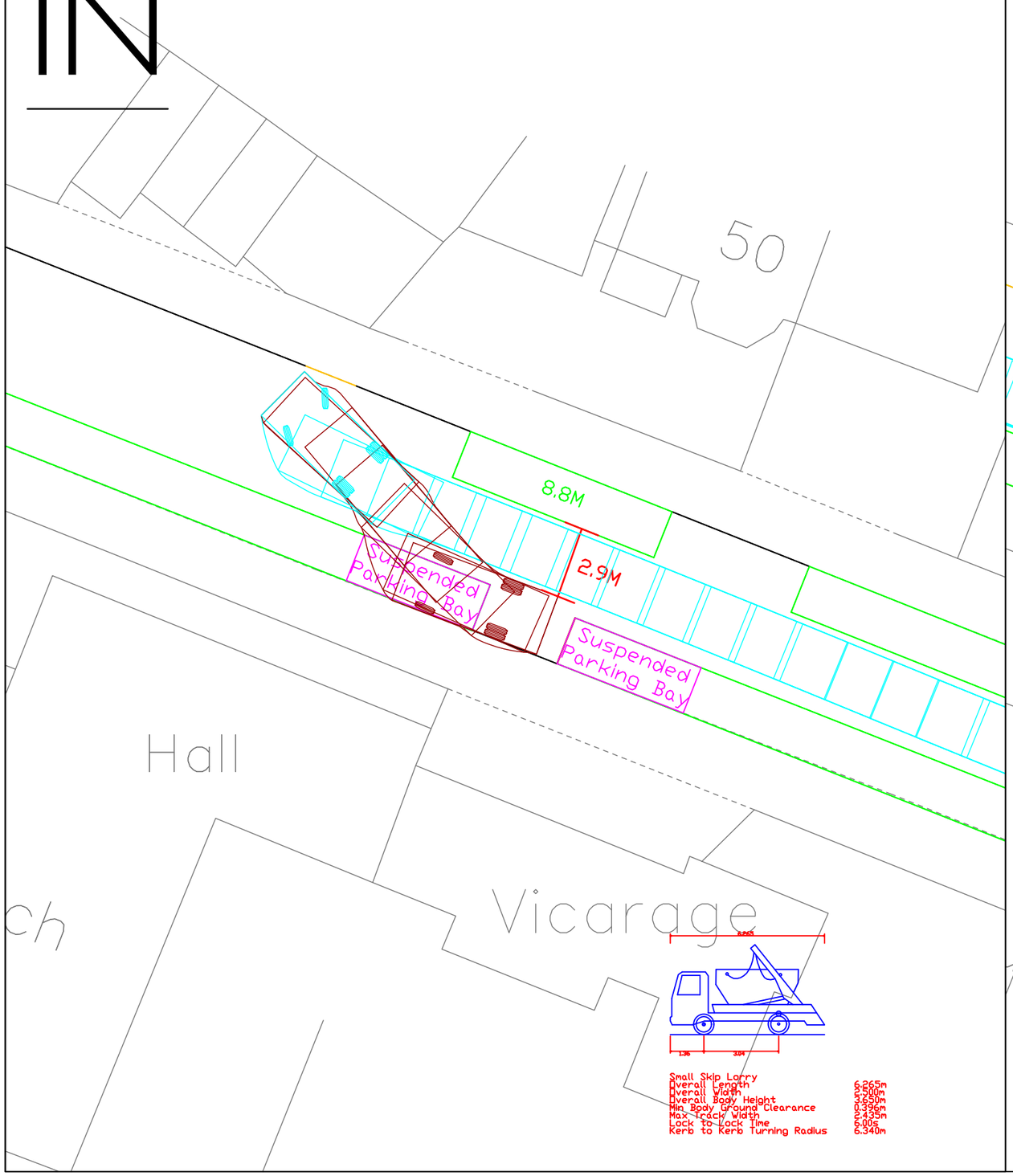
P1449: St Peters Vicarage, London, NW3 4HY

Figure 4.

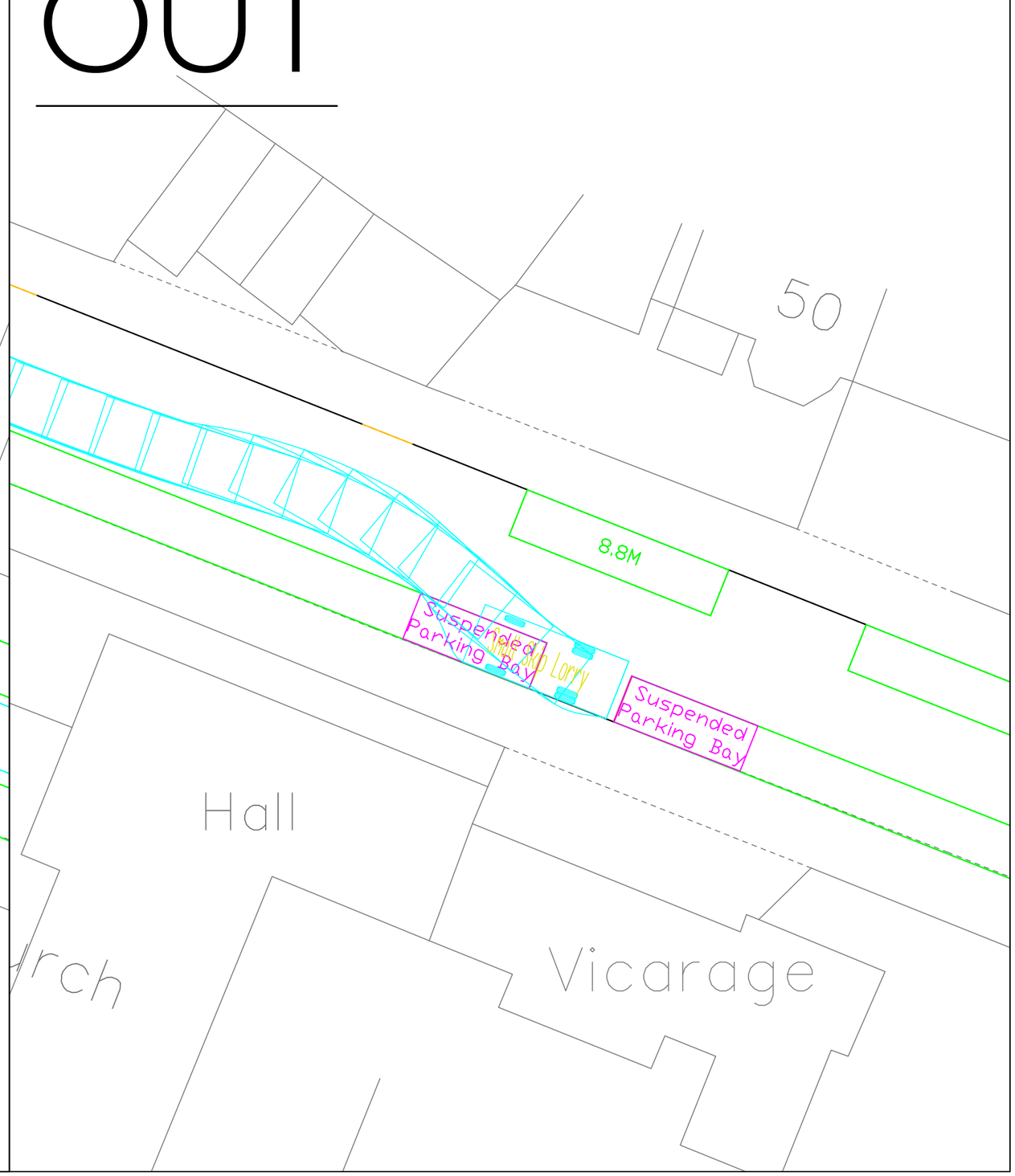
Parking Bay Suspensions

PAUL MEW ASSOCIATES
TRAFFIC CONSULTANTS
The Mission Hall, Walkers Place, Putney, London SW15 1PP
Tel: 0208 780 0426 Fax: 0208 780 0428
E-mail: paul.mew@pma-traffic.co.uk Website: www.pma-traffic.co.uk

IN



OUT



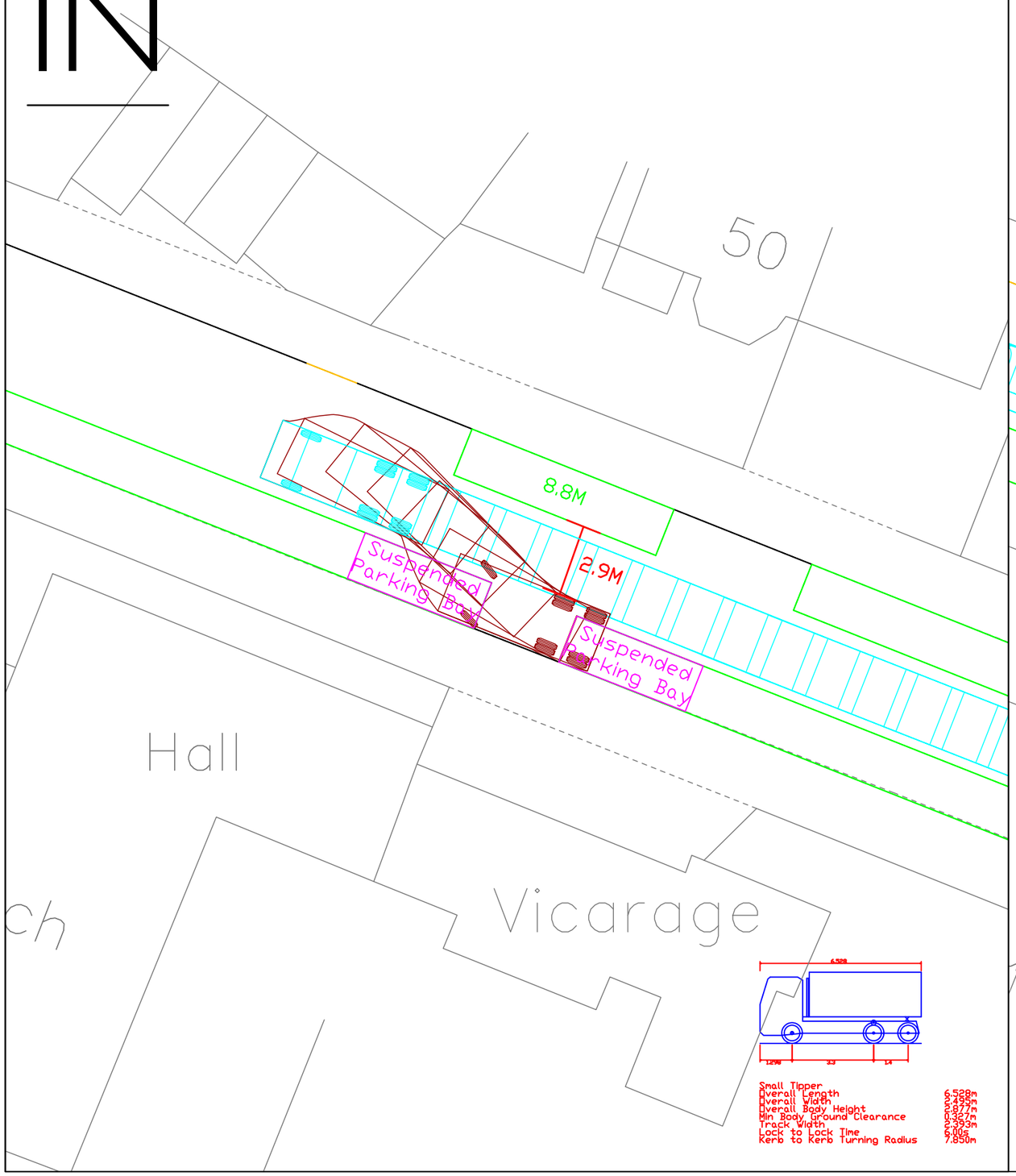
Date: Aug 2019
Scale: 1:200@A3
Source: OS/PMA/ATR
Drawing No. P1449/CMS/5

N

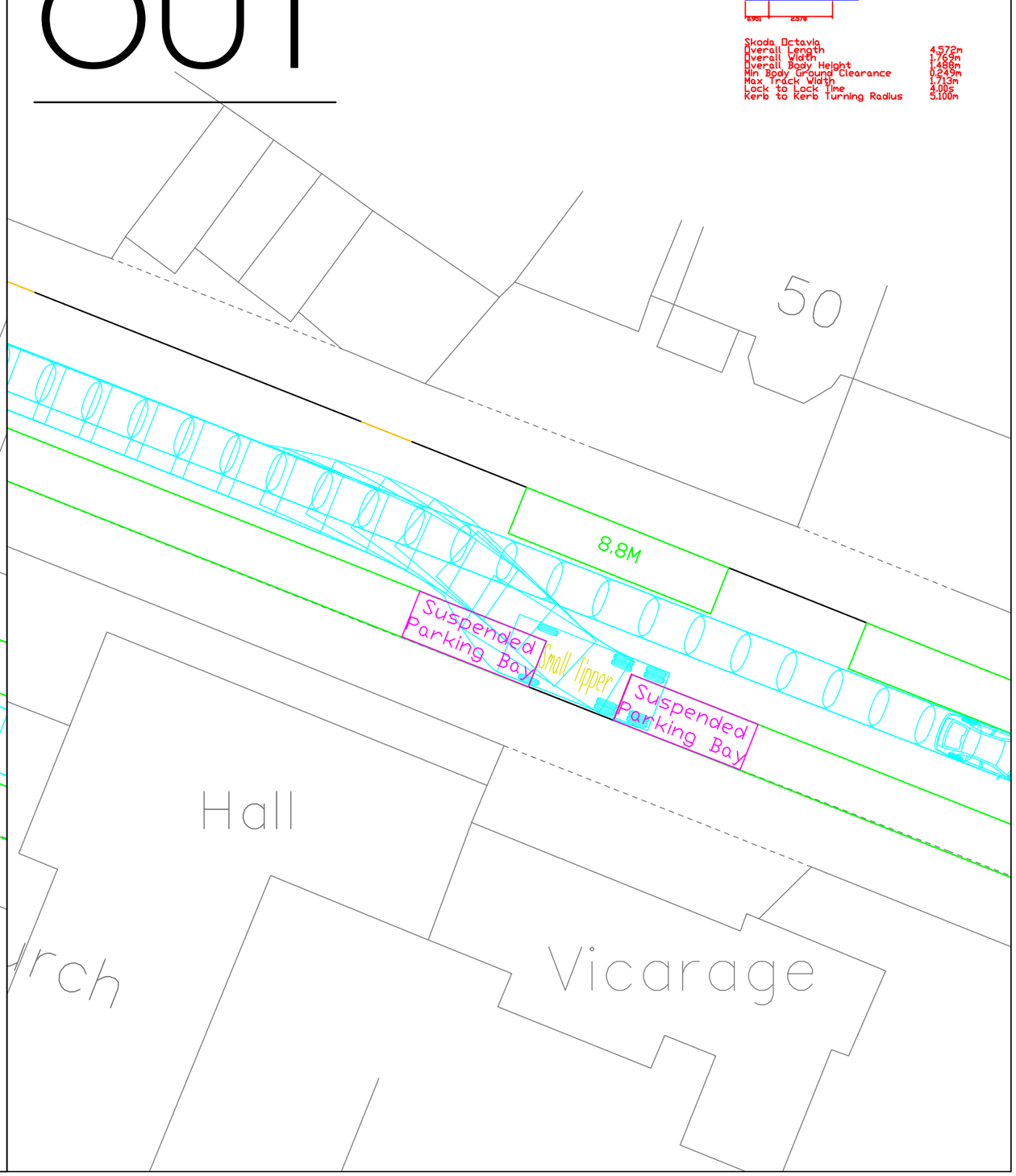
P1449: St Peters Vicarage, London, NW3 4HY
Figure 5.
Swept Path Analysis - Small Skip Lorry

PAUL MEW ASSOCIATES
TRAFFIC CONSULTANTS
Unit 1, Plym House, 21 Enterprise Way, London, SW18 1FZ
Tel: 020 8780 0426
E-mail: paul.mew@pma-traffic.co.uk Website: www.pma-traffic.co.uk

IN



OUT



Date: Aug 2019
Scale: 1:200@A3
Source: OS/PMA/ATR
Drawing No. P1449/CMS/6

N

P1449: St Peters Vicarage, London, NW3 4HY
Figure 6.
Swept Path Analysis - Small Tipper

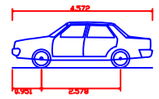
PAUL MEW ASSOCIATES
TRAFFIC CONSULTANTS
Unit 1, Plym House, 21 Enterprise Way, London, SW18 1FZ
Tel: 020 8780 0426
E-mail: paul.mew@pma-traffic.co.uk Website: www.pma-traffic.co.uk

IN

Concrete Mixer

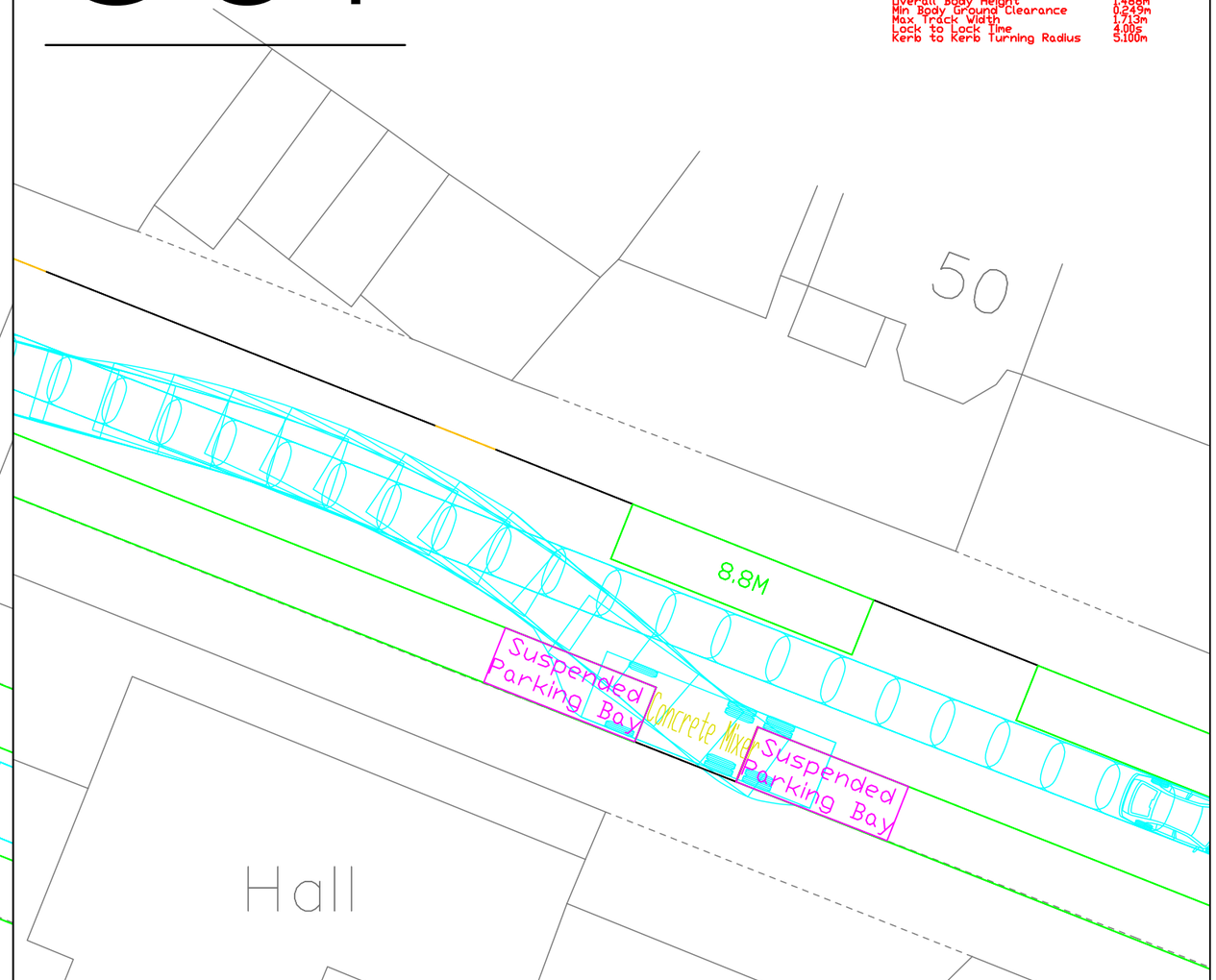
Overall Length	8.360m
Overall Width	2.390m
Overall Body Height	4.027m
Min Body Ground Clearance	0.358m
Max Track Width	2.413m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	8.210m

OUT



Skoda Octavia

Overall Length	4.572m
Overall Width	1.781m
Overall Body Height	1.488m
Min Body Ground Clearance	0.149m
Max Track Width	1.713m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	5.100m

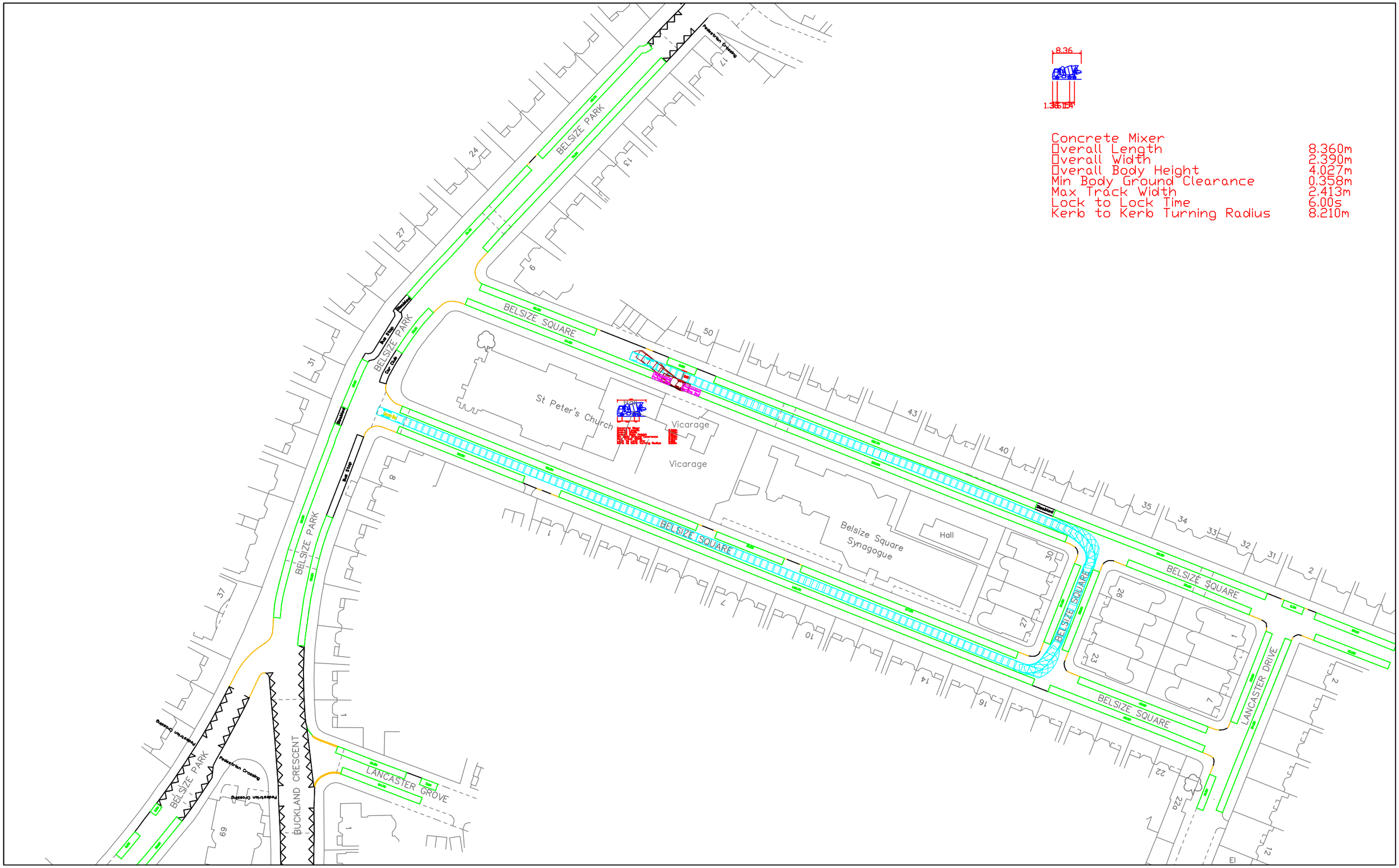


Date: Aug 2019
Scale: 1:200@A3
Source: OS/PMA/ATR
Drawing No. P1449/CMS/7

N

P1449: St Peters Vicarage, London, NW3 4HY
Figure 7.a
Swept Path Analysis - Concrete Mixer

PAUL MEW ASSOCIATES
TRAFFIC CONSULTANTS
Unit 1, Plym House, 21 Enterprise Way, London, SW18 1FZ
Tel: 020 8780 0426
E-mail: paul.mew@pma-traffic.co.uk Website: www.pma-traffic.co.uk



Date: Aug 2019
Scale: 1:200@A3
Source: OS/PMA/ATR
Drawing No. P1449/CMS/7

N

P1449: St Peters Vicarage, London, NW3 4HY

Figure 7.b

Swept Path Analysis - Concrete Mixer circumnavigating the whole square

PAUL MEW ASSOCIATES
TRAFFIC CONSULTANTS
Unit 1, Plym House, 21 Enterprise Way, London, SW18 1FZ
Tel: 020 8780 0426
E-mail: paul.mew@pma-traffic.co.uk Website: www.pma-traffic.co.uk

APPENDIX A
Asbestos Survey

: 9389

ARG SURVEYS LTD

Edwards Wilson

–

St Peters, Belsize Park, Hampstead, NW3 4HJ

Asbestos Demolition Survey (with MA only)

Revision:	1
Survey Completed:	12 June 2019
Review Date:	12 June 2020

ARG Surveys Ltd
Unit 2 New Ford Road
Waltham Cross
EN8 7PG

CONTENTS

1. EXECUTIVE SUMMARY

Background

ARG Surveys Ltd were requested to carry out an Asbestos Demolition Survey (with MA only) of St Peters, Belsize Park, Hampstead, NW3 4HJ for purpose of establishing the location, extent and condition of any asbestos containing materials within the survey area prior to the demolition of the property, this survey report records the condition and exposure risk of the hazardous materials discovered at the premises and includes suitable recommendations for the management of asbestos-containing materials.

Whilst great care and diligence has been taken to ensure that all items, which may contain asbestos, have been located, no survey can guarantee that all contaminated materials present have been identified. Further details relating to these can be found in Section 4 of this report.

The tables contained over the next few pages should be used as guidance only and the Management Plan should be compiled and/or consulted for a comprehensive guide to managing the risks from asbestos.

Scope of Works

Asbestos Demolition Survey safely to all internal and external accessible areas of the vicarage in line with Regulation 5 of CAR 2012 "Identification of the presence of asbestos"

Drawing Ref's:	1984-01-GRG-005, 051, 001, 003, 052, 004, 050, 053, 002
Survey Type:	[QUOTETYPENOEXTENSION]
Building Type:	Commercial
Survey Area:	St Peters, Belsize Park, Hampstead, NW3 4HJ
Occupants:	No
Approx. Survey Area:	St Peters Vicarage, NW3 4HJ
External Areas:	Yes up to 3m high where safe access is available
Roof Areas:	Yes up to 3m high where safe access is available
Access Arrangements:	Via Client
Hours of Work:	9am - 5pm
Survey Program:	One Surveyor / One Day
Variation:	N/A

This scope should be read in conjunction with the survey planning table, these details have been agreed at quotation stage of the process, and any variation to the scope of works are recorded above and maybe subject to additional costs.

The recommendations given are generally removal options for refurbishment surveys although when deciding on prioritisation and the required action, full consideration should also be given to controlling high risk areas prior to essential works, such as restricting access or permits to work.

Revision

Report Revision	Details	Date Issued	Report Authorised
No previous revisions			

Control

This report shall only be reproduced in full and not without written approval from the inspection body. The results below relate only to the items tested as defined in this report.

1.1 Identified Asbestos Items

This table contains the asbestos-containing materials (ACMs) identified during the Demolition Survey and their location along with our recommendation. The table is a summary of what was found and should be read in conjunction with the full report. The items in this table are ordered by risk calculated by the material risk assessment.

Item No.	Building	Floor/ Room No	Room Description	Item Description	Type of Asbestos	Total Assessment	Action
16	St Peter's, Belsize Park	Ground Floor/1	Kitchen	Redundant cement flue passing through wall	Chrysotile	Very Low Risk	Remove under Controlled Conditions
27	St Peter's, Belsize Park	Ground Floor/4	WC	Screed to the floor	Chrysotile	Very Low Risk	Remove under Controlled Conditions
5	St Peter's, Belsize Park	1st Floor/4	Bedroom 3	Damp proof course within the window cavity	Chrysotile	Very Low Risk	Remove under Controlled Conditions
6 Refer: 5	St Peter's, Belsize Park	1st Floor/6	Bedroom 5	Damp proof course within part of the window cavity	Chrysotile	Very Low Risk	Remove under Controlled Conditions
8 Refer: 5	St Peter's, Belsize Park	1st Floor/7	WC	Damp proof course within the window cavity	Chrysotile	Very Low Risk	Remove under Controlled Conditions
11	St Peter's, Belsize Park	Ground Floor/1	Kitchen	Vinyl tiles to the floor	Chrysotile	Very Low Risk	Remove under Controlled Conditions
18	St Peter's, Belsize Park	Ground Floor/1	Kitchen	Bitumen below vinyl tiles	Chrysotile	Very Low Risk	Remove under Controlled Conditions
19	St Peter's, Belsize Park	Ground Floor/2	Open Lounge and Dining Area	Vinyl tiles to the floor	Chrysotile	Very Low Risk	Remove under Controlled Conditions

Item No.	Building	Floor/ Room No	Room Description	Item Description	Type of Asbestos	Total Assessment	Action
20	St Peter's, Belsize Park	Ground Floor/2	Open Lounge and Dining Area	Bitumen adhesive below vinyl tiles	Chrysotile	Very Low Risk	Remove under Controlled Conditions
23 Refer: 19	St Peter's, Belsize Park	Ground Floor/3	Play Room	Vinyl tiles to the floor	Chrysotile	Very Low Risk	Remove under Controlled Conditions
24 Refer: 20	St Peter's, Belsize Park	Ground Floor/3	Play Room	Bitumen adhesive below vinyl tiles	Chrysotile	Very Low Risk	Remove under Controlled Conditions
29	St Peter's, Belsize Park	Ground Floor/6	Hallway	Vinyl tiles to the floor	Chrysotile	Very Low Risk	Remove under Controlled Conditions
30	St Peter's, Belsize Park	Ground Floor/6	Hallway	Bitumen adhesive below vinyl tiles	Chrysotile	Very Low Risk	Remove under Controlled Conditions
34	St Peter's, Belsize Park	External/1	External	Putty to glass surrounding rear door	Chrysotile	Very Low Risk	Remove under Controlled Conditions

Risk	Score	Timescales
High Risk	10 or more	Immediate attention required.
Medium Risk	7 – 9	Recommendations within 3 months.
Low Risk	5 – 6	Recommendations within 6 – 12 months
Very Low Risk	4 or less	Materials should be managed on an annual basis.

1.2 Inaccessible Rooms

This table contains rooms/areas that could not be accessed during the course of the survey. The table shows the room not accessed and reason why we could not access the area.

Item No.	Building	Floor/ Room No	Room Description	Item Description	Reason for No Access
There were no results found.					

Note – Asbestos should be presumed to be present within all locations not accessed until a further assessment can be undertaken.

1.3 Inaccessible Elements

This table contains elements that could not be accessed within the scope of the survey. This does not include elements that would not be included within this survey type or would be outside the scope of survey. The table shows a description of the element not accessed and reason why we could not access the area.

Item No.	Building	Floor/ Room No	Room Description	Item Description	Reason for Limited Access
14	St Peter's, Belsize Park	Ground Floor/1	Kitchen	Live electrics not accessed	
25	St Peter's, Belsize Park	Ground Floor/3	Play Room	Limited access due to large amounts of stored items	
32	St Peter's, Belsize Park	External/1	External	Parts of external could not be surveyed due to overgrown vegetation	

Note – Asbestos should be presumed to be present within all elements not accessed until a further assessment can be undertaken.

1.4 Identified Non-Asbestos Items

This table contains materials that have been sampled and analysed which have been found to not contain asbestos. No further action is required to these materials and have been included for your reference only.

Item No.	Building	Floor/ Room No	Room Description	Item Description	Type of Asbestos	Action
1 Ref Item: N/A	St Peter's, Belsize Park	1st Floor/1	Bedroom 1	Damp proof course to timber framework passing through the brick walls within the ceiling void	No Asbestos Detected	No further action required
2 Ref Item: N/A	St Peter's, Belsize Park	1st Floor/2	Bedroom 2	Textured coating to the plasterboard ceiling	No Asbestos Detected	No further action required
3 Ref Item: N/A	St Peter's, Belsize Park	1st Floor/3	Bathroom	Vinyl to the floor	No Asbestos Detected	No further action required
4 Ref Item: N/A	St Peter's, Belsize Park	1st Floor/4	Bedroom 3	Textured coating to the plasterboard ceiling	No Asbestos Detected	No further action required
7 Ref Item: 3	St Peter's, Belsize Park	1st Floor/7	WC	Vinyl to the floor	No Asbestos Detected	No further action required
9 Ref Item: 1	St Peter's, Belsize Park	1st Floor/8	Landing	Damp proof course to timber framework passing through the brick walls within the ceiling void	No Asbestos Detected	No further action required
10 Ref Item: N/A	St Peter's, Belsize Park	Ground Floor/1	Kitchen	Vinyl to the floor	No Asbestos Detected	No further action required
12 Ref Item: N/A	St Peter's, Belsize Park	Ground Floor/1	Kitchen	Board upstand	No Asbestos Detected	No further action required
13 Ref Item: N/A	St Peter's, Belsize Park	Ground Floor/1	Kitchen	Bitumen wrapped cable	No Asbestos Detected	No further action required
15 Ref Item: N/A	St Peter's, Belsize Park	Ground Floor/1	Kitchen	Board wall within cupboard	No Asbestos Detected	No further action required

Item No.	Building	Floor/ Room No	Room Description	Item Description	Type of Asbestos	Action
17 Ref Item: N/A	St Peter's, Belsize Park	Ground Floor/1	Kitchen	Mastic to glass of rear door surrounds	No Asbestos Detected	No further action required
21 Ref Item: N/A	St Peter's, Belsize Park	Ground Floor/2	Open Lounge and Dining Area	Board infills rear of fireplace	No Asbestos Detected	No further action required
22 Ref Item: N/A	St Peter's, Belsize Park	Ground Floor/2	Open Lounge and Dining Area	Bakerlite sill to fireplace	No Asbestos Detected	No further action required
26 Ref Item: 10	St Peter's, Belsize Park	Ground Floor/4	WC	Vinyl to the floor	No Asbestos Detected	No further action required
28 Ref Item: N/A	St Peter's, Belsize Park	Ground Floor/5	Garage	Board ceiling	No Asbestos Detected	No further action required
31 Ref Item: N/A	St Peter's, Belsize Park	External/1	External	Bitumen felt to the flat roof	No Asbestos Detected	No further action required
33 Ref Item: N/A	St Peter's, Belsize Park	External/1	External	Putty to metal framed windows	No Asbestos Detected	No further action required
35 Ref Item: N/A	St Peter's, Belsize Park	External/1	External	Mastic to front door glass	No Asbestos Detected	No further action required

Survey Planning Table		
Caveat	Comments	Client Acceptance
Height Access:	Unless otherwise stated, ARG will only provide surveyors with standard stepladders being able to allow safe access upto around 3m high	Accepted
Sample Labels:	Sample labels will be affixed to sample points as per the surveyor's discretion depending on site conditions, please contact the undersigned if you require further information.	Not Included
Structural Components.	Unless otherwise stated, ARG will only carry out visual inspection to concrete structural elements and foundations of the premises where accessible.	Accepted
Concealed Locations:	All areas within scope of works will be accessed using destructive techniques to open up all areas which are safely accessible.	Accepted
Occupied Locations or Locked rooms:	Rooms not accessible at the time of this survey will be recorded as no access. Further fees may be required for additional visits.	Accepted
Lift Shafts:	Unless otherwise stated, lift shafts have not been included within this quotation as a lift engineer will be required to provide safe access, if this is required please contact the undersigned.	N/A

Health and Safety – As part of a standard Demolition Survey the following locations will be automatically excluded from the survey scope unless specifically requested by the Client at quotation stage.

Limitation	Access	Comments
Confined Spaces:	No	ARG have not allowed for any confined space access
Loft Spaces:	Yes	Where safe access is available
Beyond asbestos installations:	No	ARG have not allowed for any inspections beyond asbestos in situ
Live Electrics & Plant:	No	ARG have not allowed for any electrical isolations
Electrical Substation:	N/A	
Exclusions:	N/A	
Additional Information:	N/A	

2. INTRODUCTION

ARG Surveys Ltd were requested by Edwards Wilson to carry out a Demolition Survey (with MA only) of St Peters, Belsize Park, Hampstead, NW3 4HJ in order to establish the presence of asbestos containing materials.

Asbestos was used extensively as a building material in the United Kingdom from the 1950's until its full ban in 1999, however refurbishments and new builds using imported materials after this time could also contain asbestos containing materials.

Purpose & Objectives

The purpose of an Asbestos Demolition Survey, as defined within the HSE publication HSG264 Asbestos: The Survey Guide is to locate and describe, as far as reasonably practicable, all ACMs in the building or the areas where planned demolition work will take place in line with the duty holders responsibility to manage asbestos under the Control of Asbestos Regulations 2012; the Health and Safety at Work Act 1974; The Management of Health and Safety at Work Regulations 1999 and The Construction (Design and Management) Regulations 2015.

The survey involves fully intrusive and/or destructive inspection, as necessary, to gain access to all areas of the planned refurbishment works or building. The survey will assess the condition of the ACMs and their likelihood to release fibres into the air if they are disturbed.

The Health and Safety at Work etc. Act 1974 requires an employer to provide a safe work place and work with asbestos is covered by its own set of regulations – The Control of Asbestos Regulations 2012 (CAR 2012). The CAR 2012 places a specific duty to manage the risk when undertaking demolition, maintenance or any other work which exposes or is liable to expose employees of that employer to asbestos in respect of any premise. This specific duty is supported by the approved code of practice L143 (Second Edition).

This survey should be used and maintained alongside existing management procedures, policy and The Asbestos Management Plan.

All recommendations made within this report are based upon the material assessment for each item, these assessments take into account the product type, asbestos type, extent of the material and its surface treatment. These recommendation should be reviewed for suitably for each circumstance and may require amending in line with the client's policy, statutory requirements, change in legislation or other criteria.

Level of Survey

This is an intrusive survey for the purpose of enabling the duty holder to meet their requirements in law as described above, this survey is suitable for demolition projects as long as areas described in the scope of works match the works that are being undertaken.

It is imperative that each section of this report is read in conjunction with each other and no section be read in isolation.

SURVEYING COMPANY

Company:	ARG Surveys Ltd
Address:	Unit 2 New Ford Road, Waltham Cross, EN8 7PG
Telephone:	020 8804 8008
E-mail:	surveys@arggroup.org

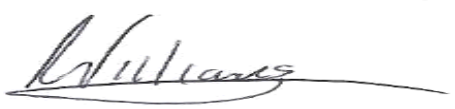
CLIENT DETAILS

Client:	Edwards Wilson
Address:	The Gallery St Margarets Pattens Church Rood Lane
Contact:	Robert Stanley
Tel:	020 7583 7799 / 07584 245184
E-mail:	alex@e-w.london

SITE DETAILS

Site:	St Peters
Address:	St Peters Belsize Park Hampstead NW3 4HJ
Contact:	
Tel:	
E-mail:	

REPORT DETAILS

Survey Type:	Demolition Survey (with MA only)
Job No:	J010088
Survey Date:	11 Jun 2019 to 12 Jun 2019
Report Date:	20 Jun 2019
Lead Surveyor:	Anthony Williams
Signed:	

REPORT APPROVED BY:

Company:	ARG Surveys Ltd
Review Date:	20 Jun 2019
Reviewer:	Romeico Beharry
Signed:	

3. GENERAL INFORMATION

The purpose of the survey is aid the duty holder in identifying asbestos containing materials prior to demolition of the area and to provide an assessment of the asbestos present within their premises to adhere to the relevant regulations.

This survey attempts to establish the location, extent and condition of any Asbestos Containing Materials (ACM) on site where reasonably practicable to do so in line with 'Asbestos: The Survey Guide' (HSG264), The Analyst's Guide (HSG248) and ARG Survey's Technical Procedure.

1. To carry out an intrusive survey to ascertain the presence of any ACM's
2. Produce a report containing photographs, which highlights identified & presumed ACM's
3. To provide recommendations for the management of the ACM's
4. To provide a risk assessment for each item located

The survey will involve sampling and analysis to confirm the presence of ACMs, this can also involve presuming ACMs to be present where sampling isn't practicable. The representative samples are then analysed for the presence of asbestos. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos.

Non-homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise.

4. Methodology and Limitations of Method

The survey has been undertaken in accordance with our internal Technical Procedures which is accredited by UKAS and conforms to the guidance HSG264: The Survey Guide and HSG248: The Analysts Guide.

The survey team conducted the survey in systematic fashion adhering to local conditions and proceeded with due care until all areas within the survey scope were inspected as far as reasonably practicable.

The survey involves a thorough visual examination of all building materials, as far as reasonably practicable with representative samples taken to confirm the location and extent of any ACMs. Once suspect materials have been identified other similar materials used in the same way in the building can be strongly presumed to contain asbestos.

This survey applies intrusive techniques to gain access throughout the survey area, this will have caused damaged to non-asbestos materials such as flooring, boxings, walls, ceiling, fixtures and fittings.

Although every care has been taken to identify all asbestos bearing products within the areas surveyed, this survey does not include those areas where obtaining a sample would cause a risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out.

Sampling Limitations

- Dust samples will be taken from areas where contamination is suspected but random dust sampling has not been undertaken, unless specified /required by the client.
- Analysis of textured coating samples may not always reveal the presence of asbestos due to the nature of asbestos within such coatings; this can lead to a large variance in the probability of identifying asbestos within any sample collected.
- Identification and sampling of materials beneath any textured coating is limited to the specific location of the textured coating sample point. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely unless specifically requested.
- Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.
- Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.
- Material extents are approximations only, assigned by the surveyor at the time of the survey. As such, the stated extents should not be used as a basis of any Scope or Specifications of Works for that item.

A representation of all materials suspected of containing asbestos were sampled and sent to an independent UKAS accredited laboratory for testing.

Sample Collection & Analysis

Sample Collection/Strategy The strategy of sample collection has been based upon a systematic visual investigation of the building and samples taken of suspected materials. This is based on the procedures detailed in ARG Survey's Technical Procedures Manual and in conjunction with the scope of works and building/location plans supplied by the client.

Analysis of samples taken from the site are undertaken by an independent UKAS Accredited testing laboratory in accordance with HSG248, Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

Insulating Board

Samples of panels shall be limited to at least one sample per room or every 25m² or increase the frequency should it be required.

However, samples of each type of suspected asbestos panel occurrence would be taken throughout each floor/level.

Doors

A sample of the internal lining would be taken where exposed, intrusive access to reveal the internal of doors have not been undertaken in this type of survey.

Floor Tiles

One sample of each obvious type of vinyl/thermoplastic and colour floor tile and associated adhesive shall be sampled. Should it be deemed that all floor tiles are the same then one sample per 25m² sections would be sufficient.

Gaskets

One sample of each type of gasket is recommended, although tracing the gaskets though the building may prove difficult due to physically restrictive areas.

Bitumen Products

The variation between each type of bitumen product is not uncommon therefore, for example, one sample of each bitumastic under sink would be taken.

Textured Coating

Asbestos Textured Coatings (i.e. Artex, Suretex, Wondertex etc.) may contain levels of Asbestos fibres. Samples will be taken from various locations in the same room, samples will be taken and placed into one sample bag. Within larger buildings or areas more samples may be required. If the textured coating can be positively confirmed to be of the same batch and applied at the same time then samples may be cross referenced or a composite sample from all associated areas up to a maximum of 5 rooms on the same level, may be taken.

Cement Products

Cement products, such as roofs, gutters and wall panels tend to be uniform/homogenous in their construction, therefore we would recommend to take up to 3 samples for a large area, such as a roof. Samples should be taken by carefully removing pieces of approximately 5 cm². If panels are visibly different a sample from each different panel should be taken separately. Any other cement product should have a representative sample from each type.

Sprayed Coating

Different mixtures containing materials may have been used in different areas and layers. Material may also have been removed, repaired or patched at various times.

Samples would be taken by carefully removing pieces of approximately 5cm², where the material appears uniform and consistent, two samples should usually be enough if taken at either end of the sprayed surface. In installations exceeding 100m², one sample per 25-35m² should be taken. At least one sample would be taken from each patched area. Care would be taken to include all layers of sprayed coating through to the covered surface.

Thermal Insulation/Lagging

Thermal insulation to pipe work services can be fabricated using various materials, meaning insulation materials can often vary significantly across the pipe run. In general one sample should be taken per 3m run of pipe with particular attention paid to different layers and functional items (valves etc.). For long runs of pipe, eg > 20m, one sample per 6m item will usually be enough.

If only a small part of the lagging was evidently asbestos, then it would have been necessary to inspect all branches of the pipework with particular attention to damaged/repaired lagging and extensions to system.

Fibre glass lagging can often be found on straight portions of pipe runs, but the bends may be wound with asbestos Chrysotile rope or packed with an asbestos composite insulation.

Limitations

Every effort has been made to identify all asbestos materials so far as was reasonably practicable to do so within the scope of the survey. Unless specifically noted in the relevant observation section or specified in writing by the client as a survey requirement, the following areas/materials could not be accessed without significant damage to the building fabric, décor or without risk to the Health and Safety of the Surveyor and/or building occupants.

These areas should be presumed to be asbestos containing until proven or known to be otherwise.

- Structural building fabric;
- Asbestos concealed within other suspected asbestos materials;
- Fire door internal materials;
- Live Electrical equipment and other major plant and machinery;
- Behind/between partition walls and all inaccessible voids created by the structure of the building;
- Areas inaccessible due to height restrictions (Standard stepladders used during the survey, unless otherwise stated);
- Unsafe roof spaces;
- Areas restricted due to excessive or unsafe stored items;
- Confined Spaces;
- Any areas deemed unsuitable for survey access, these will be detailed seperately.

It is always possible after a survey that asbestos containing materials of one sort or another may remain undetected in the property, or area not covered by that survey. This could be due to various reasons as follows:

- Asbestos containing materials existing within areas out of the scope the survey
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas, this type of debris is difficult to detect, however every effort is made to do so.
- During the course of the survey access to certain areas may have been restricted. If so, such areas are defined within this report.
- Certain materials contain asbestos to varying degrees (textured coatings for example) and some may be less densely contaminated at certain locations. Where this is the case the sample taken may not be representative of the whole product throughout.

ARG Management cannot be held responsible for any asbestos containing materials that may become uncovered during future works within these inaccessible areas.

It is important that, when issuing information to contractors or regulating authorities, the complete report is issued, so as not to unknowingly withhold any information.

Recommendations contained within this report are based upon the material assessment which also forms the total risk assessment.

5. SURVEY RESULTS

GENERAL COMMENTS

Internal Notes:
Access was made as much as possible with the large amounts of stored furniture and items.

External Notes:
N/A

Building	Floor/ Room No	Room Description	Room notes
St Peter's, Belsize Park	External/1	External	Brick walls with a part quarry tile finish to front of property, timber garage doors. Metal framed windows. GRP box to live gas meter with associated copper pipework. Timber hatch to flat roof are accessed to reveal asphalt with a bitumen felt below to the roof which has been sampled, below the bitumen felt is foam insulation and the timber ceiling below. Ceramic cowls to the brick chimney with lead flashing. Large timber hatch accessed tp reveal redundant plastic and metal water tanks with associated copper pipework. Metal cowl to chimney accessed to reveal flexi ducting which leads down passing into redundant cement flue within kitchen.
St Peter's, Belsize Park	Ground Floor/1	Kitchen	Modern non-asbestos vinyl over a vinyl to vinyl tiles to the concrete floor, plaster and ceramic tile finish to the brick and block walls and a plasterboard ceiling accessed to reveal copper pipework and a timber ceiling which forms the floor above. Timber boxings to the walls and ceiling accessed to reveal copper and metal pipework. Live modern fuse box within small brick constructed cupboard. Kitchen cupboard accessed to reveal a live modern Worcester boiler mounted to the brick wall with a metal flue pipe which passes into timber boxing above shelving. Modern non-asbestos acoustic pads below sink unit. Metal framed window and a ceramic sill accessed to reveal concrete below. Timber doors and frames.
St Peter's, Belsize Park	Ground Floor/2	Open Lounge and Dining Area	Carpet over vinyl tiles to the concrete floor. Plaster and non-asbestos fibreboard cladding finish to the brick and block walls and a plasterboard ceiling accessed to reveal loose MMMF insulation and a timber ceiling which forms the floor above. Timber sill and low level block wall below window accessed to reveal block constructed void. Timber store area adjacent fireplace accessed to reveal a brick void. Plasterboard boxing above window accessed to reveal concrete. Ceramic and board surrounds to fireplace. Timber doors and frames accessed to reveal no lining and packers. Metal framed windows.
St Peter's, Belsize Park	Ground Floor/3	Play Room	Carpet over vinyl tiles to the concrete floor. Plaster and non-asbestos fibreboard cladding finish to the brick and block walls and a plasterboard ceiling accessed to reveal loose MMMF insulation and a timber ceiling which forms the floor above. Timber sill and low level block wall below window accessed to reveal block constructed void. Ceramic surrounds to fireplace and quarry tiles to the concrete floor. Timber doors and frames accessed to reveal no lining and packers. Metal framed windows. Large amounts of stored items within room, as much access was as possible.
St Peter's, Belsize Park	Ground Floor/4	WC	Vinyl to the concrete floor. Plaster finish to the brick and block walls and a plasterboard ceiling accessed to reveal a timber ceiling which forms the floor above. Plasterboard boxing to wall corner at ceiling accessed to reveal metal pipework within. Ceramic sanitary ware and toilet cistern and a ceramic waste pipe. Timber framed

			windows. Timber door and frame accessed to reveal no lining and packers.

Building	Floor/ Room No	Room Description	Room notes
St Peter's, Belsize Park	Ground Floor/5	Garage	Concrete floor, brick and block walls and a board ceiling which has been sampled. Non-asbestos fibreboard panel to the brick wall. Timber garage doors, surrounds to door was not accessed due to causing possible damage to the board ceiling which has been sampled.
St Peter's, Belsize Park	Ground Floor/6	Hallway	Vinyl tiles to the concrete floor. Plaster finish to the brick and block walls and plasterboard, timber and reinforced plaster ceilings accessed to reveal part loose MMMF insulation and a timber ceiling which forms the floor above. Cupboards are as room construction, understairs cupboard has a reinforced plastered infill accessed to receal underside of timber and reinforced plastered stairs. Timber doors and frames accessed to reveal no lining and packers. Metal framed window, timber sill accessed to reveal brick wall and an empty cavity.
St Peter's, Belsize Park	1st Floor/1	Bedroom 1	Timber floor boards accessed to reveal a floor void with large amounts of general building debris, copper pipework and a part plasterboard and lath and plaster floor which forms part of the ceilings below. Plaster finish to the brick and block walls and a plasterboard ceiling accessed to reveal loose MMMF insulation and a timber ceiling above which leads to the external roof area. Ceramic sink unit. Metal framed windows. Timber door and frame. Bitumen coating has been identified to tops of the walls within the ceiling void which is from the mineral felt on the flat roof area which has been sampled on external.
St Peter's, Belsize Park	1st Floor/2	Bedroom 2	Timber floor boards accessed to reveal a floor void with large amounts of general building debris, copper pipework and a part plasterboard floor which forms part of the ceiling below and the kitchen cupboard. Plaster finish to the brick and block walls and a textured coating finish to plasterboard ceiling, no access above due to being sampled. Metal framed windows and a timber sill accessed to reveal brick work and an empty cavity. Timber door and frame.
St Peter's, Belsize Park	1st Floor/3	Bathroom	Modern non-asbestos vinyl over a vinyl to the timber floor boards which has been sampled, no access below. Timber floor boards was accessed below bath to reveal a floor void with large amounts of general building debris, copper and lead pipework and a part plasterboard floor which forms part of the ceiling below. Ceramic tile finish to the brick and block walls and a plasterboard ceiling accessed to reveal loose MMMF insulation and a timber ceiling above which leads to the external roof area. Timber sill accessed to reveal concrete below. Ceramic sanitary ware. Timber bath panel. Timber door and frame. Bitumen coating has been identified to tops of the walls within the ceiling void which is from the mineral felt on the flat roof area which has been sampled on external.
St Peter's, Belsize Park	1st Floor/4	Bedroom 3	Timber floor boards accessed to reveal a floor void with copper pipework and a plasterboard floor which forms part of the ceiling below. Plaster finish to the brick and block walls and a textured coating finish to plasterboard ceiling, no access above due to being sampled. Reinforced plastered upstand accessed to reveal general building debris, brick walls and a plasterboard ceiling. Timber panels within cupboard accessed to reveal a block void with copper pioework and the plasterboard ceiling accessed to reveal large amounts of general waste, brick walls and the timber ceiling forming part of the external roof. Metal framed windows and a timber sill accessed to reveal slate tile packers and a damp proof course which has been sampled. Timber door and frame.

Building	Floor/ Room No	Room Description	Room notes
St Peter's, Belsize Park	1st Floor/5	Bedroom 4	Timber floor boards accessed to reveal a floor void with large amounts of general building debris, copper pipework and a plasterboard floor which forms part of the ceilings below. Plaster finish to the brick and block walls and a plasterboard ceiling accessed to reveal loose MMMF insulation and a timber ceiling above which leads to the external roof area. Metal framed windows with a Timber sill. Timber door and frame, frame accessed to reveal timber packers. Cupboard is as room construction. Bitumen coating has been identified to tops of the walls within the ceiling void which is from the mineral felt on the flat roof area which has been sampled on external.
St Peter's, Belsize Park	1st Floor/6	Bedroom 5	Timber floor boards accessed to reveal a floor void with a reinforced plaster which forms part of the garage ceiling, sample to garage ceiling has been taken therefore no access was made. Plaster finish to the brick and block walls and a plasterboard ceiling accessed to reveal loose MMMF insulation and a timber ceiling above which leads to the external roof area. Metal framed windows with a timber sill accessed to reveal slate tile packers and a part damp proof course which has been sampled. Timber door and frame accessed to reveal no packers or lining. Cupboard is as room construction. Bitumen coating has been identified to tops of the walls within the ceiling void which is from the mineral felt on the flat roof area which has been sampled on external.
St Peter's, Belsize Park	1st Floor/7	WC	Vinyl to the timber floor boards which has been sampled, no access below. Plaster finish to the brick and block walls and a plasterboard ceiling accessed to reveal loose MMMF insulation and a timber ceiling above which leads to the external roof area. Ceramic sanitary ware and toilet cistern and a ceramic waste pipe. Reinforced plastered boxing to wall corner accessed to reveal large Metal pipe. Metal framed window with a timber sill accessed to reveal slate tile packers and a damp proof course which has been sampled. Timber door and frame. Bitumen coating has been identified to tops of the walls within the ceiling void which is from the mineral felt on the flat roof area which has been sampled on external.
St Peter's, Belsize Park	1st Floor/8	Landing	Timber staircase and floor boards accessed to reveal a floor void with large amounts of general building debris, copper pipework and a part plasterboard and reinforced plaster floor which forms part of the ceilings below. Plaster finish to the brick and block walls and plasterboard ceilings accessed to reveal loose MMMF insulation and a timber ceiling above which leads to the external roof area. Timber hatch to the suspended plasterboard ceiling accessed to reveal a confined ceiling void with copper pipework, metal water tank, loose MMMF insulation, redundant parts of plasterboard to nails and a timber hatch leading to roof area. Reinforced plastered upstands to landing ceilings. Metal framed windows with timber sills accessed to reveal slate tile packers and a damp proof course which has been sampled. Timber doors and frames have been accessed to reveal no lining and timber packers. Cupboard area is as room construction with large amounts of stored items within. Bitumen coating has been identified to tops of the walls within the ceiling void which is from the mineral felt on the flat roof area which has been sampled on external.

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	1st Floor
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Bedroom 1

Item Number:	1 Ref Item: N/A	Sample Reference	AM001068
Item Description:	Damp proof course to timber framework passing through the brick walls within the ceiling void	Approx. Quantity:	N/A
Position:	Ceiling void	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	Identified to all timber framework on 1st floor within rooms.		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	1st Floor
Building:	St Peter's, Belsize Park	Room Number:	2
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Bedroom 2

Item Number:	2 Ref Item: N/A	Sample Reference	AM001069
Item Description:	Textured coating to the plasterboard ceiling	Approx. Quantity:	N/A
Position:	Ceiling	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	No access above due to being sampled.		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	1st Floor
Building:	St Peter's, Belsize Park	Room Number:	3
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Bathroom

Item Number:	3 Ref Item: N/A	Sample Reference	AM001071
Item Description:	Vinyl to the floor	Approx. Quantity:	N/A
Position:	Ceiling	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)	
Product Type:	N/A
Damage:	N/A
Treatment:	N/A
Asbestos Type:	No Asbestos Detected
MA Score:	N/A

ACCESSIBILITY
N/A

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	Below the modern non-asbestos vinyl, no access below due to being sampled.		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	1st Floor
Building:	St Peter's, Belsize Park	Room Number:	4
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Bedroom 3

Item Number:	4 Ref Item: N/A	Sample Reference	AM001072
Item Description:	Textured coating to the plasterboard ceiling	Approx. Quantity:	N/A
Position:	Ceiling	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)	
Product Type:	N/A
Damage:	N/A
Treatment:	N/A
Asbestos Type:	No Asbestos Detected
MA Score:	N/A

ACCESSIBILITY
N/A

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	No access above due to being sampled.		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	1st Floor
Building:	St Peter's, Belsize Park	Room Number:	4
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Bedroom 3

Item Number:	5 Ref Item: N/A	Sample Reference	AM001073
Item Description:	Damp proof course within the window cavity	Approx. Quantity:	Unknown
Position:	Window cavity	Identification:	Identified
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)	
Product Type:	1
Damage:	1
Treatment:	0
Asbestos Type:	1
MA Score:	3

ACCESSIBILITY
Difficult

Total Assessment:	3	Very Low	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	1st Floor
Building:	St Peter's, Belsize Park	Room Number:	6
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Bedroom 5

Item Number:	6 Ref Item: 5	Sample Reference	AS/ AM001073
Item Description:	Damp proof course within part of the window cavity	Approx. Quantity:	Unknown
Position:	Window cavity	Identification:	Strongly Presumed
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)	
Product Type:	1
Damage:	1
Treatment:	0
Asbestos Type:	1
MA Score:	3

ACCESSIBILITY
Difficult

Total Assessment:	3	Very Low	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	1st Floor
Building:	St Peter's, Belsize Park	Room Number:	7
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	WC

Item Number:	7 Ref Item: 3	Sample Reference	AS/ AM001071
Item Description:	Vinyl to the floor	Approx. Quantity:	N/A
Position:	Ceiling	Identification:	Strongly Presumed
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	No access below due to being sampled.		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	1st Floor
Building:	St Peter's, Belsize Park	Room Number:	7
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	WC

Item Number:	8 Ref Item: 5	Sample Reference	AS/ AM001073
Item Description:	Damp proof course within the window cavity	Approx. Quantity:	Unknown
Position:	Window cavity	Identification:	Strongly Presumed
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)	
Product Type:	1
Damage:	1
Treatment:	0
Asbestos Type:	1
MA Score:	3

ACCESSIBILITY
Difficult

Total Assessment:	3	Very Low	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	1st Floor
Building:	St Peter's, Belsize Park	Room Number:	8
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Landing

Item Number:	9 Ref Item: 1	Sample Reference	AS/ AM001068
Item Description:	Damp proof course to timber framework passing through the brick walls within the ceiling void	Approx. Quantity:	N/A
Position:	Ceiling void	Identification:	Strongly Presumed
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)	
Product Type:	N/A
Damage:	N/A
Treatment:	N/A
Asbestos Type:	No Asbestos Detected
MA Score:	N/A

ACCESSIBILITY
N/A

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	Identified to all timber framework on 1st floor within rooms.		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Kitchen

Item Number:	10 Ref Item: N/A	Sample Reference	AM001074
Item Description:	Vinyl to the floor	Approx. Quantity:	N/A
Position:	Floor	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	Below the modern non-asbestos vinyl		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Kitchen

Item Number:	11 Ref Item: N/A	Sample Reference	AM001075
Item Description:	Vinyl tiles to the floor	Approx. Quantity:	15m²
Position:	Floor	Identification:	Identified
Item Material:	Vinyl Floor tiles	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)	
Product Type:	1
Damage:	1
Treatment:	0
Asbestos Type:	1
MA Score:	3

ACCESSIBILITY
Easy

Total Assessment:	3	Low	
Sample notes:	N/A		
Comments:	Below the vinyl.		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Kitchen

Item Number:	12 Ref Item: N/A	Sample Reference	AM001076
Item Description:	Board upstand	Approx. Quantity:	N/A
Position:	Upstand	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	Millboard.		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Kitchen

Item Number:	13 Ref Item: N/A	Sample Reference	AM001077
Item Description:	Bitumen wrapped cable	Approx. Quantity:	N/A
Position:	Electrics	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	No comments.		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Kitchen

Item Number:	14 Ref Item: N/A	Sample Reference	Visual
Item Description:	Live electrics not accessed	Approx. Quantity:	N/A
Position:	N/A	Identification:	Inaccessible (Presumed)
Item Material:	N/A	Asbestos Present:	N/A

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	N/A	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:			
Recommendation:	Inspect prior to Maintenance	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Kitchen

Item Number:	15 Ref Item: N/A	Sample Reference	AM001078
Item Description:	Board wall within cupboard	Approx. Quantity:	N/A
Position:	Wall	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Kitchen

Item Number:	16 Ref Item: N/A	Sample Reference	AM001080
Item Description:	Redundant cement flue passing through wall	Approx. Quantity:	0.2lm
Position:	Flue	Identification:	Identified
Item Material:	Asbestos Cement	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	1	
Damage:	1	Easy
Treatment:	1	
Asbestos Type:	1	
MA Score:	4	

Total Assessment:	4	Low	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Kitchen

Item Number:	17 Ref Item: N/A	Sample Reference	AM001079
Item Description:	Mastic to glass of rear door surrounds	Approx. Quantity:	N/A
Position:	Glass	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:			
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Kitchen

Item Number:	18 Ref Item: N/A	Sample Reference	AM001081
Item Description:	Bitumen below vinyl tiles	Approx. Quantity:	15m²
Position:	Floor	Identification:	Identified
Item Material:	Vinyl Floor tiles	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	1	
Damage:	1	Easy
Treatment:	0	
Asbestos Type:	1	
MA Score:	3	

Total Assessment:	3	Low	
Sample notes:	N/A		
Comments:	Asbestos found in both vinyl and bitumen		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	2
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Open Lounge and Dining Area

Item Number:	19 Ref Item: N/A	Sample Reference	AM001082
Item Description:	Vinyl tiles to the floor	Approx. Quantity:	40m²
Position:	Floor	Identification:	Identified
Item Material:	Vinyl Floor tiles	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	1	
Damage:	1	Easy
Treatment:	0	
Asbestos Type:	1	
MA Score:	3	

Total Assessment:	3	Low	
Sample notes:	N/A		
Comments:	Asbestos found in both tiles and bitumen		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	2
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Open Lounge and Dining Area

Item Number:	20 Ref Item: N/A	Sample Reference	AM001083
Item Description:	Bitumen adhesive below vinyl tiles	Approx. Quantity:	40m²
Position:	Floor	Identification:	Identified
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)	
Product Type:	1
Damage:	1
Treatment:	0
Asbestos Type:	1
MA Score:	3

ACCESSIBILITY
Easy

Total Assessment:	3	Low	
Sample notes:	N/A		
Comments:	No commentsn		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	2
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Open Lounge and Dining Area

Item Number:	21 Ref Item: N/A	Sample Reference	AM001084
Item Description:	Board infills rear of fireplace	Approx. Quantity:	N/A
Position:	Fireplace	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	2
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Open Lounge and Dining Area

Item Number:	22 Ref Item: N/A	Sample Reference	AM001085
Item Description:	Bakerlite sill to fireplace	Approx. Quantity:	N/A
Position:	Fireplace	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	3
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Play Room

Item Number:	23 Ref Item: 19	Sample Reference	AS/ AM001082
Item Description:	Vinyl tiles to the floor	Approx. Quantity:	12m²
Position:	Floor	Identification:	Strongly Presumed
Item Material:	Vinyl Floor tiles	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	1	
Damage:	1	Easy
Treatment:	0	
Asbestos Type:	1	
MA Score:	3	

Total Assessment:	3	Low	
Sample notes:	N/A		
Comments:	Asbestos found in both tiles and bitumen		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	3
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Play Room

Item Number:	24 Ref Item: 20	Sample Reference	AS/ AM001083
Item Description:	Bitumen adhesive below vinyl tiles	Approx. Quantity:	12m²
Position:	Floor	Identification:	Strongly Presumed
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)	
Product Type:	1
Damage:	1
Treatment:	0
Asbestos Type:	1
MA Score:	3

ACCESSIBILITY
Easy

Total Assessment:	3	Low	
Sample notes:	N/A		
Comments:	No commentsn		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	3
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Play Room

Item Number:	25 Ref Item: N/A	Sample Reference	Visual
Item Description:	Limited access due to large amounts of stored items	Approx. Quantity:	N/A
Position:	N/A	Identification:	Inaccessible (Presumed)
Item Material:	N/A	Asbestos Present:	N/A

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	N/A	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:			
Recommendation:	Inspect prior to Maintenance	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	4
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	WC

Item Number:	26 Ref Item: 10	Sample Reference	AS/ AM001074
Item Description:	Vinyl to the floor	Approx. Quantity:	N/A
Position:	Floor	Identification:	Strongly Presumed
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	No comments.		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	4
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	WC

Item Number:	27 Ref Item: N/A	Sample Reference	AM001087
Item Description:	Screed to the floor	Approx. Quantity:	2m²
Position:	Floor	Identification:	Identified
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	1	
Damage:	1	Easy
Treatment:	1	
Asbestos Type:	1	
MA Score:	4	

Total Assessment:	4	Low	
Sample notes:	N/A		
Comments:	Below the vinyl.		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	5
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Garage

Item Number:	28 Ref Item: N/A	Sample Reference	AM001088
Item Description:	Board ceiling	Approx. Quantity:	N/A
Position:	Ceiling	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	6
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Hallway

Item Number:	29 Ref Item: N/A	Sample Reference	AM001089
Item Description:	Vinyl tiles to the floor	Approx. Quantity:	10m²
Position:	Floor	Identification:	Identified
Item Material:	Vinyl Floor tiles	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)	
Product Type:	1
Damage:	1
Treatment:	0
Asbestos Type:	1
MA Score:	3

ACCESSIBILITY
Easy

Total Assessment:	3	Low	
Sample notes:	N/A		
Comments:	No comments.		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	Ground Floor
Building:	St Peter's, Belsize Park	Room Number:	6
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	Hallway

Item Number:	30 Ref Item: N/A	Sample Reference	AM001090
Item Description:	Bitumen adhesive below vinyl tiles	Approx. Quantity:	10m²
Position:	Floor	Identification:	Identified
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)	
Product Type:	1
Damage:	1
Treatment:	0
Asbestos Type:	1
MA Score:	3

ACCESSIBILITY
Easy

Total Assessment:	3	Low	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	External
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	External

Item Number:	31 Ref Item: N/A	Sample Reference	AM001091
Item Description:	Bitumen felt to the flat roof	Approx. Quantity:	N/A
Position:	Roof area	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)	
Product Type:	N/A
Damage:	N/A
Treatment:	N/A
Asbestos Type:	No Asbestos Detected
MA Score:	N/A

ACCESSIBILITY
N/A

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	Below the asphalt.		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	External
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	External

Item Number:	32 Ref Item: N/A	Sample Reference	Visual
Item Description:	Parts of external could not be surveyed due to overgrown vegetation	Approx. Quantity:	N/A
Position:	N/A	Identification:	Inaccessible (Presumed)
Item Material:	N/A	Asbestos Present:	N/A

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	N/A	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:			
Recommendation:	Inspect prior to Maintenance	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	External
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	External

Item Number:	33 Ref Item: N/A	Sample Reference	AM001092
Item Description:	Putty to metal framed windows	Approx. Quantity:	N/A
Position:	Windows	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	Identified throughout property		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	External
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	External

Item Number:	34 Ref Item: N/A	Sample Reference	AM001093
Item Description:	Putty to glass surrounding rear door	Approx. Quantity:	2Im
Position:	Glass	Identification:	Identified
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)	
Product Type:	1
Damage:	1
Treatment:	0
Asbestos Type:	1
MA Score:	3

ACCESSIBILITY
Medium

Total Assessment:	3	Low	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Edwards Wilson	Survey Type:	Demolition Survey (with MA only)
Site Address:	St Peters, Belsize Park, Hampstead	Lead Surveyor:	Anthony Williams
		Floor:	External
Building:	St Peter's, Belsize Park	Room Number:	1
Survey Date:	11 Jun 2019 to 12 Jun 2019	Room Description:	External

Item Number:	35 Ref Item: N/A	Sample Reference	AM001094
Item Description:	Mastic to front door glass	Approx. Quantity:	N/A
Position:	Door	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		ACCESSIBILITY
Product Type:	N/A	
Damage:	N/A	N/A
Treatment:	N/A	
Asbestos Type:	No Asbestos Detected	
MA Score:	N/A	

Total Assessment:	N/A	N/A	
Sample notes:	N/A		
Comments:	No comments		
Recommendation:	No further action required	Timescale	N/A

ASBESTOS REGISTER

Client:	Edwards Wilson	Site Address:	St Peters, Belsize Park, Hampstead	Job Number:	J010088
Floor:	Ground Floor	Survey Type:	Demolition Survey (with MA only)	Date of Survey:	June 11 2019

Item No.	Identification	Room	Item Description	Position	Item Material	Condition	Surface Treatment	Asbestos Type	Accessibility	MA Score	Action	Comments
11	Identified	Kitchen	Vinyl tiles to the floor	Floor	Vinyl Floor tiles	Low Damage	Completely Sealed	Chrysotile	Easy	3	C - Remove under Controlled Conditions	Below the vinyl.
14	Inaccessible (Presumed)	Kitchen	Live electrics not accessed	–	–	–	–	–	–	–	E - Inspect prior to Maintenance	–
16	Identified	Kitchen	Redundant cement flue passing through wall	Flue	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	Easy	4	C - Remove under Controlled Conditions	No comments
18	Identified	Kitchen	Bitumen below vinyl tiles	Floor	Vinyl Floor tiles	Low Damage	Completely Sealed	Chrysotile	Easy	3	C - Remove under Controlled Conditions	Asbestos found in both vinyl and bitumen
19	Identified	Open Lounge and Dining Area	Vinyl tiles to the floor	Floor	Vinyl Floor tiles	Low Damage	Completely Sealed	Chrysotile	Easy	3	C - Remove under Controlled Conditions	Asbestos found in both tiles and bitumen
20	Identified	Open Lounge and Dining Area	Bitumen adhesive below vinyl tiles	Floor	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	Easy	3	C - Remove under Controlled Conditions	No commentsn

ASBESTOS REGISTER

23 Refer: 19	Strongly Presumed	Play Room	Vinyl tiles to the floor	Floor	Vinyl Floor tiles	Low Damage	Completely Sealed	Chrysotile	Easy	3	C - Remove under Controlled Conditions	Asbestos found in both tiles and bitumen
24 Refer: 20	Strongly Presumed	Play Room	Bitumen adhesive below vinyl tiles	Floor	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	Easy	3	C - Remove under Controlled Conditions	No commentsn
25	Inaccessible (Presumed)	Play Room	Limited access due to large amounts of stored items	–	–	–	–	–	–	–	E - Inspect prior to Maintenance	–
27	Identified	WC	Screed to the floor	Floor	Reinforced Composite	Low Damage	Surface Sealed	Chrysotile	Easy	4	C - Remove under Controlled Conditions	Below the vinyl.
29	Identified	Hallway	Vinyl tiles to the floor	Floor	Vinyl Floor tiles	Low Damage	Completely Sealed	Chrysotile	Easy	3	C - Remove under Controlled Conditions	No comments.
30	Identified	Hallway	Bitumen adhesive below vinyl tiles	Floor	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	Easy	3	C - Remove under Controlled Conditions	No comments

ASBESTOS REGISTER

Client:	Edwards Wilson	Site Address:	St Peters, Belsize Park, Hampstead	Job Number:	J010088
Floor:	1st Floor	Survey Type:	Demolition Survey (with MA only)	Date of Survey:	June 11 2019

Item No.	Identification	Room	Item Description	Position	Item Material	Condition	Surface Treatment	Asbestos Type	Accessibility	MA Score	Action	Comments
5	Identified	Bedroom 3	Damp proof course within the window cavity	Window cavity	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	Difficult	3	C - Remove under Controlled Conditions	No comments
6 Refer: 5	Strongly Presumed	Bedroom 5	Damp proof course within part of the window cavity	Window cavity	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	Difficult	3	C - Remove under Controlled Conditions	No comments
8 Refer: 5	Strongly Presumed	WC	Damp proof course within the window cavity	Window cavity	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	Difficult	3	C - Remove under Controlled Conditions	No comments

ASBESTOS REGISTER

Client:	Edwards Wilson	Site Address:	St Peters, Belsize Park, Hampstead	Job Number:	J010088
Floor:	External	Survey Type:	Demolition Survey (with MA only)	Date of Survey:	June 11 2019

Item No.	Identification	Room	Item Description	Position	Item Material	Condition	Surface Treatment	Asbestos Type	Accessibility	MA Score	Action	Comments
32	Inaccessible (Presumed)	External	Parts of external could not be surveyed due to overgrown vegetation	–	–	–	–	–	–	–	E - Inspect prior to Maintenance	–
34	Identified	External	Putty to glass surrounding rear door	Glass	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	Medium	3	C - Remove under Controlled Conditions	No comments

NON–ASBESTOS REGISTER

Client:	Edwards Wilson	Site Address:	St Peters, Belsize Park, Hampstead	Job Number:	J010088

Item No.	Date	Survey Type	Room No	Room Description	Item	Item Material	Asbestos Type	Recommendation	Comments
Floor:		1st Floor							
1	June 11 2019	Demolition Survey (with MA only)	1	Bedroom 1	Damp proof course to timber framework passing through the brick walls within the ceiling void	Unknown	No Asbestos Detected	No further action required	Identified to all timber framework on 1st floor within rooms.
2	June 11 2019	Demolition Survey (with MA only)	2	Bedroom 2	Textured coating to the plasterboard ceiling	Unknown	No Asbestos Detected	No further action required	No access above due to being sampled.
3	June 11 2019	Demolition Survey (with MA only)	3	Bathroom	Vinyl to the floor	Unknown	No Asbestos Detected	No further action required	Below the modern non-asbestos vinyl, no access below due to being sampled.
4	June 11 2019	Demolition Survey (with MA only)	4	Bedroom 3	Textured coating to the plasterboard ceiling	Unknown	No Asbestos Detected	No further action required	No access above due to being sampled.
7 Refer: 3	June 11 2019	Demolition Survey (with MA only)	7	WC	Vinyl to the floor	Unknown	No Asbestos Detected	No further action required	No access below due to being sampled.
9 Refer: 1	June 11 2019	Demolition Survey (with MA only)	8	Landing	Damp proof course to timber framework passing through the brick walls within the ceiling void	Unknown	No Asbestos Detected	No further action required	Identified to all timber framework on 1st floor within rooms.

NON–ASBESTOS REGISTER

Client:	Edwards Wilson	Site Address:	St Peters, Belsize Park, Hampstead	Job Number:	J010088

Item No.	Date	Survey Type	Room No	Room Description	Item	Item Material	Asbestos Type	Recommendation	Comments
Floor:		Ground Floor							
10	June 11 2019	Demolition Survey (with MA only)	1	Kitchen	Vinyl to the floor	Unknown	No Asbestos Detected	No further action required	Below the modern non-asbestos vinyl
12	June 11 2019	Demolition Survey (with MA only)	1	Kitchen	Board upstand	Unknown	No Asbestos Detected	No further action required	Millboard.
13	June 11 2019	Demolition Survey (with MA only)	1	Kitchen	Bitumen wrapped cable	Unknown	No Asbestos Detected	No further action required	No comments.
15	June 11 2019	Demolition Survey (with MA only)	1	Kitchen	Board wall within cupboard	Unknown	No Asbestos Detected	No further action required	No comments
17	June 11 2019	Demolition Survey (with MA only)	1	Kitchen	Mastic to glass of rear door surrounds	Unknown	No Asbestos Detected	No further action required	
21	June 11 2019	Demolition Survey (with MA only)	2	Open Lounge and Dining Area	Board infills rear of fireplace	Unknown	No Asbestos Detected	No further action required	No comments

NON–ASBESTOS REGISTER

Client:	Edwards Wilson	Site Address:	St Peters, Belsize Park, Hampstead	Job Number:	J010088

Item No.	Date	Survey Type	Room No	Room Description	Item	Item Material	Asbestos Type	Recommendation	Comments
22	June 11 2019	Demolition Survey (with MA only)	2	Open Lounge and Dining Area	Bakerlite sill to fireplace	Unknown	No Asbestos Detected	No further action required	No comments
26 Refer: 10	June 11 2019	Demolition Survey (with MA only)	4	WC	Vinyl to the floor	Unknown	No Asbestos Detected	No further action required	No comments.
28	June 11 2019	Demolition Survey (with MA only)	5	Garage	Board ceiling	Unknown	No Asbestos Detected	No further action required	No comments
Floor:		External							
31	June 11 2019	Demolition Survey (with MA only)	1	External	Bitumen felt to the flat roof	Unknown	No Asbestos Detected	No further action required	Below the asphalt.
33	June 11 2019	Demolition Survey (with MA only)	1	External	Putty to metal framed windows	Unknown	No Asbestos Detected	No further action required	Identified throughout property
35	June 11 2019	Demolition Survey (with MA only)	1	External	Mastic to front door glass	Unknown	No Asbestos Detected	No further action required	No comments

6. COMPANY PROFILE

ARG Surveys hold the UKAS Accreditation for asbestos surveying & survey re-inspections within Commercial and Domestic properties and specialise in Asbestos Surveying, Sampling, Training, Management and Survey Reinspection.

ARG Surveys Ltd have been carrying out asbestos surveys for over 15 years and in the past two years alone have carried out approximately 4000 surveys. All of our surveyors hold the BOHS P402 certificate and attend their annual refresher course each year to ensure they are competent in carrying out surveys in line with HSG264. We endeavour to constantly improve our service and evolve to meet new legislation and knowledge, to bring our clients the best solutions to meet their requirements.

Our core value is customer care. We strive to bring excellence to each and every project we undertake, and have the flexibility to meet customer needs no matter how difficult the task.

We have a broad spectrum of clients that include Commercial, Industrial, Domestic, Public and Government Sectors. These include Local Authorities, Housing Associations, Industrial Clients, MOD, NHS and Private Residents.

ARG Surveys Ltd can offer additional services to allow duty holders to fully comply with the Control of Asbestos Regulations 2012;

- Asbestos Management Surveys
- Asbestos Refurbishment & Demolition Surveys
- Asbestos Management Plans
- Asbestos Policy
- Asbestos Awareness Courses
- Annual Inspection Visits
- Labelling Strategies
- Project Management

If ARG Surveys Ltd can assist any further with the above please don't hesitate to get in contact:

Email — Enquiries@arggroup.org
Tel — 020 8804 8008

7. CONCLUSIONS & ACTIONS

This survey report records the condition of the asbestos containing materials discovered at the premises and includes suitable recommendations for this level of survey.

The materials assessment looks at the type and condition of the asbestos containing material and the potential of fibre release.

The materials assessment score for different ACMs can then be compared to develop your action plan although in many circumstances the scores will be similar making decisions more difficult and may result in simultaneous works to address any high risk items. ARG Surveys can assist with a program of abatement works if required.

The algorithms and recommendations are provided to help you, however it is the duty-holders decision to assess the risk and make additional judgement for future management of asbestos and prioritising of any removal works.

General actions arising from this survey report will typically involve removal due to the level of survey undertaken and consideration given to the demolition works to be undertaken.

Recommendations may also include labelling of ACM's, information, instruction and training provided to employees & contractors undertaking work that may affect the ACM's, budgeting for ongoing abatement and management of asbestos within your premises.

High Risk
The highest risk category, given to those materials that present an unacceptable risk and require immediate action this could mean removal, segregation of the area or introducing a permit to work access schemes.

Medium Risk
This category shows the material has a medium risk of exposure or being damage, this could be due to the material type or its location and these items should be addressed within six months to bring the risk category down to a more acceptable level.

Low & Very Low Risk
Generally given to ACM's with a low risk of becoming damaged or exposing fibres and should be managed and monitored. These items could be removed as part of larger works depending on budget constraints but are generally left in situ and monitored.

Demolition Surveys

Any items found within this demolition survey should be removed as these items are likely to be disturbed during the project works unless it can be demonstrated that the ACM's will not affect the works.

8. BULK REPORT

CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J154452
CUSTOMER: ARG Group
DETAILS: Unit 2
New Ford Road
Waltham Cross
Hertfordshire
EN8 7PG

CERT NO.: J154452
DATE RECEIVED: 14.06.19
DATE ANALYSED: 19.06.19
DATE REPORTED: 19.06.19 (Verbal)
DATE REPORTED: 19.06.19 (Document)

SITE DETAILS: St Peters, Belsize Park, Hampstead, NW3 4HJ
SAMPLED BY: ARG Group

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
BS076522	AM001068 - Ceiling void - 1st Floor, Bedroom 1, Damp proof course to timber framework passing through the brick walls within the ceiling void	Black fragments	-	NAD
BS076523	AM001069 - Ceiling - 1st Floor, Bedroom 2, Textured coating to the plasterboard ceiling	White/grey fragments	-	NAD
BS076524	AM001071 - Ceiling - 1st Floor, Bathroom, Vinyl to the floor	Beige fragments	-	NAD
BS076525	AM001072 - Ceiling - 1st Floor, Bedroom 3, Textured coating to the plasterboard ceiling	White/grey fragments	-	NAD
BS076526	AM001073 - Window cavity - 1st Floor, Bedroom 3, Damp proof course within the window cavity	Black fragments	-	Chrysotile

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are **FFP = Fine fibres present, 'but too thin to identify'** or **FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified.** This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:

Print: Steve Cassidy
Position: Lab Analyst
Date: 19.06.19

Analysis completed at Manchester Laboratory.
Authorised on behalf of Airborne Environmental Consultants Ltd.

CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J154452
CUSTOMER: ARG Group
DETAILS: Unit 2
New Ford Road
Waltham Cross
Hertfordshire
EN8 7PG

CERT NO.: J154452
DATE RECEIVED: 14.06.19
DATE ANALYSED: 19.06.19
DATE REPORTED: 19.06.19 (Verbal)
DATE REPORTED: 19.06.19 (Document)

SITE DETAILS: St Peters, Belsize Park, Hampstead, NW3 4HJ
SAMPLED BY: ARG Group

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
BS076527	AM001074 - Floor - Ground Floor, Kitchen, Vinyl to the floor	Beige fragment	-	NAD
BS076528	AM001075 - Floor - Ground Floor, Kitchen, Vinyl tiles to the floor	Red fragments	-	Chrysotile
BS076529	AM001076 - Upstand - Ground Floor, Kitchen, Board upstand	Brown fragments	-	NAD
BS076530	AM001077 - Electrics - Ground Floor, Kitchen, Bitumen wrapped cable	Black woven fragments	-	NAD
BS076531	AM001078 - Wall - Ground Floor, Kitchen, Board wall within cupboard	Grey fragment	-	NAD

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are **FFP = Fine fibres present, 'but too thin to identify'** or **FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified.** This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:

Print: Steve Cassidy
Position: Lab Analyst
Date: 19.06.19

Analysis completed at Manchester Laboratory.
Authorised on behalf of Airborne Environmental Consultants Ltd.

CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J154452
CUSTOMER: ARG Group
DETAILS: Unit 2
New Ford Road
Waltham Cross
Hertfordshire
EN8 7PG

CERT NO.: J154452
DATE RECEIVED: 14.06.19
DATE ANALYSED: 19.06.19
DATE REPORTED: 19.06.19 (Verbal)
DATE REPORTED: 19.06.19 (Document)

SITE DETAILS: St Peters, Belsize Park, Hampstead, NW3 4HJ
SAMPLED BY: ARG Group

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
BS076532	AM001079 - Glass - Ground Floor, Kitchen, Mastic to glass of rear door surrounds	Grey fragments	-	NAD
BS076533	AM001080 - Flue - Ground Floor, Kitchen, Redundant cement flue passing through wall	Grey fragments	-	Chrysotile
BS076534	AM001081 - Floor - Ground Floor, Kitchen, Bitumen below vinyl tiles	Red fragment with bitumen	In both	Chrysotile
BS076535	AM001082 - Floor - Ground Floor, Open Lounge and Dining Area, Vinyl tiles to the floor	Red fragment with bitumen	In both	Chrysotile
BS076536	AM001083 - Floor - Ground Floor, Open Lounge and Dining Area, Bitumen adhesive below vinyl tiles	Black fragments	-	Chrysotile

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are **FFP = Fine fibres present, 'but too thin to identify'** or **FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified.** This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed: 

Print: Steve Cassidy
Position: Lab Analyst
Date: 19.06.19

Analysis completed at Manchester Laboratory.
Authorised on behalf of Airborne Environmental Consultants Ltd.

CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J154452
CUSTOMER: ARG Group
DETAILS: Unit 2
New Ford Road
Waltham Cross
Hertfordshire
EN8 7PG

CERT NO.: J154452
DATE RECEIVED: 14.06.19
DATE ANALYSED: 19.06.19
DATE REPORTED: 19.06.19 (Verbal)
DATE REPORTED: 19.06.19 (Document)

SITE DETAILS: St Peters, Belsize Park, Hampstead, NW3 4HJ
SAMPLED BY: ARG Group

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
BS076537	AM001084 - Fireplace - Ground Floor, Open Lounge and Dining Area, Board infills rear of fireplace	Grey fragments	-	NAD
BS076538	AM001085 - Fireplace - Ground Floor, Open Lounge and Dining Area, Bakerlite sill to fireplace	Grey/white fragments	-	NAD
BS076539	AM001087 - Floor - Ground Floor, WC, Screed to the floor	Grey fragments with bitumen	In bitumen	Chrysotile
BS076540	AM001088 - Ceiling - Ground Floor, Garage, Board ceiling	Beige fragments	-	NAD
BS076541	AM001089 - Floor - Ground Floor, Hallway, Vinyl tiles to the floor	Red fragment with bitumen	In both	Chrysotile

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are **FFP = Fine fibres present, 'but too thin to identify'** or **FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified.** This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:

Print: Steve Cassidy
Position: Lab Analyst
Date: 19.06.19

Analysis completed at Manchester Laboratory.
Authorised on behalf of Airborne Environmental Consultants Ltd.

CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J154452
CUSTOMER: ARG Group
DETAILS: Unit 2
New Ford Road
Waltham Cross
Hertfordshire
EN8 7PG

CERT NO.: J154452
DATE RECEIVED: 14.06.19
DATE ANALYSED: 19.06.19
DATE REPORTED: 19.06.19 (Verbal)
DATE REPORTED: 19.06.19 (Document)

SITE DETAILS: St Peters, Belsize Park, Hampstead, NW3 4HJ
SAMPLED BY: ARG Group

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
BS076542	AM001090 - Floor - Ground Floor, Hallway, Bitumen adhesive below vinyl tiles	Black fragments	-	Chrysotile
BS076543	AM001091 - Roof area - External, External, Bitumen felt to the flat roof	Black fragment with grey granules	-	NAD
BS076544	AM001092 - Windows - External, External, Putty to metal framed windows	White coated beige fragment	-	NAD
BS076545	AM001093 - Glass - External, External, Putty to glass surrounding rear door	White coated green/beige fragments	In green layer	Chrysotile
BS076546	AM001094 - Door - External, External, Mastic to front door glass	Brown/beige fragments	-	NAD

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are **FFP = Fine fibres present, 'but too thin to identify'** or **FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified.** This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

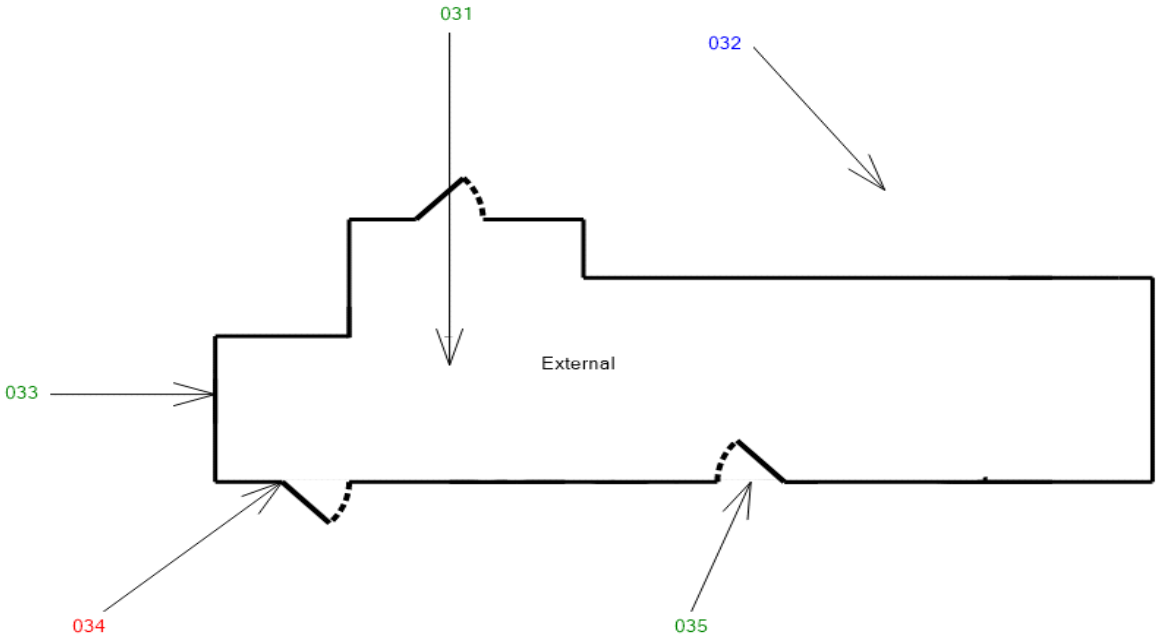
Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:

Print: Steve Cassidy
Position: Lab Analyst
Date: 19.06.19

Analysis completed at Manchester Laboratory.
Authorised on behalf of Airborne Environmental Consultants Ltd.

9. FLOOR PLANS



Not to scale
Floor plans should be read in conjunction with the full report

ARG SURVEYS

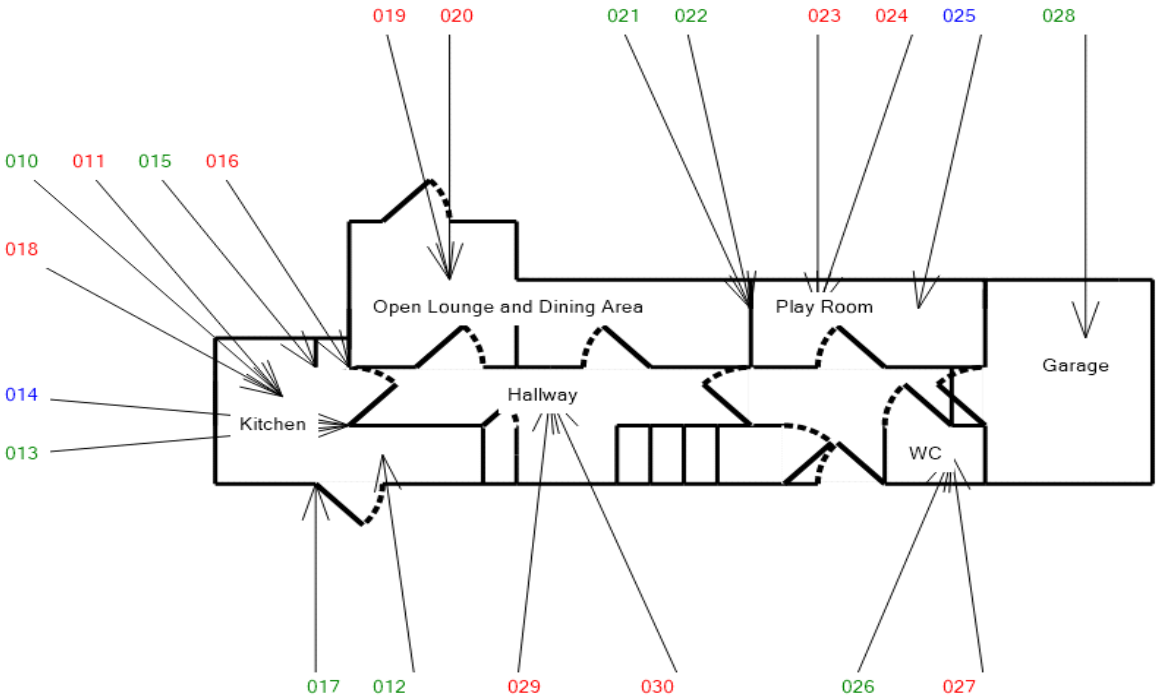
Unit 2 New Ford Road,
Waltham Cross, EN8 7PG

020 8804 8008

Client:	Edwards Wilson
Project:	
Client Address:	The Gallery St Margarets Pattens Church Rood Lane EC3M 1HS
Site Address:	St Peters, Belsize Park, Hampstead NW3 4HJ
Floor:	External
Job Number:	J010088
Survey Type:	Demolition Survey (with MA only)
Survey Date:	11 Jun 2019 to 12 Jun 2019

UKAS INSPECTION
9389

Key	
	No/Limited Access
	Negative Item
	Positive Item



Not to scale
Floor plans should be read in conjunction with the full report

ARG SURVEYS

Unit 2 New Ford Road,
Waltham Cross, EN8 7PG

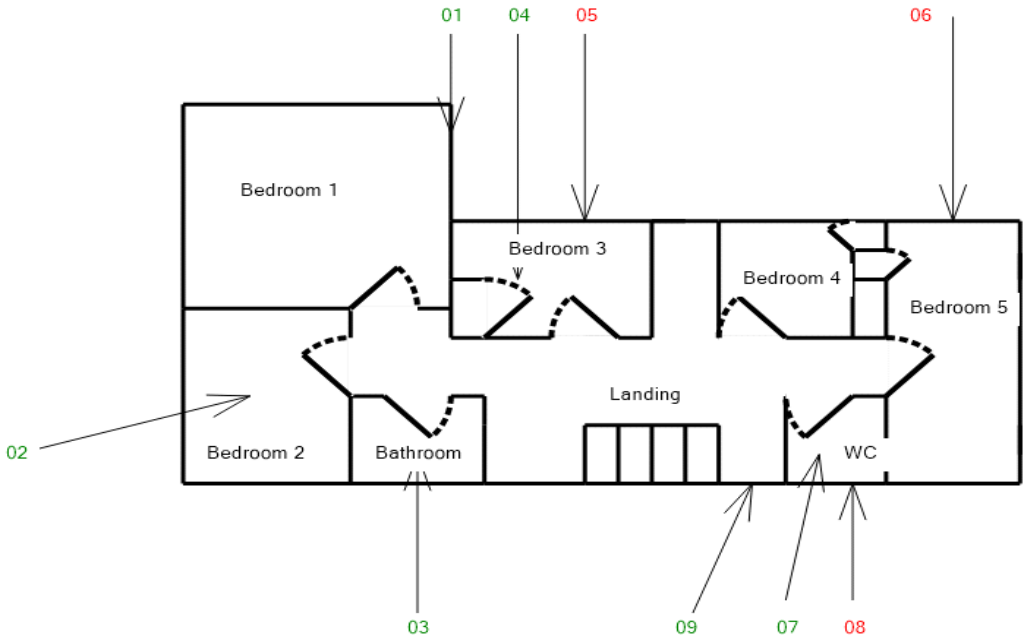
020 8804 8008

Client:	Edwards Wilson
Project:	
Client Address:	The Gallery St Margarets Pattens Church Rood Lane EC3M 1HS
Site Address:	St Peters, Belsize Park, Hampstead NW3 4HJ
Floor:	Ground Floor
Job Number:	J010088
Survey Type:	Demolition Survey (with MA only)
Survey Date:	11 Jun 2019 to 12 Jun 2019

UKAS INSPECTION
9389

Key

	No/Limited Access
	Negative Item
	Positive Item



Not to scale
Floor plans should be read in conjunction with the full report

ARG SURVEYS

Unit 2 New Ford Road,
Waltham Cross, EN8 7PG

020 8804 8008

Client:	Edwards Wilson
Project:	
Client Address:	The Gallery St Margarets Pattens Church Rood Lane EC3M 1HS
Site Address:	St Peters, Belsize Park, Hampstead NW3 4HJ
Floor:	1st Floor
Job Number:	J010088
Survey Type:	Demolition Survey (with MA only)
Survey Date:	11 Jun 2019 to 12 Jun 2019

UKAS INSPECTION
9389

Key	
	No/Limited Access
	Negative Item
	Positive Item

10. ASSESSMENT SCORES

Material Assessment Scores

Product Type	Score	Examples
	1	Asbestos composites (asbestos cement (AC), vinyl floor tiles, decorative finishes, roofing felts, semi-rigid paints, mastics, plastic, resins)
	2	AIB boarding, millboard, other low-density insulating boards, braided asbestos, gaskets, asbestos paper, felt
	3	Thermal insulation, sprayed asbestos coatings, loose asbestos (e.g. debris), asbestos packing

Condition (Extent of Damage or Deterioration)	0	Good condition - No visible damage
	1	Low damage – significant breakage of non-friable materials or small areas of friable material damaged showing exposed fibres
	2	Medium damage – significant broken friable materials, coatings and thermal insulation. Visible asbestos debris
	3	High damage or delamination of friable materials, coatings and thermal insulation. Visible asbestos damage

Surface Treatment	0	Non-friable composite asbestos materials (e.g. AC, vinyl, paints) with exposed faces encapsulated
	1	Enclosed coatings, encapsulated insulation and AIB, unsealed AC
	2	Unsealed AIB or encapsulated insulation and coatings
	3	Unsealed insulation and coating

Asbestos Type	1	Chrysotile
	2	Amphibole, asbestos excluding Crocidolite
	3	Crocidolite

Cumulative Score	Action Required
10 or more	This is allocated to those items in a position which presents an unacceptable risk to occupiers etc.
7 – 9	These are items situated in high use, readily accessible positions, which may also be located in an area accessed on a routine basis for maintenance.
5 – 6	These are items that will very rarely be disturbed through normal occupation or maintenance, or are in locations or have extents that, if disturbed, would lead to a minimal fibre release.
4 or less	This covers items which are in locations not readily accessible and are unlikely to be disturbed.

11. Definitions / Glossary of Terms

Definitions

Samples

The levels of identification of samples recorded within the survey are as follows:

1) Sample taken on site by the Surveyor and analysed by the laboratory.
2) Extrapolated from a visually similar asbestos item that has been analysed. In this case the sample will be classified as being 'Strongly Presumed' asbestos. Extrapolated samples are indicated on the plans with unique numbers.
3) 'Presumed' to be asbestos. This will normally be because the item could not be sampled due to excessive height (such as soffits), was located in an occupied area, or located in an area whereby sampling may have presented a risk to the Surveyor.
4) 'Known' to be asbestos. This will normally be because an ACM has previously been sampled and identified as asbestos. Asbestos samples taken historically by either ARG Surveys Ltd or a third party, will have been sampled and analysed in accordance with the relevant standards prevalent at that time and may not be subsequently included under the methods or accreditation set out within this report. ARG Surveys Ltd cannot verify the accuracy of any samples taken and analysed by a third party.

Assessments

A Material Assessment has been undertaken for each and every identified or presumed asbestos material, as part of this survey and recorded within the photo plates and register. The assessment reviews the product type, asbestos type, extent of material and surface treatment to endeavour to sort the higher risk items to prioritise the materials for management action.

Recommendations

The recommendations given within this report are categorized as follows:

MANAGE

Where asbestos is left in-situ there is a duty to formulate and implement a Management Plan to help prevent accidental damage occurring and to help prevent accidental exposure.
The basic requirements of this policy are (from HSG264):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos containing materials.
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who is likely to disturb it about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

ARG Surveys can provide a suitable Management Plan to accompany any asbestos register / survey on request (at an additional cost).

MONITOR

The condition of ACMs should be monitored and recorded. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but should not be more than 12 months. Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris. Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

LABEL

A decision is required on whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site is effective. Labelling ACMs should not be solely relied on as a control measure; however it is one of the most effective methods of preventing exposure to building occupants (and in particular; maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM. Most ACMs can be marked with an asbestos warning label.

It may not always be prudent or practical to label all installations of asbestos; for example high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

ARG Surveys can provide labels or a labelling service on request (at an additional cost).

ENCAPSULATE

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant, or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. Suitable sealants for encapsulation or minor repair work may include the following:

- Asbestos insulating board can be treated with an elastomeric paint.
- Asbestos cement can be sealed with an alkali resistant and water-permeable sealant. Where asbestos cement roofing has been identified, such as to garages or sheds, it will usually only be necessary to seal the internal surfaces.
- Sectional pipe insulation can usually be coated with a calico wrap and then painted over with an elastomeric paint. Minor holes in hard-set thermal insulation can be filled with non-asbestos plaster and if necessary wrapped with calico
- Spray coating can be overlain with strips of calico and painted over with an elastomeric paint.

Sealing or painting of damaged insulating board, insulation or coatings should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

RESTRICT ACCESS AND SEAL ENTRY

This action is recommended when an ACM of high damage and/or debris is present within any room or area and should be carried out immediately. The area or room where the asbestos is located should be isolated and have restricted access to qualified personnel only using appropriate RPE & PPE. A suitable entry and exit system should be adopted until steps can be undertaken to remove, encapsulate or repair the located asbestos.

REMOVE

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment / maintenance works; then a recommendation ofr removal has been made.

All work with asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012.

Works with Asbestos Cement

Works on or removal of asbestos cement should be carried out following the guidelines of the HSE within HSG189/2 ‘Working with Asbestos Cement ’. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

Works with Licensable ACMs

Work with asbestos insulation, asbestos coating and asbestos insulating board should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).
Works should be carried out in accordance to HSG247 – Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised de-contamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.
The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/de-contamination should be followed and does not represent a Scope/Specification of Works.

Controlled techniques used in the removal of asbestos may or may not involve the use of asbestos enclosures depending on the Scope and Specification of Works. If used, enclosures will normally be constructed from polythene and contain:

- Filtered negative pressure units to create air-flow and to filter out air-borne asbestos particles. — Airlocks for safe access/egress from the work area.
- Bag locks for the safe removal of bagged up asbestos waste.

The asbestos item itself may be treated by a suppressant (damping) system prior to removal, with finer amounts of generated waste being removed by HEPA-filtered 'Class H' vacuum cleaners.

Hygiene Facilities provide the means to effectively de-contaminate operatives involved in the asbestos removal process. Hygiene Facilities normally consist of a clean and dirty end, with a middle section providing showering. Airflow and wastewater within the unit are filtered.

'Four-stage clearance' involving air monitoring and visual inspections of the affected work area will be required; independent supervision is recommended. Such procedures should be carried out in accordance to HSG248 — Asbestos: The analyst's guide for sampling, analysis and clearance procedures.

Where asbestos debris has been identified, access to these areas should be restricted until such remedial works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

SPECIFIC

Specific recommendations may include such options as;

— Obtaining further sampling that was not possible at time of survey,
— Training required for staff with an exposure potential,
— Placing a physical barrier to prevent the accidental disturbance of the ACM, or
— Enclosing the ACM with an airtight barrier.

The following points on enclosing an ACM should be noted:

1) Any barriers / enclosing material must be adequately fire-rated / resistant to any generated heat.
2) An assessment should be made whether access is required to the enclosure for maintenance or repairs.

If the ACM is asbestos insulation, asbestos coating or asbestos insulating board, and the enclosure of it is likely to cause disturbance, then the work should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

'Further Investigation' may be recorded if the results of sample analysis are inconclusive.

Where a presumed asbestos item is in good condition (and sealed), it may often be prudent to manage the item as asbestos rather than undergo the additional cost of sampling.
Where a presumed asbestos item is in poor condition (and/or un-sealed) and requires attention, it may often be prudent to undergo the additional cost of sampling the item first, to ensure that it does contain asbestos, prior to undergoing removal/remediation works.

Glossary of Terms

Asbestos

- The name given to a group of naturally occurring fibrous silicate minerals commonly found in rocks world-wide.
- The fibres are flexible and mechanically strong, have high tensile strength and chemical, electrical and heat resistance.
- Asbestos was commonly used raw, e.g. textiles and insulation, or combined with other materials (boards, asbestos cement, etc).
- The three most common forms of asbestos are:

  Amosite — Brown asbestos

  Chrysotile — White asbestos

  Crocidolite — Blue asbestos

Asbestos: Loose insulation

- Bulk loose fill, bulk fibre-filled mattresses, quilts and blankets used for loft insulation, thermal and acoustic insulation.
- Bulk loose fill now rarely found but may be encountered unexpectedly or during DIY.
- Usually contains Crocidolite and/or Chrysotile.
- Easily damaged, giving rise to high levels of airborne fibres.

Asbestos: Sprayed Coatings

- Coatings applied wet or dry as thermal and anti-condensation insulation to the underside of roofs / ceilings. Acoustic insulation in theatres, fire protection on frame structures.
- Used up to 1974.
- Typically contains 55–85% asbestos with Portland cement binder. Crocidolite was the major type used until 1962. Mixture of asbestos types until mid 1971.
- Usually easily damaged, giving rise to high levels of airborne fibres.

Asbestos: Thermal Insulation

- Hand-applied thermal lagging, pipe and boiler lagging, pre-formed pipe sections (sectional lagging), slabs, blocks. Also tape, rope, corrugated paper, quilts, felts and blankets. Used for thermal insulation of pipes, boilers, calorifiers, vessels, etc.
- All types of asbestos are common. Asbestos content between 6 and 85%. Crocidolite used until 1970. Amosite was phased out during 1970s. Ad hoc mixtures hand-applied to pipework joints and bends. Sectional content of 85% magnesia, 15% Amosite.
- Blankets, papers, ropes, etc usually 100% Chrysotile
- Thermal insulation often encapsulated or enclosed.
- Ease of fibre release dependent upon type and surface treatment.

Asbestos Insulating Board (AIB)

- Board commonly used for fire protection, thermal and acoustic insulation, resistance to moisture

movement and general building.

- Used extensively between the 1950s and 1970s in all types of buildings.
- This typically contains approximately 15-40% asbestos, in a mix of Portland cement or hydrated lime and silica. Amosite and Chrysotile are common within this type of board.
- AIB is easily damaged. Disturbance leads to significant fibre release.
- Also commonly used as fillets or cores in composite products, e.g. fire doors, raised floors etc.

Asbestos: Millboard

- Board commonly used for general heat insulation and fire protection.
- Crocidolite used between 1896 and 1965. Asbestos content 37-97%, usually Chrysotile, with matrix of clay and starch.
- Low density, brittle and liable to abrasion.

Asbestos: Paper, Felt & Cardboard

- Used for electrical/heat insulation of electrical equipment, wiring and plant.
- Insulation and acoustic lining in air-conditioning systems.
- Often also used as reinforcement/lining.
- Paper commonly 100% Chrysotile.
- Can be found beneath MMMF pipework insulation.
- If not encapsulated or bonded then easily damaged and gives fibre release.

Asbestos: Textiles

- Ropes & Yarns
- Pipe lagging, jointing/packing; heat– and fire–resistant boiler and oven flue seals. Plait or braiding to electrical cables.
- Crocidolite/Chrysotile common – fibre length and flexibility. Chrysotile alone post 1970.
- Asbestos content up to 100%.
- Woven products generally have good integrity unless abraded, cut or exposed.
- Cloth Thermal insulation and lagging.
- Protective clothing.
- All types of asbestos have been used. Since mid-1960s mainly Chrysotile.
- Asbestos content up to 100%.

Gaskets and washers

- Utilised in domestic to industrial and chemical plant.
- Content varies, though usually approximately 90%.
- Crocidolite (acid resistant) or Chrysotile (alkali resistant).
- Strings used for sealing hot water radiators. Also found to tie on MMMF pipework insulation.
- Asbestos content up to 100%.

Asbestos: Friction Products

- Resin-based materials used in transport, machinery and lifts contain 30-70% Chrysotile.
- Used up to November 1999.
- Low friability, dust may build up with friction debris.
- Drive belts found in engines and conveyor belts.
- Formed of Chrysotile textiles encapsulated in rubber.

- Low friability, except when worn to expose textile within.

Asbestos Cement (AC)

- Asbestos fibre added to hydrated Portland cement.
- Asbestos cement products take the form of profiled sheets, semi-compressed flat sheet and partition board, fully compressed flat sheet and pre-formed moulded products.
- Used extensively between C1945 to 1999 in all types of buildings, as a host of products in numerous locations.
- Asbestos cement typically contains 10-15% asbestos. Although all three main asbestos types have been used in the manufacture of asbestos cement, Chrysotile is the most common form.
- Potential for fibre release increases with level of abrasive disturbance.

Asbestos: Other Products and Composites

Textured Coatings

- Asbestos content 1–10% Chrysotile. Amosite also used. Fibre release unlikely until damaged / abraded
- Decorative coating on walls and ceilings, e.g. Artex.
- Asbestos content 3-5% Chrysotile. Chrysotile used up to 1984.
- Matrix of material means asbestos fibres are well contained. Fibre release occurs when coating is sanded or scraped. Bitumen Products

Roofing felts, damp proof course, mastics and adhesives etc.

- Chrysotile fibre or asbestos paper in bitumen matrix usually 8% Chrysotile. Adhesives may contain a few percent Chrysotile. All used up to 1992.
- Fibre release unlikely during normal use. Flooring

Thermoplastic floor tiles – up to 25% asbestos.

- PVC vinyl floor tiles and unbacked PVC flooring – 7% Chrysotile
- Asbestos paper-backed PVC floors – 100% Chrysotile paper backing used until 1992.
- Magnesium oxychloride (2% asbestos) flooring also used.
- Fibre release unlikely unless cut. Reinforced PVC, plastic and resin composites
- Panels, cladding, toilet cisterns, seats, banisters, window sills, machinery brakes and clutches.

End of Report

APPENDIX B
Agreement

LBC LEGAL DUTIES and EXPECTATIONS REGARDING BUILDING CONSTRUCTION/DE-CONSTRUCTION SITES

Addendum to CMR - CMP WORKING FRAMEWORK

Site: *53 Belsize Square, London NW3 4HY*
Planning number: 2016/2470/P
Date: 06/08/2019
Revision:1

This document is part of a site specific CMP framework, in which the developer and the principal contractor agree to ensure that environmental impacts from the construction of the proposed impacts do not give rise to significant adverse effects on health and quality of life.

The Developer and the Main Contractor agree to provide the council the necessary information to demonstrate the implementation of best practice and compliance with the relevant legal and contractual requirements.

1. TIME FOR NOISY OPERATIONS
Construction activities and ancillary works which are audible at the site boundary shall normally be carried out between the following hours:

- Mondays to Fridays 08.00 – 18.00
- Saturdays 08.00 – 13.00

Where noise or vibration from the construction of the proposed development exceed the significant observed adverse effect levels or at the reasonable request of the council, works shall take place on a 2 hours on/off basis. For example:

- ON - Monday to Friday 08:00 - 10:00, 12:00 - 14:00 & 16:00 - 18:00
- ON - Saturdays 11:00 - 13:00.

2. NOISE AND VIBRATION CONTROL
The contractor shall undertake a detailed construction noise assessment and produce a comprehensive noise and vibration strategy, which shall include the following:

(ii) baseline noise and vibration surveys (where required)

(iii) construction method statement identifying the rationale for the work

(iv) worksite layout plans

(v) methodology used to predict construction noise

(vi) Equipment schedule showing the number, type and make of Equipment used for each stage of the construction

(vii) Assessment of significance using the +5dBA change method in line with BS5228:2009+A1:2014

(viii) On-site and off-site mitigation measures

(ix) Structure borne noise risk assessment (if applicable). This assessment shall include details of proposed on-site noise and off-site mitigation measures and proposals to provide some form of respite to residential and non-residential receptors.

(x) Noise and vibration monitoring proposal

(xi) A noise and vibration trigger action plan setting out the steps to be taken in the event that predicted and proposed trigger action levels, are exceeded.

(xii) Noise reports should be sent to Camden's pollution team at pollutionduty@camden.gov.uk

3. CONTROL OF VISIBLE DUST AND ITS MONITORING

- Prevention
- Suppression
- Containment

4. MEETING AIR QUALITY CRITERIA (NON VISIBLE DUST) AND ITS MONITORING

Air Quality Requirements

- Contractors are required to monitor and manage air quality in accordance with current best practice guidance (Mayor of London Control of Dust and Emissions During Construction and Demolition SPG), measuring for PM10 using real-time analysers which have MCERTS 'indicative' or an equivalent certification for accuracy/precision.

- If the site's air quality assessment finds dust risk level to be 'medium', two monitors are required. If the risk level is 'high', four monitors are required.

- If the risk level is 'high', four monitors are required.

- Monitoring should start at least three months prior to commencement of works on site, and must continue until practical completion, i.e. real-time dust monitoring is required for all phases of development, therefore the developer must ensure that dust monitoring is passed between demolition and construction contractors etc.

- Monitoring locations/positions and the justification for these must be checked with and approved by Camden's air quality team: AirQuality@camden.gov.uk.

- Real-time monitoring should be supplemented with visual and qualitative monitoring of construction dust.

Trigger values	Amber Alert 15 mins Average	Red Alert 15 mins Average
	150µg/m^3	250µg/m^3

- **AMBER ALERT.** 'amber' trigger level (at which point the cause of the dust should be immediately investigated and remedial action taken to mitigate it)

- **RED ALERT**. If this level is reached, works on site must be stopped until conditions improve.

YOUR ATTENTION IS DRAWN TO THE FOLLOWING:

(i) Taking into account the baseline monitoring conditions, repeated exceedances of the upper trigger level may lead ultimately to the Council moving to halt works on site.

(ii) Monthly AQ summary reports should be sent to Camden's air quality team at AirQuality@camden.gov.uk, and these should note (at the very least) the current positions of the monitors (including photographs), the number of trigger level exceedances, data coverage, and narrative on site works and remedial dust mitigation measures applied.

(iii) The AQ reports should also be made publicly available, either by hosting online or by posting the data summaries on the site hoarding.

(iv) Automated trigger level exceedance alert emails should also go to the above email address as well as to the developer/contractor on-site representative/s for managing air quality. Failure to provide data or to manage air quality may lead to an injunction.

5. **RODENT CONTROL**

- Before any works ascertain the presence of rats and mice and how they will be destroyed if found on site.
- Monitoring programme

GENERAL AGREED UNDERSTANDINGS.

(a) London Borough of Camden under the Control of Pollution Act 1974, Environmental Protection Act 1990 and Prevention of Damage by Pest Act 1949, has the legal duty to protect from the effects of noise (including vibration), statutory nuisances and pest prevention from rodents to those who are living in the proximity of the proposed works.

(b) The Council expect to receive no valid complaints during the entire duration of the proposed works to be undertaken at, **53 Belsize Square, London NW3 4HY**.

(c) The CMP shall be a living document to be reviewed/modified as soon as problems arise or at the reasonable request of the council.

(d) A proactive approach towards the management of environmental impacts will be incorporated and enforced throughout the duration of the project.

Noise and Vibration

(e) All reasonable steps shall be implemented in the design and construction of the proposed development so that noise and vibration from the construction do not give rise to significant adverse effects on health and quality of life.

(f) Where noise or vibration from construction exceeds the defined significant observed adverse effect levels or at the reasonable request of the council, some form of respite shall be offered.

(g) Best practicable means (BPM), as defined in Section 72 of the Control of Pollution Act 1974 and Section 79 of the Environmental Protection Act 1990, shall be applied during all

construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors.

(h) Consideration will be given to the recommendations contained within BS5228:2009+A1:2014, approved by the Secretary of State as the Code of Practice for noise and vibration control on construction and open sites.

Dust

(i) No demolition works shall be commenced without an adequate water supply to cover the working areas.

Pests

(j) At all times the site shall be kept free, so far as is reasonable practicable, from rats and mice. (Prevention of Damage by Pests Act 1949, part 'H' of the Building Regulations (Drainage & Waste Disposal)).

Community liaison

(k) A programme of community liaison will be carried out, including regular engagement meetings, notification of works and details of the complaints process.

Applicant: NB By signing this form you are confirming you are a person whose signature is recognised by your company.

Signed: ……

Date: ……

Print Name: ……

Position: ……

Note: This agreement shall be binding on, and ensure to the benefit of, the parties to this agreement and their respective personal representatives, successors and permitted assigns, and references to any party shall include that party's personal representatives, successors and permitted assigns.