Construction/ Demolition Management Plan

14-19 TOTTENHAM MEWS, LONDON. W1T 4AA

Camden

Contents

Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
11/11/20	1	Blackburn & Co.

Additional sheets

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

Date	Version	Produced by
17/11/20	1	Blackburn & Co. Appendix A – Site Location Plan Appendix B – Swept Path Analysis Appendix C – Proposed Logistics Plan Appendix D – Environmental Noise Survey and Acoustic Design Statement Report Appendix E – Asbestos Demolition Survey – Tersus

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 the Construction Logistics and Community Safety (**CLOCS**) Standard and the Guide for Contractors Working in Camden.

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.**"

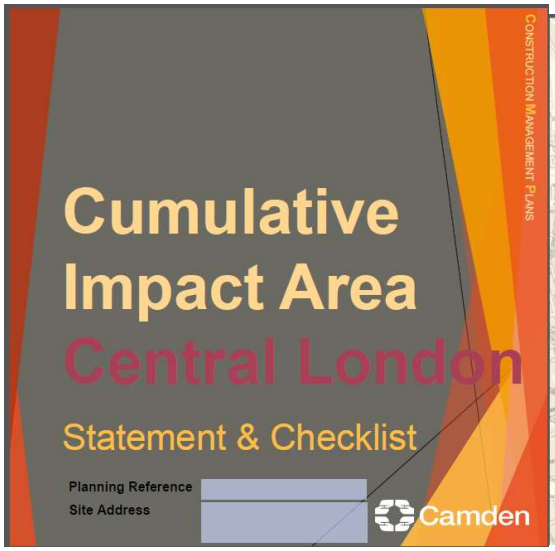
Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. It is preferable if this document, and all additional documents, are completed electronically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

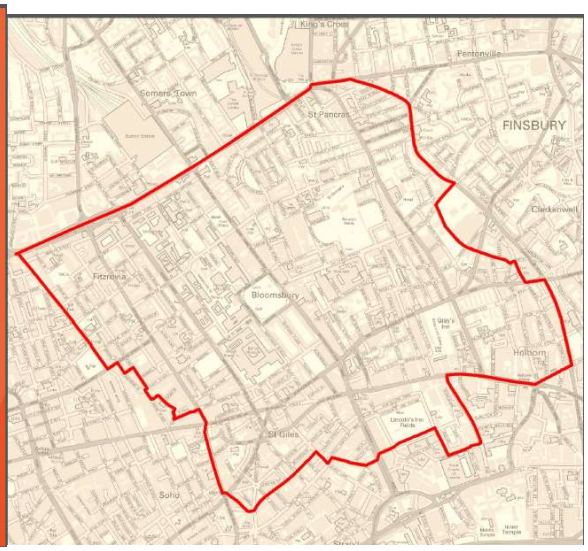
(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearance, delivery of plant & materials, construction etc.)

Revisions to this document may take place periodically.

IMPORTANT NOTICE: If your site falls within a Cumulative Impact Area *(as of 03/02/2020 to 03/08/2020 there is only one established CIA for the Central London area)* you are required to complete the CIA Checklist and circulate as an appendix to the CMP and included as part of any public consultation – a CMP submission will not be accepted until evidence of this has been supplied.

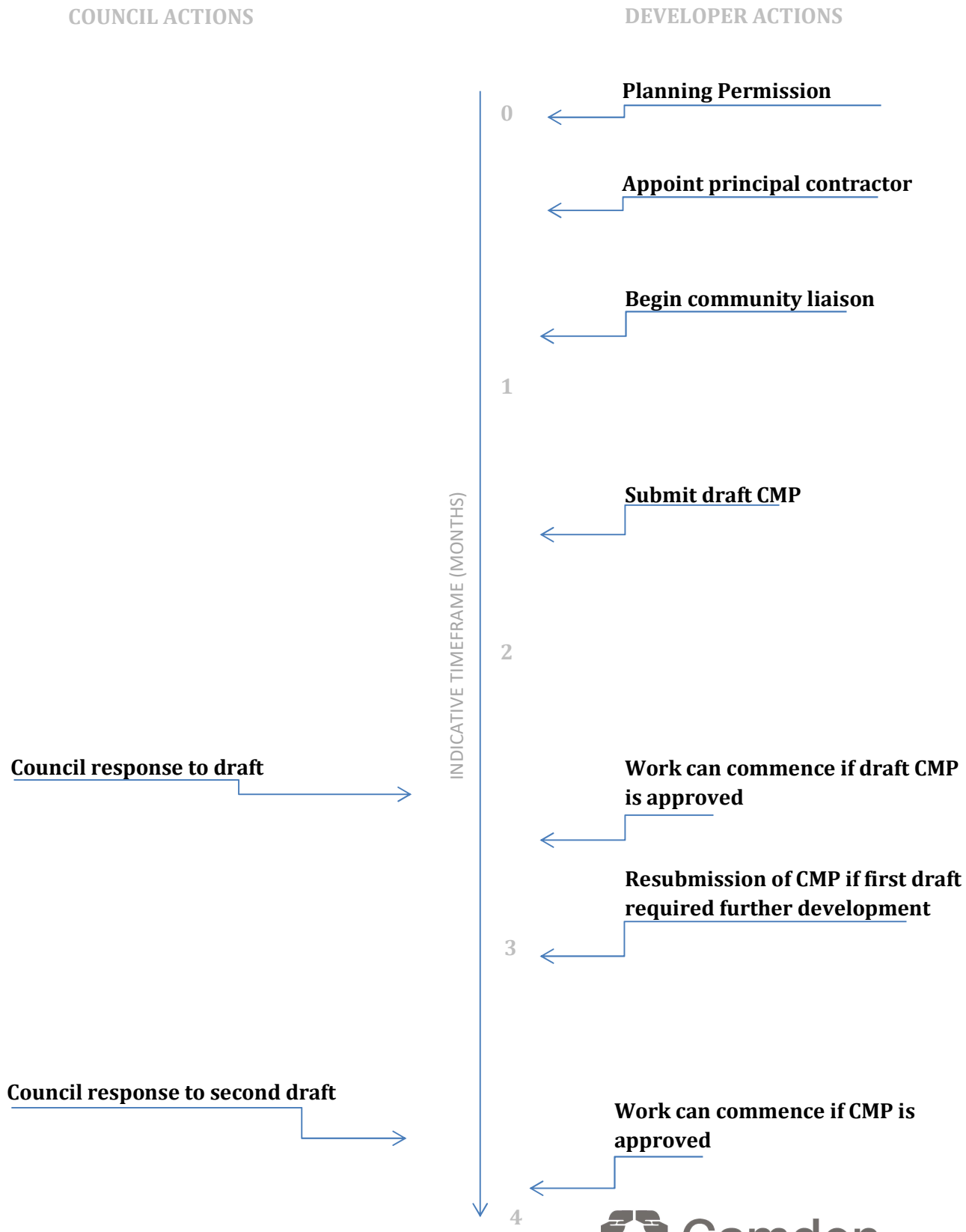
The CIA Checklist can be found at https://www.camden.gov.uk/about-construction-management-plans#sumf





Camden

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: 14-19 Tottenham Mews, W1T 4AA

Planning reference number to which the CMP applies: TBC

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

Name: TBC

Address:

Email:

Phone:

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.

Name: TBC

Address:

Email:

Phone:

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.

Name: TBC

Address:

Email:

Phone:

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.

Name: TBC

Address:

Email:

Phone:

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 comprises a temporary pre-fabricated building dating from the 1970s, which is located on the western side of Tottenham Mews. The building is currently vacant and dilapidated and is considered to detract from the overall character of the Mews, as set out within the Charlotte Street Conservation Area Appraisal and Management Plan.

Refer to **Appendix A** for site location plan.

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).

Erection of a ground plus five storey building (plus one basement level) to provide office (e class) at part ground and basement level and residential dwellings (C3) at ground and floors one to five and associated landscaping, cycling parking and all necessary enabling works.

The construction will involve excavation and new construction that will present challenges in terms of limited space on site and the close proximity of commercial and residential neighbours. Issues of particular significance will be access for large items of plant and machinery, prevention of nuisance due to noise, vibration, dust, etc and the location of welfare and site offices.

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).

Key programme dates:

- Commence Excavation Works – November 2022;
- Commence Superstructure Works – February 2023;
- Completion of Construction – June 2024.

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

Camden's standards working hours will be adhered to, as set out above.

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.).

The eastern side of the mews is occupied by a series of individual mews buildings of varied design which are predominantly 4 storeys high from the ground level (several with additional half basements). The mews is accessed from the south from Tottenham Street.

To the west of the site is Middlesex House, a 6 storey office building which is accessed from Cleveland Street. To the south of the site is Arthur Stanley House, a vacant 8 storey building which recently received planning permission (ref:2017/4306/P) for the refurbishment and extension of the existing building to provide primarily office floorspace, and the construction of a new building providing 10 residential units which face on to Tottenham Mews (the development has been implemented and the construction has started).

To the northwest of the site is the existing Middlesex Hospital Annex, a 3-4 storey building which recently received planning permission (ref: 2017/0414/P) for the refurbishment of the listed Workhouse Building and North and South Houses to provide 12 residential units and redevelopment of the rest of the site to provide a part 4, part 5, part 8 storey building providing circa 4,500sqm flexible office/healthcare use and 38 residential units.

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 adjacent sites and neighbouring properties within Tottenham Mews were all contacted prior to the demolition application for Tottenham Mews being submitted.

All neighbouring occupiers will be contacted by the Principal Contractor to explain the activities to be undertaken, the duration of the works and the working hours. The consultation process (relating specifically to construction impacts) will take place following the granting of planning permission, regardless of any prior consultations relating to planning matters. A drop in sessions will also be held on site for the Principal Contractor to demonstrate their methodology for undertaking the works and discuss any concerns with local ward members, neighbours and community groups.

Prior to the commencement of the works, a contact telephone number will be provided. The Principal Contractor will maintain a full-time site contact for the public and CofL for them to be able to obtain information, register a complaint or request action.

During the works, communication with neighbours and the community liaison groups will be maintained via a dedicated phone line for complaints, notice boards on hoardings (displaying contact details for key personnel), emails, meetings, and a regular newsletter with updates on the progress of the Proposed Development and details of key upcoming activities. Neighbours will also be specifically informed about any abnormal work or road closures proposed.

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.

A construction working group will be formed closer to the time works are to be carried out.

13. Schemes

Please provide details of your Considerate Constructors Scheme (CCS) registration. Please note that Camden requires enhanced CCS registration that includes CLOCS monitoring. Please provide a CCS registration number that is specific to the above site.

Contractors will also be required to follow the Guide for Contractors Working in Camden. Please confirm that you have read and understood this, and that you agree to abide by it.

CLOCS and CCS will be adhered to by the eventual appointed contractor.

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.

To the south of the site is Arthur Stanley House, a vacant 8 storey building which recently received planning permission (ref:2017/4306/P) for the refurbishment and extension of the existing building to provide primarily office floorspace, and the construction of a new building providing 10 residential units which face on to Tottenham Mews (the development has been implemented and the construction has started). Construction will be complete by the time our works commence.

To the northwest of the site is the existing Middlesex Hospital Annex, a 3-4 storey building which recently received planning permission (ref: 2017/0414/P) for the refurbishment of the listed Workhouse Building and North and South Houses to provide 12 residential units and redevelopment of the rest of the site to provide a part 4, part 5, part 8 storey building providing circa 4,500sqm flexible office/healthcare use and 38 residential units. This site is accessed from alternative directions, and not through Tottenham Mews, so again no impact on their activities are expected. Construction will be complete by the time our works commence.

To the east of the site is 79 Charlotte Street, which received planning permission (ref: 2015/1076/P) for a demolition of the existing building and erection of a new part four, part five and part six storey building plus double basement to provide 4 x dwellings and replacement commercial space. This site is accessed from alternative directions, and not through Tottenham Mews, so again no impact on their activities are expected. Construction will be complete by the time our works commence.

All of the above mentioned schemes are expected to be substantially complete by the time works commence on site at 14-19 Tottenham Mews.

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.

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

CLOCS Contractual Considerations

15. Name of Principal contractor:

To be confirmed

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).

The development works will be registered on the 'Considerate Contractors Scheme' in order obtain the 'Exceptional' score. While FORS and CLOCS standards will also be adhered to.

Contracts
CLOCS Compliance will be included as a contractual requirement. The FORS Bronze accreditation will be the minimum contractual requirement, FORS Silver or Gold operators will be appointed where possible.

Where FORS Bronze operators are appointed, written assurance will be sought from contractors that all vehicles over 3.5t are equipped with additional safety equipment (as per CLOCS Standard P13), and that all drivers servicing the site will have undertaken approved additional training (e.g. Safe Urban Driving + 1 x e-learning module OR Work Related Road Risk Vulnerable Road User training + on-cycle hazard awareness course + 1 x e-learning module etc.).

Desktop Checks
Desktop checks will be made against the FORS database of trained drivers and accredited companies as outlines in the CLOCS Standard Managing Supplier Compliance guide. These will be carried out as per a risk scale based on that outlined in the CLOCS Managing Supplier Compliance guide.

Site Checks
Checks of FORS ID numbers will form part of the periodic checks and will be carried out as per an appropriate risk scale.

Continued overleaf…

Random spot checks will be carried out by site staff on vehicles and drivers servicing the site at a frequency based on the aforementioned risk scale. These will include evidence of further training, license checks, evidence of routing information, and checks of vehicle safety equipment. Results from these checks will be logged and retained, and enforced upon accordingly.

Where the contractors own vehicles and drivers are used the above approach will be modified accordingly.

Collision reporting data will be requested from operators and acted upon when necessary.

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.

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

The principal contractor will confirm that all contract orders for this project will include that all sub-contractors and suppliers will abide by the CLOCS Standard. Confirmation will also be provided for the formal sign up and registration for 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.

Refer to **Appendix B** – Swept Path Analysis, which demonstrates the intended route to enter and exit Tottenham Mews.

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.

The Site access / egress points will operate a security pass system, and access to the Site will only be granted after a Site induction has been undertaken. All staff will be required to sign in and out of the Site. Site entrances and exits will be clearly marked with fixed warning signs at the entrance / exit and around work perimeters detailing the potential hazards of the area.

Operational areas will be separated from publicly accessible areas using hoardings, barriers, fences or other appropriate equipment.

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.

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**.**

a. 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:
Plant and tower crane delivery at start of project
32t Tipper: 30 deliveries per day during substructure and superstructure works
Concrete / Skip Lorries: 15 deliveries per day average
3.5t van: 5 deliveries per day average

It is anticipated the Site will receive a maximum of 30 deliveries per day, Monday to Friday during the substructure and superstructure works, which will be above the average number of deliveries for the development. During other stages of the project, it is expected that approximately 15 deliveries will be made to the site per day on average.

The size of vehicles will be confirmed once a detailed Construction methodology has been prepared and a contractor is appointed, however are anticipated to include:

- Tower crane delivery vehicles
- 10m large tipper
- 10m rigid
- Concrete mixer
- 18T Flatbed
- 3.5T Panel Van.

Allocated time slots will be given 48 hours before planned delivery. All construction delivery movements will be controlled via a Logistics Framework / 'Booking In' system.

The project will adhere to the permitted construction vehicle hours of between 09:30 to 16:30 on weekdays and 08:00 to 13:00 on Saturdays.

b. Cumulative effects 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.

As set out in Question 14, at present no known major works proposed nearby. Accordingly, coordination is not currently required. However, the planning portal will be regularly reviewed, prior to and throughout the program of works, in order for suitable mitigation measures to be implemented if / when necessary.

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

The Swept Path Analysis included at **Appendix B** showing the arrival manoeuvre for the largest anticipated vehicles expected to visit the Site.

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.

Refer to **Appendix C** – Suggested Logistics Plan for the initial period of the development. This will be subject to development by appointed contractor.

The possible use of off-site holding areas or waiting points will be reviewed prior to and during the programme of works.

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 possible use of consolidation centres will be reviewed prior to and during the programme of works in order to minimise deliveries where possible.

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).

Instructions will be issued to all contractors and subcontractors setting out the requirements they must abide by throughout their contract. This will include instructions to ensure that vehicles are not idling for any material length of time i.e. engines must be switched off when vehicles are stationary.

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.

N/A, vehicles will not enter or exit the site itself but load/unload on-street within Tottenham Mews.

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.

During vehicular movement, a banksman will be in attendance controlling pedestrians / vehicle movements. Within Tottenham Mews and as they exit onto Tottenham Street.

The appointed contractor will be a licensed waste carrier contracted to licensed waste transfer

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.

Refer to **Appendix B** – Swept Path Analysis

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.

Vehicles will not be driving on the construction site, so wheel washing facilities are not anticpated.

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.

Hoarding will be maintained around the Site and any scaffold structures at all times. This will be provided in accordance with HSE standards, and will be maintained by the Principal Contractor during the works. Hoardings will be fitted with bulkhead lights and will be well lit during the hours of darkness. In addition, the Principal Contractor will ensure that all hoardings are painted on both faces.

The public highway adjoining the Site will be kept clean and free from obstructions throughout the works. It is possible that portions of the pavement around the Site will be closed for periods during the construction works and that the hoarding will follow the kerb line in order to provide working room. The positioning of this hoarding must be agreed in writing with CofL and all relevant licenses obtained prior to its installation. Pedestrians must be redirected safely to alternative pedestrian routes on the other side of Tottenham Mews.

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.

There will be banksmen / traffic marshals posted at street level to assist with deliveries and any other traffic / pedestrian management measures. Further details of specific locations for traffic marshals will be confirmed by the contractor once the construction methodology has been finalised.

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.

See **Appendix A –** site location plan.

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.

To be confirmed.

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.

The site is restricted on all three sides except onto the Tottenham Mews public highway. It is therefore essential that this is used temporarily for storage, site accommodations and welfare. To confirm no lighting columns are required to be removed for the duration, and the welfare is arranged around the columns.

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.

Not 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.

A small section of pavement will need to be utilised for the site welfare for. The pavement on the opposite side of Tottenham Mews can be utilised whilst this is closed. To confirm no lighting columns are required to be removed for the duration, and the welfare is arranged around the columns.

Refer to **Appendix C** – Logistics Plan which identifies which section of highway will be disrupted for the site compound.

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.

Refer to **Appendix C** – Logistics Plan. Location of a crane will be confirmed by the eventual contractor.

All relevant lighting, signage, security measures and escape routes will be provided to the proposed structures in accordance with best practice standards. All necessary licences for hoarding/scaffolding will be applied for following appointment of the contractor.

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.

A five-storey scaffolding will be erected around the extent of the building for the duration of the superstructure works. On the Tottenham Mews side of the building, the scaffold will project onto the public highway. Further site set-up arrangements will be set out in more detail once the main Contractor is employed to undertake the works.

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.

Requirements for utility and plant materials will be set out in detail once the main Contractor is employed to undertake the works.

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.

Noisy working shall include

- Cutting using power tools;
- Breaking out using power tools;
- Moving of materials on site;
- Demolition of the existing building.
- Loading of material into waste removal vehicles.
- Delivery of materials and vehicle movements.

Please note that there shall be a Section 61 Agreement with LBC which must also be referred to and complied with in regard to site hours and other environmental restrictions such as noise, vibration and dust. The site shall operate 2 hours on / 2 hours off for noisy working Monday to Friday i.e.

0800-1000 hours Noisy working
1000-1200 hours Non noisy working
1200-1400 hours Noisy working
1400-1600 hours Non noisy working
1600-1800 hours Noisy working

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.

Please refer to **Appendix D** - background noise survey undertaken by Hann Tucker in August 2020.

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

During demolition and construction, there would likely be a short-term, temporary increase in noise and vibration levels as a result of construction plant, equipment and delivery vehicles. Potential impacts from noise and vibration include disturbance to nearby residential/commercial properties and people, potentially leading to loss of productivity and potential damage to structures in the event of significantly elevated vibration levels.

The appointed Contractor is to confirm expected noise and vibration levels on the project once appointed.

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.

Noise and vibration shall be managed according to best practicable means. The following mitigation measures should be implemented by contractors at all times to minimise noise and vibration generated from Site activities and disruption to any sensitive receptors. Particular attention will be paid to implementing the measures outlined below when operations are undertaken in close proximity to the adjoining residential properties.

Hoarding and sheeting to public boundaries, potentially with increased height along boundaries with sensitive receptors;

- Any damaging to the hoarding surrounding the Site will be immediately repaired by the Principal Contractor;
- Lorry movements limited as far as possible; Use of modern plant with inherent noise suppression where available;
- Use of screens around static plant, and other temporary acoustic barriers where appropriate;
- Switching off plant which is not in use;
- Appropriate handling of storage materials;
- Restrictions on working hours and staff to be appropriately trained, particularly for noisy activities;
- Monitoring shall be the responsibility of the Principal Contractor. This will be determined by the nature of the demolition works being undertaken at the Site at a particular time. During phases that have the potential to generate excessive noise and / or vibration, continuous monitoring is likely to be required. However, during quieter periods, monitoring may be undertaken once or twice per day.

The results of monitoring will be recorded and retained on Site. Should monitoring identify any exceedance of the noise or vibration Action Levels, or should any complaints regarding noise and vibration be received, additional sample noise and vibration monitoring should be undertaken by the Environmental Monitoring Co-ordinator nominated by the Principal Contractor.

When activity or activities causing the Action Levels to be exceeded, these will be identified

by the Contractor by taking notes on site upon receipt of an exceedance alert to inform retrospective sample monitoring for subsequent discussions with the Environmental Monitoring Coordinator;

Investigations will be made to determine whether the activities could be easily changed or other simple actions taken to substantially reduce noise or vibration levels;

If simple and effective remedial measures are not identified, consideration will be given to the implementation of alternative techniques and/or additional mitigation measures;

Log the incidents of exceedances along with the identified source and the action taken to mitigate the issue.

In all cases where Action Levels are likely to be exceeded, neighbours shall be advised in writing to the degree that is appropriate for the levels likely to be reached and their estimated duration.

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

To be confirmed on appointment of Contractor.

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

The following mitigation measures will be adopted by the Principal Contractor to reduce and manage dust and other emissions from Site activities and minimise disruption or nuisance to nearby sensitive Receptors. Particular attention will be paid to implementing the measures outlined below when operations are undertaken close to the adjoining residential properties, and once parts of the Site are occupied.

A) Pre-project planning and effective management

- Carry out an environmental risk assessment and monitoring of dust during Site enabling works;
- Method Statements to include processes for controlling dust;
- Discussions with stakeholders to confirm what monitoring is required to meet national and local aims.

B) Site works

- Visual assessment of dust levels will be undertaken by all site personnel at all times to identify where excess dust levels are being generated;
- Keeping fencing, barriers, scaffolding and screening clean.

C) Haulage routes, vehicles and plant

- Unnecessary vehicle movements and manoeuvring will be avoided;
- Locate plant and vehicles away from sensitive areas, or housed in closed environments where possible;
- Use of plant with low emission levels;
- Switching off plant when not in use;
- Provision of easy-to-clean hardstanding for vehicles;

- Restriction of drop heights onto lorries;
- Use of gas powered generators rather than diesel if possible;
- Regular maintenance of engines, plant, maintenance of pumps and bowser jets;
- Use of wheel-washes or other similar facilities;
- Regular use of brushes and water sprays on vehicles in heavily used areas;
- Use of enclosed and sheeted vehicles;
- Avoid heating with open flame burners;
- Using water sprays, sand or Hessian to reduce vapour emissions e.g. at major haul routes on Site; and
- Use of particle control measures on all machinery which can generate dust e.g. vacuums.

D) Materials handling, storage, stockpiles, spillage and disposal

- Provision of screening during dust generating activities near to commercial and residential properties adjoining the Site;
- Keeping handling areas clean and free of dust;
- Employ best available dust suppression techniques to control particle emissions;
- Control the cutting and grinding of materials on Site;
- Damping down with water when loading materials onto vehicles, onto conveyors and skips;
- Storage of fine dry materials in enclosures at all times, or given adequate protection from wind by sheeting;
- Ensure that skips are securely covered;
- Ensure methods and equipment are in place for immediate clean-up of accidental spillages of dusty or potentially dusty materials, using wet handling methods where appropriate;
- and No burning of waste wood or other materials on Site.

In addition to the above, The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance, produced by the Mayor of London in 2014, also requires the Principal Contractor to take into account the impact of air quality and dust on occupational exposure standards to minimise worker exposure, and breaches of air quality objectives that may occur outside the Site boundary, such as by visual assessment.

The Principal Contractor must ensure that all plant and vehicles are in good state of repair and conform to the manufacturers' specifications or legislative / British Standard Emission Standards.

Ensure methods and equipment are in place for immediate clean-up of accidental spillages of dusty or potentially dusty materials, using wet handling methods where appropriate; and No burning of waste wood or other materials on Site.

In addition to the above, The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance, produced by the Mayor of London in 2014, also requires the Principal Contractor to take into account the impact of air quality and dust on occupational exposure standards to minimise worker exposure, and breaches of air quality objectives that may occur outside the Site boundary, such as by visual assessment.

The Principal Contractor must ensure that all plant and vehicles are in good state of repair and conform to the manufacturers' specifications or legislative / British Standard Emission Standards.

Plant maintenance and defect reports shall be held on Site in a designated file. Wherever possible, plant shall not be left running for long periods when not directly in use. Where appropriate, electrically-powered plants shall be used in place of petrol or diesel.

Care should be taken that damping down and wheel washing activities do not create excess mud that could cause excessive runoff into water courses and drainage. Particular attention will be paid to operations which must inevitably take place in close proximity to sensitive surrounding properties.

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.

Refer to question 33.

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

Monitoring shall be the responsibility of the Principal Contractor. Final details of dust monitoring are to be agreed with Camden.

The Principal Contractor will determine the prevailing wind direction across the Site using data from a nearby weather station and identify which location(s) need to be monitored. The number of automatic particulate monitors will be confirmed by the Principal Contractor and will be set up to measure representative PM10 levels. These instruments should provide data that can be downloaded in real-time by the Local Authority. The dust monitor should also provide an alert to

Site Management, such as in the form of an alarm or text message when the action Level has been exceeded. If required, supplementary monitoring with hand-held monitors will be implemented to get on-the-spot at selected points, such as close to sensitive receptors.

It is also recommended that an alert level below the Action Level should be incorporated into the alarm system, to allow issues surrounding elevated dust levels to be dealt with prior to the Action Level being reached.

Where the results of monitoring exercises indicate that the Action Levels have been exceeded, work should stop immediately and the following steps will be undertaken by the Principal Contractor:

Identify the activity or activities causing the Action Level to be exceeded;

Investigate whether the activities could be easily changed or other simple actions taken to substantially reduce dust levels;

If simple and effective remedial measures are not identified, adopt alternative techniques and / or additional mitigation measures, until the problem is rectified;

In all cases where Action Levels are likely to be exceeded, undertake liaison with neighbours and Camden.

Log the incidents of exceedances along with the identified source and the action taken to mitigate the issue. This log should be available for review by CofL at all times.

The local community will be informed in writing of proposed Site operations, and potentially disturbing operations will be programmed for times that would minimise any impacts.

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.

To be submitted as part of the environmental management plan and issued ahead of start on site.

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.

To be submitted as part of the environmental management plan and issued ahead of start on site.

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.

We confirm that 2 real time dust monitors will be installed on site for the duration of the demolition and construction works, and three months prior to the commencement of works. The contractor will confirm the location of these once appointed.

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).

The appointed contractor will utilize bait traps to prevent rodents spreading out from the site. The contractor will keep monitoring and re-baiting traps once a week.

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

Refer to **Appendix E** – Asbestos Survey undertaken by Tersus Group in November 2017. Asbestos has been identified, however the building is currently being demolished and no asbestos will be present once site construction commences.

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.

In the event of a complaint from a neighbour, a member of the public or Camden Pollution Control Team in relation to any site activity, it will be recorded in a designated logbook, stating the nature of the complaint, the cause and, where appropriate, the remedial action taken. Sub-contractors shall immediately notify the Principal Contractor should they receive any complaints.

Should complaints about odour, noise, dust or vibration be received, they will be addressed directly by the Principal Contractor to enable results at the time of the complaint to be reviewed, and where appropriate immediate actions employed to rectify the problem.

All complainants will be contacted by the Principal Contractor or their representative for further discussion and identification of a mutually acceptable resolution if the problem persists. Where a valid grievance is raised, measures will be put in place where practicable to avoid recurrence of the complaint.

The Principal Contractor will provide regular updates to the Project Manager with regard to complaints received and subsequent resolutions.

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):

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):

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:

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:

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:

The above will be confirmed by the appointed contractor in due course, and the requirements met.

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.

To be completed by the main Contractor **[TO FOLLOW]**

Signed: ……

Date: ……..

Print Name: ……

Position: ……

Please submit to: planningobligations@camden.gov.uk

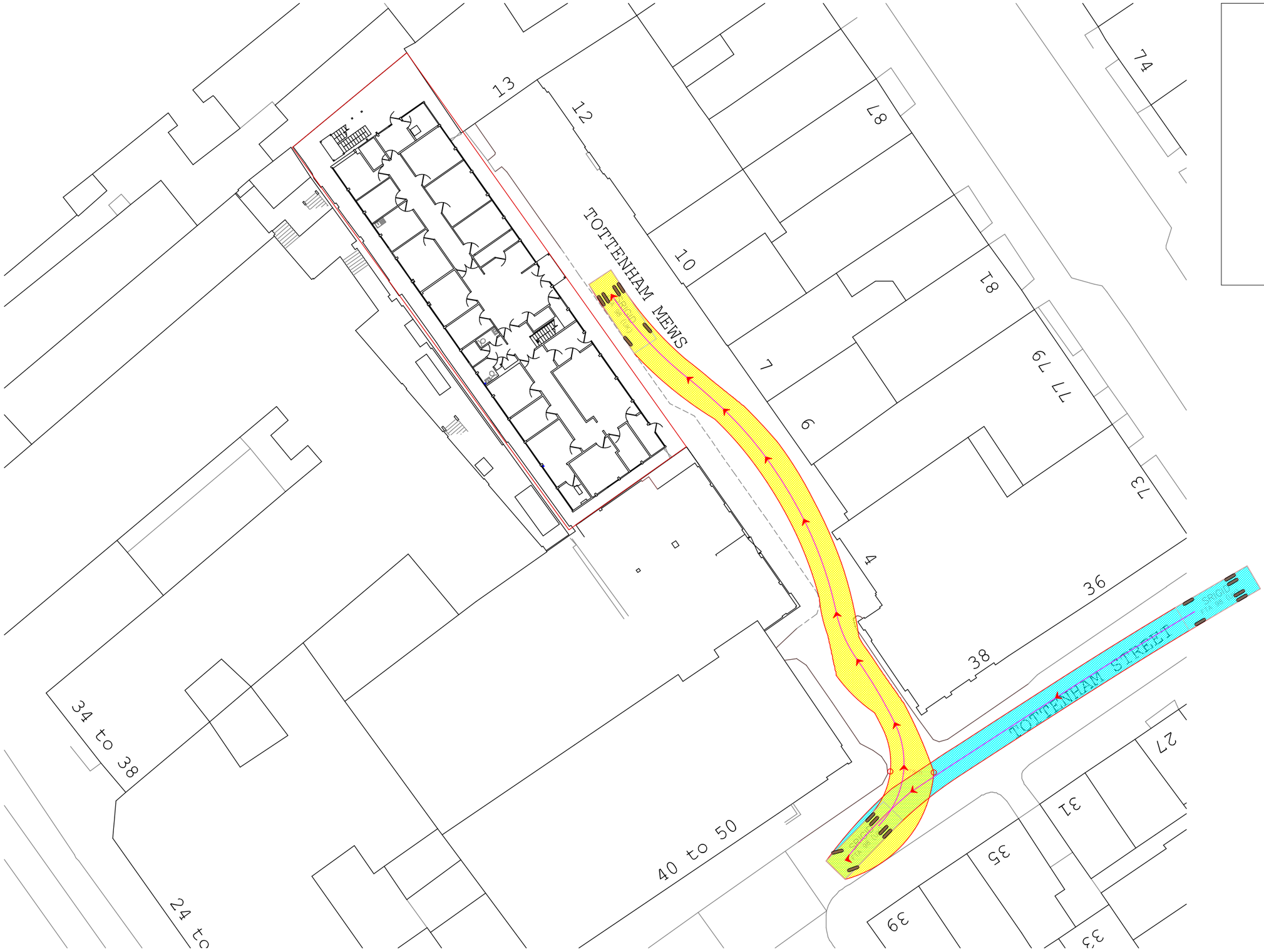
End of form.

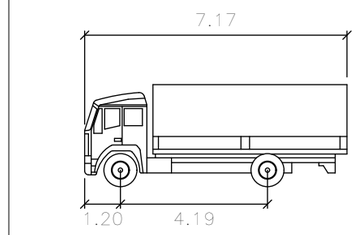
Appendix A


N
Station Information:
Station | Easting (m) | Northing (m) | Level (m)
S1 | 529349.861 | 181778.665 | 50.000
S2 | 529353.361 | 181757.586 | 50.596
S3 | 529326.283 | 181814.204 | 49.799
Building Survey Legend:
Topographical Survey Legend:
TOTTENHAM MEWS
TOTTENHAM S
13
12
10
7
6
4
38
36
74
78
81
77 79
73
27
31
35
39
33
34 to 38
40 to 50
Section A
Section B.
Elevation 1
Elevation 2
Elevation 3
Elevation 4
A | 09.10.18 | Level updated to OS | JJ / SC
Rev | Date | Description | Drawn | Q. Ref.
greenhatch group
Topographical Surveys
Site Engineering
Utility / CCTV Surveys
Bathymetric Surveys
Measured Building Surveys
3D Laser Scanning
3D Revit & BIM Models
Area, Lease & Fire Plans
Rowan House
Duffield Road
Little Eaton
Derby
DE21 5DR
Tel (01332) 830044 Fax (01332) 830055
admin@greenhatch-group.co.uk
www.greenhatch-group.co.uk
St Albans
Unit B,The Courtyard
Alban Park
St Albans
Hertfordshire
AL4 0LA
t. (01727) 854481
Newcastle
24 Riverside Studios
Amethyst Road
Newcastle Bus. Park
Newcastle-U-Tyne
NE4 7YL
t. (01912) 736391
Central London
27 Cornwall Terrace Mews
Regents Park
London
NW1 5LL
t. (0207) 2241806
CLIENT
Blackburn & Co Ltd.
PROJECT
14-19 Tottenham Mews London, W1T 4AQ
TITLE
Topographical Survey
SCALE A0@ 1: 100
DATE 23.08.18
DRAWN KD
QUALITY REF BS3800
Level datum OS GPS
Grid orientation OS Graphical Fit
Job number 31273
Drawing No. 31273_01_P
Rev. A
Comments
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.
All dimensions should be checked on site prior to design and construction.
Some services may have been omitted due to parked vehicles.
Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.
Notes:
©Copyright Greenhatch Group. 08/01/18

Appendix B

Swept path Small Truck - IN



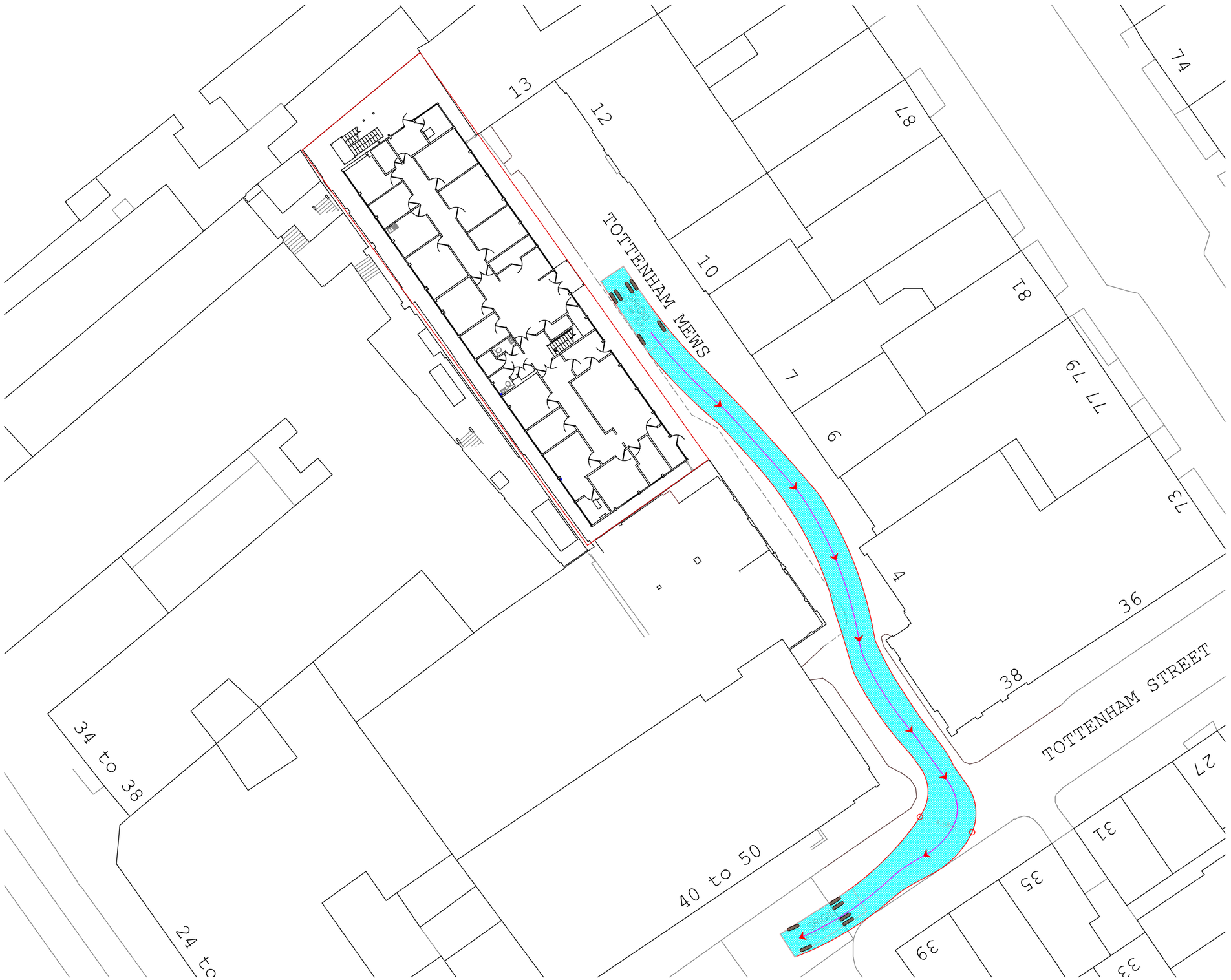


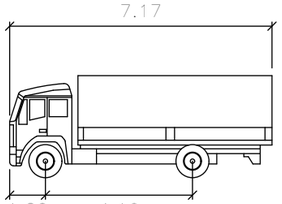
Small Rigid

meters

Width	: 2.30
Track	: 2.12
Lock to Lock Time	: 6.0
Steering Angle	: 42.7

Swept path Small Truck - OUT



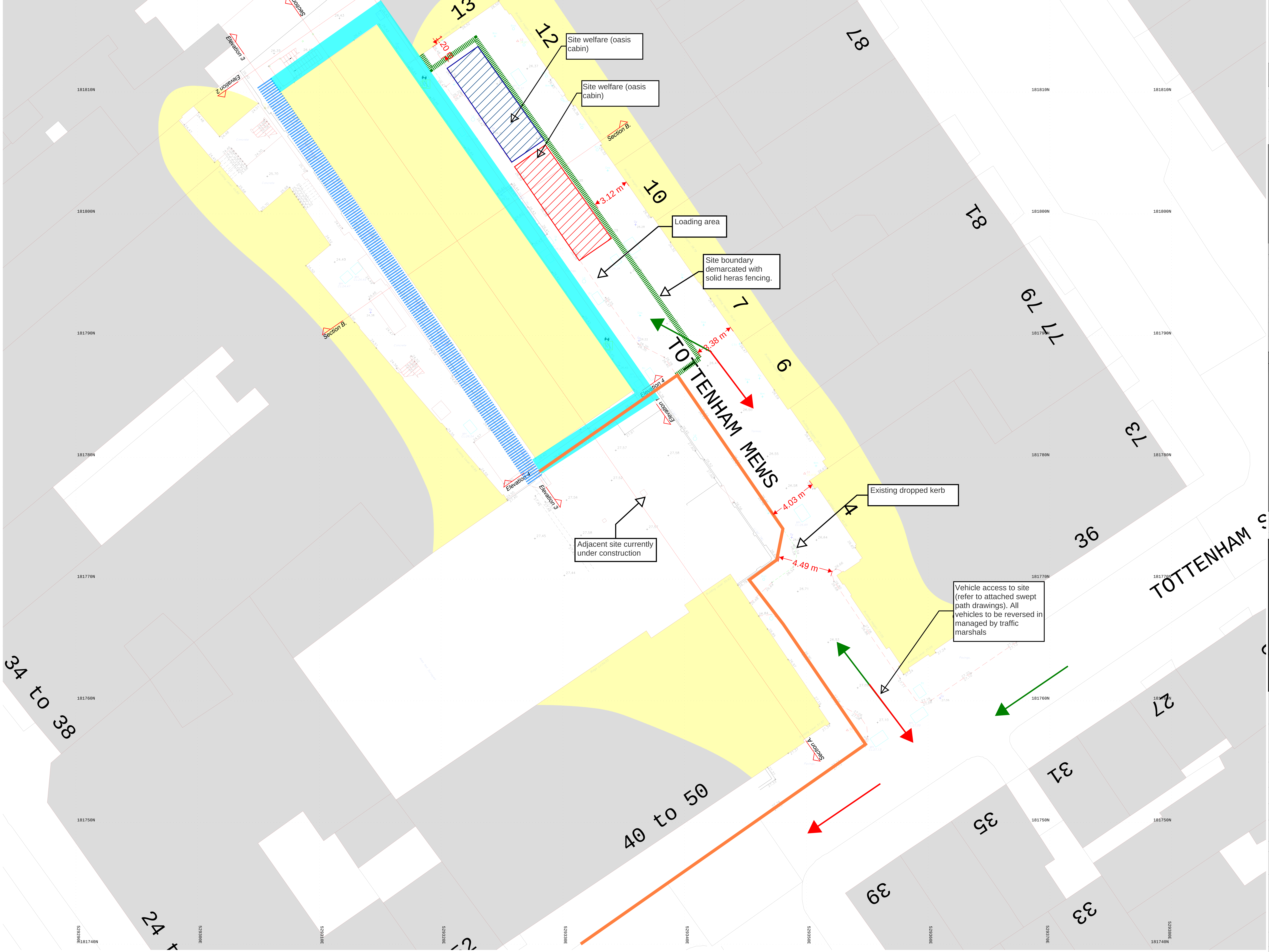


Small Rigid

meters

Width	: 2.30
Track	: 2.12
Lock to Lock Time	: 6.0
Steering Angle	: 42.7

Appendix C



John F Hunt

Site Plan
Draft
17.08.20

CLIENT
Blackburn & Co Ltd.

PROJECT
14-19 Tottenham Mews London, W1T 4AQ

TITLE
Topographical Survey

SCALE	DATE
A0@ 1: 100	23.08.18
DRAWN	QUALITY REF
KD	BS3800

Level datum	OS GPS
Grid orientation	OS Graphical Fit
Job number	31273

Drawing No. 31273_01_P — Rev. A

Comments
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Some services may have been omitted due to parked vehicles.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

Appendix D

Tottenham Mews
London

Environmental Noise Survey and Acoustic Design Statement Report

27931/ADS1.Rev1

1 September 2020

For:
Blackburn & Co
No.1 Clink Street
London
SE1 9DG

Hann Tucker Associates
Consultants in Acoustics Noise & Vibration

Head Office: Duke House, 1-2 Duke Street, Woking, Surrey, GU21 5BA (t) +44 (0) 1483 770 595
Manchester Office: First Floor, 346 Deansgate, Manchester, M3 4LY (t) +44 (0) 161 832 7041
(w) hanntucker.co.uk (e) enquiries@hanntucker.co.uk

Hann Tucker Associates

Environmental Noise Survey and Acoustic Design Statement Report
27931/ADS1.Rev1

Document Control

Rev	Date	Comment	Prepared by	Authorised by
1	01/09/2020	Corrected noise levels in Section 10.		
			Daniel Stuart Consultant BSc(Hons) AMIOA	Andrew Fermer Director BSc(Hons) MIOA
0	12/08/2020	First Issue.	James Hardacre Technical Assistant	Andrew Fermer Director BSc(Hons) MIOA

Hann Tucker Associates

Environmental Noise Survey and Acoustic Design Statement Report
27931/ADS1.Rev1

Contents

Attachments

1.0 Introduction

A residential development is proposed on Tottenham mews.

Hann Tucker Associates have therefore been commissioned to undertake an environmental noise survey and noise impact assessment in order to assess the suitability of the site for residential use.

This report presents the methodology and findings of our noise survey and assessment in the context of national planning policies and the policy of the Local Authority.

2.0 Objectives

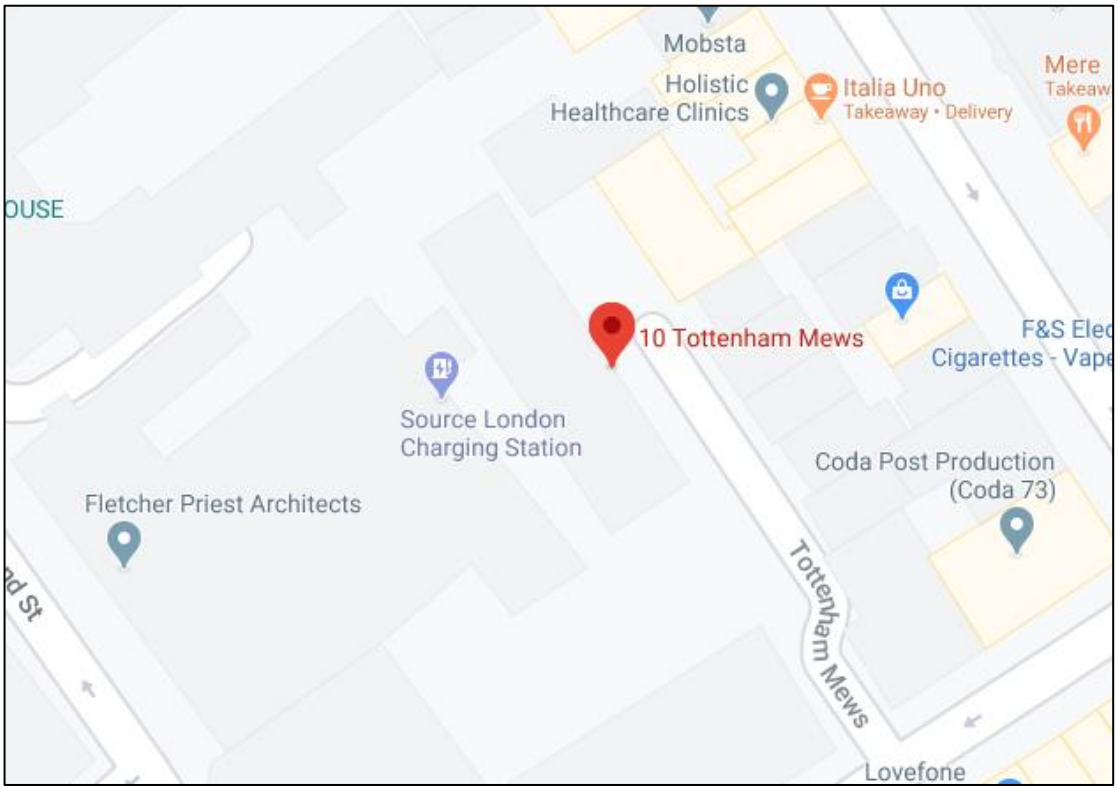
To establish by means of a detailed noise survey of the existing L_{Amax}, L_{A10}, L_{Aeq} and L_{A90} environmental road, rail and air traffic noise levels at up to 2No. secure and accessible on-site positions, using fully computerised unmanned monitoring equipment.

Based on the results of the survey, to undertake a noise assessment to assess the suitability of the site for residential use in accordance with the Noise Policy Statement for England (NPSE), National Planning Policy Framework (NPPF), Planning Practice Guidance (ProPG), British Standard BS8233:2014 and Local Authority requirements.

3.0 Site Description

3.1 Location

The site is located on Tottenham Mews. The location is shown in the Location Map below.



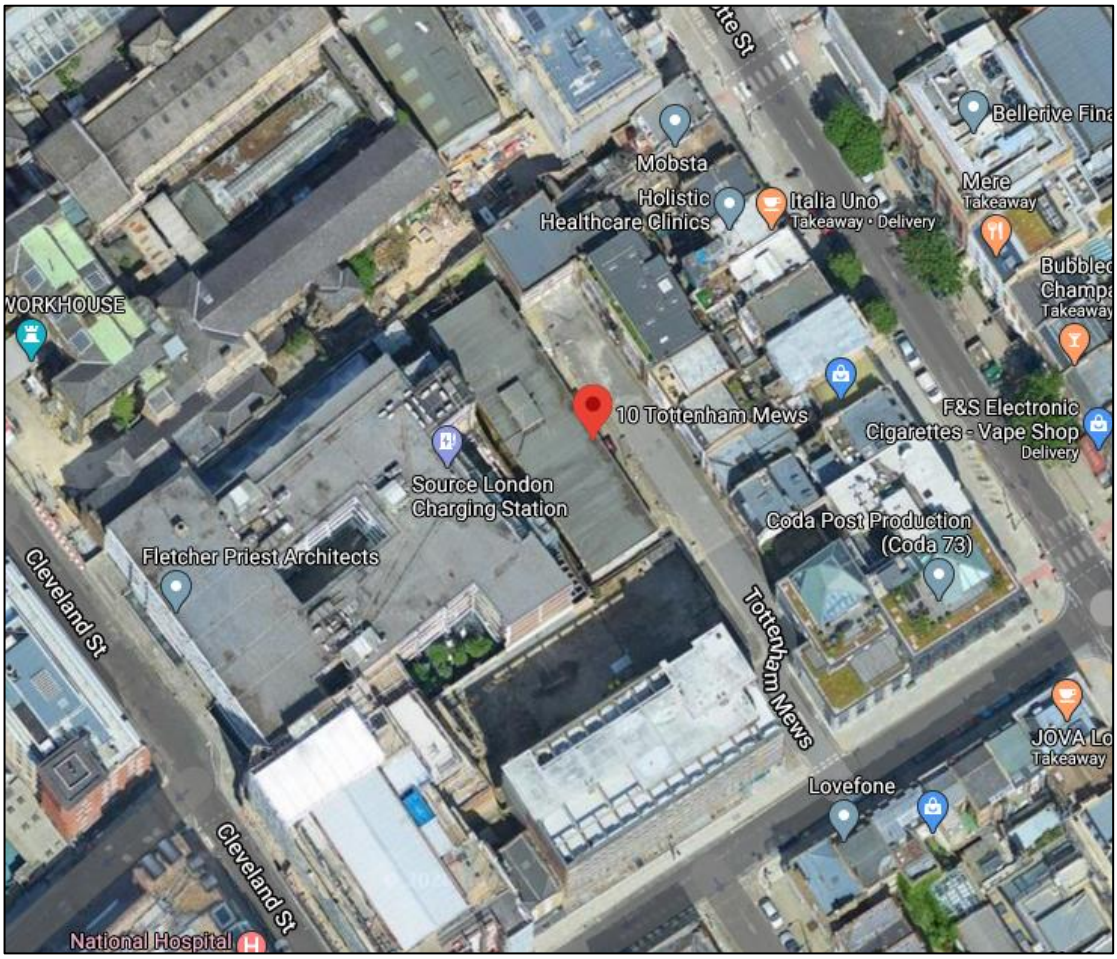
Location Map (Map data ©2020 Google)

The site falls within the jurisdiction of Camden Council.

3.2 Description

The site is bounded by Tottenham Mews to the north east, construction sites to the south east and north west, and commercial properties to the south west.

The site is shown in the Site Plan below.



Site Plan (Imagery ©2020 Bluesky, CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The GeoInformation Group, Map data ©2020)

4.0 Acoustic Terminology

For an explanation of the acoustic terminology used in this report please refer to Appendix A enclosed.

5.0 Methodology

The survey was undertaken James Hardacre.

5.1 Procedure

Fully automated environmental noise monitoring was undertaken from approximately 13:00 hours on 14 July 2020 to 11:30 hours on 17 July 2020 and from approximately 13:00 hours on 21 July 2020 to 13:00 hours on 22 July 2020.

During the periods we were on site the wind conditions were calm. The sky was generally overcast. We understand that generally throughout the survey period the weather conditions

were similar to those observed while on site. These conditions are considered suitable for obtaining representative measurement results.

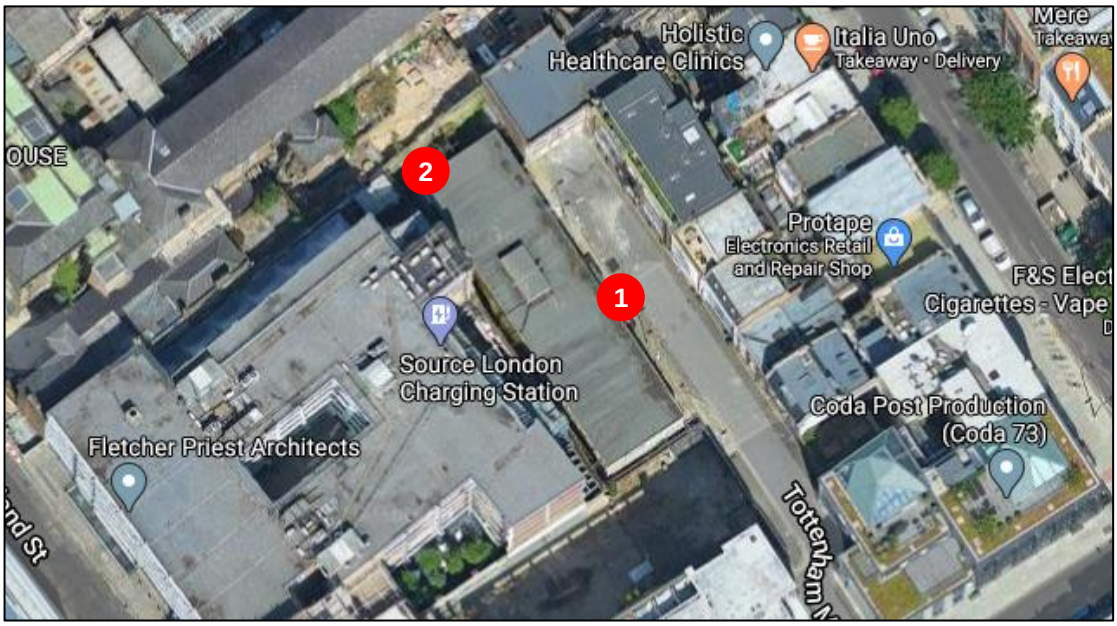
Measurements were taken continuously of the A-weighted (dBA) L_{90}, L_{eq} and L_{max} sound pressure levels over 15 minute periods.

5.2 Measurement Positions

The noise level measurements were undertaken at 2 positions as described in the table below.

Position No	Description
1	The sound level meter was installed inside a small security box with the microphone protruding approximately 6cm out of the box. The security box was fixed to a lamp post on Tottenham Mews (on the side facing the road) with the microphone at a height of approximately 4m above ground level. In order to minimise the effect of the box, the microphone was orientated vertically downwards such that it was not screened from the road.
2	The microphone was placed at the rear of the site up a single flight of outdoors stairs approximately 5m above ground level and at least 1.5m from the nearest reflecting surface.

The positions are shown on the plan below.



Plan Showing Unmanned Measurement Positions (Imagery ©2020 Bluesky, CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The GeoInformation Group, Map data ©2020)

5.3 Instrumentation

The instrumentation used during the survey is presented in the table below:

Description	Manufacturer	Type	Serial Number	Calibration
Position 1 Type 1 ½" Condenser Microphone	PCB	377B02	132146	Calibration on 11/07/2019
Position 1 Preamp	Larson Davis	PRM902	4215	Calibration on 11/07/2019
Position 1 Type 1 Data Logging Sound Level Meter	Larson Davis	824	3838	Calibration on 11/07/2019
Position 2 Type 1 ½" Condenser Microphone	PCB	377A02	101926	Calibration on 29/06/2020
Position 2 Preamp	Larson Davis	PRM902	3949	Calibration on 29/06/2020
Position 2 Type 1 Data Logging Sound Level Meter	Larson Davis	824	3701	Calibration on 29/06/2020

Each sound level meter, including the extension cable, was calibrated prior to and on completion of the surveys. No significant changes were found to have occurred (no more than 0.1 dB).

Each sound level meter was located in an environmental case with the microphone connected to the sound level meter via an extension cable. Each microphone was fitted with a windshield.

6.0 Results

The results have been plotted on Time History Graphs 27931/TH1.1 to 27931/TH1.2 enclosed presenting the 15 minute A-weighted (dBA) L_{90}, L_{eq} and L_{max} levels at each measurement position throughout the duration of the survey.

The following table presents the lowest measured L_{A90} background noise levels during the survey:

Position	Lowest Measured L_{A90} Background Noise Level (dB re 2 x 10^{-5} Pa)	
	Daytime (07:00 – 23:00) Hours	Night-Time (23:00 – 07:00) Hours
1	45	45
2	43	43

The following table presents the modal average of the measured L_{A90} background noise levels during the survey:

Position	Modal Average Measured L_{A90} Background Noise Level (dB re 2 x 10^{-5} Pa)	
	Daytime (07:00 – 23:00) Hours	Night-Time (23:00 – 07:00) Hours
1	46	45
2	45	44

The following table presents the measured $L_{Aeq,T}$ noise levels during the survey:

Position	Measured $L_{Aeq,T}$ Noise Level (dB re 2 x 10^{-5} Pa)	
	Daytime (07:00 – 23:00) Hours, $L_{Aeq,16hr}$	Night-Time (23:00 – 07:00) Hours, $L_{Aeq,8hr}$
1	56	47
2	67	47

7.0 Discussion of Noise Climate

During the periods we were on site the dominant noise sources were noted to be noise from the local road network and noise from active local construction sites.

8.0 Relevant Planning Policies and Guidance

8.1 Noise Policy Statement for England

The Noise Policy Statement for England (NPSE) was published in March 2010 (i.e. before the NPPF). The NPSE is the overarching statement of noise policy for England and applies to all forms of noise other than occupational noise, setting out the long term vision of Government noise policy which is to:

"Promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development."

That vision is supported by the following NPSE noise policy aims which are reflected in three of the four aims of planning policies and decisions in paragraph 123 of the NPPF (see paragraph 8.2 (b) below):

"Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- *avoid significant adverse impacts on health and quality of life;*
- *mitigate and minimise adverse impacts on health and quality of life; and*
- *where possible, contribute to the improvement of health and quality of life."*

The Explanatory Note to the NPSE has three concepts for the assessment of noise in this country:

NOEL – No Observed Effect Level
This is the level below which no effect can be detected and below which there is no detectable effect on health and quality of life due to noise.

LOAEL – Lowest Observable Adverse Effect Level
This is the level above which adverse effects on health and quality of life can be detected.

SOAEL – Significant Observed Adverse Effect Level
This is the level above which significant adverse effects on health and quality of life occur.

None of these three levels are defined numerically and for the SOAEL the NPSE makes it clear that the noise level is likely to vary depending upon the noise source, the receptor and the time of day/day of the week, etc. The need for more research to investigate what may represent an SOAEL for noise is acknowledged in the NPSE and the NPSE asserts that not stating specific SOAEL levels provides policy flexibility in the period until there is further evidence and guidance.

The NPSE concludes by explaining in a little more detail how the LOAEL and SOAEL relate to the three NPSE noise policy aims listed above. It starts with the aim of avoiding significant adverse effects on health and quality of life, then addresses the situation where the noise impact falls between the LOAEL and the SOAEL when *"all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development."* The final aim envisages pro-active management of noise to improve health and quality of life, again taking into account the guiding

principles of sustainable development which include the need to minimise travel distance between housing and employment uses in an area.

8.2 National Planning Policy Framework (NPPF)

The following paragraphs are from the NPPF (revised February 2019):

"180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

182. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."

Paragraph 180 also references the Noise Policy Statement for England. This document does not refer to specific noise levels but instead sets out three aims:

"Avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.

Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.

Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development."

8.3 Planning Practice Guidance on Noise

Planning Practice Guidance (PPG) under the NPPF has been published by the Government as a web based resource at http://planningguidance.planningportal.gov.uk/blog/guidance/. This includes specific guidance on Noise although, like the NPPF and NPSE the PPG does not provide any quantitative advice. It seeks to illustrate a range of effect levels in terms of examples of outcomes as set out in the following table:

Perception	Examples of Outcomes	Increasing effect level	Action
Not noticeable	No effect	No Observed Effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
		Lowest Observed Adverse Effect Level	
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance.	Observed Adverse Effect	Mitigate and reduce to a minimum
		Significant Observed Adverse Effect Level	
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable hard, e.g. auditory and non-auditory.	Unacceptable Adverse Effect	Prevent

8.4 The London Plan (2016)

The London Plan, published in 2011 with minor revisions in 2013, 2015 and 2016, provides an overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. The Plan brings together the Mayor's strategies, including policy on a range of environmental issues, such as climate change, air quality, noise and waste. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

Policy 7.15 specifically relates to noise and states:

"Development proposals should seek to reduce noise by:

a) *Minimising the existing and potential; adverse impacts of noise on, from, within, or in the vicinity of, development proposals;*
b) *Separating new noise sensitive development from major noise sources wherever practicable through the use of distance, screening, or internal layout in preference to sole reliance on sound insulation;*
c) *Promoting new technologies and improving practices to reduce noise at source."*

London Plan – Housing Supplementary Planning Guidance

The Housing SPG 2016 highlights the elements of the London Plan that are relevant to housing development, and where applicable, provides more detail. The SPG states:

"Noise – Baseline

Standard 5.3.1 (and Policy 7.15) – The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings.

Policy 7.15 Reducing Noise and Enhancing Soundscapes requires development proposal to seek to reduce noise and manage the effects of noise. It is another important aspect of retreat and privacy in a dwelling. Noise from the street and adjoining properties can cause stress, sleep disturbance and friction between neighbours as recognised in the NPPF154.

2.3.35 All dwellings should be built with acoustic insulation and tested to current Building Regulations standards 155. However, acoustic insulation should not be relied upon as the only means of limiting noise and the layout and placement of rooms within the building should be

considered at an early stage in the design process to limit the impact of external noise on bedrooms and living rooms. The impact of noise should also be considered in the placement of private external spaces."

8.5 The Draft New London Plan (2019 Draft)

This is a new London Plan (also known as a Replacement Plan). This means it is not an alteration or update to previous London Plans. This new London Plan, once published will be the third London Plan, the previous ones being the 2004 London Plan produced by former Mayor of London Ken Livingstone and the 2011 London Plan produced by former Mayor of London Boris Johnson. All of the other iterations of the London Plan from 2004-2016 have been alterations. Once published adopted this London Plan will replace all previous versions.

Policy D13 Noise states:

A. *"In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:*

   1) *avoiding significant adverse noise impacts on health and quality of life*
   2) *reflecting the Agent of Change principle as set out in Policy D12.*
   3) *mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses.*
   4) *improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity).*
   5) *separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation.*
   6) *where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles.*
   7) *promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.*

B. *Boroughs, and others with relevant responsibilities, should identify and nominate new Quiet Areas and protect existing Quiet Areas in line with the procedure in Defra's Noise Action Plan for Agglomerations.*

3.13.1. The management of noise is about encouraging the right acoustic environment in the right place at the right time. This is important to promote good health and a good quality of life within the wider context of achieving sustainable development. The management of noise should be an integral part of development proposals and considered as early as possible. Managing noise includes improving and enhancing the acoustic environment and promoting appropriate soundscapes. This can mean allowing some places or certain times to become noisier within reason, whilst others become quieter. Consideration of existing noise sensitivity within an area is important to minimise potential conflicts of uses or activities, for example in relation to internationally important nature conservation sites which contain noise-sensitive species. Boroughs, developers, businesses and other stakeholders should work collaboratively to identify the existing noise climate and other noise issues to ensure effective management and mitigation measures are achieved in new development proposals.

3.13.2. The Agent of Change Principle places the responsibility for mitigating impacts from existing noise-generating activities or uses on the new development. Through the application of this principle existing land uses should not be unduly impacted affected by the introduction of new noise-sensitive uses. For noise-generating uses regard should be had to not prejudicing their potential for intensification or expansion.

3.13.3. The management of noise also includes promoting good acoustic design of the inside of buildings. Section 5 of BS 8223:2014 provides guidance on how best to achieve this. The Institute of Acoustics has produced advice Pro:PG Planning and Noise (May 2017) that may assist with the implementation of residential developments. BS4214 provides guidance on monitoring noise issues in mixed residential/industrial areas.

3.13.4. Deliberately introducing sounds can help mitigate the adverse impact of existing sources of noise, enhance the enjoyment of the public realm, and help protect the relative tranquillity and quietness of places where such features are valued. For example, playing low-level music outside the entrance to nightclubs has been found to reduce noise from queueing patrons, leading to an overall reduction in noise levels. Water features can be used to reduce the traffic noise, replacing it with the sound of falling water, generally found to be more pleasant by most people.

3.13.5. Heathrow and London City Airport Operators have responsibility for noise action plans for airports. Policy T8 Aviation sets out the Mayor's approach to aviation-related development.

3.13.6. The definition of Tranquil Areas, Quiet Areas and spaces of relative tranquillity are matters for London boroughs. These are likely to reflect the specific context of individual boroughs, such that Quiet Areas in central London boroughs may reasonably be expected not to be as quiet as Quiet Areas in more residential boroughs. Defra has identified parts of Metropolitan Open Land and local green spaces as potential Quiet Areas that boroughs may wish to designate."

8.6 London Plan Sustainable Design and Construction SPG

The London Plan Sustainable Design and Construction SPG provides additional information in the following key areas:

- The sources of noise;
- Ways to mitigate noise emitted by developments;
- Ways to mitigate the impact of noise on developments; and
- Some detailed design considerations.

8.7 Local Planning Policy

The site lies within London Borough of Camden's jurisdiction. Their advice regarding criteria for atmospheric noise emissions from building service plant is contained within their Local Plan, version June 2017 as follows:

Industrial and Commercial Noise Sources

A relevant standard or guidance document should be referenced when determining values for LOAEL and SOAEL for non-anonymous noise. Where appropriate and within the scope of the document it is expected that British Standard 4142:2014 'Methods for rating and assessing industrial and commercial sound' (BS 4142) will be used. For such cases a 'Rating Level' of 10 dB below background (15dB if tonal components are present) should be considered as the design criterion).

Table C: Noise levels applicable to proposed industrial and commercial developments (including plant and machinery)

Existing Noise sensitive receptor	Assessment Location	Design Period	LOAEL (Green)	LOAEL to SOAEL (Amber)	SOAL (Red)
Dwellings**	Garden used for main amenity (free field) and Outside living or dining or bedroom window (façade)	Day	'Rating level' 10dB* below background	'Rating level' between 9dB below and 5dB above background	'Rating level' greater than 5dB above background
Dwellings**	Outside bedroom window (façade)	Night	'Rating level' 10dB* below background and no events exceeding 57dBL_{Amax}	'Rating level' between 9dB below and 5dB above background or noise events between 57dB and 88dB L_{Amax}	'Rating level' greater than 5dB above background and/or events exceeding 88dBL_{Amax}

*10dB should be increased to 15dB if the noise contains audible tonal elements. (day and night). However, if it can be demonstrated that there is no significant difference in the character of the residual background noise and the specific noise from the proposed development then this reduction may not be required. In addition, a frequency analysis (to include, the use of Noise Rating (NR) curves or other criteria curves) for the assessment of tonal or low frequency noise may be required.

**levels given are for dwellings, however, levels are use specific and different levels will apply dependent on the use of the premises.

The periods in Table C correspond to 0700 hours to 2300 hours for the day and 2300 hours to 0700 hours for the night. The Council will take into account the likely times of occupation for types of development and will be amended according to the times of operation of the establishment under consideration.

There are certain smaller pieces of equipment on commercial premises, such as extract ventilation, air conditioning units and condensers, where achievement of the rating levels (ordinarily determined by a BS:4142 assessment) may not afford the necessary protection. In these cases, the Council will generally also require a NR curve specification of NR35 or below, dependant on the room (based upon measured or predicted Leq,5mins noise levels in octave bands) 1 metre from the façade of affected premises, where the noise sensitive premise is located in a quiet background area.

On 26 June 2016 London Borough of Camden sent us an email confirming the following windows should be considered noise sensitive, *"housing, schools, hospitals, offices, workshops"*.

8.8 World Health Organisation

The current Environmental Noise Guidelines 2018 for the European Region (ENG) supersede the Guidelines for Community Noise from 1999 (CNG). Nevertheless, the ENG recommends that all CNG indoor guideline values and any values not covered by the current guidelines (such as industrial noise and shopping areas) remain valid.

A summary of the guidance from the ENG and CNG is shown in the table below.

Source	CNG guideline indoors all sources	ENG guideline outdoors noise from specific source only
Road traffic noise	35 $L_{Aeq, 16h}$	53 dB L_{den}
	30 $L_{Aeq, 8h}$	45 dB L_{night}
Railway noise	35 $L_{Aeq, 16h}$	54 dB L_{den}
	30 $L_{Aeq, 8h}$	44 dB L_{night}
Aircraft noise	35 $L_{Aeq, 16h}$	45 dB L_{den}
	30 $L_{Aeq, 8h}$	40 dB L_{night}

With regard to single-event noise indicators, Section 2.2.2 of the WHO Environmental Noise Guidelines 2018 state:

"In many situations, average noise levels like the L_{den} or L_{night} indicators may not be the best to explain a particular noise effect. Single-event noise indicators – such as the maximum sound pressure level ($L_{A,max}$) and its frequency distribution – are warranted in specific situations, such as in the context of night-time railway or aircraft noise events that can clearly elicit awakenings and other physiological reactions that are mostly determined by $L_{A,max}$. Nevertheless, the assessment of the relationship between different types of single-event noise indicators and long-term health outcomes at the population level remains tentative. The guidelines therefore make no recommendations for single-event noise indicators."

8.9 British Standard BS8233: 2014

British Standard 8233: 2014 "Guidance on sound insulation and noise reduction for buildings" provides guidance for the control of noise in and around buildings.

8.9.1 Internal Areas

BS8233:2014 Section 7.7.2 titled "Internal ambient noise levels for dwellings" states:

"In general for steady external noise sources, it is desirable that internal ambient noise levels do not exceed the following guideline values:

Activity	*Location*	*Desirable Internal Ambient Criteria*	
		07:00 – 23:00	*23:00 to 07:00*
Resting	*Living Rooms*	*35 dB $L_{Aeq,16hour}$*	*-*
Dining	*Dining Room/Area*	*40 dB $L_{Aeq,16hour}$*	*-*
Sleeping (Daytime Resting)	*Bedroom*	*35 dB $L_{Aeq,16hour}$*	*30 dB $L_{Aeq,8hour}$*

Note 1 The above table provides recommended levels for overall noise in the design of a building. These are the sum total of structure-borne and airborne noise sources. Groundborne noise is assessed separately and is not included as part of these targets, as human response to groundborne noise varies with many factors such as level, character, timing, occupant expectation and sensitivity.

Note 2 The levels shown in the above table are based on the existing guidelines issued by the WHO and assume normal diurnal fluctuations in external noise. In cases where local conditions do not follow a typical diurnal pattern, for example on a road serving a port with high levels of traffic at certain times of the night, an appropriate alternative period, e.g. 1 hour, may be used, but the level should be selected to ensure consistency with the levels recommended in the above table.

Note 3 These levels are based on annual average data and do not have to be achieved in all circumstances. For example, it is normal to exclude occasional events, such as fireworks nigh or News Year's Eve.

Note 4 Regular individual noise events (for example, scheduled aircraft or passing trains) can cause sleep disturbance. A guideline value may be set in terms of SEL or $L_{Amax,F}$ depending on the character and number of events per night. Sporadic noise events could require separate values.

Note 5 If relying on closed windows to meet the guide values, there needs to be an appropriate alternative ventilation that does not compromise the façade insulation or the resulting noise level.

If applicable, any room should have adequate ventilation (e.g. trickle ventilators should be open) during assessment.

Note 6 Attention is drawn to the Building Regulations.

Note 7 Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved."

8.9.2 External Amenity Areas

BS823:2014 Section 7.7.3.2 titled "Design criteria for external noise" states:

"For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$[1], with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.

Other locations, such as balconies, roof gardens and terraces, are also important in residential buildings where normal external amenity space might be limited or not available, i.e. in flats, apartment blocks, etc. In these locations, specification of noise limits is not necessarily appropriate. Small balconies may be included for uses such as drying washing or growing pot plants, and noise limits should not be necessary for these uses. However, the general guidance on noise in amenity space is still appropriate for larger balconies, roof gardens, and terraces, which might be intended to be used for relaxation. In high-noise areas consideration should be given to protecting these areas by screening or building design to achieve the lowest practicable levels. Achieving levels of 55dB $L_{Aeq,T}$ or less might not be possible at the outer edge of these areas, but should be achievable in some areas of the space."

8.10 ProPG : Planning & Noise : 2017

8.10.1 The primary goal of the ProPG is to assist the delivery of sustainable development by promoting good health and well-being through the effective management of noise. It seeks to do that through encouraging a good acoustic design process in and around proposed new residential development having regard to national policy on planning and noise. It is applicable to noise from existing transport sources (noting that good professional practice should have regard to any reasonably foreseeable changes in existing and/or new sources of noise). The recommended approach is also considered suitable where some industrial or commercial noise contributes to the acoustic environment provided that is "not dominant".

8.10.2 This ProPG advocates a systematic, proportionate, risk based, 2-stage, approach. The approach encourages early consideration of noise issues, facilitates straightforward accelerated decision making for lower risk sites, and assists proper consideration of noise issues where the acoustic environment is challenging.

8.10.3 The two sequential stages of the overall approach are:

- Stage 1 – an initial noise risk assessment of the proposed development site; and
- Stage 2 – a systematic consideration of four key elements.

8.10.4 The four key elements to be undertaken in parallel during Stage 2 of the recommended approach are:

- Element 1 – demonstrating a "Good Acoustic Design Process";
- Element 2 – observing internal "Noise Level Guidelines";
- Element 3 – undertaking an "External Amenity Area Noise Assessment"; and
- Element 4 – consideration of "Other Relevant Issues".

8.10.5 The ProPG considers suitable guidance on internal noise levels found in "BS8233:2014: Guidance on sound insulation and noise reduction for buildings". Table 4 in Section 7.7.2 of the standard suggests that "in general, for steady external noise sources, it is desirable that the internal ambient noise level does not exceed the guideline values". The standard states (Section 7.7.1) that "occupants are usually more tolerant of noise without a specific character" and only noise without such character is considered in Table 4 of the standard.

Activity	Location	07:00 – 23:00 Hours	23:00 – 07:00 Hours
Resting	Living Room	35dB $L_{Aeq,16hr}$	-
Dining	Dining Room / Area	40dB $L_{Aeq,16hr}$	-
Sleeping (daytime resting)	Bedroom	35dB $L_{Aeq,16hr}$	30dB $L_{Aeq,16hr}$

NOTE 1 the Table provides recommended internal L_{Aeq} target levels for overall noise in the design of a building. These are the sum total of structure-borne and airborne noise sources. Ground-borne noise is assessed separately and is not included as part of these targets, as human response to ground-borne noise varies with many factors such as level, character, timing, occupant expectation and sensitivity.

NOTE 2 The internal L_{Aeq} target levels shown in the Table are based on the existing guidelines issued by the WHO and assume normal diurnal fluctuations in external noise. In cases where local conditions do not follow a typical diurnal pattern, for example on a road serving a port with high levels of traffic at certain times of the night, an appropriate alternative period, e.g. 1 hour, may be used, but the level should be selected to ensure consistency with the L_{Aeq} target levels recommended in the Table.

NOTE 3 These internal L_{Aeq} target levels are based on annual average data and do not have to be achieved in all circumstances. For example, it is normal to exclude occasional events, such as fireworks night or New Year's Eve.

NOTE 4 Regular individual noise events (for example, scheduled aircraft or passing trains) can cause sleep disturbance. A guideline value may be set in terms of SEL or $L_{Amax,F}$, depending on the character and number of events per night. Sporadic noise events could require separate values. In most circumstances in noise-sensitive rooms at night (e.g. bedrooms) good acoustic design can be used so that individual noise events do not normally exceed 45dB $L_{Amax,F}$ more than 10 times a night. However, where it is not reasonably practicable to achieve this guideline then the judgement of acceptability will depend not only on the maximum noise levels but also on factors such as the source, number, distribution, predictability and regularity of noise events (see Appendix A).

NOTE 5 Designing the site layout and the dwellings so that the internal target levels can be achieved with open windows in as many properties as possible demonstrates good acoustic design. Where it is not possible to meet internal target levels with windows open, internal noise levels can be assessed with windows closed, however any façade openings used to provide whole dwelling ventilation (e.g. trickle ventilators) should be assessed in the "open" position and, in this scenario, the internal L_{Aeq} target levels should not normally be exceeded, subject to the further advice in Note 7.

NOTE 6 Attention is drawn to the requirements of the Building Regulations.

NOTE 7 Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal L_{Aeq} target levels may be relaxed by up to 5dB and reasonable internal conditions still achieved. The more often internal L_{Aeq} levels start to exceed the internal L_{Aeq} target levels by more than 5dB, the more that most people are likely to regard them as "unreasonable". Where such exceedances are predicted, applicants should be required to show how the relevant number of rooms affected has been kept to a minimum. Once internal L_{Aeq} levels exceed the target levels by more than 10dB, they are likely to be regarded as "unacceptable" by most people, particularly if such levels occur more than occasionally. Every effort should be made to avoid relevant rooms experiencing "unacceptable" noise levels at all and where such levels are likely to occur frequently, the development should be prevented in its proposed form (See Section 3.D).

Figure 2. ProPG Internal Noise Level Guidelines (additions to BS8233:2014 shown in blue).

9.0 Proposed Design Target Internal Noise Levels

On the basis of BS8233:2014 we propose the following internal noise levels be adopted as design targets in the proposed habitable rooms:

Activity	Location	Desirable Internal Ambient Criteria	
		07:00 – 23:00	23:00 to 07:00
Resting	Living Rooms	35 dB $L_{Aeq,16hour}$	-
Dining	Dining Room/Area	40 dB $L_{Aeq,16hour}$	-
Sleeping (Daytime Resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

Note: For this site the $L_{Aeq,T}$ noise parameter alone is considered to be sufficient given the character of the noise climate we have measured. This is consistent with Section 2.2.2 of The World Health Organisation Environmental Noise Guidelines for the European Region and Note 4 of Section 7.7.2 of BS8233:2014)

Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target noise levels may be relaxed (subject to the requirements of any planning conditions) by up to 5 dB and reasonable internal conditions still achieved.

10.0 Achievable Internal Noise Levels

We have predicted the levels that would be achievable in the worst-case dwellings with windows partially opened and also with windows closed.

10.1 Windows Partially Open

It is generally accepted that the typical noise reduction achieved with partially opened windows is around 15dBA (ref. BS 8233:2014 Annex G.1). This value is the difference between dBA levels measured outside and inside typical dwellings, therefore 3dBA should be added to free field noise levels to determine outside levels.

A simple assessment thus indicates the following noise levels may be expected within the proposed worst case habitable rooms with partially opened windows.

Description	Predicted Worst Case Internal Noise Levels with Windows Partially Opened			
	Position 1		Position 2	
	Daytime $L_{Aeq(16\text{-hour})}$	Night-time $L_{Aeq(8\text{-hour})}$	Daytime $L_{Aeq(16\text{-hour})}$	Night-time $L_{Aeq(8\text{-hour})}$
External free field level	56dBA	47dBA	67dBA	47dBA
Façade correction	+3dBA	+3dBA	+3dBA	+3dBA
Façade noise level	59dBA	50dBA	70dBA	50dBA
Noise reduction for conventional thermal double glazing	-15dBA	-15dBA	-15dBA	-15dBA
Predicted internal noise levels	44dBA	35dBA	55dBA	35dBA

10.2 Windows Closed

It is generally accepted that the typical noise reduction achieved by double glazing is in the range of 33dBA to 37dBA for road traffic noise. These values are taken from based on guidance contained within BS8233, ProPG24 and BS6262 and is the difference between dBA levels measured outside and inside typical dwellings, therefore 3dBA should be added to free field noise levels to determine outside levels.

A simple assessment thus indicates the following noise levels may be expected within the proposed worst case dwellings with double glazing.

Description	Predicted Worst Case Internal Noise Levels with Windows Closed			
	Position 1		Position 2	
	Daytime $L_{Aeq(16\text{-}hour)}$	Night-time $L_{Aeq(8\text{-}hour)}$	Daytime $L_{Aeq(16\text{-}hour)}$	Night-time $L_{Aeq(8\text{-}hour)}$
External free field level	56dBA	47dBA	67dBA	47dBA
Façade correction	+3dBA	+3dBA	+3dBA	+3dBA
Façade noise level	59dBA	50dBA	70dBA	50dBA
Noise reduction for suitable double glazing	-35dBA	-35dBA	-35dBA	-35dBA
Predicted internal noise levels	24dBA	15dBA	35dBA	15dBA

11.0 Mitigation Measures

The predicted worst case internal noise levels with windows closed meet the proposed criteria. It is thus demonstrated that acceptable internal noise levels are achievable with conventional double glazing.

The predicted worst case internal noise levels with windows partially opened exceed the proposed target levels (as is often the case). The minimum mitigation available to future occupants would be to close their window. Ventilation (incorporating suitable acoustic attenuation) will be provided to comply with the requirements of the Building Regulations Approved Document F whole dwelling ventilation. The occupants will thus have the option of keeping windows closed for most of the time and opening windows for purge ventilation.

This form of mitigation is supported within the Pro:PG which advises the following:

2.34 Where the LPA accepts that there is a justification that the internal target noise levels can only be practically achieved with windows closed, which may be the case in urban areas and at sites adjacent to transportation noise sources, special care must be taken to design the accommodation so that it provides good standards of acoustics, ventilation and thermal comfort without unduly compromising other aspects of the living environment. In such circumstances, internal noise levels can be assessed with windows closed but with façade openings used to provide *"whole dwelling ventilation"* in accordance with Building Regulations Approved Document F (e.g. trickle ventilators) in the open position (see Supplementary Document 2). Furthermore, in this scenario the internal L_{Aeq} target noise levels should not generally be exceeded.

2.35 It should also be noted that the internal noise level guidelines are generally not applicable under *"purge ventilation"* conditions as defined by Building Regulations Approved Document F, as this should only occur occasionally (e.g. to remove odour from painting and decorating or from burnt food).

At this stage of the design scheme the precise details of window to be used are not known, nor are the precise details of the ventilation.

The external envelope of the proposed residences will incorporate suitably specified glazing so as to achieve the proposed design target internal noise levels presented above.

Where ventilation is provided through the façade it shall be suitably acoustically attenuated to ensure the achievement of the proposed target internal noise levels is not compromised.

The Local Planning Authority may expect to be provided with details of the sound insulation treatments when available. Therefore in granting consent it would be appropriate for a planning condition to be imposed along the following lines, (based on the example condition 1 drawn from PPG24):

> *"Construction work shall not begin until a scheme for protecting the proposed [noise-sensitive development] from noise from the ……. has been submitted to and approved by the local planning authority; all works which form part of the scheme shall be completed before [any part of] the [noise-sensitive development] is occupied."*

12.0 Conclusions

A detailed environmental noise survey has been undertaken in order to establish the currently prevailing environmental noise climate around the site.

The environmental noise impact upon the proposed dwellings has been assessed in the context of national and local planning policies.

Appropriate target internal noise levels have been proposed. These are achievable using conventional mitigation measures.

Appropriate target internal noise levels have been proposed. These are achievable using conventional mitigation measures. Mitigation advice, including the use of suitably specified glazing and acoustically attenuated ventilation, have been recommended to reduce to a

minimum the adverse impact on health and quality life arising from environmental noise.

The assessment shows the site, subject to appropriate mitigation measures, is suitable for residential development in terms of noise.

Appendix A

The acoustic terms used in this report are defined as follows:

dB — Decibel - Used as a measurement of sound level. Decibels are not an absolute unit of measurement but an expression of ratio between two quantities expressed in logarithmic form. The relationships between Decibel levels do not work in the same way that non-logarithmic (linear) numbers work (e.g. 30dB + 30dB = 33dB, not 60dB).

dBA — The human ear is more susceptible to mid-frequency noise than the high and low frequencies. The 'A'-weighting scale approximates this response and allows sound levels to be expressed as an overall single figure value in dBA. The $_A$ subscript is applied to an acoustical parameter to indicate the stated noise level is A-weighted

It should be noted that levels in dBA do not have a linear relationship to each other; for similar noises, a change in noise level of 10dBA represents a doubling or halving of subjective loudness. A change of 3dBA is just perceptible.

$L_{90,T}$ — L_{90} is the noise level exceeded for 90% of the period *T* (i.e. the quietest 10% of the measurement) and is often used to describe the background noise level.

$L_{eq,T}$ — $L_{eq,T}$ is the equivalent continuous sound pressure level. It is an average of the total sound energy measured over a specified time period, *T*.

L_{max} — L_{max} is the maximum sound pressure level recorded over the period stated. L_{max} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the L_{eq} noise level.

L_p — Sound Pressure Level (SPL) is the sound pressure relative to a standard reference pressure of 2×10^{-5} Pa. This level varies for a given source according to a number of factors (including but not limited to: distance from the source; positioning; screening and meteorological effects).

L_w — Sound Power Level (SWL) is the total amount of sound energy inherent in a particular sound source, independent of its environment. It is a logarithmic measure of the sound power in comparison to a specified reference level (usually 10^{-12} W).

Appendix E

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ASBESTOS DEMOLITION SURVEY

Client	Camden and Islington NHS Foundation Trust (St Pancras)
Site	Tottenham Mews, London,, W1T 4AA
Date started	10 Nov 2017
Date completed	10 Nov 2017
Date report issued	21 Nov 2017
Survey reference	J263902
Lead surveyor	William Earls
Assistant surveyor	N/A
UPRN	N/A

Surveyor Signature

Authorised Signature

Contents

INTRODUCTION

We, Tersus
1st Floor Rainham House, Manor Way, Rainham, Essex
RM13 8RH

Received instructions from Phil Wisson of:

Camden and Islington NHS Foundation Trust (St Pancras)
Estates Office
St Pancras Hospital
4 St Pancras Way
London

To undertake an asbestos demolition survey, (HSG264) and to compile a report on the location and condition of asbestos bearing materials at:

Tottenham Mews
London,
W1T 4AA

EXECUTIVE SUMMARY

The scope of this Asbestos Demolition Survey (HSG264) has been defined as follows:

Demolition survey to empty building

The purpose of this report is to enable compliance with CAR2012. The aim of this survey is to identify and describe all asbestos containing materials as far as reasonably practical within the scope of the asbestos demolition survey.

Information on the results of these inspections is detailed in this report, appendices and on annotated drawings. The report and asbestos register must be maintained as one document, as all sections record information on the surveyors opinions, findings and limitations. Plans of the premises have been drafted and annotated accordingly in the Appendix.

A summary of all identified or presumed asbestos can be found in the asbestos register later in this executive summary. Non accessible areas are noted on the no access register, any areas or items not accessed must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

Survey / Building comments

The property is in a severely dilapidated state and in need of major repairs both structurally and aesthetically

To enable such works to be undertaken large amounts of Asbestos need to be either removed or the subject of significant repair. The survey indicates that the internal perimeter walls, structural columns and most of the ceilings have been clad in Asbestos Insulation Board, in a deteriorated state, as well as the external facades being clad with Asbestos Cement Panels.
Access needs to be restricted to the building as the risk of exposure to Asbestos is high
These Asbestos Containing Materials must be addressed prior to any refurbishment works being planned

no access to rear and sides of building access is prevented by welding to gates at either end of building

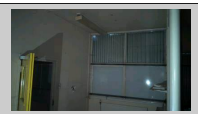
EXECUTIVE SUMMARY - ASBESTOS REGISTER

Below is a summary of all asbestos or presumed asbestos materials found during the demolition survey.
These asbestos materials have been listed by risk.

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #62	FN001424	Main Building	External	Front elevation	outer wall	Asbestos Cement	Chrysotile	4 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**420m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #63	FN001425	Main Building	External	Front elevation	lining to cement walls	AIB	Chrysotile + Amosite	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**420m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #20	FN001408	Main Building	Ground Floor	001	Walls to External and Ceiling	AIB	Chrysotile + Amosite	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**32m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #24	As Sample FN001409	Main Building	Ground Floor	002	Ceiling and wall	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**12m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #26	FN001411	Main Building	Ground Floor	003	Ceiling and walls and beams	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**16m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #28	As Sample FN001411	Main Building	Ground Floor	004	Ceiling	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**24m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #30	As Sample FN001411	Main Building	Ground Floor	005	Ceiling and wall and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**16m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #42	FN001415	Main Building	Ground Floor	006	Ceiling and wall and beams	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**14m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #40	As Sample FN001414	Main Building	Ground Floor	007	Ceiling and wall and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**10m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #41	As Sample FN001414	Main Building	Ground Floor	008	Ceiling and wall and beams and 2 m2 within ceiling void	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**14m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #39	FN001414	Main Building	Ground Floor	009	Ceiling and wall and beams	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**16m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #37	As Sample FN001413	Main Building	Ground Floor	010	Ceiling and wall and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**16m²**	**Remove**		

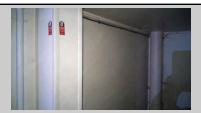
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #35	FN001413	Main Building	Ground Floor	011	Ceiling and wall and beams	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**12m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #34	As Sample FN001412	Main Building	Ground Floor	012	Ceiling and wall and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**12m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #32	FN001412	Main Building	Ground Floor	013	Ceiling and wall and beams	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**16m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #22	As Sample FN001409	Main Building	Ground Floor	014	Ceiling and wall	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**16m²**	**Remove**		

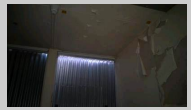
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #21	FN001409	Main Building	Ground Floor	015	Ceiling and wall	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**10m²**	**Remove**		

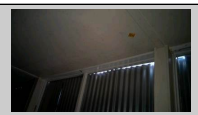
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #19	FN001407	Main Building	Ground Floor	017	wall and column	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**4m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #13	FN001404	Main Building	Ground Floor	018	Ceiling	AIB	Chrysotile + Amosite	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**8m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #11	As Sample FN001402	Main Building	Ground Floor	024	Ceiling	AIB	Chrysotile + Amosite*	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**22m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #10	As Sample FN001401	Main Building	Ground Floor	025	Walls to External and Ceiling inc 1 no column	AIB	Chrysotile + Amosite*	7 Medium Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**14m²**	**Remove**		

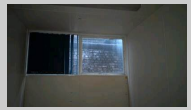
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #12	As Sample FN001401	Main Building	Ground Floor	026	Walls to External and Ceiling	AIB	Chrysotile + Amosite*	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**12m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #2	As Sample FN001401	Main Building	Ground Floor	027	Walls to External and Ceiling	AIB	Chrysotile + Amosite*	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**24m²**	**Remove**		

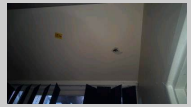
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #3	FN001402	Main Building	Ground Floor	027	3no columns	AIB	Chrysotile + Amosite	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**10lm**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #1	FN001401	Main Building	Ground Floor	028	Walls to External and Ceiling	AIB	Chrysotile + Amosite	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**10m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #4	As Sample FN001401	Main Building	Ground Floor	029	Walls to External and Ceiling	AIB	Chrysotile + Amosite*	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**20m²**	**Remove**		

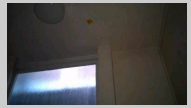
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #9	As Sample FN001401	Main Building	Ground Floor	030	Walls to External and Ceiling	AIB	Chrysotile + Amosite*	7 Medium Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**12m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #7	As Sample FN001401	Main Building	Ground Floor	031	Walls to External and Ceiling inc 1 no column	AIB	Chrysotile + Amosite*	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**14m²**	**Remove**		

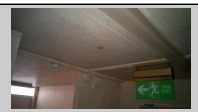
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #8	As Sample FN001401	Main Building	Ground Floor	032	Walls to External and Ceiling inc 1 no column	AIB	Chrysotile + Amosite*	7 Medium Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**10m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #5	As Sample FN001401	Main Building	Ground Floor	033	Walls to External and Ceiling inc 2 no columns	AIB	Chrysotile + Amosite*	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**24m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #14	As Sample FN001401	Main Building	Ground Floor	21	CEILING:	AIB	Chrysotile + Amosite*	6 Low Material Risk	Risk code B	No photographic evidence available
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**2m²**	**Remove**		

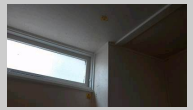
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #17	FN001406	Main Building	Ground Floor	22	Walls to External and Ceiling inc column	AIB	Chrysotile + Amosite	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**8m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #18	As Sample FN001406	Main Building	Ground Floor	23	Walls to External and Ceiling inc column	AIB	Chrysotile + Amosite*	6 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**8m²**	**Remove**		

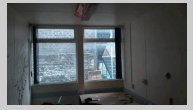
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #43	FN001416	Main Building	1st Floor	001	Ceiling	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**8m²**	**Remove**		

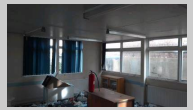
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #45	As Sample FN001416	Main Building	1st Floor	002	Ceiling	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**30m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #52	As Sample FN001420	Main Building	1st Floor	004	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**20m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #53	FN001421	Main Building	1st Floor	005	Ceiling, Walls to external and beams inc side panel to timber boxing	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**14m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #54	As Sample FN001420	Main Building	1st Floor	006	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**14m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #55	As Sample FN001420	Main Building	1st Floor	007	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**14m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #56	FN001422	Main Building	1st Floor	008	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**88m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #57	As Sample FN001422	Main Building	1st Floor	009	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**14m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #58	As Sample FN001422	Main Building	1st Floor	010	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**16m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #59	As Sample FN001422	Main Building	1st Floor	011	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**14m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #60	As Sample FN001422	Main Building	1st Floor	012	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**26m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #44	As Sample FN001416	Main Building	1st Floor	013	Ceiling	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**12m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #51	FN001420	Main Building	1st Floor	014	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**30m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #50	FN001419	Main Building	1st Floor	015	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**12m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #49	As Sample FN001418	Main Building	1st Floor	016	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**20m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #48	FN001418	Main Building	1st Floor	017	Ceiling, Walls to external and beams	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**20m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #47	As Sample FN001417	Main Building	1st Floor	018	Ceiling, Walls to external and beam	AIB	Chrysotile + Amosite*	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**16m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #46	FN001417	Main Building	1st Floor	019	Ceiling, Walls to external and beam	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**14m²**	**Remove**		

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J263902 #61	FN001423	Main Building	1st Floor	stairwell	Ceiling and wall to external	AIB	Chrysotile + Amosite	5 Low Material Risk	Risk code B	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						11/2018	**24m²**	**Remove**		

NON-ACCESSIBLE AREAS REGISTER

All non accessed or limited access areas have been listed. These areas or items must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

Item Reference	Building	Floor level	Room	Position	Item	Access level
J263902 #64	Main Building	External	Rear elevation		Inaccessible	No Access
J263902 #65	Main Building	External	roof		Inaccessible	No Access

Date of survey	10 Nov 2017	Survey ref	J263902	Survey type	Demolition survey (MA only) + Management Plan

Location
Tottenham Mews
London,
W1T 4AA

Material Assessment
10+ High potential to release fibres
7 - 9 Medium potential to release fibres
5 - 6 Low potential to release fibres
2 - 4 Very low potential to release fibres

Material Key

Asbestos thermal insulations	Asbestos paper
Asbestos board	Asbestos gaskets, ropes, textiles
Asbestos cement materials	Asbestos lagging
Asbestos textured coatings	Asbestos Bitumen and well bound materials
Asbestos flooring materials	Asbestos reinforced composites or Asbestos friction product

THIS REGISTER SHOULD BE READ IN CONJUNCTION WITH THE ENTIRE REPORT THAT DETAILS THE SCOPE AND LIMITATIONS OF THE SURVEY.

BUILDING	Main Building											
FLOOR LEVEL	External											
ROOM	Front elevation			ROOM DESCRIPTION	WALLS: Asbestos Cement with Asbestos Insulation Board Lining, FLOOR; Concrete, Timber boxing to front canopy							

Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #62	FN001424	outer wall	Asbestos Cement	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	420m²	Chrysotile	4	N/A	N/A	Risk code B
Comments							Recommended action		Remove			
J263902 #63	FN001425	lining to cement walls	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	420m²	Chrysotile + Amosite	6	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building											
FLOOR LEVEL	External											
ROOM	Rear elevation			ROOM DESCRIPTION								

Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #64			Inaccessible					No access to room/area		N/A	N/A	Risk code F

								presume asbestos.				
Comments							**Recommended action**					
doors welded												

BUILDING			**Main Building**									
FLOOR LEVEL			**External**									
ROOM			**roof**		**ROOM DESCRIPTION**							
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #65			Inaccessible					No access to room/area presume asbestos.		N/A	N/A	Risk code F
Comments							**Recommended action**					

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**001**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #20	FN001408	Walls to External and Ceiling	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	32m²	Chrysotile + Amosite	6	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**002**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #24	As Sample FN001409	Ceiling and wall	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating,	12m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B

						gasket						
Comments							**Recommended action**		Remove			
J263902 #25	As Sample FN001410	floor	screed					No Asbestos Detected		N/A	N/A	
Comments							**Recommended action**					

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**003**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #26	FN001411	Ceiling and walls and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	16m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			
J263902 #27	As Sample FN001410	floor	screed					No Asbestos Detected		N/A	N/A	
Comments							**Recommended action**					

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**004**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Plasterboard , FLOOR; Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #28	As Sample FN001411	Ceiling	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	24m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

J263902 #29	As Sample FN001410	floor	screed					No Asbestos Detected		N/A	N/A	
Comments							**Recommended action**					

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**005**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #30	As Sample FN001411	Ceiling and wall and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	16m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			
J263902 #31	As Sample FN001410	floor	screed					No Asbestos Detected		N/A	N/A	
Comments							**Recommended action**					

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**006**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #42	FN001415	Ceiling and wall and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	14m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING	**Main Building**
FLOOR LEVEL	**Ground Floor**

ROOM			007		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #40	As Sample FN001414	Ceiling and wall and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	10m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building
FLOOR LEVEL	Ground Floor

ROOM			008		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete , mmmf insulation to pipework					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #41	As Sample FN001414	Ceiling and wall and beams and 2 m2 within ceiling void	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	14m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building
FLOOR LEVEL	Ground Floor

ROOM			009		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #39	FN001414	Ceiling and wall and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	16m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building											
FLOOR LEVEL	Ground Floor											
ROOM	010			ROOM DESCRIPTION	CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete							
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #37	As Sample FN001413	Ceiling and wall and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	16m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			
J263902 #38	As Sample FN001410	floor	screed					No Asbestos Detected		N/A	N/A	
Comments							Recommended action					

BUILDING	Main Building											
FLOOR LEVEL	Ground Floor											
ROOM	011			ROOM DESCRIPTION	CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete							
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #35	FN001413	Ceiling and wall and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	12m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			
J263902 #36	As Sample FN001410	floor	screed					No Asbestos Detected		N/A	N/A	
Comments							Recommended action					

BUILDING	Main Building
FLOOR LEVEL	Ground Floor

ROOM			012		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #34	As Sample FN001412	Ceiling and wall and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	12m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building
FLOOR LEVEL	Ground Floor

ROOM			013		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #32	FN001412	Ceiling and wall and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	16m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			
J263902 #33	As Sample FN001410	floor	screed					No Asbestos Detected		N/A	N/A	
Comments							Recommended action					

BUILDING	Main Building
FLOOR LEVEL	Ground Floor

ROOM			014		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #22	As Sample FN001409	Ceiling and wall	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos	16m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B

						cement, textured coating, gasket							
Comments							**Recommended action**		Remove				
J263902 #23	FN001410	floor	screed					No Asbestos Detected		N/A	N/A		
Comments							**Recommended action**						

BUILDING			**Main Building**										
FLOOR LEVEL			**Ground Floor**										
ROOM			**015**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; Concrete						
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**	
									MATERIAL	**PRIORITY**	**TOTAL**		
J263902 #21	FN001409	Ceiling and wall	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	10m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B	
Comments							**Recommended action**		Remove				

BUILDING			**Main Building**										
FLOOR LEVEL			**Ground Floor**										
ROOM			**016**		**ROOM DESCRIPTION**		CEILING: Plasterboard , WALLS: Plasterboard , FLOOR; Concrete						
								No Asbestos Identified		N/A	N/A		
Comments							**Recommended action**						

BUILDING			**Main Building**										
FLOOR LEVEL			**Ground Floor**										
ROOM			**017**		**ROOM DESCRIPTION**		CEILING: Plasterboard and plywood, WALLS: Plasterboard , FLOOR; Concrete						
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**	
									MATERIAL	**PRIORITY**	**TOTAL**		
J263902 #19	FN001407	wall and column	AIB	Asbestos Insulating Board	(1) Low Damage	(0) Reinforced plastics, resins, vinyl tiles, well bound materials,	4m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B	

						bitumen adhesives, damp proof co						
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**018**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Plasterboard , FLOOR; Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #13	FN001404	Ceiling	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	8m²	Chrysotile + Amosite	6	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**024**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Plasterboard , FLOOR; Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #11	As Sample FN001402	Ceiling	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	22m²	Chrysotile + Amosite*	6	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**025**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #10	As Sample	Walls to External and	AIB	Asbestos Insulating Board	(2) Medium Damage	(1) Enclosed sprays and	14m²	Chrysotile + Amosite*	7	N/A	N/A	Risk code B

	FN001401	Ceiling inc 1 no column				lagging, Sealed AIB, asbestos cement, textured coating, gasket							
Comments							**Recommended action**		Remove				
J263902 #16	As Sample FN001405	floor	screed					No Asbestos Detected		N/A	N/A		
Comments							**Recommended action**						

BUILDING			**Main Building**										
FLOOR LEVEL			**Ground Floor**										
ROOM			**026**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete						
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**	
									MATERIAL	**PRIORITY**	**TOTAL**		
J263902 #12	As Sample FN001401	Walls to External and Ceiling	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	12m²	Chrysotile + Amosite*	6	N/A	N/A	Risk code B	
Comments							**Recommended action**		Remove				

BUILDING			**Main Building**										
FLOOR LEVEL			**Ground Floor**										
ROOM			**027**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete						
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**	
									MATERIAL	**PRIORITY**	**TOTAL**		
J263902 #2	As Sample FN001401	Walls to External and Ceiling	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	24m²	Chrysotile + Amosite*	6	N/A	N/A	Risk code B	
Comments							**Recommended action**		Remove				

J263902 #3	FN001402	3no columns	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	10lm	Chrysotile + Amosite	6	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**028**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #1	FN001401	Walls to External and Ceiling	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	10m²	Chrysotile + Amosite	6	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**029**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #4	As Sample FN001401	Walls to External and Ceiling	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	20m²	Chrysotile + Amosite*	6	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING	**Main Building**
FLOOR LEVEL	**Ground Floor**

ROOM			030		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #9	As Sample FN001401	Walls to External and Ceiling	AIB	Asbestos Insulating Board	(2) Medium Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	12m²	Chrysotile + Amosite*	7	N/A	N/A	Risk code B
Comments							Recommended action		Remove			
J263902 #15	FN001405	floor	screed					No Asbestos Detected		N/A	N/A	
Comments							Recommended action					

BUILDING	Main Building
FLOOR LEVEL	Ground Floor

ROOM			031		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #7	As Sample FN001401	Walls to External and Ceiling inc 1 no column	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	14m²	Chrysotile + Amosite*	6	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building
FLOOR LEVEL	Ground Floor

ROOM			032		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #8	As Sample FN001401	Walls to External and Ceiling inc 1 no column	AIB	Asbestos Insulating Board	(2) Medium Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement,	10m²	Chrysotile + Amosite*	7	N/A	N/A	Risk code B

						textured coating, gasket						
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**033**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #5	As Sample FN001401	Walls to External and Ceiling inc 2 no columns	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	24m²	Chrysotile + Amosite*	6	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			
J263902 #6	FN001403	sink	sink pad					No Asbestos Detected		N/A	N/A	
Comments							**Recommended action**					

BUILDING			**Main Building**									
FLOOR LEVEL			**Ground Floor**									
ROOM			**21**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #14	As Sample FN001401	CEILING:	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	2m²	Chrysotile + Amosite*	6	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING	**Main Building**
FLOOR LEVEL	**Ground Floor**

ROOM			22		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #17	FN001406	Walls to External and Ceiling inc column	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	8m²	Chrysotile + Amosite	6	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building
FLOOR LEVEL	Ground Floor

ROOM			23		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR: Concrete					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #18	As Sample FN001406	Walls to External and Ceiling inc column	AIB	Asbestos Insulating Board	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	8m²	Chrysotile + Amosite*	6	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building
FLOOR LEVEL	1st Floor

ROOM			001		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Plasterboard , FLOOR: plywood					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #43	FN001416	Ceiling	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	8m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building											
FLOOR LEVEL	1st Floor											
ROOM	002				ROOM DESCRIPTION	CEILING: Insulating Board , WALLS: Plasterboard , FLOOR: plywood						
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #45	As Sample FN001416	Ceiling	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	30m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building											
FLOOR LEVEL	1st Floor											
ROOM	004				ROOM DESCRIPTION	CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood						
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #52	As Sample FN001420	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	20m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building											
FLOOR LEVEL	1st Floor											
ROOM	005				ROOM DESCRIPTION	CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood						
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #53	FN001421	Ceiling, Walls to external and beams inc side panel to timber boxing	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating,	14m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B

						gasket						
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**1st Floor**									
ROOM			**006**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #54	As Sample FN001420	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	14m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**1st Floor**									
ROOM			**007**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #55	As Sample FN001420	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	14m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**1st Floor**									
ROOM			**008**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #56	FN001422	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB,	88m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B

						asbestos cement, textured coating, gasket							
Comments							**Recommended action**		Remove				

BUILDING	**Main Building**											
FLOOR LEVEL	**1st Floor**											
ROOM	**009**		**ROOM DESCRIPTION**	CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood								
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #57	As Sample FN001422	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	14m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING	**Main Building**											
FLOOR LEVEL	**1st Floor**											
ROOM	**010**		**ROOM DESCRIPTION**	CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood								
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #58	As Sample FN001422	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	16m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING	**Main Building**											
FLOOR LEVEL	**1st Floor**											
ROOM	**011**		**ROOM DESCRIPTION**	CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood								
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	

J263902 #59	As Sample FN001422	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	14m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**1st Floor**									
ROOM			**012**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #60	As Sample FN001422	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	26m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING			**Main Building**									
FLOOR LEVEL			**1st Floor**									
ROOM			**013**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Plasterboard , FLOOR: plywood					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #44	As Sample FN001416	Ceiling	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	12m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

BUILDING	**Main Building**
FLOOR LEVEL	**1st Floor**

ROOM			014		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #51	FN001420	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	30m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building
FLOOR LEVEL	1st Floor

ROOM			015		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #50	FN001419	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	12m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building
FLOOR LEVEL	1st Floor

ROOM			016		ROOM DESCRIPTION		CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #49	As Sample FN001418	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	20m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building											
FLOOR LEVEL	1st Floor											
ROOM	017			ROOM DESCRIPTION	CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood							
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #48	FN001418	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	20m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building											
FLOOR LEVEL	1st Floor											
ROOM	018			ROOM DESCRIPTION	CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood							
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #47	As Sample FN001417	Ceiling, Walls to external and beam	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	16m²	Chrysotile + Amosite*	5	N/A	N/A	Risk code B
Comments							Recommended action		Remove			

BUILDING	Main Building											
FLOOR LEVEL	1st Floor											
ROOM	019			ROOM DESCRIPTION	CEILING: Insulating Board , WALLS: Insulating Board and Plasterboard , FLOOR; plywood							
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J263902 #46	FN001417	Ceiling, Walls to external and beam	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured	14m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B

						coating, gasket						
Comments							**Recommended action**		Remove			

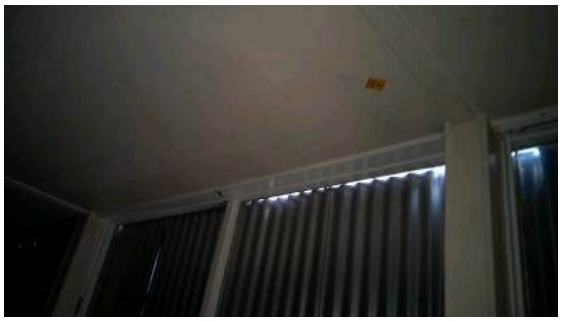
BUILDING			**Main Building**									
FLOOR LEVEL			**1st Floor**									
ROOM			**stairwell**		**ROOM DESCRIPTION**		CEILING: Insulating Board , WALLS: Plasterboard and Insulating Board , FLOOR; Timber					
Item Reference	**Sample Ref**	**Position**	**Item Description**	**Product Type**	**Condition / Damage**	**Surface Treatment**	**Extent**	**Conclusion**	**ASSESSMENT SCORES**			**Risk Code**
									MATERIAL	**PRIORITY**	**TOTAL**	
J263902 #61	FN001423	Ceiling and wall to external	AIB	Asbestos Insulating Board	(0) Good Condition	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	24m²	Chrysotile + Amosite	5	N/A	N/A	Risk code B
Comments							**Recommended action**		Remove			

DATA ANALYSIS SHEETS

Item Reference	J263902 #1
Sample reference number	FN001401
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 13 2017
Building	Main Building
Floor level	Ground Floor
Room	028
Position	Walls to External and Ceiling
Item description	AIB
Condition / damage	(1) Low Damage
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	10m²
Accessibility	Low
Material assessment score	6
Risk code	Risk code B

Recommended Action Remove

Comments:



Item Reference	J263902 #2
Sample reference number	As Sample FN001401
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	Ground Floor
Room	027
Position	Walls to External and Ceiling
Item description	AIB
Condition / damage	(1) Low Damage
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite*
Extent	24m²
Accessibility	Low
Material assessment score	6
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #3
Sample reference number	FN001402
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 13 2017
Building	Main Building
Floor level	Ground Floor
Room	027
Position	3no columns
Item description	AIB
Condition / damage	(1) Low Damage
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	10lm
Accessibility	Low
Material assessment score	6
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #4
Sample reference number	As Sample FN001401
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	Ground Floor
Room	029
Position	Walls to External and Ceiling
Item description	AIB
Condition / damage	(1) Low Damage
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite*
Extent	20m²
Accessibility	Low
Material assessment score	6
Risk code	Risk code B

Recommended Action Remove

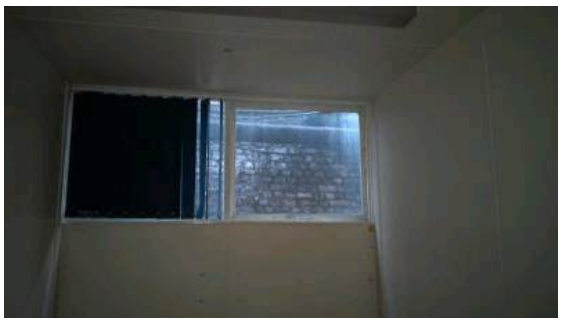
Comments:

		Item Reference	J263902 #5
		Sample reference number	As Sample FN001401
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	033
		Position	Walls to External and Ceiling inc 2 no columns
		Item description	AIB
		Condition / damage	(1) Low Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	24m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	6
		Risk code	Risk code B

		Item Reference	J263902 #6
		Sample reference number	FN001403
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	November 13 2017
		Building	Main Building
		Floor level	Ground Floor
		Room	033
		Position	sink
		Item description	sink pad
		Condition / damage	
		Surface treatment	
		Product type	
		Asbestos Type	No Asbestos Detected
		Extent	
Recommended Action		Accessibility	
Comments:		Material assessment score	
		Risk code	

		Item Reference	J263902 #7
		Sample reference number	As Sample FN001401
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	031
		Position	Walls to External and Ceiling inc 1 no column
		Item description	AIB
		Condition / damage	(1) Low Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	14m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	6
		Risk code	Risk code B

		Item Reference	J263902 #8
		Sample reference number	As Sample FN001401
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	032
		Position	Walls to External and Ceiling inc 1 no column
		Item description	AIB
		Condition / damage	(2) Medium Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	10m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	7
		Risk code	Risk code B



		Item Reference	J263902 #9
		Sample reference number	As Sample FN001401
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	030
		Position	Walls to External and Ceiling
		Item description	AIB
		Condition / damage	(2) Medium Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	12m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	7
		Risk code	Risk code B

		Item Reference	J263902 #10
		Sample reference number	As Sample FN001401
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	025
		Position	Walls to External and Ceiling inc 1 no column
		Item description	AIB
		Condition / damage	(2) Medium Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	14m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	7
		Risk code	Risk code B

		Item Reference	J263902 #11
		Sample reference number	As Sample FN001402
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	024
		Position	Ceiling
		Item description	AIB
		Condition / damage	(1) Low Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	22m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	6
		Risk code	Risk code B

		Item Reference	J263902 #12
		Sample reference number	As Sample FN001401
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	026
		Position	Walls to External and Ceiling
		Item description	AIB
		Condition / damage	(1) Low Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	12m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	6
		Risk code	Risk code B

Item Reference	J263902 #13
Sample reference number	FN001404
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 13 2017
Building	Main Building
Floor level	Ground Floor
Room	018
Position	Ceiling
Item description	AIB
Condition / damage	(1) Low Damage
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	8m²
Accessibility	Low
Material assessment score	6
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #15
Sample reference number	FN001405
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 13 2017
Building	Main Building
Floor level	Ground Floor
Room	030
Position	floor
Item description	screed
Condition / damage	
Surface treatment	
Product type	
Asbestos Type	No Asbestos Detected
Extent	
Accessibility	
Material assessment score	
Risk code	

Recommended Action

Comments:

Item Reference	J263902 #16
Sample reference number	As Sample FN001405
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	Ground Floor
Room	025
Position	floor
Item description	screed
Condition / damage	
Surface treatment	
Product type	
Asbestos Type	No Asbestos Detected
Extent	
Accessibility	
Material assessment score	
Risk code	

Recommended Action	
Comments:	

Item Reference	J263902 #17
Sample reference number	FN001406
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 13 2017
Building	Main Building
Floor level	Ground Floor
Room	22
Position	Walls to External and Ceiling inc column
Item description	AIB
Condition / damage	(1) Low Damage
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	8m²
Accessibility	Low
Material assessment score	6
Risk code	Risk code B

Recommended Action	Remove
Comments:	

		Item Reference	J263902 #18
		Sample reference number	As Sample FN001406
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	23
		Position	Walls to External and Ceiling inc column
		Item description	AIB
		Condition / damage	(1) Low Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	8m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	6
		Risk code	Risk code B

		Item Reference	J263902 #19
		Sample reference number	FN001407
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	November 13 2017
		Building	Main Building
		Floor level	Ground Floor
		Room	017
		Position	wall and column
		Item description	AIB
		Condition / damage	(1) Low Damage
		Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite
		Extent	4m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

Item Reference	J263902 #20
Sample reference number	FN001408
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	Ground Floor
Room	001
Position	Walls to External and Ceiling
Item description	AIB
Condition / damage	(1) Low Damage
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	32m²
Recommended Action	Remove
Accessibility	Low
Comments:	
Material assessment score	6
Risk code	Risk code B

Item Reference	J263902 #21
Sample reference number	FN001409
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	Ground Floor
Room	015
Position	Ceiling and wall
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	10m²
Recommended Action	Remove
Accessibility	Low
Comments:	
Material assessment score	5
Risk code	Risk code B

		Item Reference	J263902 #22
		Sample reference number	As Sample FN001409
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	014
		Position	Ceiling and wall
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	16m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #23
		Sample reference number	FN001410
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	November 14 2017
		Building	Main Building
		Floor level	Ground Floor
		Room	014
		Position	floor
		Item description	screed
		Condition / damage	
		Surface treatment	
		Product type	
		Asbestos Type	No Asbestos Detected
		Extent	
Recommended Action		Accessibility	
Comments:		Material assessment score	
		Risk code	

		Item Reference	J263902 #24
		Sample reference number	As Sample FN001409
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	002
		Position	Ceiling and wall
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	12m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #25
		Sample reference number	As Sample FN001410
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	002
		Position	floor
		Item description	screed
		Condition / damage	
		Surface treatment	
		Product type	
		Asbestos Type	No Asbestos Detected
		Extent	
Recommended Action		Accessibility	
Comments:		Material assessment score	
		Risk code	

Item Reference	J263902 #26
Sample reference number	FN001411
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	Ground Floor
Room	003
Position	Ceiling and walls and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	16m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #27
Sample reference number	As Sample FN001410
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	Ground Floor
Room	003
Position	floor
Item description	screed
Condition / damage	
Surface treatment	
Product type	
Asbestos Type	No Asbestos Detected
Extent	
Accessibility	
Material assessment score	
Risk code	

Recommended Action

Comments:

		Item Reference	J263902 #28
		Sample reference number	As Sample FN001411
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	004
		Position	Ceiling
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	24m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #29
		Sample reference number	As Sample FN001410
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	004
		Position	floor
		Item description	screed
		Condition / damage	
		Surface treatment	
		Product type	
		Asbestos Type	No Asbestos Detected
		Extent	
Recommended Action		Accessibility	
Comments:		Material assessment score	
		Risk code	

Item Reference	J263902 #30
Sample reference number	As Sample FN001411
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	Ground Floor
Room	005
Position	Ceiling and wall and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite*
Extent	16m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action	Remove
Comments:	

Item Reference	J263902 #31
Sample reference number	As Sample FN001410
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	Ground Floor
Room	005
Position	floor
Item description	screed
Condition / damage	
Surface treatment	
Product type	
Asbestos Type	No Asbestos Detected
Extent	
Accessibility	
Material assessment score	
Risk code	

Recommended Action	
Comments:	

Item Reference	J263902 #32
Sample reference number	FN001412
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	Ground Floor
Room	013
Position	Ceiling and wall and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	16m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #33
Sample reference number	As Sample FN001410
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	Ground Floor
Room	013
Position	floor
Item description	screed
Condition / damage	
Surface treatment	
Product type	
Asbestos Type	No Asbestos Detected
Extent	
Accessibility	
Material assessment score	
Risk code	

Recommended Action

Comments:

		Item Reference	J263902 #34
		Sample reference number	As Sample FN001412
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	012
		Position	Ceiling and wall and beams
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	12m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #35
		Sample reference number	FN001413
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	November 14 2017
		Building	Main Building
		Floor level	Ground Floor
		Room	011
		Position	Ceiling and wall and beams
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite
		Extent	12m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

Item Reference	J263902 #36
Sample reference number	As Sample FN001410
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	Ground Floor
Room	011
Position	floor
Item description	screed
Condition / damage	
Surface treatment	
Product type	
Asbestos Type	No Asbestos Detected
Extent	
Accessibility	
Material assessment score	
Risk code	

Recommended Action

Comments:

Item Reference	J263902 #37
Sample reference number	As Sample FN001413
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	Ground Floor
Room	010
Position	Ceiling and wall and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite*
Extent	16m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #38
Sample reference number	As Sample FN001410
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	Ground Floor
Room	010
Position	floor
Item description	screed
Condition / damage	
Surface treatment	
Product type	
Asbestos Type	No Asbestos Detected
Extent	
Accessibility	
Material assessment score	
Risk code	

Recommended Action	
Comments:	

Item Reference	J263902 #39
Sample reference number	FN001414
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	Ground Floor
Room	009
Position	Ceiling and wall and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	16m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action	Remove
Comments:	

		Item Reference	J263902 #40
		Sample reference number	As Sample FN001414
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	007
		Position	Ceiling and wall and beams
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	10m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #41
		Sample reference number	As Sample FN001414
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	Ground Floor
		Room	008
		Position	Ceiling and wall and beams and 2 m2 within ceiling void
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	14m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

Item Reference	J263902 #42
Sample reference number	FN001415
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	Ground Floor
Room	006
Position	Ceiling and wall and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	14m²
Recommended Action	Remove
Accessibility	Low
Comments:	
Material assessment score	5
Risk code	Risk code B

Item Reference	J263902 #43
Sample reference number	FN001416
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	1st Floor
Room	001
Position	Ceiling
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	8m²
Recommended Action	Remove
Accessibility	Low
Comments:	
Material assessment score	5
Risk code	Risk code B

		Item Reference	J263902 #44
		Sample reference number	As Sample FN001416
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	1st Floor
		Room	013
		Position	Ceiling
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	12m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #45
		Sample reference number	As Sample FN001416
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	1st Floor
		Room	002
		Position	Ceiling
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	30m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

Item Reference	J263902 #46
Sample reference number	FN001417
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	1st Floor
Room	019
Position	Ceiling, Walls to external and beam
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	14m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #47
Sample reference number	As Sample FN001417
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	1st Floor
Room	018
Position	Ceiling, Walls to external and beam
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite*
Extent	16m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #48
Sample reference number	FN001418
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	1st Floor
Room	017
Position	Ceiling, Walls to external and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	20m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #49
Sample reference number	As Sample FN001418
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	1st Floor
Room	016
Position	Ceiling, Walls to external and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite*
Extent	20m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #50
Sample reference number	FN001419
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	1st Floor
Room	015
Position	Ceiling, Walls to external and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	12m²
Recommended Action	Remove
Accessibility	Low
Comments:	
Material assessment score	5
Risk code	Risk code B

Item Reference	J263902 #51
Sample reference number	FN001420
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	1st Floor
Room	014
Position	Ceiling, Walls to external and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	30m²
Recommended Action	Remove
Accessibility	Low
Comments:	
Material assessment score	5
Risk code	Risk code B

		Item Reference	J263902 #52
		Sample reference number	As Sample FN001420
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	1st Floor
		Room	004
		Position	Ceiling, Walls to external and beams
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	20m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #53
		Sample reference number	FN001421
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	November 14 2017
		Building	Main Building
		Floor level	1st Floor
		Room	005
		Position	Ceiling, Walls to external and beams inc side panel to timber boxing
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite
		Extent	14m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #54
		Sample reference number	As Sample FN001420
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	1st Floor
		Room	006
		Position	Ceiling, Walls to external and beams
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	14m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #55
		Sample reference number	As Sample FN001420
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	1st Floor
		Room	007
		Position	Ceiling, Walls to external and beams
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	14m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

Item Reference	J263902 #56
Sample reference number	FN001422
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	1st Floor
Room	008
Position	Ceiling, Walls to external and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	88m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action Remove

Comments:

Item Reference	J263902 #57
Sample reference number	As Sample FN001422
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	1st Floor
Room	009
Position	Ceiling, Walls to external and beams
Item description	AIB
Condition / damage	(0) Good Condition
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite*
Extent	14m²
Accessibility	Low
Material assessment score	5
Risk code	Risk code B

Recommended Action Remove

Comments:

		Item Reference	J263902 #58
		Sample reference number	As Sample FN001422
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	1st Floor
		Room	010
		Position	Ceiling, Walls to external and beams
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	16m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #59
		Sample reference number	As Sample FN001422
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	1st Floor
		Room	011
		Position	Ceiling, Walls to external and beams
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	14m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #60
		Sample reference number	As Sample FN001422
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	
		Building	Main Building
		Floor level	1st Floor
		Room	012
		Position	Ceiling, Walls to external and beams
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite*
		Extent	26m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

		Item Reference	J263902 #61
		Sample reference number	FN001423
		Client name	Camden and Islington NHS Foundation Trust
		Site address	Tottenham Mews, London,, W1T 4AA
		Date surveyed	10/11/17
		Date analysed	November 14 2017
		Building	Main Building
		Floor level	1st Floor
		Room	stairwell
		Position	Ceiling and wall to external
		Item description	AIB
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Insulating Board
		Asbestos Type	Chrysotile + Amosite
		Extent	24m²
Recommended Action	Remove	Accessibility	Low
Comments:		Material assessment score	5
		Risk code	Risk code B

Item Reference	J263902 #62
Sample reference number	FN001424
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	External
Room	Front elevation
Position	outer wall
Item description	Asbestos Cement
Condition / damage	(1) Low Damage
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Cement
Asbestos Type	Chrysotile
Extent	420m²
Recommended Action	Remove
Accessibility	Low
Comments:	
Material assessment score	4
Risk code	Risk code B

Item Reference	J263902 #63
Sample reference number	FN001425
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	November 14 2017
Building	Main Building
Floor level	External
Room	Front elevation
Position	lining to cement walls
Item description	AIB
Condition / damage	(1) Low Damage
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board
Asbestos Type	Chrysotile + Amosite
Extent	420m²
Recommended Action	Remove
Accessibility	Low
Comments:	
Material assessment score	6
Risk code	Risk code B

Item Reference	J263902 #64
Sample reference number	
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	External
Room	Rear elevation
Position	
Item description	Inaccessible
Condition / damage	
Surface treatment	
Product type	
Asbestos Type	No access to room/area presume asbestos.
Extent	
Accessibility	-
Material assessment score	
Risk code	Risk code F

Recommended Action

Comments: doors welded

Item Reference	J263902 #65
Sample reference number	
Client name	Camden and Islington NHS Foundation Trust
Site address	Tottenham Mews, London,, W1T 4AA
Date surveyed	10/11/17
Date analysed	
Building	Main Building
Floor level	External
Room	roof
Position	
Item description	Inaccessible
Condition / damage	
Surface treatment	
Product type	
Asbestos Type	No access to room/area presume asbestos.
Extent	
Accessibility	-
Material assessment score	
Risk code	Risk code F

Recommended Action

Comments:

APPENDIX 1

SURVEY TYPE AND METHOD
Details and scope of survey type undertaken
Details of scoring algorithms and derivation of risk

LIMITATIONS
Limitations of the survey type undertaken

SURVEY TYPE AND METHOD

Demolition survey (HSG264). This type of survey is used to locate and describe, as far as is reasonably practical Asbestos containing materials (ACMs) in the building and may involve destructive inspection, as necessary, to gain access to areas, including those that may be difficult to reach. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment.

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works commencing. The aim of these inspections was to produce a demolition survey of the aforementioned building.

All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed are reported in the executive summary, non accessible areas register.

Due to the inherent risk to health, demolition surveys are only conducted in un-occupied buildings or sites which will remain un-occupied until any remedial or removal measures have been undertaken. If a site is to be re-occupied the requirement for testing for reoccupation will have been discussed with the client and will be dependent on the finding within this report and condition of any asbestos materials found.

Pre demolition surveys require substantial disruption to the building, i.e. partial demolition of risers, ducts, opening up of voids to walls, floor, ceiling, access hatches locked or blocked doors, etc. This cannot be accomplished without safeguards being in place and the building being empty otherwise limitations will have be employed.

Although every effort was made to access all areas of the building it is possible that concealed cavities, floor voids etc will only be accessible during demolition, and therefore contingencies must be made to include the potential risks that asbestos containing materials may remain unidentified in the property or area covered by this inspection.

The extent and assessment of asbestos materials was determined by visible evidence on site with bulk sampling and analysis to confirm the surveyors judgement. The investigation includes an evaluation of its deterioration and homogeneity.

Samples were collected with due diligence and in line with our survey and sampling in house procedures, we hold accreditation to ISO 17020:2012 and ISO 17025:2005. Unless requested otherwise a label bearing the sample reference number is then adhered to the area sampled where practicable.

The surveyor shall take all reasonable steps in order to conclude that ACM are not present. There are obvious materials that are not asbestos. The surveyor will record basic inspection notes and conclude that no asbestos is presumed or identified for that room or area. Look-a-like materials will be sampled to support the surveyors judgement.

The destructive element of these inspections surveys will normally be completed by at least two surveyors in full RPE and PPE unless a site specific risk assessment deems otherwise.

In general terms it is the policy of this company to take samples where appropriate in order to prove the existence or otherwise of asbestos containing materials. On occasions where the report states 'presumed', 'strongly presumed' or 'no asbestos presumed', the surveyor will already have made his or her judgement, on the basis of 'reasoned argument' and with regard to their experience of similar materials. Where items have sample numbers reported “As sample NW00067” these results are strongly presumed to have the same asbestos content as identical homogenous materials that have been sampled and are related to the result of the sample to which they refer. Conclusions for "As Samples" are also appended with an asterix "*".

Materials are reported as 'strongly presumed' where the material appears to contain asbestos but analysis has not been undertaken. Materials will be strongly presumed in the following scenarios;

1. or based on a sample of homogenous material,
2. based on the knowledge and experience of the surveyor,
3. where materials have the appearance of asbestos or fibres are clearly visible.
4. where the materials might contain asbestos

Materials are reported as 'presumed' where asbestos materials may be present but are not accessible to inspect, assess nor sample ie there is insufficient evidence that is it asbestos free.

Inspection Procedure;

Each room or designated area is inspected individually noting any building materials and those which may contain asbestos. All heating, ventilation, services, riser, voids etc, will be accessed where possible and safe to do so.

Occupied areas during demolition surveys impose restrictions on sampling and investigation to such an extent that the survey may need to be abandoned until such time as the premises is empty.

All reasonable efforts are made to access and find any concealed asbestos, e.g. below floor ducts, in ceiling voids and inside convector heaters. However, because of the way that asbestos is used in composite structures and inaccessible places it cannot be guaranteed that all asbestos materials have been located during the surveys.

MATERIAL ASSESSMENT ALGORITHM SCORES (MAS) - HSG264

Number scores are allocated to ACM depending on product type, extent of damage/ deterioration, surface treatment and asbestos type (which shall be scored as Crocidolite (blue) asbestos unless similar samples show otherwise or it is likely that another type of asbestos is almost always used).

ACM with scores of 10 or more are regarded as a high potential to release fibres if disturbed, 7- 9 medium potential, 5-6 low potential and 4 or less very low potential.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocated a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

MATERIAL ALGORITHM ASSESSMENT SCORE (MAS)		
Sample Variable	**Score**	**EXAMPLE**
Product type	**1**	Asbestos reinforced composites(plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement products etc).
	2	Asbestos insulation board, mill board, other low density boards, asbestos ropes and woven textiles, gaskets, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos matresses and packing.
Extent of damage / deterioration	**0**	Good condition; no visible damage.
	1	Low damage; scratches or surface marks; broken edges to boards, tiles etc
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	**0**	Composite materials containing asbestos; reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays.
Asbestos type	**1**	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

RISK CODE TABLE	
RISK CODE	**MANAGEMENT RECOMMENDATIONS**
A	Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2012
B	Remove or repair by licensed contractors in accordance with CAR2012.
C	Encapsulate by licensed contractor in accordance with CAR 2012. Where appropriate label with warning signs on completion. Undertake routine re-inspections.
D	High Risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re-inspections for damage or deterioration in accordance with asbestos management plan and CAR 2012.
E	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012. Reg 3(2).
F	Inaccessable room or item, maintain presumption of asbestos until accessed.

Tersus always recommends the use of licensed asbestos removal contractors undertaking all works in accordance with the Control of Asbestos Regulations (CAR2012).

Should you require any further assistance please do not hesitate to contact Tersus.

LIMITATIONS

Mechanical & Electrical installations	Where these are live and cannot be isolated presumptions as to typical asbestos in electrical plant has been made within the reports Service ducts, risers, voids and cavities (concealed under floors, in voids etc.)
Reasonable access	Access limitations and requirements will be pre-determined in accordance with the clients requirements
Fire Doors	Doors were only destructively inspected where doing so did not adversely affect the security or safety of the premises. These have been recorded in the report.
Plans	If plans of the premises to be inspected are not made available it cannot be ascertained if all areas have been identified or accessed. All premises will be hand sketched in order to avoid misinterpretation, however in complex premises Tersus cannot guarantee that all areas have been identified. It is the clients responsibility to check the supplied drawing and to highlight any concealed or obstructed areas not shown on sketches.

APPENDIX 2

BULK ANALYSIS CERTIFICATE

UKAS TESTING
1752

Camden and Islington NHS Foundation Trust (St Pancras)

Estates Office
St Pancras Hospital
4 St Pancras Way
London
NW1 0PE

tersus
THEASBESTOSSPECIALISTS

1st Floor Rainham House, Manor Way, Rainham, Essex, RM13 8RH

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For the attention of Phil Wisson

REPORT OF ANALYTICAL EXAMINATION FOR ASBESTOS IN BULK SAMPLE(S)

Job number	J263902
Number of samples	25
Date sampled / received	13/11/2017
Date analysed	13/11/2017
Analyst	Madiha Tariq
Sampled By	William Earls
Site address	Tottenham Mews, London,, W1T 4AA
Client order number	FT80034536

METHOD OF ANALYSIS

The sample(s) were analysed using Polarised Light Microscopy and McCrone Dispersion Staining by the method given in HSG248, Appendix 2. This is an accredited test method under ISO 17025. We disclaim responsibility for the accuracy of information provided by and sampling undertaken by the client. "Trace" is reported as defined in HSG248 where applicable. All opinions and descriptions ie. non asbestos fibre types and material types in this report fall outside the scope of our accreditation.

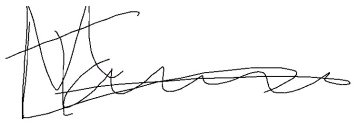
Sample ref. no.	Building	Floor level	Room	Position	Item	Material	Conclusion
FN001401	Main Building	Ground Floor	028	Walls to External and Ceiling	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001402	Main Building	Ground Floor	027	3no columns	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001403	Main Building	Ground Floor	033	sink	sink pad	Bitumen Products	No Asbestos Detected

Sample ref. no.	Building	Floor level	Room	Position	Item	Material	Conclusion
FN001404	Main Building	Ground Floor	018	Ceiling	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001405	Main Building	Ground Floor	030	floor	screed	Floor Tiles	No Asbestos Detected
FN001406	Main Building	Ground Floor	22	Walls to External and Ceiling inc column	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001407	Main Building	Ground Floor	017	wall and column	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001408	Main Building	Ground Floor	001	Walls to External and Ceiling	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001409	Main Building	Ground Floor	015	Ceiling and wall	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001410	Main Building	Ground Floor	014	floor	screed	Screed	No Asbestos Detected
FN001411	Main Building	Ground Floor	003	Ceiling and walls and beams	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001412	Main Building	Ground Floor	013	Ceiling and wall and beams	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001413	Main Building	Ground Floor	011	Ceiling and wall and beams	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001414	Main Building	Ground Floor	009	Ceiling and wall and beams	AIB	Asbestos Insulating Board	Chrysotile + Amosite

Sample ref. no.	Building	Floor level	Room	Position	Item	Material	Conclusion
FN001415	Main Building	Ground Floor	006	Ceiling and wall and beams	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001416	Main Building	1st Floor	001	Ceiling	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001417	Main Building	1st Floor	019	Ceiling, Walls to external and beam	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001418	Main Building	1st Floor	017	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001419	Main Building	1st Floor	015	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001420	Main Building	1st Floor	014	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001421	Main Building	1st Floor	005	Ceiling, Walls to external and beams inc side panel to timber boxing	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001422	Main Building	1st Floor	008	Ceiling, Walls to external and beams	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001423	Main Building	1st Floor	stairwell	Ceiling and wall to external	AIB	Asbestos Insulating Board	Chrysotile + Amosite
FN001424	Main Building	External	Front elevation	outer wall	Asbestos Cement	Asbestos Cement	Chrysotile
FN001425	Main Building	External	Front elevation	lining to cement walls	AIB	Asbestos Insulating Board	Chrysotile + Amosite

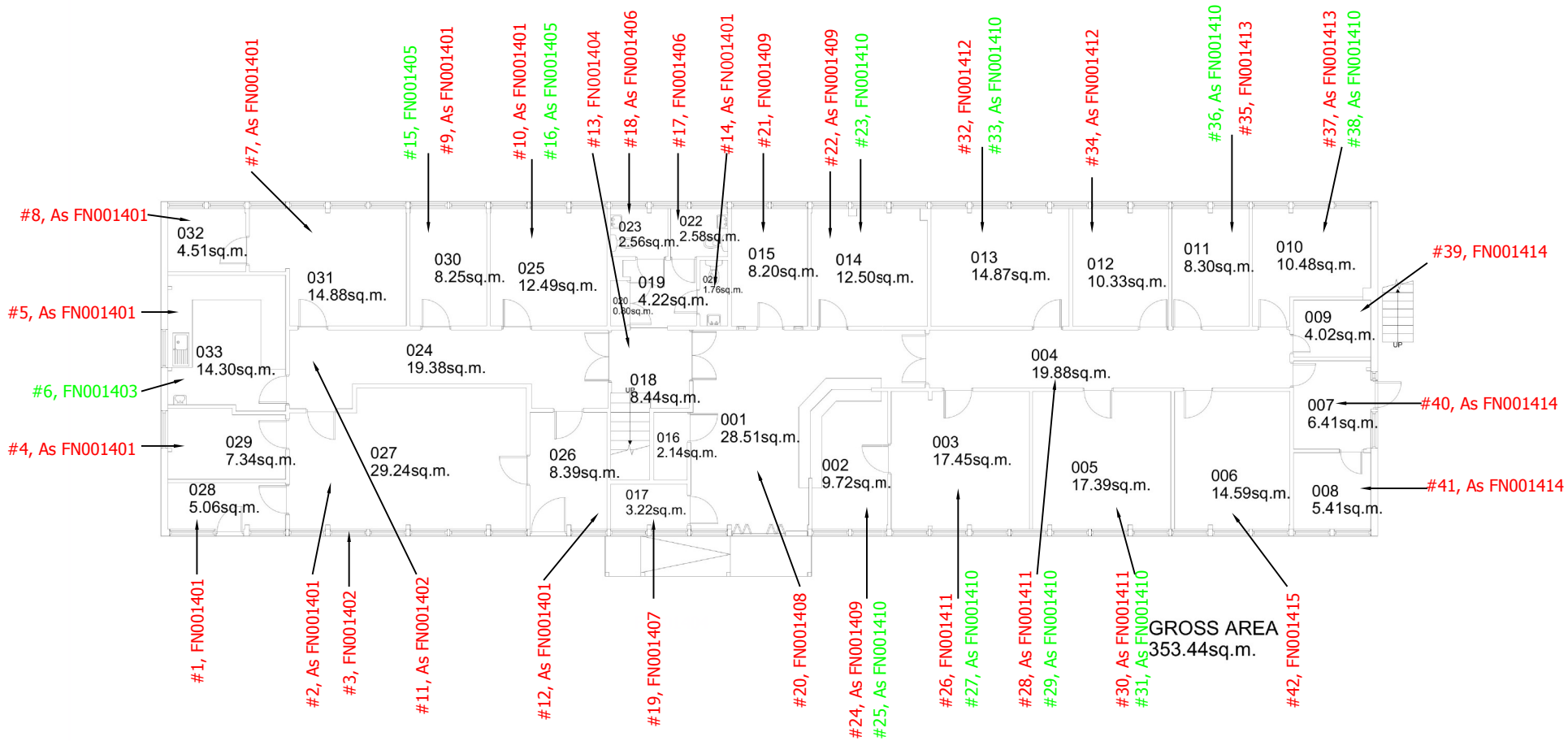
Authorised signatures

Madiha Tariq

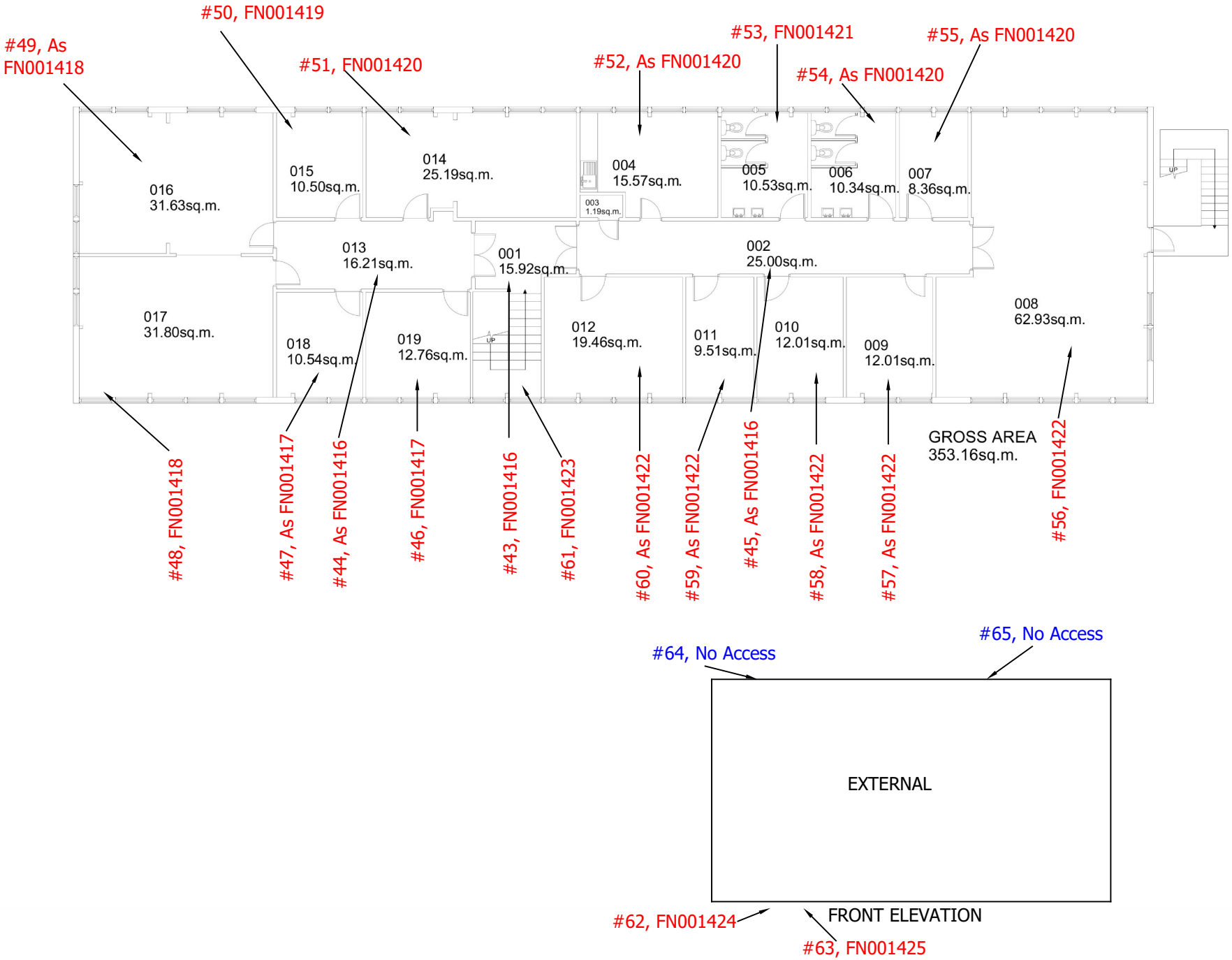


Appendix 3

ANNOTATED PLANS



tersus	**Report:** J263902	**Site:** Tottenham Mews, London, W1T 4AA	**Date: 10.11.17**	**Drawing Not To Scale**
	Client: Camden and Islington NHS Foundation Trust		**Floor Level: Ground**	**Key:** = Asbestos Items =Non Asbestos Items =No Access
			Drawing 1 of 1	



tersus	**Report:** J263902 **Client:** Camden and Islington NHS Foundation Trust	**Site:** Tottenham Mews, London, W1T 4AA	**Date: 10.11.17** **Floor Level: First and External** **Drawing 2 of 2**	**Drawing Not To Scale** **Key:** = Asbestos Items =Non Asbestos Items =No Access