

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Quartz

SITE: The Diorama, 17, 18 & 19 Park Square East, London, NW1 4LH



Job number	J041911	
Number of high risk materials	0	
Number of medium risk materials	0	
Number of low/ very low risk materials	1	
Issue	Date	Status
Version 1	07/04/2020	Issued

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Refurbishment

SCOPE & EXTENT OF SURVEY: All internal areas

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	The Diorama Building 18 / Ground Floor / G.07 - Gasket
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
The Diorama Building 17/Basement 1/B.04 – No access to electrics - live services
The Diorama Building 17/Basement 1/B.08 – No access to water heater - live services
The Diorama Building 18/Ground Floor/G.01 – No access to store or riser - locked, no keys available at the time of survey
The Diorama Building 19/Basement 1/B.07 – No access to water heater - live services

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

Site description, age and construction

The site is a commercial building, externally brick and block built. Internally lined with solid, lath and plaster ceilings, solid walls, timber doors and frames, metal radiators and solid flooring throughout. This building has an estimated construction date of the 1930's.

Use and occupation of site


The site is used as a commercial building but was vacant at the time of the survey.


Scope of survey

This survey report covers all internal areas only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information		Report index	
Client	Quartz	Section 1	Executive summary
Client address	34 Dover Street, London,W1S 4NG	Section 2	Introduction
Client Contact	Murat Mullali	Section 3	General site information
Site address	The Diorama, 17, 18 & 19 Park Square East, London,NW1 4LH	Section 4	Survey results table
Type of Survey	Refurbishment Survey	Section 5	Conclusions and actions
Survey Start Date	24 Mar 2020	Section 6	Limitations of survey
Survey End Date	25 Mar 2020	Appendix A	Non-asbestos samples and assessments
Surveyor/s	Richard Smith	Appendix B	Material assessment records & photographs
Job number	J041911	Appendix C	Certificates of bulk sample analysis
		Appendix D	Sample/ assessment location plans
		Appendix E	General observations

Report prepared by			
Richard Smith	Surveyor		7 Apr 2020

Report verified by			
Michael Stewart	Technical Reviewer		7 Apr 2020

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 “Asbestos: The survey guide” and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Refurbishment Survey
Included areas	All internal areas only.
Excluded areas	All other areas.
Agreed exclusions, inaccessible areas and any variations from the method	
<p>In accordance with the PSQ J041911 authorised on 23/03/2020.</p> <p>In the parts of the building covered by the scope of the refurbishment survey, restrictions were put in place at the specific request of the client.</p> <p>Because of these restrictions, internal doors, door frames and window cills were not removed throughout.</p> <p>Boxed risers, beam casing, header panels, plasterboard ceilings and walls were accessed only through small holes to minimise damage and disruption.</p> <p>If any refurbishment works may disturb these other installations, survey access should be provided beforehand.</p> <p>Because of these restrictions, observations made and samples taken are assumed to be representative of the whole. However, it cannot be guaranteed that all areas of the building are similar and therefore any installations and locations that are either opened through small holes or not intrusively opened at all should be treated with additional caution and further survey access gained if required.</p> <p>Eton Environmental Group Ltd endeavoured to conduct the survey as thoroughly as possible within the remit and constraints as stated by the client. Where access restrictions are noted, it is strongly recommended that during the refurbishment works this report is used as a guide but not taken as definitive of ACMs in the building. Caution must be used when accessing any areas and if suspect materials are noted works should cease until further competent advice is sought.</p>	

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.

Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.

The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.

Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal. In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.

Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/Room	Assessment Number	Location/position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
The Diorama Building 17	Basement 1 / B.04	0016	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
The Diorama Building 17	Basement 1 / B.08	0018	No access to water heater	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
The Diorama Building 18	Ground Floor / G.01	0009	No access to store or riser	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
The Diorama Building 18	Ground Floor / G.07	0014	Gasket pipe flange in ceiling void	Gaskets	Surface Sealed	Low Damage	1no.	Usually inaccessible or unlikely to be disturbed	Presumed	Chrysotile	(5) Low	-	Remove
The Diorama Building 19	Basement 1 / B.07	0019	No access to water heater	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Eight samples were taken on site, none of which were confirmed to contain asbestos upon analysis. One further assessment presumed asbestos.

General Recommendations:

This was a refurbishment survey to all internal areas.

In those areas where exclusions were agreed, prior to any refurbishment further investigations may be required.

In the areas where the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

Although the other asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

The ACMs to remain and be managed have low material risk scores; it is therefore recommended that the materials are suitably labelled and re-inspected on a regular basis as part of the on-going management system.

Any works to these products, such as drilling, cutting or any other abrasive works that may disturb the asbestos, should be prevented.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

It should also be noted that as this survey was location specific ACMs could remain in the site in areas that were outside the scope of this survey.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2nd Ed. 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA

And;

www.books.hse.gov.uk

The above list should not be considered exhaustive.

SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further confirmation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
The Diorama Building 17	Basement 1 / B.08	0017	Sink pad sink	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	
The Diorama Building 17	1st Floor / Riser	0015	Textile to old electric cables	Textiles	-	-	1lm	-	Identified	No Asbestos Detected	
The Diorama Building 17	2nd Floor / 2.01	0001	Sink pad sink	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	
The Diorama Building 18	Ground Floor / G.04	0010	Mastic to metal ducting in ceiling void	Well Bound Material	-	-	2lm	-	Identified	No Asbestos Detected	
The Diorama Building 18	Ground Floor / Riser 1	0011	Mastic To metal ducting	Well Bound Material	-	-	1lm	-	Strongly Presumed (010)	No Asbestos Detected	
The Diorama Building 18	Ground Floor / G.06	0012	Mastic To metal ducting in ceiling void	Well Bound Material	-	-	2lm	-	Strongly Presumed (010)	No Asbestos Detected	
The Diorama Building 18	Ground Floor / G.07	0013	Mastic To metal ducting in ceiling void	Well Bound Material	-	-	1lm	-	Strongly Presumed (010)	No Asbestos Detected	
The Diorama Building 18	1st Floor / Riser 1	0007	Mastic to metal ducting	Well Bound Material	-	-	3lm	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
The Diorama Building 18	1st Floor / 1.06	0008	Mastic To metal ducting	Well Bound Material	-	-	2lm	-	Strongly Presumed (007)	No Asbestos Detected	
The Diorama Building 18	2nd Floor / 2.02	0003	Mastic to metal ducting in ceiling void	Well Bound Material	-	-	2lm	-	Identified	No Asbestos Detected	
The Diorama Building 18	2nd Floor / Riser 1	0004	Mastic To metal ducting	Well Bound Material	-	-	2lm	-	Strongly Presumed (003)	No Asbestos Detected	
The Diorama Building 18	2nd Floor / 2.03	0005	Mastic To metal ducting in ceiling void	Well Bound Material	-	-	2lm	-	Strongly Presumed (003)	No Asbestos Detected	
The Diorama Building 18	2nd Floor / 2.04	0006	Mastic To metal ducting in ceiling void	Well Bound Material	-	-	1lm	-	Strongly Presumed (003)	No Asbestos Detected	
The Diorama Building 19	Basement 1 / B.07	0020	Sink pad sink	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	
The Diorama Building 19	2nd Floor / 2.01	0002	Sink pad to sink and drainer	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	

APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	Photograph
Building	The Diorama Building 17	Floor/ room	2nd Floor / 2.01		
Assessment no.	0001	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Sink pad sink				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				



Assessment details				Comments	Photograph
Building	The Diorama Building 19	Floor/ room	2nd Floor / 2.01		
Assessment no.	0002	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Sink pad to sink and drainer				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	2nd Floor / 2.02		
Assessment no.	0003	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic to metal ducting in ceiling void				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				



Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	2nd Floor / Riser 1		
Assessment no.	0004	Accessibility			
Material Risk					
Identification	Strongly Presumed (003)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic To metal ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	2nd Floor / 2.03		
Assessment no.	0005	Accessibility			
Material Risk					
Identification	Strongly Presumed (003)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic To metal ducting in ceiling void				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	2nd Floor / 2.04		
Assessment no.	0006	Accessibility			
Material Risk					
Identification	Strongly Presumed (003)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic To metal ducting in ceiling void				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	1st Floor / Riser 1		
Assessment no.	0007	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	1st Floor / 1.06		
Assessment no.	0008	Accessibility			
Material Risk					
Identification	Strongly Presumed (007)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic To metal ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	Ground Floor / G.01		
Assessment no.	0009	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to store or riser				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	Ground Floor / G.04		
Assessment no.	0010	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic to metal ducting in ceiling void				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	Ground Floor / Riser 1		
Assessment no.	0011	Accessibility			
Material Risk					
Identification	Strongly Presumed (010)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic To metal ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	Ground Floor / G.06		
Assessment no.	0012	Accessibility			
Material Risk					
Identification	Strongly Presumed (010)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic To metal ducting in ceiling void				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	Ground Floor / G.07		
Assessment no.	0013	Accessibility			
Material Risk					
Identification	Strongly Presumed (010)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic To metal ducting in ceiling void				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				



Assessment details				Comments	Photograph
Building	The Diorama Building 18	Floor/ room	Ground Floor / G.07		
Assessment no.	0014	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Low Damage		
Extent	1no.	Asbestos Type	Chrysotile		
Location/ position	Gasket pipe flange in ceiling void				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	The Diorama Building 17	Floor/ room	1st Floor / Riser		
Assessment no.	0015	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textile to old electric cables				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 17	Floor/ room	Basement 1 / B.04		
Assessment no.	0016	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	The Diorama Building 17	Floor/ room	Basement 1 / B.08		
Assessment no.	0017	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Sink pad sink				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	The Diorama Building 17	Floor/ room	Basement 1 / B.08		
Assessment no.	0018	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to water heater				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				



Assessment details				Comments	Photograph
Building	The Diorama Building 19	Floor/ room	Basement 1 / B.07		
Assessment no.	0019	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to water heater				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	The Diorama Building 19	Floor/ room	Basement 1 / B.07		
Assessment no.	0020	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Sink pad sink				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				



APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS



Analysis Report

Report Number: **J041911**

Issue Date: 26/03/2020

Private & Confidential:
 Quartz
 34 Dover Street
 London
 W1S 4NG

Premises of Sample Origin:
 The Diorama
 17
 18 & 19 Park Square East
 London
 NW1 4LH

Analyst: Amie Sowerby

Sampled by: Richard Smith

Date of Sample Receipt: 26/03/2020

Date of Analysis: 26/03/2020

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	RS000431	Sink pad sink	NAD
2	RS000432	Sink pad to sink and drainer	NAD
3	RS000433	Mastic to metal ducting in ceiling void	NAD
7	RS000435	Mastic to metal ducting	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
 Andrew Graham
 Quality Manager

A handwritten signature in black ink, appearing to read "Andrew Graham", is written over a light blue horizontal line.

This report may only be replicated in its entirety. Copies of this report are held by Eton Environmental Group Ltd.



Laboratory, Eton Environmental Group Ltd, Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH
 Tel: 01325 366886 Fax:01325 366914 Website www.etongroup.co.uk
 Registered No. 5145774 Registered Office: 135 Slough Road, Datchet, SL3 9AE

Certificate of Analysis	Issue No: 7	Form 103	Issue Date:20/02/17	Issue by: Quality Manager
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Analysis Report

Report Number: **J041911**

Issue Date: 26/03/2020

Private & Confidential:
 Quartz
 34 Dover Street
 London
 W1S 4NG

Premises of Sample Origin:
 The Diorama
 17
 18 & 19 Park Square East
 London
 NW1 4LH

Analyst: Amie Sowerby

Sampled by: Richard Smith

Date of Sample Receipt: 26/03/2020

Date of Analysis: 26/03/2020

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
10	RS000436	Mastic to metal ducting in ceiling void	NAD
15	RS000437	Textile to old electric cables	NAD
17	RS000438	Sink pad sink	NAD
20	RS000439	Sink pad sink	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

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 Andrew Graham
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Certificate of Analysis	Issue No: 7	Form 103	Issue Date:20/02/17	Issue by: Quality Manager
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APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
The Diorama Building 17	B.01	Basement 1 – B.01	Solid ceiling, solid walls, timber door and frame, metal pipes, solid floor.
The Diorama Building 17	B.02	Basement 1 – B.02	Solid ceiling, solid walls, timber door and frame, solid floor.
The Diorama Building 17	B.03	Basement 1 – B.03	Solid ceiling, solid walls, timber door and frame, MMMF insulation to metal pipes, solid floor.
The Diorama Building 17	B.04	Basement 1 – B.04	Solid ceiling, solid walls, timber door and frame, plasterboard boxing, solid floor.
The Diorama Building 17	B.05	Basement 1 – B.05	Lath and plaster ceiling, metal ceiling tiles, solid walls, timber door and frame, plasterboard boxing, modern electrics, timber raised floor to solid floor.
The Diorama Building 17	B.06	Basement 1 – B.06	Lath and plaster ceiling, solid walls, timber door and frame, metal radiators and pipework, solid floor.
The Diorama Building 17	B.07	Basement 1 – B.07	Lath and plaster ceiling, solid walls, timber door and frame, metal radiators and pipework, solid floor.
The Diorama Building 17	B.08	Basement 1 – B.08	Lath and plaster ceiling, solid walls, timber door and frame, metal radiators and pipework, solid floor.
The Diorama Building 17	Riser	Basement 1 – Riser	Lath and plaster and solid walls, timber door and frame, MMMF insulation to metal pipes, old dumb waiter, solid floor.
The Diorama Building 17	G.01	Ground Floor – G.01	Lath and plaster ceiling, solid walls, timber doors and frames, metal radiators and pipework, modern electrics, carpet to timber floor.
The Diorama Building 17	G.02	Ground Floor – G.02	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, fireplace with solid surrounds, carpet to timber floor.
The Diorama Building 17	G.03	Ground Floor – G.03	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, fireplace with solid surrounds, carpet to timber floor.
The Diorama Building 17	Riser	Ground Floor – Riser	Lath and plaster and solid walls, timber door and frame, MMMF insulation to metal pipes, old dumb waiter, solid floor.

The Diorama Building 17	Stairwell	Ground Floor – Stairwell	Lath and plaster ceiling, solid walls, timber doors and frames, metal radiators and pipework, carpet to timber floor.
The Diorama Building 17	1.01	1st Floor – 1.01	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, fireplace with solid surrounds, carpet to timber floor.
The Diorama Building 17	1.02	1st Floor – 1.02	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, fireplace with solid surrounds, carpet to timber floor.
The Diorama Building 17	Riser	1st Floor – Riser	Lath and plaster and solid walls, timber door and frame, old dumb waiter, solid floor.
The Diorama Building 17	Stairwell	1st Floor – Stairwell	Lath and plaster ceiling, solid walls, timber doors and frames, metal radiators and pipework, carpet to timber floor.
The Diorama Building 17	2.01	2nd Floor – 2.01	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, lino to timber floor.
The Diorama Building 17	2.02	2nd Floor – 2.02	Lath and plaster ceiling, solid walls, timber doors and frames, lino to timber floor.
The Diorama Building 17	2.03	2nd Floor – 2.03	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, fireplace with solid surrounds, carpet to timber floor.
The Diorama Building 17	2.04	2nd Floor – 2.04	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, carpet to timber floor.
The Diorama Building 17	2.05	2nd Floor – 2.05	Lath and plaster ceiling, solid walls, MMMF insulation to metal pipes, timber doors and frames, carpet to timber floor.
The Diorama Building 17	Stairwell	2nd Floor – Stairwell	Lath and plaster ceiling, solid walls, timber doors and frames, carpet to timber floor. Riser with MMMF insulation to metal pipes inside.
The Diorama Building 17	3.01	3rd Floor – 3.01	Loft- Timber ceiling, plastic water tank, metal pipes, MMMF insulation, plasterboard to ceiling below. Room- Plasterboard ceiling, solid walls, timber framed windows, timber doors and frames, fireplace with solid surrounds, carpet to timber floor.
The Diorama Building 17	3.02	3rd Floor – 3.02	Loft- Timber ceiling, plastic water tank, metal pipes, MMMF insulation, plasterboard to ceiling below. Room- Plasterboard ceiling, solid walls, timber framed windows, timber doors and frames, fireplace with solid surrounds, carpet to timber floor.
The Diorama Building 17	3.03	3rd Floor – 3.03	Loft- Timber ceiling, plastic water tank, metal pipes, MMMF insulation, plasterboard to ceiling below. Room- Plasterboard ceiling, solid walls, timber framed windows, timber doors and frames, carpet to timber floor.

The Diorama Building 17	Stairwell	3rd Floor – Stairwell	Plasterboard ceiling, timber skylight, solid walls, timber doors and frames, carpet to timber floor.
The Diorama Building 18	B.01	Basement 1 – B.01	Solid ceiling, solid walls, timber framed windows, timber doors and frames, timber boxing with MMMF insulation to metal pipes inside, carpet to solid floor.
The Diorama Building 18	B.02	Basement 1 – B.02	Plasterboard ceiling, solid walls, timber framed windows, timber doors and frames, modern electrics, lino to solid floor.
The Diorama Building 18	B.03	Basement 1 – B.03	Plasterboard ceiling, solid walls, timber framed windows, timber doors and frames, modern electrics, lino to solid floor.
The Diorama Building 18	G.01	Ground Floor – G.01	Solid ceiling, solid walls, timber doors and frames, metal radiators and pipework, carpet to timber raised floor.
The Diorama Building 18	G.02	Ground Floor – G.02	Solid ceiling, solid walls, timber doors and frames, metal radiators and pipework, carpet to timber raised floor.
The Diorama Building 18	G.03	Ground Floor – G.03	Ceiling void- Solid ceiling, MMMF insulation electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	G.04	Ground Floor – G.04	Ceiling void- Solid ceiling, metal ducting, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, lino to timber raised floor.
The Diorama Building 18	G.05	Ground Floor – G.05	Ceiling void- Solid ceiling, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	G.06	Ground Floor – G.06	Ceiling void- Solid ceiling, metal ducting, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, lino to timber raised floor.
The Diorama Building 18	G.07	Ground Floor – G.07	Ceiling void- Solid ceiling, metal ducting, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, lino to timber raised floor.
The Diorama Building 18	G.08	Ground Floor – G.08	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, modern skylights, solid walls, timber doors and frames, metal framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	G.09	Ground Floor – G.09	Solid ceiling, solid walls, timber framed windows, metal radiators and pipework, carpet to timber raised floor.

The Diorama Building 18	G.10	Ground Floor – G.10	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, modern skylights, solid walls, timber doors and frames, metal framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	G.11	Ground Floor – G.11	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, modern skylights, solid walls, timber doors and frames, metal framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	G.12	Ground Floor – G.12	Solid ceiling, solid walls, metal radiators and pipework, solid floor.
The Diorama Building 18	G.13	Ground Floor – G.13	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, modern skylights, solid walls, timber doors and frames, metal framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	G.14	Ground Floor – G.14	Solid ceiling, solid walls, timber framed windows, metal radiators and pipework, carpet to timber raised floor.
The Diorama Building 18	G.15	Ground Floor – G.15	Solid ceiling, solid walls, timber framed windows, metal radiators and pipework, carpet to timber raised floor.
The Diorama Building 18	Riser 1	Ground Floor – Riser 1	Solid ceiling, solid walls, MMMF insulation to metal pipes, plasterboard boxing, metal ducting, timber doors and frames, solid floor.
The Diorama Building 18	Riser 2	Ground Floor – Riser 2	Solid ceiling, solid walls, modern electrics, timber doors and frames, solid floor.
The Diorama Building 18	1.01	1st Floor – 1.01	Ceiling void- Solid ceiling, metal pipes, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	1.02	1st Floor – 1.02	Ceiling void- Solid ceiling, MMMF insulation to metal pipes, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	1.03	1st Floor – 1.03	Ceiling void- Solid ceiling, metal pipes, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, lino to timber raised floor.
The Diorama Building 18	1.04	1st Floor – 1.04	Plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, lino to timber raised floor.

The Diorama Building 18	1.05	1st Floor – 1.05	Plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, lino to timber raised floor.
The Diorama Building 18	1.06	1st Floor – 1.06	Ceiling void- Solid ceiling, MMMF insulation to metal pipes, electrical cables, metal ducting, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, lino to timber raised floor.
The Diorama Building 18	1.07	1st Floor – 1.07	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, solid walls, timber doors and frames, timber and metal framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	1.08	1st Floor – 1.08	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, solid walls, timber doors and frames, timber framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	1.09	1st Floor – 1.09	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, solid walls, timber doors and frames, framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	1.10	1st Floor – 1.10	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, solid walls, timber doors and frames, framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	1.11	1st Floor – 1.11	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, solid walls, timber doors and frames, framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	Reception area	1st Floor – Reception area	Lath and plaster ceiling, solid walls, decorative plaster to solid columns, timber framed windows, timber doors and frames, carpet to solid floor, Stores with modern electrics inside
The Diorama Building 18	Riser 1	1st Floor – Riser 1	Solid ceiling, solid walls, MMMF insulation to metal pipes, plasterboard boxing, metal ducting, timber doors and frames, solid floor.
The Diorama Building 18	Riser 2	1st Floor – Riser 2	Solid ceiling, solid walls, modern electrics, timber doors and frames, solid floor.
The Diorama Building 18	2.01	2nd Floor – 2.01	Ceiling void- Solid ceiling, metal pipes, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.

The Diorama Building 18	2.02	2nd Floor – 2.02	Ceiling void- Solid ceiling, MMMF insulation to metal pipes, metal ducting, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, lino to timber raised floor.
The Diorama Building 18	2.03	2nd Floor – 2.03	Ceiling void- Solid ceiling, metal pipes, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, lino to timber raised floor.
The Diorama Building 18	2.04	2nd Floor – 2.04	Ceiling void- Solid ceiling, MMMF insulation to metal pipes, metal ducting, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, lino to timber raised floor.
The Diorama Building 18	2.05	2nd Floor – 2.05	Solid ceiling, solid walls, timber doors and frames, lino to timber raised floor.
The Diorama Building 18	2.06	2nd Floor – 2.06	Ceiling void- Solid ceiling, metal pipes, electrical cables, plasterboard boxing. Room- plasterboard ceiling, solid walls, timber doors and frames metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	2.07	2nd Floor – 2.07	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, solid walls, timber doors and frames, timber and metal framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	2.08	2nd Floor – 2.08	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, solid walls, timber doors and frames, metal framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	2.09	2nd Floor – 2.09	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, solid walls, timber doors and frames, metal framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	2.10	2nd Floor – 2.10	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, solid walls, timber doors and frames, metal framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	2.11	2nd Floor – 2.11	Ceiling void- Solid ceiling, electrical cables, MMMF fire breaks, plasterboard boxing. Room- MMMF ceiling tiles, solid walls, timber doors and frames, timber framed windows, metal radiators and pipework, carpet to timber raised floor. Floor void- MMMF insulation to metal pipes, electrical cables, solid floor.
The Diorama Building 18	Fire exit stairwell 1	2nd Floor – Fire exit stairwell 1	Solid ceiling, solid walls, metal framed windows, metal stairs solid floor, stairwell runs from second to ground floor.

The Diorama Building 18	Fire exit stairwell 2	2nd Floor – Fire exit stairwell 2	Solid ceiling, solid walls, metal framed windows, metal stairs solid floor, stairwell runs from second to ground floor.
The Diorama Building 18	Main stairwell	2nd Floor – Main stairwell	Plasterboard and Solid ceiling, solid walls, metal framed windows, carpet to solid floor, metal panels to lift, stairwell runs from second to ground floor.
The Diorama Building 18	Riser 1	2nd Floor – Riser 1	Solid ceiling, solid walls, MMMF insulation to metal pipes, plasterboard boxing, metal ducting, timber doors and frames, solid floor.
The Diorama Building 18	Riser 2	2nd Floor – Riser 2	Solid ceiling, solid walls, modern electrics, timber doors and frames, solid floor.
The Diorama Building 18	3.01	3rd Floor – 3.01	Plasterboard ceiling, modern skylights, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, carpet to timber floor.
The Diorama Building 19	B.01	Basement 1 – B.01	Solid ceiling, solid walls, timber doors and frames, solid floor.
The Diorama Building 19	B.02	Basement 1 – B.02	Solid ceiling, solid walls, timber doors and frames, solid floor.
The Diorama Building 19	B.03	Basement 1 – B.03	Solid ceiling, solid walls, timber doors and frames, timber framed windows, solid floor.
The Diorama Building 19	B.04	Basement 1 – B.04	Lath and plaster ceiling, solid walls, timber doors and frames, timber framed windows, metal radiators and pipework, carpet to solid floor.
The Diorama Building 19	B.05	Basement 1 – B.05	Lath and plaster ceiling, solid walls, timber doors and frames, metal radiators and pipework, solid floor.
The Diorama Building 19	B.06	Basement 1 – B.06	Lath and plaster ceiling, solid walls, timber doors and frames, metal pipework, lino to solid floor.
The Diorama Building 19	B.07	Basement 1 – B.07	Lath and plaster ceiling, solid walls, timber doors and frames, timber framed windows, metal radiators and pipework, lino to solid floor.
The Diorama Building 19	Riser	Basement 1 – Riser	Lath and plaster ceiling, solid walls, timber doors and frames, MMMF insulation to metal pipes, timber floor
The Diorama Building 19	G.01	Ground Floor – G.01	Lath and plaster ceiling, solid walls, timber doors and frames, metal radiators and pipework, carpet to timber floor
The Diorama Building 19	G.02	Ground Floor – G.02	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, fireplace with solid surrounds, carpet to timber floor
The Diorama Building 19	G.03	Ground Floor – G.03	Lath and plaster ceiling, solid walls, timber doors and frames, metal radiators and pipework, carpet to timber floor

The Diorama Building 19	G.04	Ground Floor – G.04	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, fireplace with solid surrounds, carpet to timber floor
The Diorama Building 19	Riser	Ground Floor – Riser	Lath and plaster ceiling, solid walls, timber doors and frames, MMMF insulation to metal pipes, timber floor
The Diorama Building 19	1.01	1st Floor – 1.01	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, fireplace with solid surrounds, carpet to timber floor
The Diorama Building 19	1.02	1st Floor – 1.02	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, fireplace with solid surrounds, carpet to timber floor
The Diorama Building 19	Riser	1st Floor – Riser	Lath and plaster ceiling, solid walls, timber doors and frames, MMMF insulation to metal pipes, timber floor
The Diorama Building 19	Stairwell	1st Floor – Stairwell	Lath and plaster ceiling, solid walls, timber doors and frames, metal radiators and pipework, carpet to timber floor
The Diorama Building 19	2.01	2nd Floor – 2.01	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, lino to timber floor.
The Diorama Building 19	2.02	2nd Floor – 2.02	Lath and plaster ceiling, solid walls, timber doors and frames, lino to timber floor.
The Diorama Building 19	2.03	2nd Floor – 2.03	Lath and plaster ceiling, solid walls, timber framed windows, timber doors and frames, metal radiators and pipework, fireplace with solid surrounds, carpet to timber floor.
The Diorama Building 19	Stairwell	2nd Floor – Stairwell	Lath and plaster ceiling, solid walls, timber doors and frames, carpet to timber floor. Riser has foam to metal pipes inside.
The Diorama Building 19	3.01	3rd Floor – 3.01	Loft- Timber ceiling, MMMF insulation, plastic water tank, metal pipes, plasterboard to ceiling below. Room- Plasterboard ceiling, solid walls, timber framed windows, timber doors and frames, fireplace with solid surrounds, metal radiators and pipework, carpet to timber floor.
The Diorama Building 19	3.02	3rd Floor – 3.02	Loft- Timber ceiling, MMMF insulation, plasterboard to ceiling below. Room- Plasterboard ceiling, solid walls, timber framed windows, timber doors and frames, fireplace with solid surrounds, metal radiators and pipework, carpet to timber floor.
The Diorama Building 19	3.03	3rd Floor – 3.03	Loft- Timber ceiling, MMMF insulation, plasterboard to ceiling below. Room- Plasterboard ceiling, solid walls, timber framed windows, timber doors and frames, fireplace with solid surrounds, metal radiators and pipework, carpet to timber floor.

The Diorama Building 19	3.04	3rd Floor – 3.04	Plasterboard ceiling, solid walls, timber doors and frames, carpet to timber floor.
The Diorama Building 19	Stairwell	3rd Floor – Stairwell	Plasterboard ceiling, timber skylight, solid walls, timber doors and frames, carpet to timber floor.

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

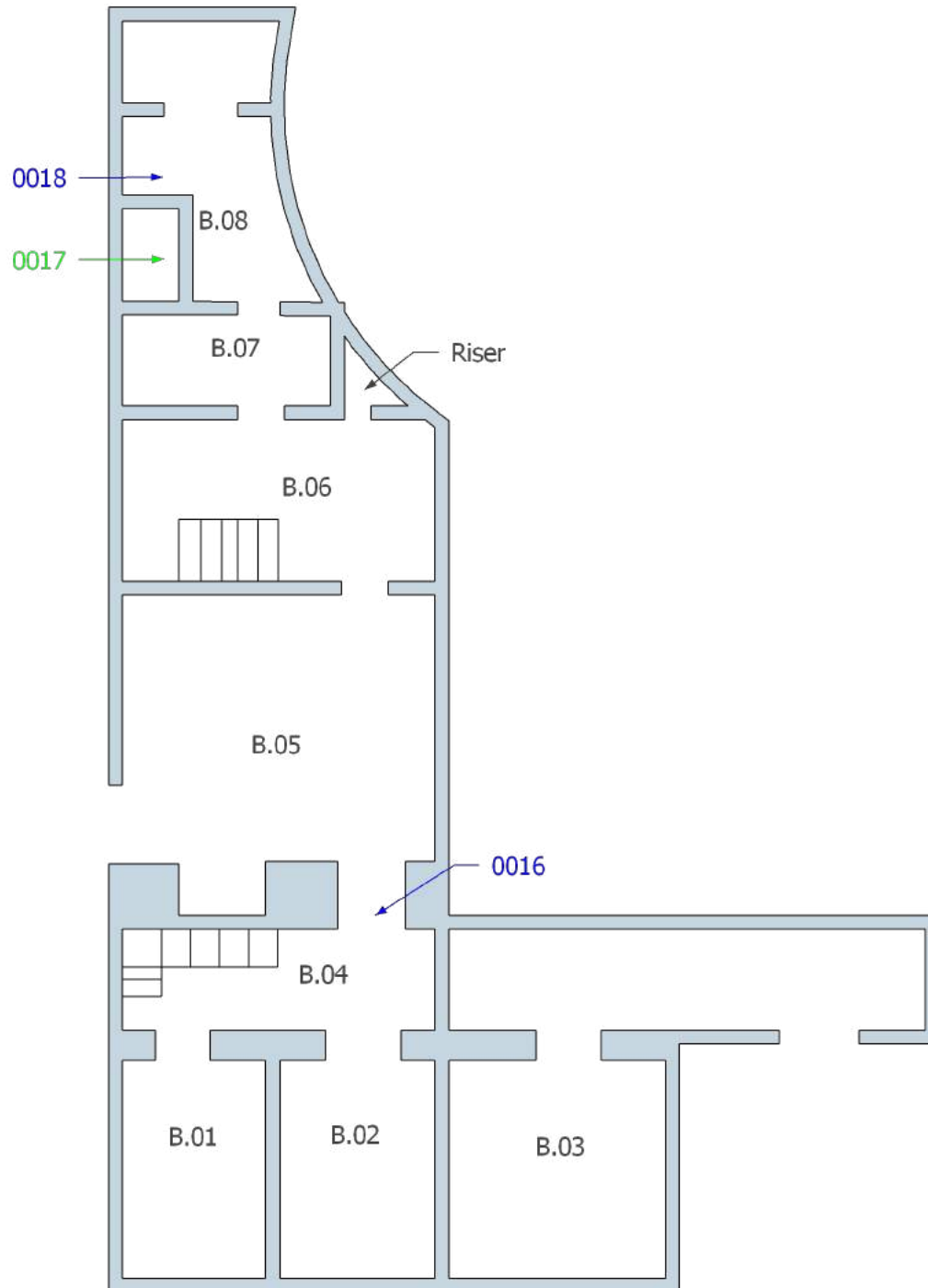
Survey reference:
J41911

Survey date:
March 2020

Building:
Building 17

Floor:
Basement

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH



Legend:

Asbestos positive assessment

Asbestos negative assessment

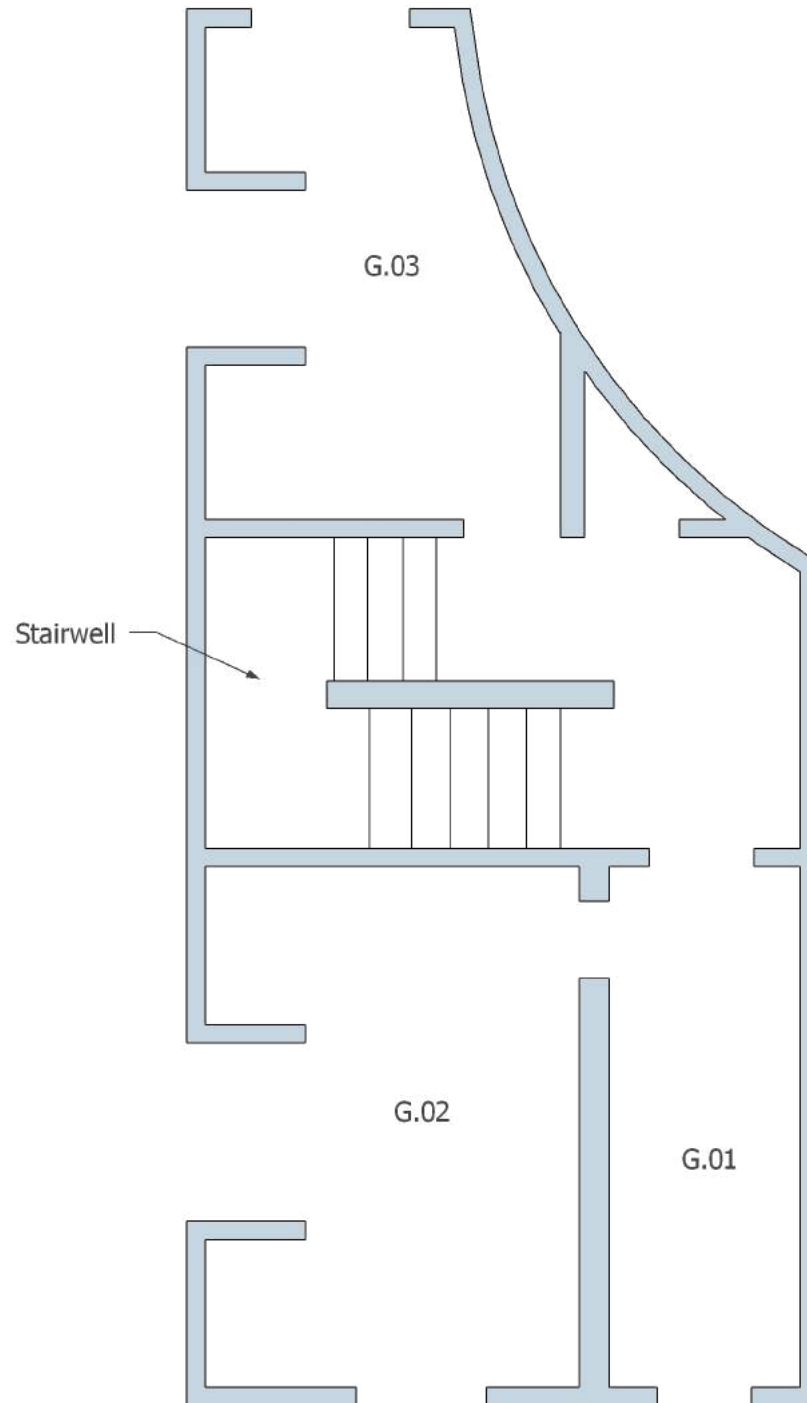
No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.



Drawing not to scale

Survey reference:
J41911

Survey date:
March 2020

Building:
Building 17

Floor:
Ground

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH

Legend:

Asbestos positive assessment

Asbestos negative assessment

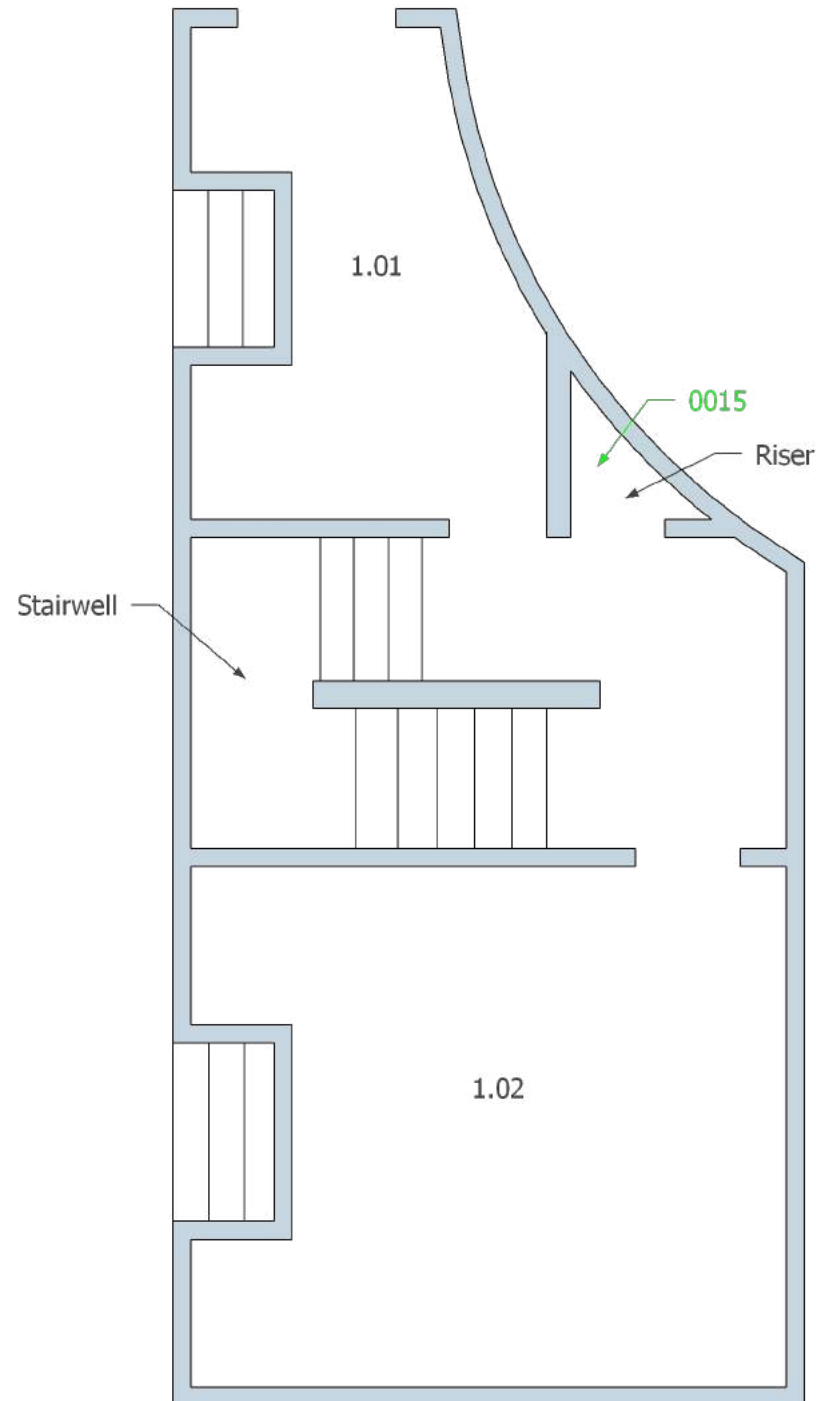
No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.



Drawing not to scale

Survey reference:
J41911

Survey date:
March 2020

Building:
Building 17

Floor:
First

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

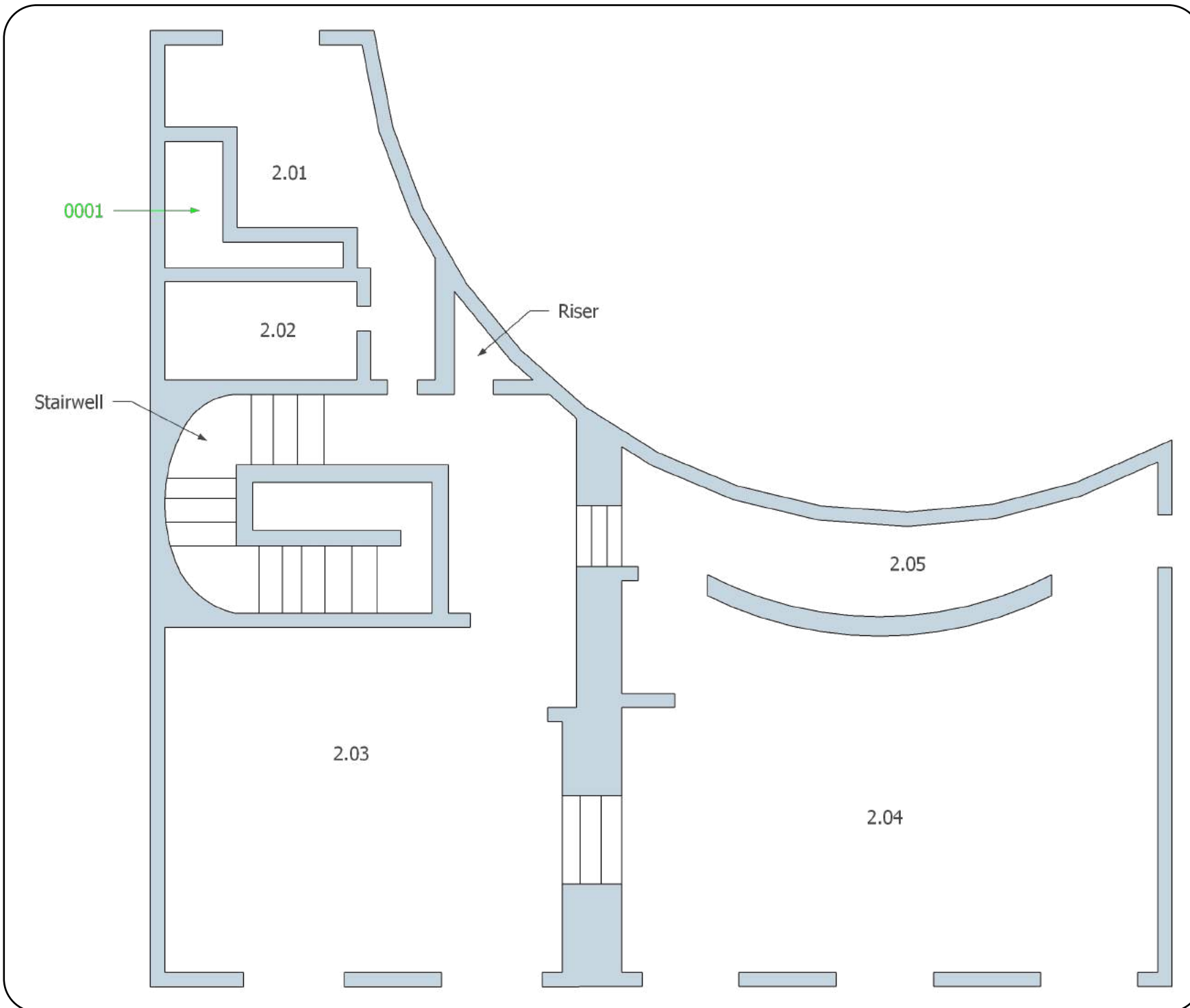
Survey reference:
J41911

Survey date:
March 2020

Building:
Building 17

Floor:
Second

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH



Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

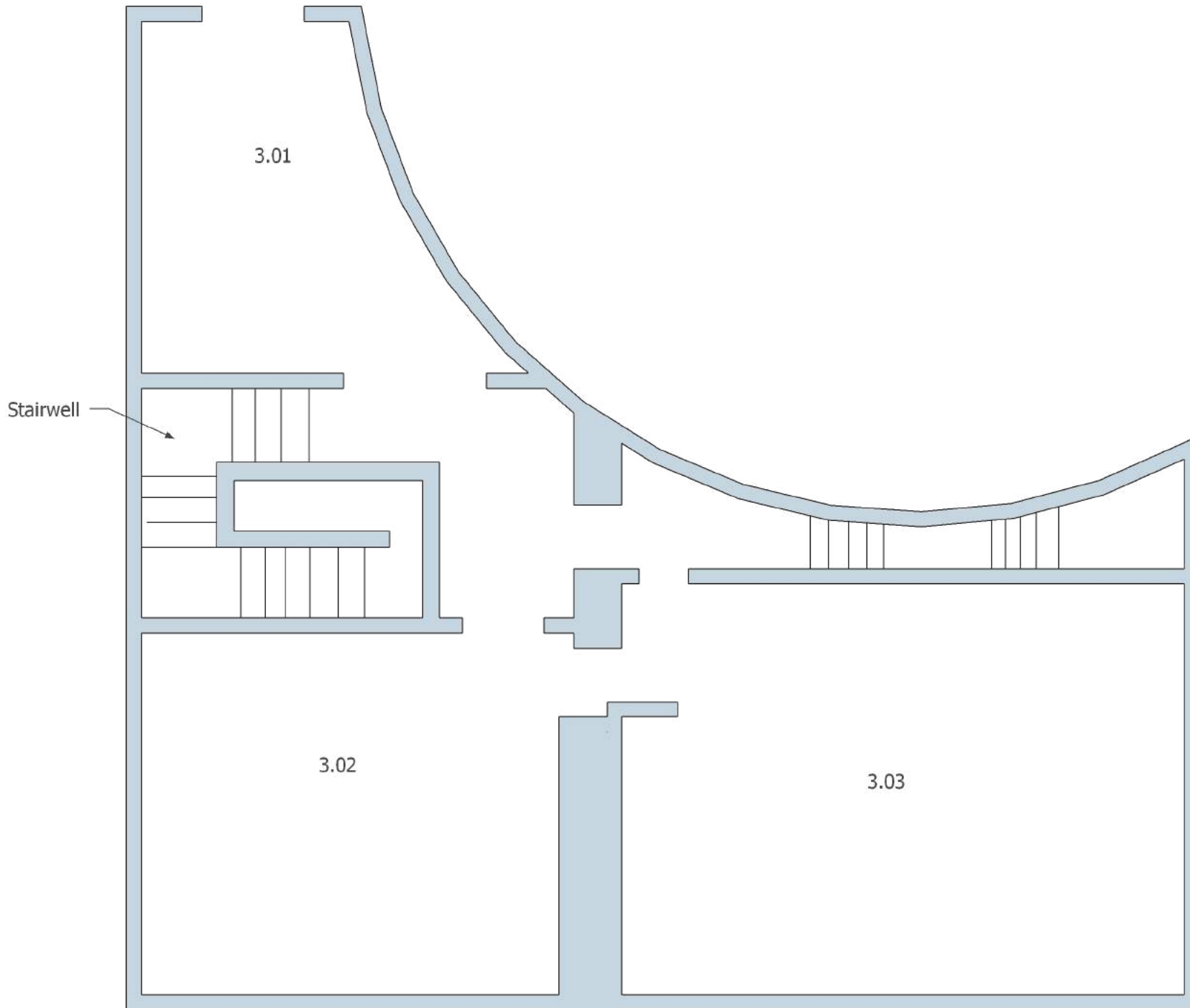
Survey reference:
J41911

Survey date:
March 2020

Building:
Building 17

Floor:
Third

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

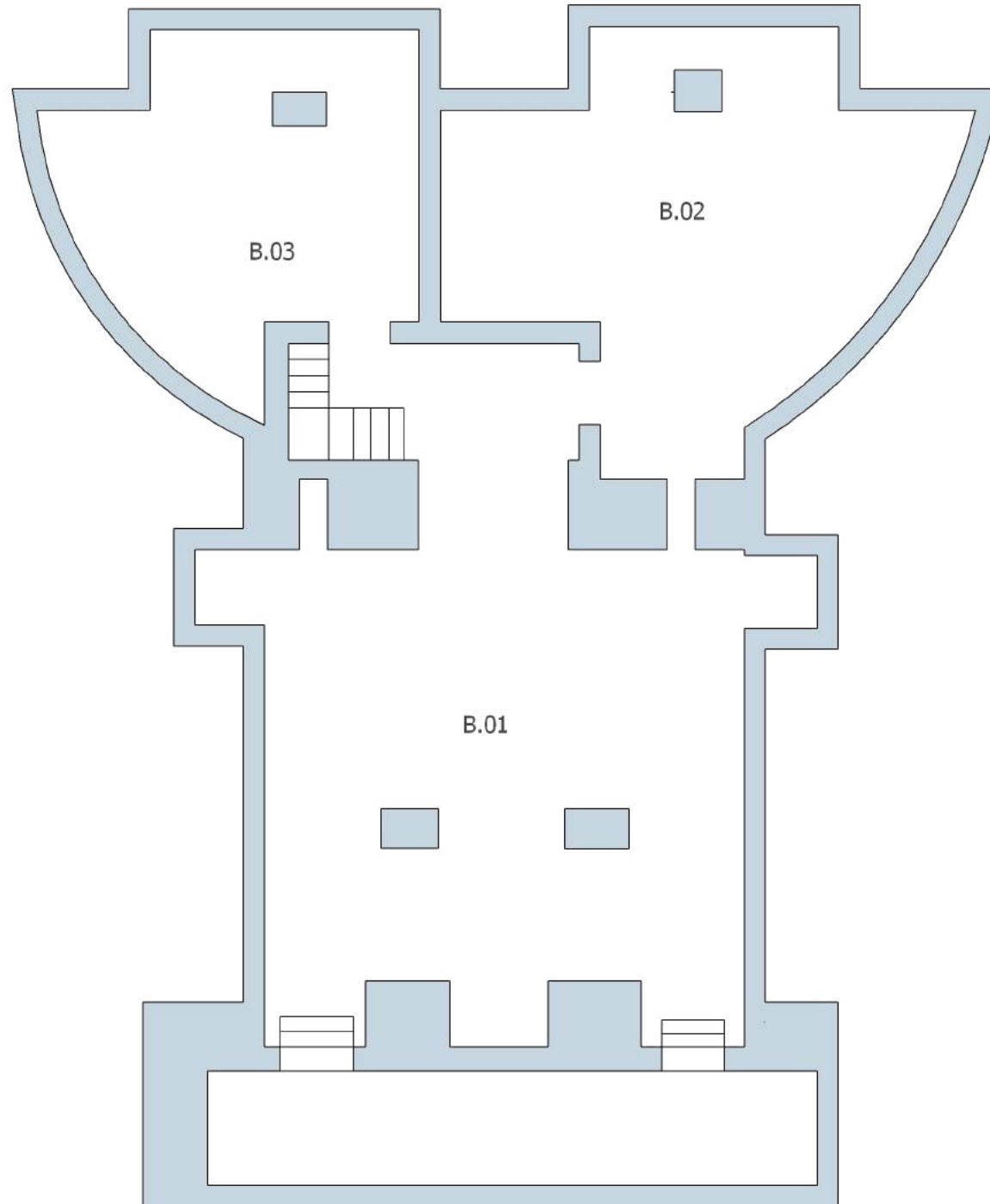
Survey reference:
J41911

Survey date:
March 2020

Building:
Building 18

Floor:
Basement

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH



Legend:

- Asbestos positive assessment**
- Asbestos negative assessment**
- No access assessment**
- Area contains asbestos**
- Area not accessed**
- Area out of survey scope**

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

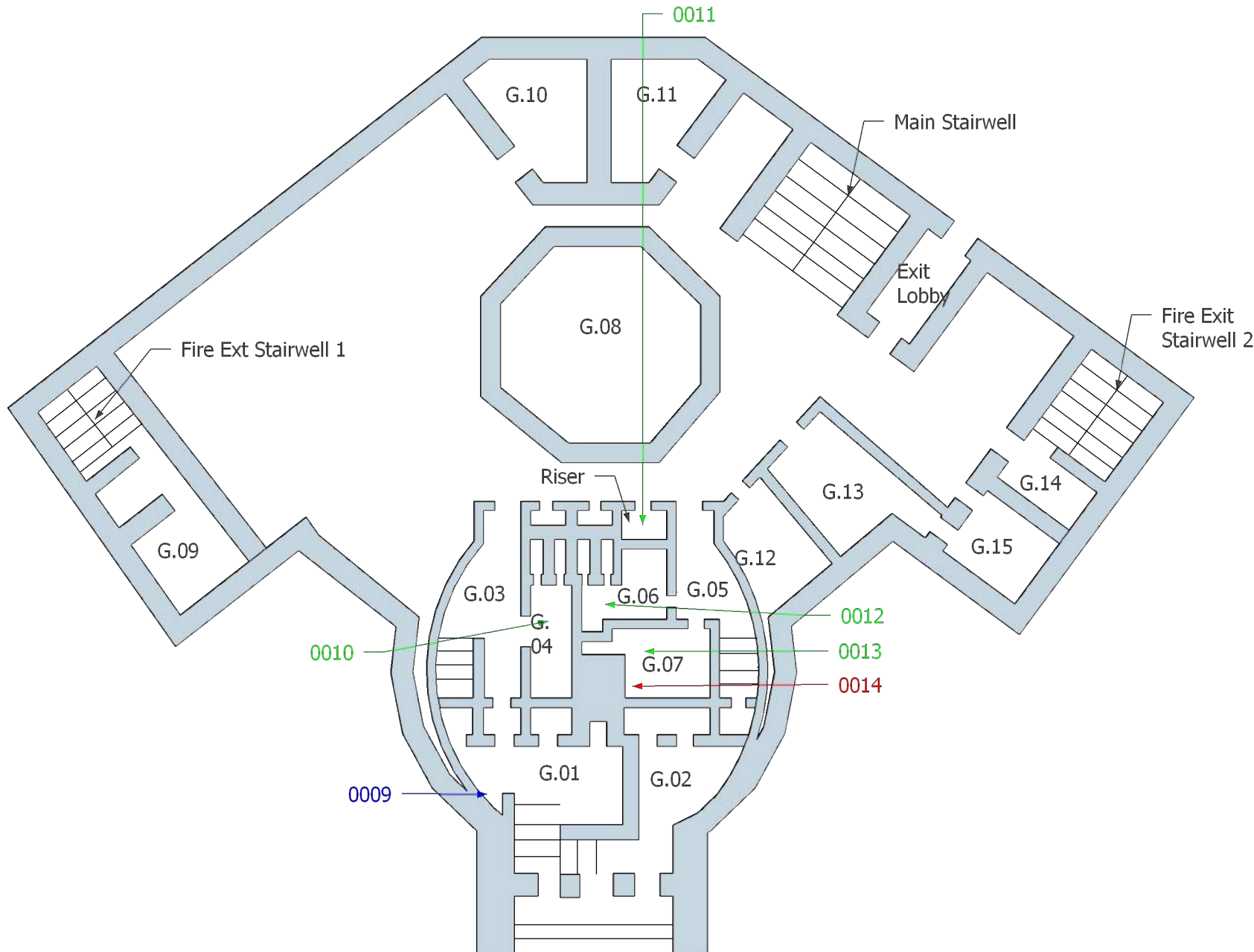
Survey reference:
 J41911

Survey date:
 March 2020

Building:
 Building 18

Floor:
 Ground

Site address:
 The Diorama,
 17, 18 & 19 Park Square East,
 London,
 NW1 4LH



Legend:

- Asbestos positive assessment
- Asbestos negative assessment
- No access assessment
- Area contains asbestos
- Area not accessed
- Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

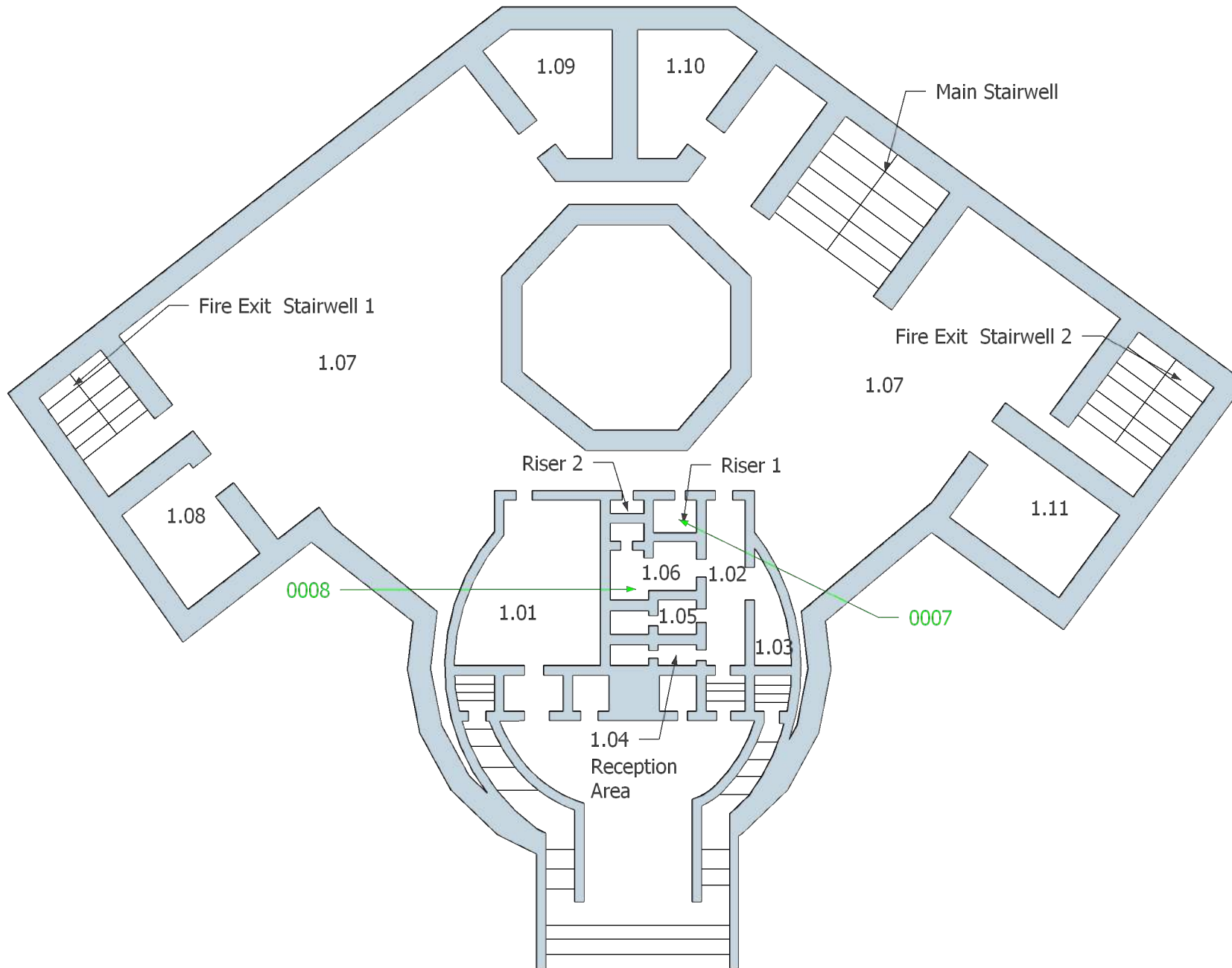
Survey reference:
 J41911

Survey date:
 March 2020

Building:
 Building 18

Floor:
 First

Site address:
 The Diorama,
 17, 18 & 19 Park Square East,
 London,
 NW1 4LH



Legend:

- Asbestos positive assessment
- Asbestos negative assessment
- No access assessment
- Area contains asbestos
- Area not accessed
- Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

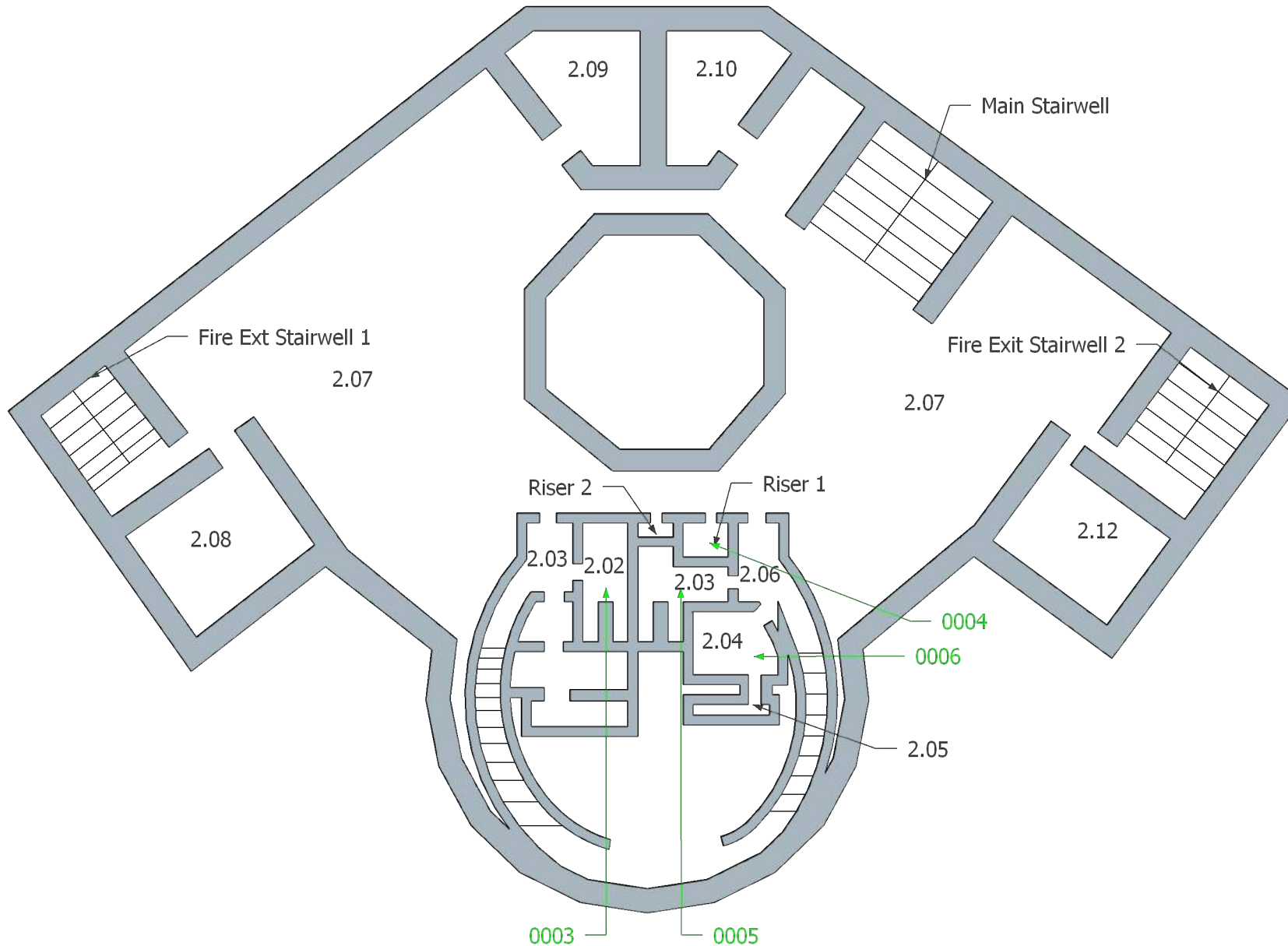
Survey reference:
J41911

Survey date:
March 2020

Building:
Building 18

Floor:
Second

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

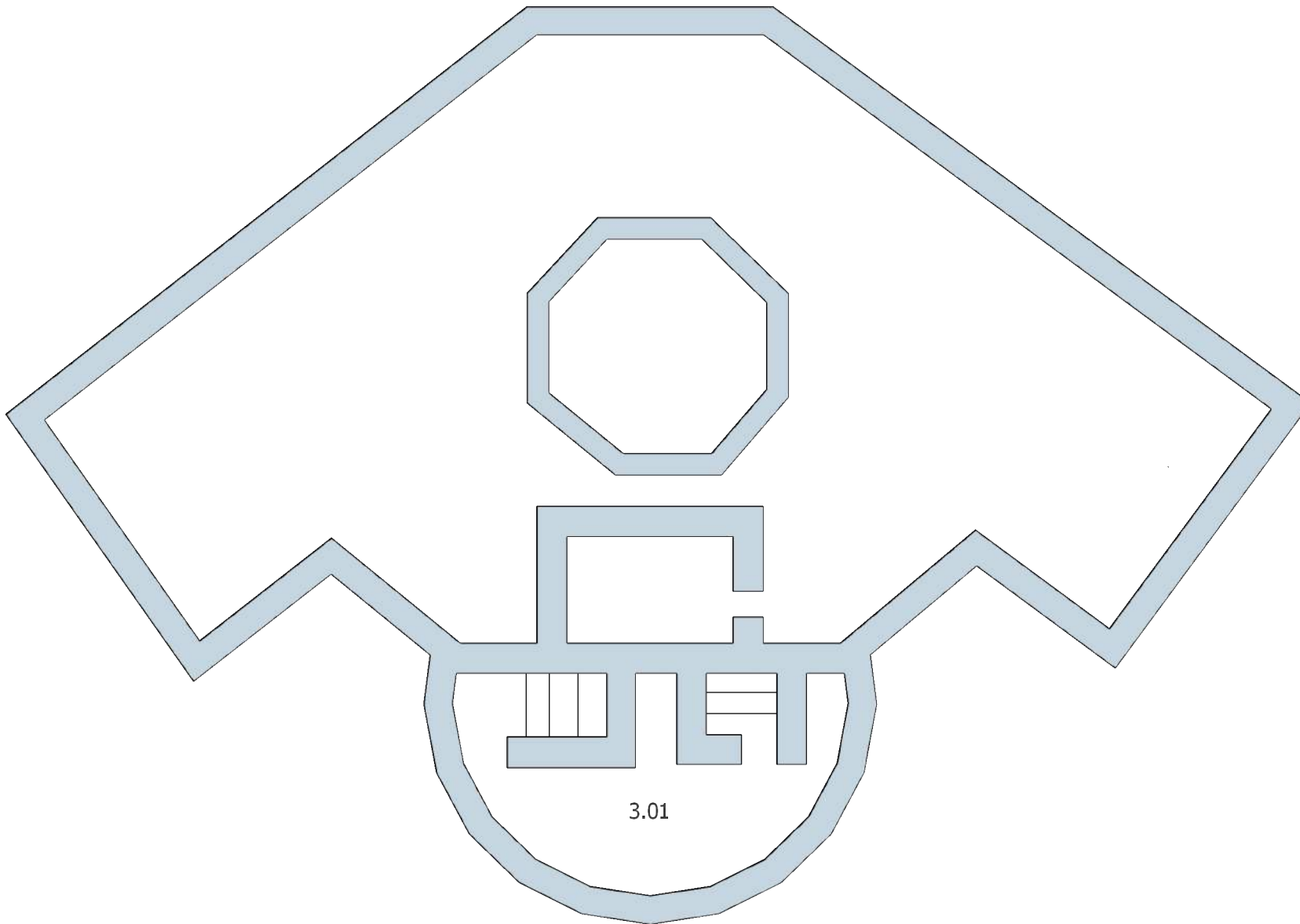
Survey reference:
J41911

Survey date:
March 2020

Building:
Building 18

Floor:
Third

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH



Legend:

- Asbestos positive assessment**
- Asbestos negative assessment**
- No access assessment**
- Area contains asbestos**
- Area not accessed**
- Area out of survey scope**

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

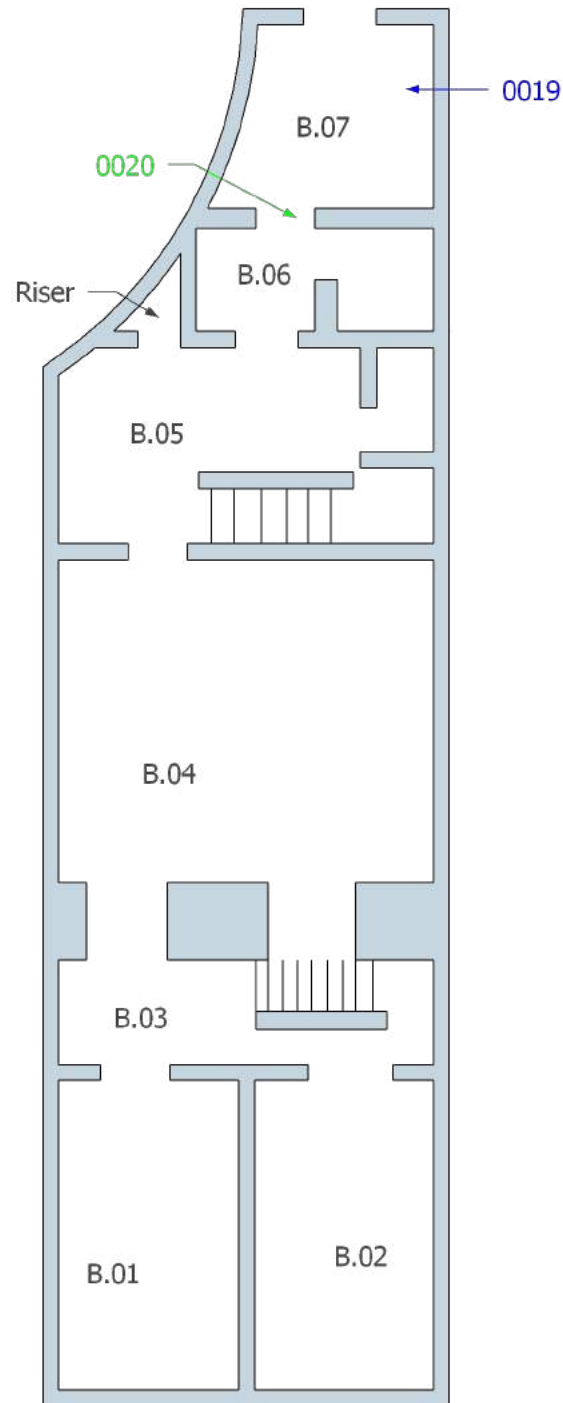
Survey reference:
 J41911

Survey date:
 March 2020

Building:
 Building 19

Floor:
 Basement

Site address:
 The Diorama,
 17, 18 & 19 Park Square East,
 London,
 NW1 4LH



Legend:

**Asbestos positive
assessment**

**Asbestos negative
assessment**

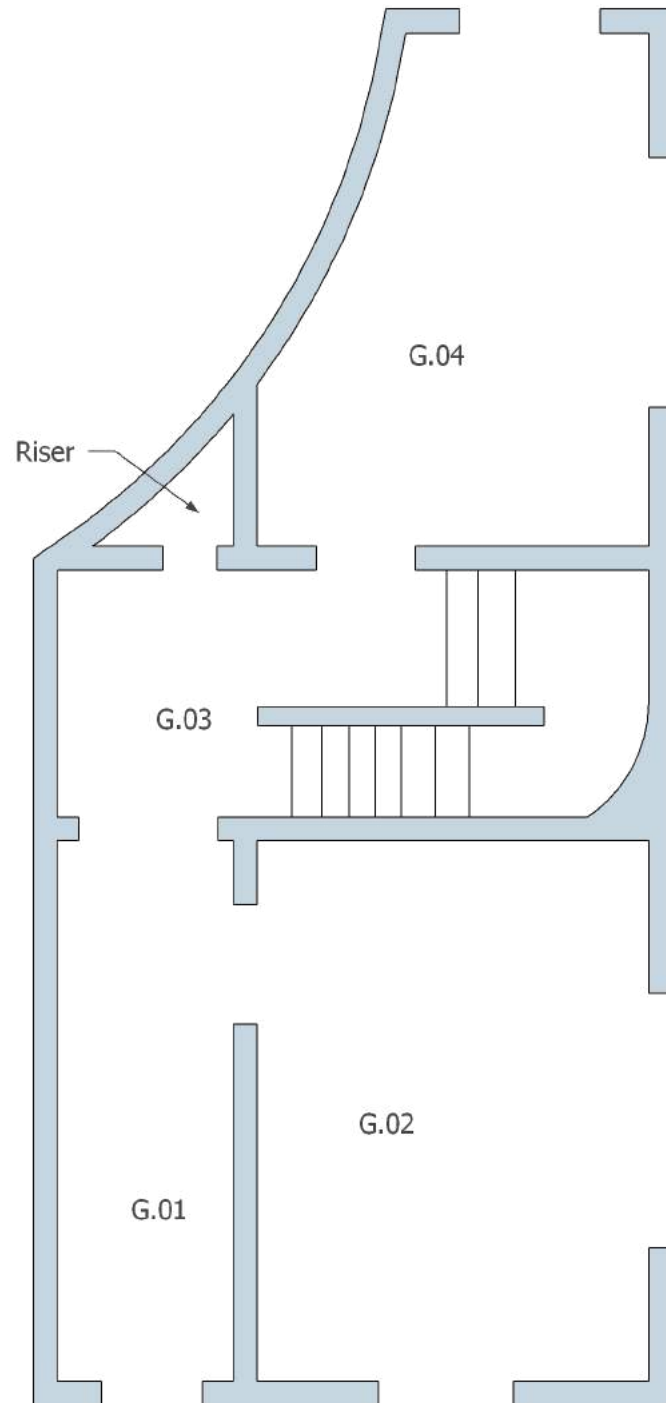
**No access
assessment**

**Area contains
asbestos**

**Area not
accessed**

**Area out of
survey scope**

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.



Drawing not to scale

Survey reference:
J41911

Survey date:
March 2020

Building:
Building 19

Floor:
Ground

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

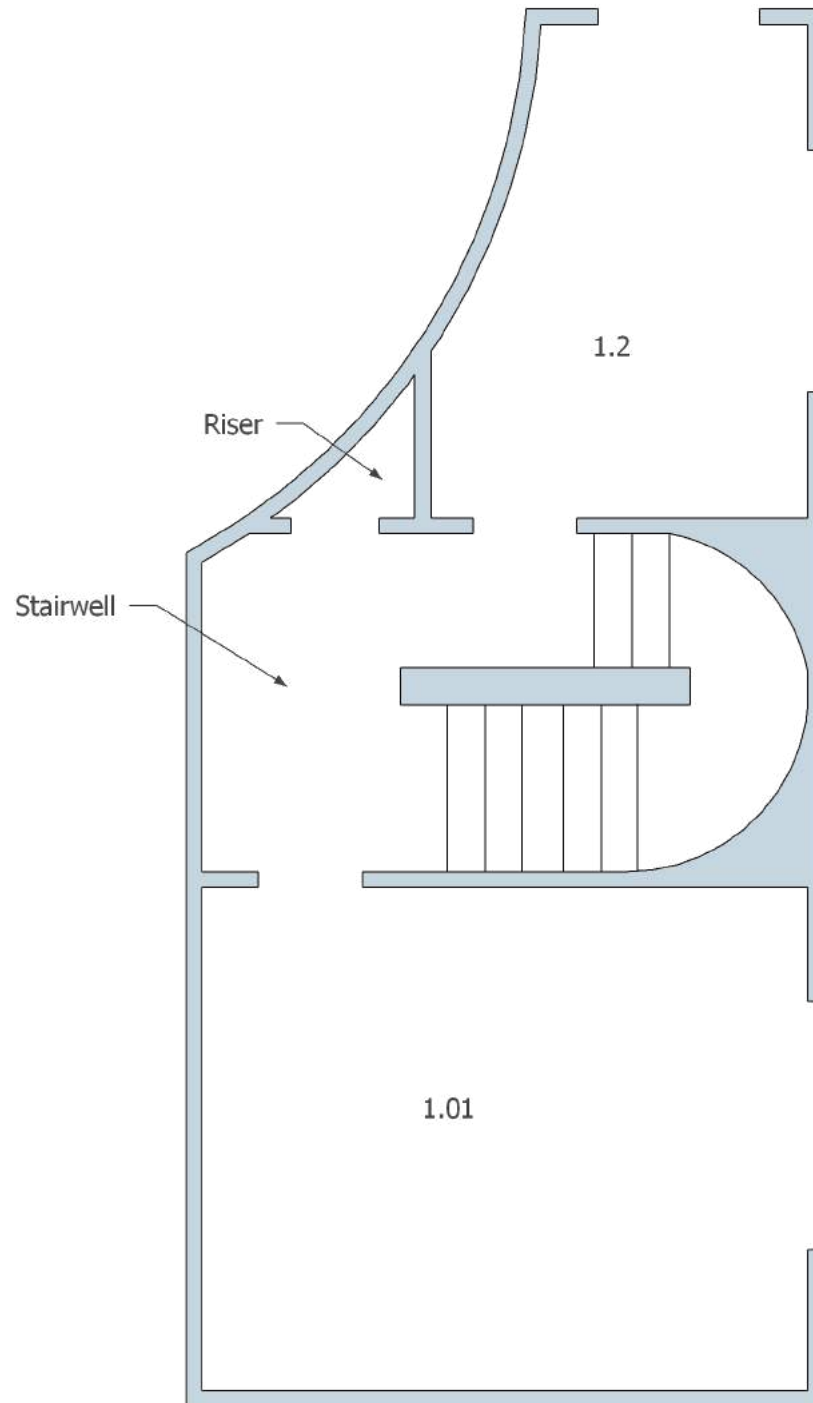
Survey reference:
J41911

Survey date:
March 2020

Building:
Building 19

Floor:
First

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH



Legend:

Asbestos positive assessment

Asbestos negative assessment

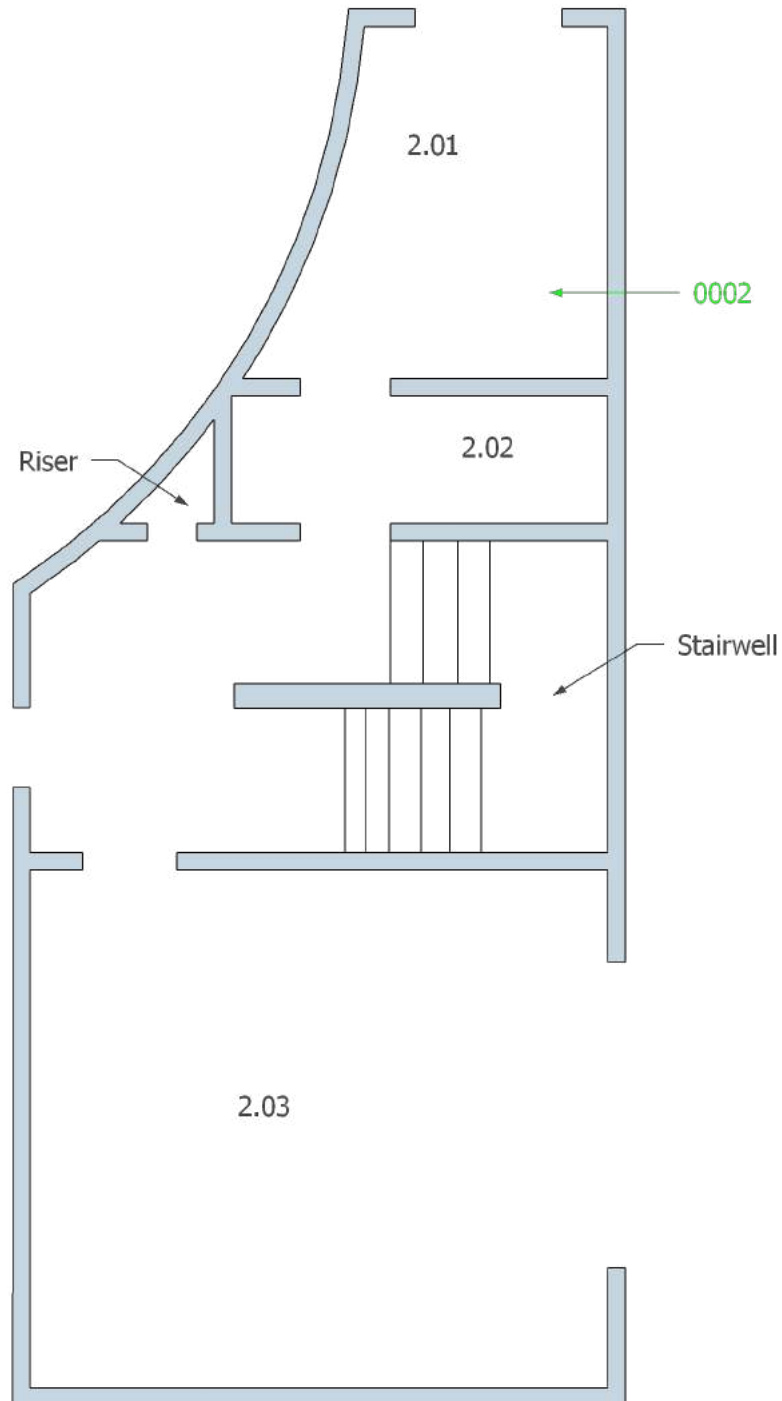
No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.



Drawing not to scale

Survey reference:
J41911

Survey date:
March 2020

Building:
Building 19

Floor:
Second

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

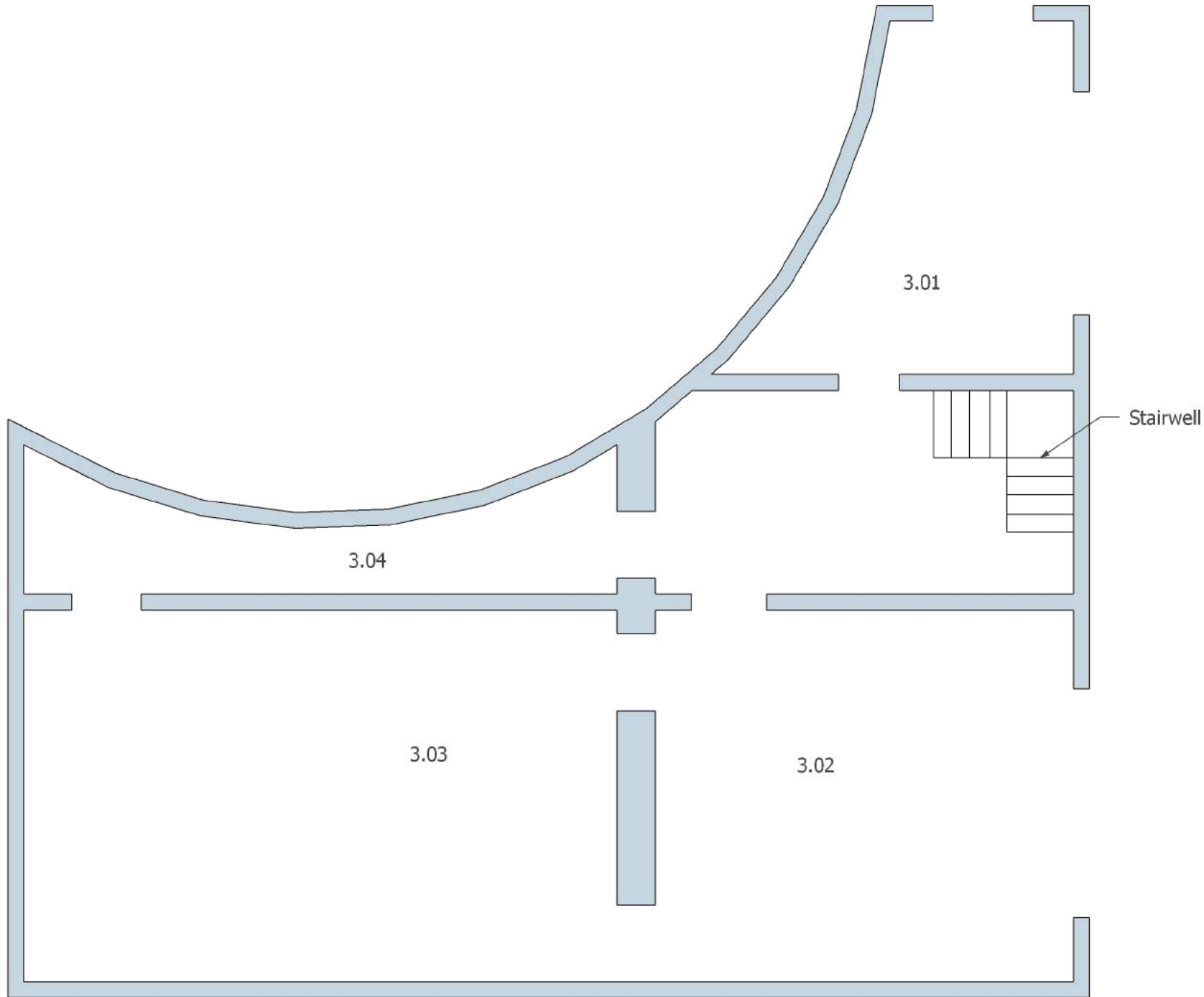
Survey reference:
J41911

Survey date:
March 2020

Building:
Building 19

Floor:
Third

Site address:
The Diorama,
17, 18 & 19 Park Square East,
London,
NW1 4LH



End of report