

**St Pancras Commercial Centre**  
**63Pratt Street**  
**London**  
**NW1 0DQ**

## **Document Title: Asbestos and Demolition Survey**

**Document number: Jo26352**

**Revision: Co2**

**JFH Project Reference: 20004**

| Revision  | Date       | Author                  | Checked by                           | Approved by                          | Revision Details       |
|-----------|------------|-------------------------|--------------------------------------|--------------------------------------|------------------------|
| Co2       | 08/12/2020 | TRAC Associates Limited | Jamie Fitzpatrick<br>Project Manager | Jamie Fitzpatrick<br>Project Manager | Issued for Information |
| Signature |            |                         |                                      | <i>Jamie Fitzpatrick</i>             |                        |



## Demolition Survey

St Pancras Commercial Centre  
63 Pratt Street  
London  
NW1 0DQ



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# 1.0 Executive summary:



The following Asbestos Containing Materials (ACMs) have been identified during the Demolition Survey and are categorised by risk in accordance with Material Assessments carried out in line with HSE Guidance note HSG 264 Asbestos: The Survey Guide. Material Assessment Algorithm can be found in section 8 of this report:

## HIGH RISK MATERIALS - SCORES 10+

| Building                     | Floor | Room | Item | Material | Risk assessment Score | Recommendations |
|------------------------------|-------|------|------|----------|-----------------------|-----------------|
| There were no results found. |       |      |      |          |                       |                 |

## MEDIUM RISK MATERIALS - SCORES 7-9

| Building                     | Floor | Room | Item | Material | Risk assessment Score | Recommendations |
|------------------------------|-------|------|------|----------|-----------------------|-----------------|
| There were no results found. |       |      |      |          |                       |                 |

## LOW & VERY LOW RISK MATERIALS - SCORES 1-6

| Building                     | Floor  | Room                | Item                               | Material            | Risk assessment Score | Recommendations                    |
|------------------------------|--------|---------------------|------------------------------------|---------------------|-----------------------|------------------------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 | Bitumen type material              | Well Bound Material | VERY LOW (4)          | Remove in accordance with CAR 2012 |
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 | Textured coating                   | Textured Coating    | LOW (5)               | Remove in accordance with CAR 2012 |
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 | Textured coating                   | Textured Coating    | VERY LOW (4)          | Remove in accordance with CAR 2012 |
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 | Textured coating                   | Textured Coating    | VERY LOW (4)          | Remove in accordance with CAR 2012 |
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 | Damp proof course within brickwork | Well Bound Material | VERY LOW (3)          | Remove in accordance with CAR 2012 |

| Building                     | Floor    | Room                                  | Item                   | Material            | Risk assessment Score | Recommendations                    |
|------------------------------|----------|---------------------------------------|------------------------|---------------------|-----------------------|------------------------------------|
| St Pancras Commercial Centre | Ground   | Unit 2 ground and mezzanine G05       | Mastic drainer pad     | Well Bound Material | VERY LOW (3)          | Remove in accordance with CAR 2012 |
| St Pancras Commercial Centre | Ground   | Units 11,12, ground and mezzanine G06 | Textured coating       | Textured Coating    | VERY LOW (4)          | Remove in accordance with CAR 2012 |
| St Pancras Commercial Centre | Ground   | Units 11,12, ground and mezzanine G06 | Bitumen- type material | Well Bound Material | LOW (5)               | Remove in accordance with CAR 2012 |
| St Pancras Commercial Centre | External | External units 1-6 E01                | Cement                 | Asbestos Cement     | VERY LOW (4)          | Remove in accordance with CAR 2012 |
| St Pancras Commercial Centre | External | External units 7-12 E03               | Cement                 | Asbestos Cement     | VERY LOW (4)          | Remove in accordance with CAR 2012 |

1.0 Executive summary:

TRAC

AREAS OF NO ACCESS


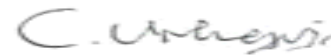
Areas which have not been accessed should be presumed to contain asbestos until proven otherwise.

| Building                     | Floor  | Room/Area           | Description                    | Recommendation      |
|------------------------------|--------|---------------------|--------------------------------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 | No access into live electrics. | Inspection Required |

Please Note: Internal areas of Unit 1 and 3 have not been surveyed as they are still occupied. They will require surveying when they become vacant.

## 2.0 Project Particulars:



|                             |   |            |  |
|-----------------------------|---|------------|--|
| Name and address of site:   | St Pancras Commercial Centre, 63 Pratt Street, London             |            |  |
| Name and address of client: | John F Hunt Ltd Environmental Division, London Road, Grays, Essex |            |  |
| Client contact:             | Sam Hamilton  |            |  |
| Type of survey:             | Demolition Survey (with MA only)                                  |            |  |
| Date of survey:             | 10 Nov 2020   |            |  |
| Report Revision Number:     | 1   |            |  |
| Job number:                 | J026352   |            |  |
| Lead surveyor[s]:           | Steve Heard   | Signature: |   |
| Technically reviewed by:    | Catherine Urhegyi   | Signature: |  |
| Report issue date:          | 7 Dec 2020  |            |  |

## 3.0 Introduction/Objectives:



TRAC Associates Limited received instruction to carry out a Demolition Survey from John F Hunt Ltd Environmental Division. This instruction has been accepted on the basis of our quotation and our terms and conditions of business.

The Demolition survey was carried out at the following site:

St Pancras Commercial Centre  
63 Pratt Street  
London  
NW1 0DQ

The survey was carried out by Steve Heard.

This Demolition survey was carried out in accordance with documented in-house technical procedures, in line with the requirements of HSE Guidance document HSG 264: Asbestos: The Survey Guide.

### **Purpose of Survey**

The survey was carried out in accordance with our documented in-house technical procedures, which are based on HSE Guidance note HSG 264.

HSG 264 has been prepared by the Health and Safety Executive to help people carrying out asbestos surveys and those with specific responsibilities for managing the risks from asbestos in non-domestic premises under regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012). It is also designed to provide guidance in situations where surveys may be carried out for other purposes, eg for 'managing' asbestos in domestic premises under wider health and safety legislation and for meeting the requirements of the Construction (Design and Management) Regulations 2015 (CDM). It complements and supports other guidance on managing asbestos.

The purpose of the survey was to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMs within the site, that could otherwise be potentially disturbed by the proposed demolition works.

### **Aim of Survey**

In relation to the scope of the proposed Demolition works at the site, the aim of the survey was to:

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Identify if asbestos remedial works may be required as part of the demolition works.



## 4.0 Desk Top Review and Survey Planning:



A desktop review and plan was carried out by TRAC Associates Limited based on available information provided by the client, relating to the survey requirements for the following site:

St Pancras Commercial Centre  
63 Pratt Street  
London

NW1 0DQ

The survey plan considered the following:

- | The scope and extent of areas to be included in the survey.
- | Agreed start and completion dates
- | Any areas to be excluded.
- | The type of survey
- | Any possible or known ACMs at the site
- | The survey procedure (eg how it will be conducted) and sampling strategy
- | The material assessment method and the parameters to be assessed.
- | The information to be recorded and the method and format to be used.
- | The quality assurance checks and procedures to be undertaken.
- | Any known area where access will not be possible.
- | Site safety procedures and requirements.

The survey was carried out to all areas referenced in Appendix 3.

## 5.0 Survey Method



This survey has been undertaken in accordance with the following:

- | HSE Guidance document HSG 264 Asbestos: The Survey Guide
- | TRAC Associates Limited in-house documented procedures
- | Project risk assessments and method statements.

The Demolition survey has been carried out to locate and record the extent, as far as reasonably practicable, ACMs that may be otherwise disturbed by the proposed works. The investigations may have involve destructive inspections, as necessary, to gain access to areas to determine if ACMs may be present to areas of the site that maybe affected by the proposed demolition works.

The survey has been carried out in so far as was reasonably practical, to gather information on the nature, extent and condition of suspect ACMs. Where suspect ACMs were encountered a Material Assessment was made. The survey was carried out in a methodical and systematic manner to all areas include in the agreed scope of works, where safe and reasonable access could be made.

## 6.0 Limitations:



This document should not be used as a bill of quantities or to scope and specify asbestos remedial works.

Specific agreed restrictions that have been imposed on the scope and extent of the survey have been confirmed with the client prior to the commencement of site works. The specific survey requirements, scope of works and exclusions are detailed within our agreed client quotation / project plan document.

The Demolition Asbestos Survey has been carried out to attempt to locate all ACMs within the buildings surveyed (or relevant part), as far as reasonably practicable.

Specific areas of no access that have been encountered during inspections are recorded with the executive summary of this report, Appendix 1 - Conclusions and Appendix 2 - Survey Data Sheets. All areas or items that have not been accessed during the survey should be presumed to contain asbestos until proven otherwise.

## 7.0 Sampling and Analysis:



The method for analysis of samples is in accordance with HSG 248 Asbestos: The analysts guide for sampling, analysis and clearance procedures; Appendix 2: Asbestos in bulk samples: Sampling and identification by polarised light microscopy (PLM).

Any sampling during the survey has been carried in accordance with HSE Guidance notes HSG 264 and HSG 248 and our in-house technical procedures.

All samples taken during this survey have been analysed by a laboratory holding UKAS accreditation to ISO 17025.

All relevant certificates of laboratory analysis are provided in Appendix 4.

## 8.0 Survey Results - Interpretation:



### Survey Results

The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (Appendix 2), Conclusions (Appendix 1) and Non-Asbestos Material Register (Appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264.

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- ┆ Product type;
- ┆ Extent of damage or deterioration;
- ┆ Surface treatment;
- ┆ Asbestos type

For the 4 parameteres listed above each are assigned a value which when added together gives a total score between 0 - 12. The score risk banded as shown in the table below:

### Material Risk Assessment Score

| Risk Category | Risk     | Score Range     | Fibre release potential   |
|---------------|----------|-----------------|---|
| A             | HIGH     | 10 and above    | High risk with a high potential to release fibres if disturbed        |
| B             | MEDIUM   | Between 7 and 9 | Medium risk with a medium potential to release fibres if disturbed    |
| C             | LOW      | Between 5 and 6 | Low risk with and having low potential to release fibres if disturbed |
| D             | VERY LOW | 4 and below     | Very low risk with very low potential to release fibres if disturbed  |

The scores for each parameter are derived from the risk assessment score parameter as shown in the table below:

## 8.0 Survey Results - Interpretation (cont):



### Material Risk Assessment Algorithm

#### **Product type [or debris from product]**

| Score | Examples of scores   |
|-------|--|
| 1     | Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc] |
| 2     | Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.                           |
| 3     | Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.  |

#### **Extent of damage/deterioration**

| Score | Examples of scores  |
|-------|---|
| 0     | Good condition: no visible damage   |
| 1     | Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.   |
| 2     | Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges. |
| 3     | High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.   |

#### **Surface treatment**

| Score | Examples of scores   |
|-------|--|
| 0     | Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles        |
| 1     | Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc. |
| 2     | Unsealed AIB, encapsulated insulation and sprays.  |
| 3     | Unsealed insulation and sprays.  |

#### **Asbestos Type**

| Score | Examples of scores                         |
|-------|--|
| 1     | Chrysotile                                 |
| 2     | Amphibole asbestos (excluding Crocidolite) |
| 3     | Crocidolite                                |

## 9.0 Recommendations:



To comply with the Control of Asbestos Regulations 2012 (CAR 2012) and the Construction (Design and Management) Regulations 2007 (CDM), the dutyholder should implement the recommendations as found in the Conclusions in Appendix 1.

Where asbestos remedial works have been recommended, it is advised that the dutyholder procures the works based on a written scope of works / technical specification. Depending on the nature of the works the dutyholder should consider obtaining independent and impartial advice as to how the works should be carried out before issuing instructions.

The various recommendations given within the Asbestos Register report are explained below:

**Remove or Encapsulate** - If an item is recommended for removal or encapsulation it has either sustained damage and is posing an increased risk in its current condition; or due to its location it is considered high risk as it could easily be disturbed by the proposed works. Materials recommended for removal will be given one of the following recommendations:

- 1 Removal or Encapsulation by Licensed Asbestos Removal Contractor (LARC). This will include remedial works to AIB, Insulation, and Spray Coatings and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).
- 2 Removal or Encapsulation by a Competent Contractor. This will include remedial of lower risk materials such as Asbestos Cement, Bitumen Products, Reinforced Composites, and Floor Tiles etc. Some such works may be considered Notifiable Non-Licensed Works. The Control of Asbestos Regulations 2012 does not necessarily require such removal works to be undertaken by a licensed contractor. However it is good practice, and we would strongly recommended that all removal works are undertaken by a licensed contractor.

**Restrict Access** - Materials have been identified that are in a damaged condition often with associated debris that can be easily disturbed. As such access to the area should be prevented to all persons until such a time when the area has been deemed safe for reoccupation. This will usually be once removal works have been completed.

**No Access – Inspection Required**

Access to the given location was either not possible at all or only limited access was possible. In both instances there is the potential for unidentified asbestos being present and as such the area must be treated as containing asbestos until full access is possible. Arrangements should be made at the earliest opportunity to revisit locations where access was not possible or access was limited in order that such areas can be inspected fully.

Items and materials that are presumed to contain asbestos will also be given the recommendation of 'No Access – Inspection required'. In these instances the item or material should be treated as containing asbestos until arrangements can be made to access such items or materials in order to carry out an inspection or sample to confirm or otherwise the presence of asbestos.

**No Recommendation Required** - Asbestos has not been identified and as such no further action is required

# Appendix 1 - Conclusions



| Building                     | Floor    | Location /Room  | Item No | S,P,SP,AS<br>Sample No | Product Type        | Condition     | Surface Treatment | Asbestos Type | Quantity           | Accessibility                                    | Material Score | Recommendation                     | Additional Comments    |
|------------------------------|----------|---|---------|------------------------|---------------------|---------------|-------------------|---------------|--------------------|--|----------------|------------------------------------|------------------------|
| St Pancras Commercial Centre | Ground   | Units 7,8,9,10. G01, Bitumen type material  | 2       | S<br>DH004735          | Well Bound Material | Low Damage    | 1                 | Chrysotile    | 22m                | Usually inaccessible or unlikely to be disturbed | 4              | Remove in accordance with CAR 2012 | N/A                    |
| St Pancras Commercial Centre | Ground   | Units 7,8,9,10. G01, No access into live electrics.   | 3       | P<br>Visual            | N/A                 | N/A           | N/A               | N/A           | N/A                | N/A  | N/A            | Inspect Prior to Disturbance       | Inspect when isolated. |
| St Pancras Commercial Centre | Ground   | Units 7,8,9,10. G01, Textured coating to ceiling near former staircase and wc.                | 5       | S<br>DH004737          | Textured Coating    | Medium Damage | 1                 | Chrysotile    | 6m <sup>2</sup>    | Usually inaccessible or unlikely to be disturbed | 5              | Remove in accordance with CAR 2012 | N/A                    |
| St Pancras Commercial Centre | Ground   | Units 7,8,9,10. G01, Textured coating to ceiling in former stairwell and wc.                  | 6       | S<br>DH004738          | Textured Coating    | Low Damage    | 1                 | Chrysotile    | 6m <sup>2</sup>    | Usually inaccessible or unlikely to be disturbed | 4              | Remove in accordance with CAR 2012 | N/A                    |
| St Pancras Commercial Centre | Ground   | Units 7,8,9,10. G01, Textured coating to ceiling in former stairwell and wc.                  | 7       | S<br>DH004739          | Textured Coating    | Low Damage    | 1                 | Chrysotile    | 6m <sup>2</sup>    | Usually inaccessible or unlikely to be disturbed | 4              | Remove in accordance with CAR 2012 | N/A                    |
| St Pancras Commercial Centre | Ground   | Units 7,8,9,10. G01, Damp proof course within brickwork                                       | 41      | S<br>DH004768          | Well Bound Material | Low Damage    | 0                 | Chrysotile    | 160m               | Usually inaccessible or unlikely to be disturbed | 3              | Remove in accordance with CAR 2012 | N/A                    |
| St Pancras Commercial Centre | Ground   | Unit 2 ground and mezzanine G05, Mastic drainer pad   | 29      | S<br>DH004761          | Well Bound Material | Low Damage    | 0                 | Chrysotile    | 1no.               | Usually inaccessible or unlikely to be disturbed | 3              | Remove in accordance with CAR 2012 | N/A                    |
| St Pancras Commercial Centre | Ground   | Units 11,12, ground and mezzanine G06, Textured coating to ceilings at entrances and in wc's. | 44      | SP<br>As<br>DH004739   | Textured Coating    | Low Damage    | 1                 | Chrysotile    | 10m <sup>2</sup>   | Usually inaccessible or unlikely to be disturbed | 4              | Remove in accordance with CAR 2012 | N/A                    |
| St Pancras Commercial Centre | Ground   | Units 11,12, ground and mezzanine G06, Bitumen- type material                                 | 45      | S<br>DH004770          | Well Bound Material | Low Damage    | 2                 | Chrysotile    | 8m                 | Usually inaccessible or unlikely to be disturbed | 5              | Remove in accordance with CAR 2012 | N/A                    |
| St Pancras Commercial Centre | External | External units 1-6 E01, Cement roof covering to all units 1-6                                 | 8       | S<br>DH004740          | Asbestos Cement     | Low Damage    | 1                 | Chrysotile    | 1500m <sup>2</sup> | Usually inaccessible or unlikely to be disturbed | 4              | Remove in accordance with CAR 2012 | N/A                    |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



# Appendix 1 - Conclusions (cont)



| Building                           | Floor    | Location /Room  | Item No | S,P,SP,AS<br>Sample<br>No | Product Type       | Condition     | Surface<br>Treatment | Asbestos Type | Quantity | Accessibility  | Material<br>Score | Recommendation                           | Additional<br>Comments |
|------------------------------------|----------|---|---------|---------------------------|--------------------|---------------|----------------------|---------------|----------|--|-------------------|--|------------------------|
| St Pancras<br>Commercial<br>Centre | External | External units 7-12 E03,<br>Cement to external roof units<br>7-12 | 40      | S<br><br>DH004767         | Asbestos<br>Cement | Low<br>Damage | 1                    | Chrysotile    | 1100m²   | Usually inaccessible<br>or unlikely to be<br>disturbed | 4                 | Remove in<br>accordance with CAR<br>2012 | N/A                    |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

# Appendix 2 – Survey Data Sheets



|                        |  |                          |                            |
|------------------------|--|--------------------------|----------------------------|
| Service Type           | Demolition Survey  |                          |                            |
| Report Revision Number | 1  | Surveyors                | Steve Heard                |
| TEAMS Job Number       | J026352  | Survey Date              | 10 Nov 2020 to 16 Nov 2020 |
| Site Address:          | St Pancras Commercial Centre<br>63 Pratt Street<br>London<br>NW1 0DQ | Bulk Analysis Laboratory | Manchester                 |
|                        |  | Sample Analysis Date     | 19 Nov 2020 - 24 Nov 2020  |

## Survey Data Sheets

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                |
|------------------------------|--------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 |

| Item                           | Quantity |
|--------------------------------|----------|
| No access into live electrics. | N/A      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 3 / Visual (P)                      |

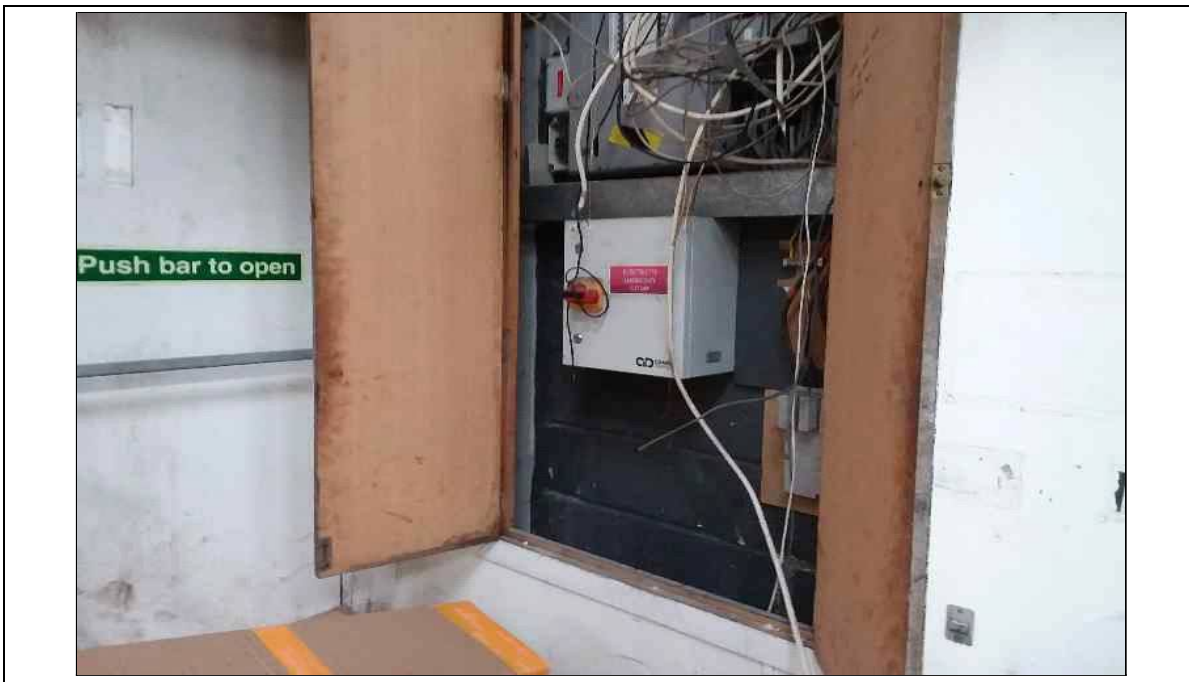
| Analysis            | Product Type | Surface Treatment | Condition | Accessibility |
|---------------------|--------------|-------------------|-----------|---------------|
| N/A                 | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score |              |                   |           |               |
| N/A                 |              |                   |           |               |

| Material Risk Score |                        |
|---------------------|------------------------|
| Recommendation      | Inspection Required    |
| Comment             | Inspect when isolated. |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                |
|------------------------------|--------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 |

| Item  | Quantity        |
|---|-----------------|
| Floor tile and adhesive in electrical cupboard. | 1m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 1 / DH004734 (S)                    |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                |
|------------------------------|--------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 |

| Item                  | Quantity |
|-----------------------|----------|
| Bitumen type material | 22m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 2 / DH004735 (S)                    |

| Analysis            | Product Type            | Surface Treatment | Condition      | Accessibility                                    |
|---------------------|-------------------------|-------------------|----------------|--|
| Chrysotile (1)      | Well Bound Material (1) | 1                 | Low Damage (1) | Usually inaccessible or unlikely to be disturbed |
| Material Risk Score |                         |                   |                |  |
| 4                   |                         |                   |                |  |

| Material Risk Score |                                    |
|---------------------|------------------------------------|
| Recommendation      | Remove in accordance with CAR 2012 |
| Comment             | N/A                                |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                |
|------------------------------|--------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 |

| Item  | Quantity        |
|---|-----------------|
| Textured coating to ceiling in former stairwell and wc. | 6m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 4 / DH004736 (S)                    |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                |
|------------------------------|--------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 |

| Item  | Quantity |
|---|----------|
| Textured coating to ceiling near former staircase and wc. | 6m²      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 5 / DH004737 (S)                    |

| Analysis            | Product Type         | Surface Treatment | Condition         | Accessibility                                    |
|---------------------|----------------------|-------------------|-------------------|--|
| Chrysotile (1)      | Textured Coating (1) | 1                 | Medium Damage (2) | Usually inaccessible or unlikely to be disturbed |
| Material Risk Score |                      |                   |                   |  |
| 5                   |                      |                   |                   |  |

| Material Risk Score |                                    |
|---------------------|------------------------------------|
| Recommendation      | Remove in accordance with CAR 2012 |
| Comment             | N/A                                |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                |
|------------------------------|--------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 |

| Item  | Quantity        |
|---|-----------------|
| Textured coating to ceiling in former stairwell and wc. | 6m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 6 / DH004738 (S)                    |

| Analysis            | Product Type         | Surface Treatment | Condition      | Accessibility                                    |
|---------------------|----------------------|-------------------|----------------|--|
| Chrysotile (1)      | Textured Coating (1) | 1                 | Low Damage (1) | Usually inaccessible or unlikely to be disturbed |
| Material Risk Score |                      |                   |                |  |
| 4                   |                      |                   |                |  |

| Material Risk Score |                                    |
|---------------------|------------------------------------|
| Recommendation      | Remove in accordance with CAR 2012 |
| Comment             | N/A                                |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                |
|------------------------------|--------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 |

| Item  | Quantity        |
|---|-----------------|
| Textured coating to ceiling in former stairwell and wc. | 6m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 7 / DH004739 (S)                    |

| Analysis            | Product Type         | Surface Treatment | Condition      | Accessibility                                    |
|---------------------|----------------------|-------------------|----------------|--|
| Chrysotile (1)      | Textured Coating (1) | 1                 | Low Damage (1) | Usually inaccessible or unlikely to be disturbed |
| Material Risk Score |                      |                   |                |  |
| 4                   |                      |                   |                |  |

| Material Risk Score |                                    |
|---------------------|------------------------------------|
| Recommendation      | Remove in accordance with CAR 2012 |
| Comment             | N/A                                |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                |
|------------------------------|--------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 |

| Item                                      | Quantity |
|---|----------|
| Supalux panels to stanchions within metal | 12m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 39 / As DH004766 (SP)               |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                |
|------------------------------|--------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 |

| Item                               | Quantity |
|------------------------------------|----------|
| Damp proof course within brickwork | 160m     |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 41 / DH004768 (S)                   |

| Analysis            | Product Type            | Surface Treatment | Condition      | Accessibility                                    |
|---------------------|-------------------------|-------------------|----------------|--|
| Chrysotile (1)      | Well Bound Material (1) | 0                 | Low Damage (1) | Usually inaccessible or unlikely to be disturbed |
| Material Risk Score |                         |                   |                |  |
| 3                   |                         |                   |                |  |

| Material Risk Score |                                    |
|---------------------|------------------------------------|
| Recommendation      | Remove in accordance with CAR 2012 |
| Comment             | N/A                                |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                |
|------------------------------|--------|---------------------|
| St Pancras Commercial Centre | Ground | Units 7,8,9,10. G01 |

| Item               | Quantity |
|--------------------|----------|
| Brake shoe to lift | 1no.     |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 46 / DH004771 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                                |
|------------------------------|--------|-------------------------------------|
| St Pancras Commercial Centre | Ground | Unit 5, Ground/mezzanine floors G02 |

| Item  | Quantity        |
|---|-----------------|
| Textured coating to ceiling in stairwell, kitchen and wc. | 7m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 9 / DH004741 (S)                    |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                                |
|------------------------------|--------|-------------------------------------|
| St Pancras Commercial Centre | Ground | Unit 5, Ground/mezzanine floors G02 |

| Item                    | Quantity        |
|-------------------------|-----------------|
| Floor tile and adhesive | 4m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 10 / DH004742 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                                |
|------------------------------|--------|-------------------------------------|
| St Pancras Commercial Centre | Ground | Unit 5, Ground/mezzanine floors G02 |

| Item                     | Quantity         |
|--------------------------|------------------|
| Floor tiles and adhesive | 10m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 11 / DH004743 (S)                   |

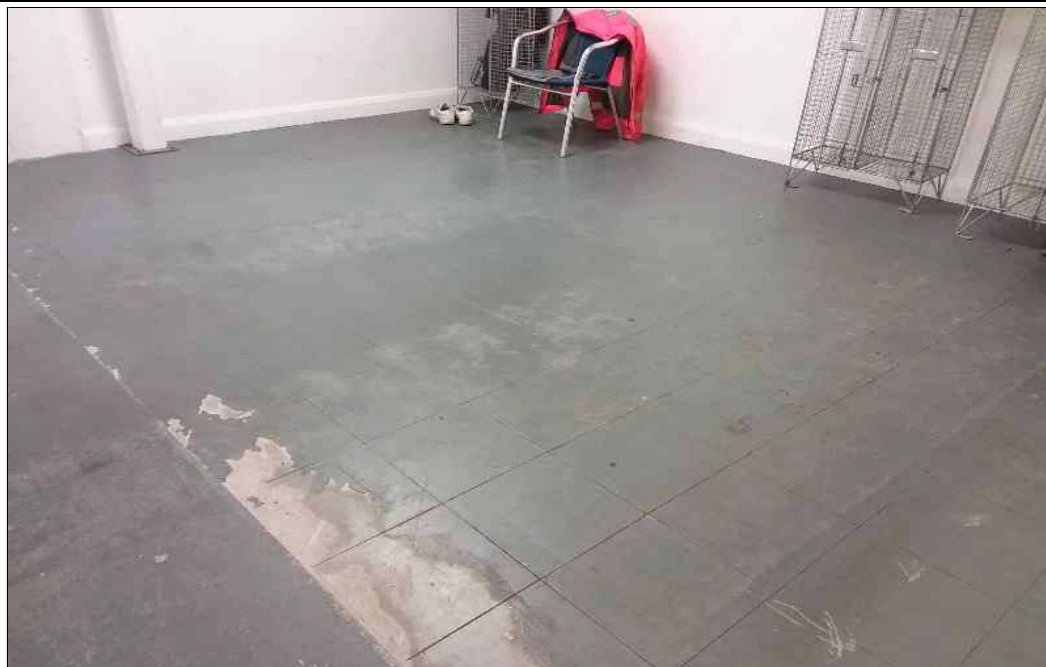
| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                                |
|------------------------------|--------|-------------------------------------|
| St Pancras Commercial Centre | Ground | Unit 5, Ground/mezzanine floors G02 |

| Item                     | Quantity         |
|--------------------------|------------------|
| Floor tiles and adhesive | 10m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 12 / As DH004743 (SP)               |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

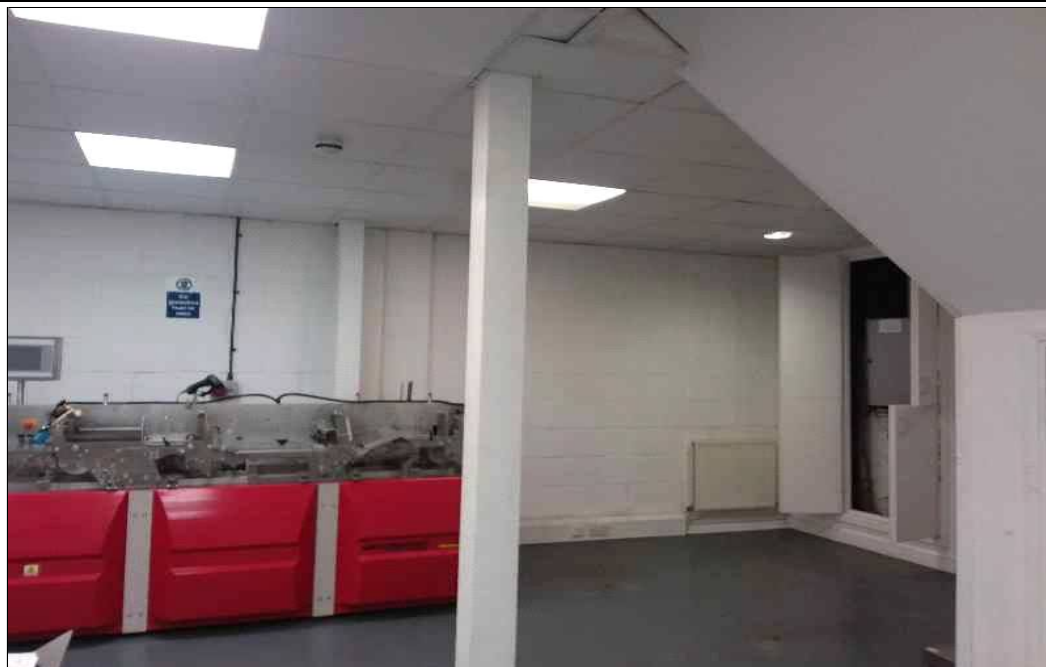
| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                                |
|------------------------------|--------|-------------------------------------|
| St Pancras Commercial Centre | Ground | Unit 5, Ground/mezzanine floors G02 |

| Item                                      | Quantity |
|---|----------|
| Supalux panels to stanchions within metal | 21m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 38 / DH004766 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 6 ground and mezzanine G03 |

| Item                 | Quantity |
|----------------------|----------|
| Mastic to metal flue | 0.25m    |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 18 / DH004750 (S)                   |

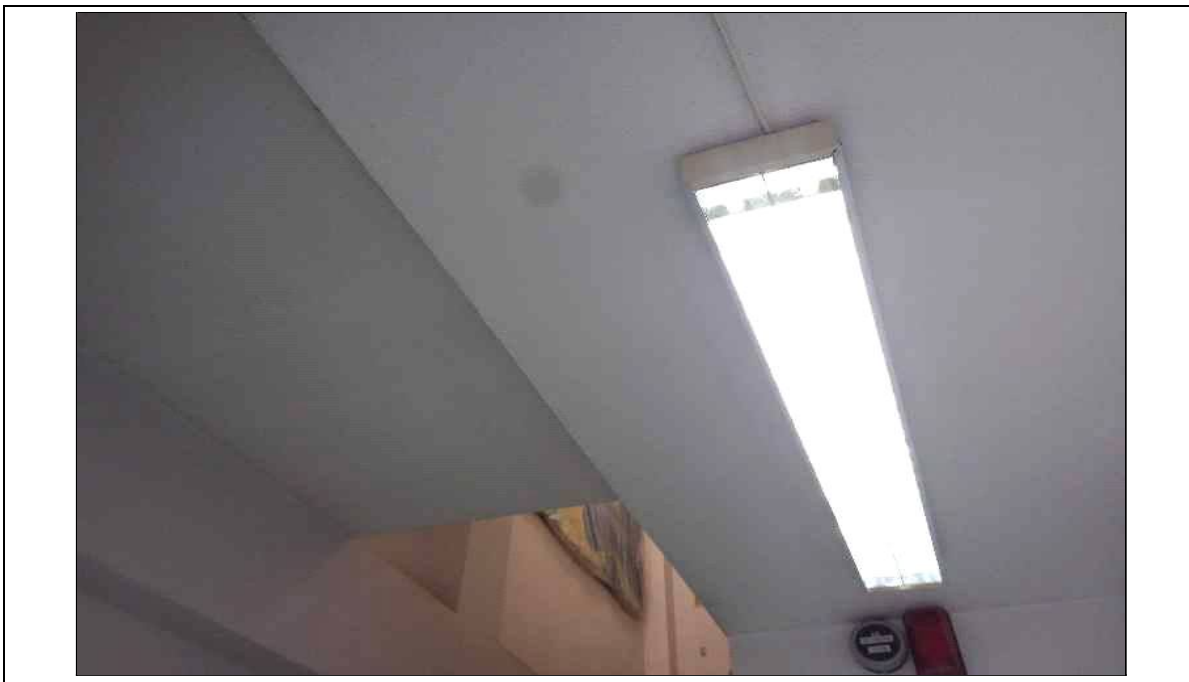
| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 6 ground and mezzanine G03 |

| Item  | Quantity        |
|---|-----------------|
| Textured coating to ceiling in stairwell and wc | 8m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 19 / DH004751 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 6 ground and mezzanine G03 |

| Item   | Quantity        |
|--|-----------------|
| Beige floor tiles and adhesive to entrance and cupboard. | 5m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 20 / DH004752 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 6 ground and mezzanine G03 |

| Item                               | Quantity        |
|------------------------------------|-----------------|
| Blue floor tile and adhesive in wc | 2m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 21 / DH004753 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 6 ground and mezzanine G03 |

| Item                    | Quantity        |
|-------------------------|-----------------|
| Plaster mixed in rubble | 2m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 22 / DH004754 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 4 ground and mezzanine G04 |

| Item  | Quantity        |
|---|-----------------|
| Textured coating to ceiling in stairwell and wc's | 8m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 27 / DH004759 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 4 ground and mezzanine G04 |

| Item                                | Quantity        |
|-------------------------------------|-----------------|
| Floor tile and adhesive below vinyl | 6m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 28 / DH004760 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 4 ground and mezzanine G04 |

| Item  | Quantity |
|---|----------|
| Insulation board within metal to all stanchions | 54m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 37 / DH004765 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 2 ground and mezzanine G05 |

| Item                 | Quantity |
|----------------------|----------|
| Mastic to metal flue | 2m       |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 31 / As DH004750 (SP)               |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 2 ground and mezzanine G05 |

| Item  | Quantity        |
|---|-----------------|
| Textured coating to ceiling in stairwell and wc | 7m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 33 / As DH004751 (SP)               |

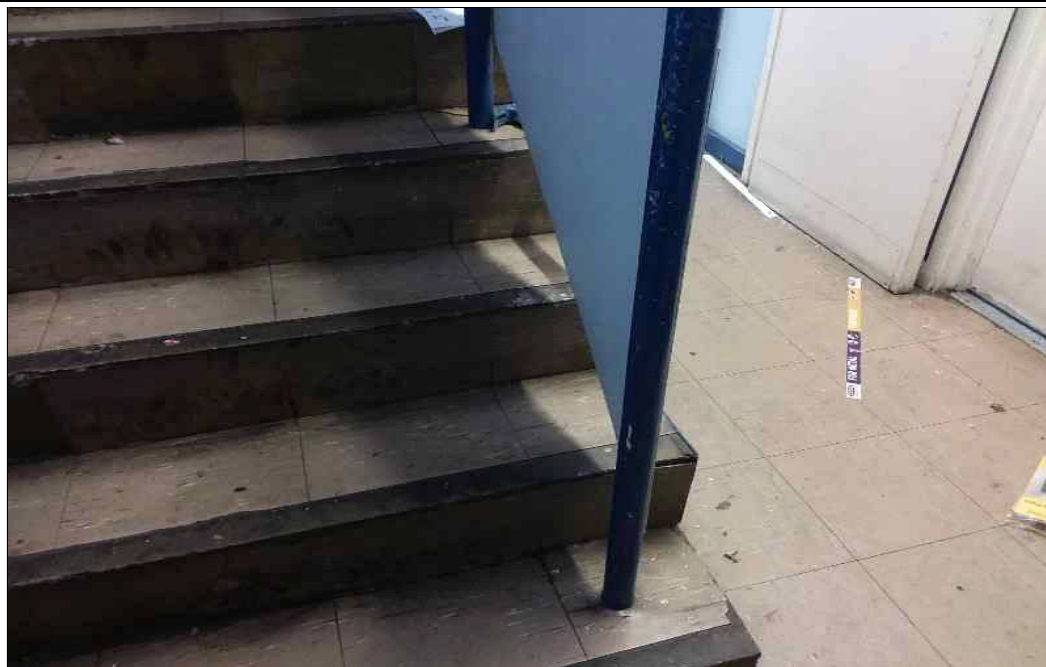
| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 2 ground and mezzanine G05 |

| Item  | Quantity         |
|---|------------------|
| Beige floor tiles and adhesive, ground entrance and hall, stairs, wc and 1st landing. | 14m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 32 / As DH004752 (SP)               |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 2 ground and mezzanine G05 |

| Item               | Quantity |
|--------------------|----------|
| Mastic drainer pad | 1no.     |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 29 / DH004761 (S)                   |

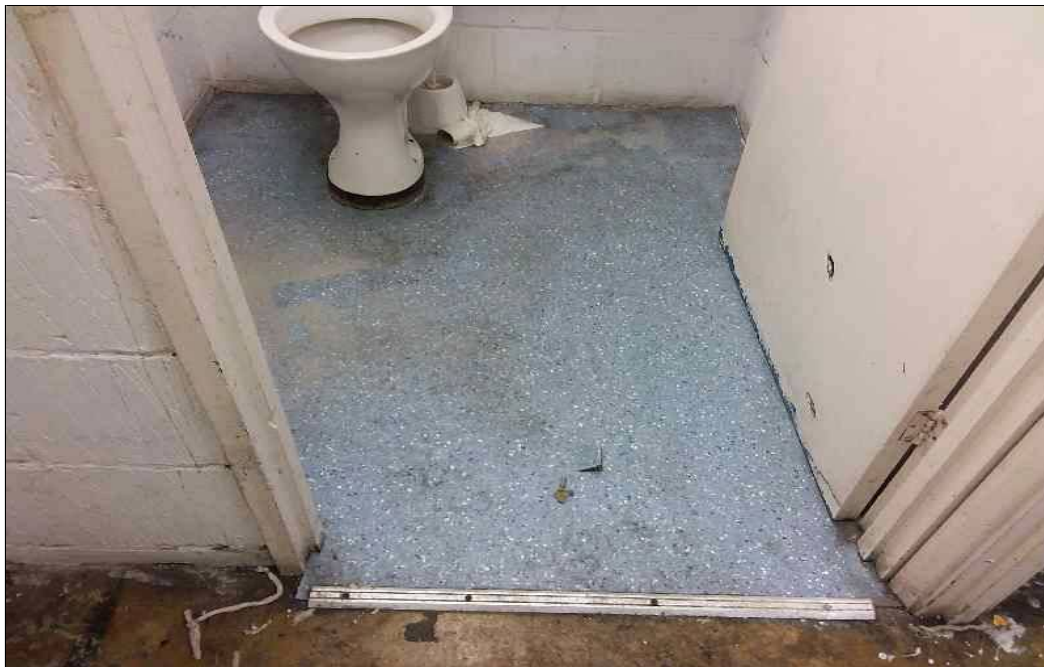
| Analysis            | Product Type            | Surface Treatment | Condition      | Accessibility                                    |
|---------------------|-------------------------|-------------------|----------------|--|
| Chrysotile (1)      | Well Bound Material (1) | 0                 | Low Damage (1) | Usually inaccessible or unlikely to be disturbed |
| Material Risk Score |                         |                   |                |  |
| 3                   |                         |                   |                |  |

|                     |                                    |
|---------------------|------------------------------------|
| Material Risk Score |                                    |
| Recommendation      | Remove in accordance with CAR 2012 |
| Comment             | N/A                                |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 2 ground and mezzanine G05 |

| Item                                      | Quantity        |
|---|-----------------|
| Floor tile and adhesive under vinyl in wc | 2m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 34 / DH004763 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                            |
|------------------------------|--------|---------------------------------|
| St Pancras Commercial Centre | Ground | Unit 2 ground and mezzanine G05 |

| Item                             | Quantity |
|----------------------------------|----------|
| Supalux panels to all stanchions | 60m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 36 / DH004764 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                                  |
|------------------------------|--------|---------------------------------------|
| St Pancras Commercial Centre | Ground | Units 11,12, ground and mezzanine G06 |

| Item   | Quantity         |
|--|------------------|
| Textured coating to ceilings at entrances and in wc's. | 10m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 44 / As DH004739 (SP)               |

| Analysis            | Product Type         | Surface Treatment | Condition      | Accessibility                                    |
|---------------------|----------------------|-------------------|----------------|--|
| Chrysotile (1)      | Textured Coating (1) | 1                 | Low Damage (1) | Usually inaccessible or unlikely to be disturbed |
| Material Risk Score |                      |                   |                |  |
| 4                   |                      |                   |                |  |

| Material Risk Score |                                    |
|---------------------|------------------------------------|
| Recommendation      | Remove in accordance with CAR 2012 |
| Comment             | N/A                                |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                                  |
|------------------------------|--------|---------------------------------------|
| St Pancras Commercial Centre | Ground | Units 11,12, ground and mezzanine G06 |

| Item   | Quantity         |
|--|------------------|
| Adhesive under carpet to stairs, landing, entrance | 12m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 43 / DH004769 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor  | Room                                  |
|------------------------------|--------|---------------------------------------|
| St Pancras Commercial Centre | Ground | Units 11,12, ground and mezzanine G06 |

| Item                   | Quantity |
|------------------------|----------|
| Bitumen- type material | 8m       |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 45 / DH004770 (S)                   |

| Analysis            | Product Type            | Surface Treatment | Condition      | Accessibility                                    |
|---------------------|-------------------------|-------------------|----------------|--|
| Chrysotile (1)      | Well Bound Material (1) | 2                 | Low Damage (1) | Usually inaccessible or unlikely to be disturbed |
| Material Risk Score |                         |                   |                |  |
| 5                   |                         |                   |                |  |

| Material Risk Score |                                    |
|---------------------|------------------------------------|
| Recommendation      | Remove in accordance with CAR 2012 |
| Comment             | N/A                                |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                   |
|------------------------------|----------|------------------------|
| St Pancras Commercial Centre | External | External units 1-6 E01 |

| Item                                  | Quantity           |
|---------------------------------------|--------------------|
| Cement roof covering to all units 1-6 | 1500m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 8 / DH004740 (S)                    |

| Analysis            | Product Type        | Surface Treatment | Condition      | Accessibility                                    |
|---------------------|---------------------|-------------------|----------------|--|
| Chrysotile (1)      | Asbestos Cement (1) | 1                 | Low Damage (1) | Usually inaccessible or unlikely to be disturbed |
| Material Risk Score |                     |                   |                |  |
| 4                   |                     |                   |                |  |

| Material Risk Score |                                    |
|---------------------|------------------------------------|
| Recommendation      | Remove in accordance with CAR 2012 |
| Comment             | N/A                                |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                   |
|------------------------------|----------|------------------------|
| St Pancras Commercial Centre | External | External units 1-6 E01 |

| Item                          | Quantity |
|-------------------------------|----------|
| White mastic to windows/doors | 80m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 23 / DH004755 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                   |
|------------------------------|----------|------------------------|
| St Pancras Commercial Centre | External | External units 1-6 E01 |

| Item                   | Quantity |
|------------------------|----------|
| Putty to metal windows | 80m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 24 / DH004756 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                   |
|------------------------------|----------|------------------------|
| St Pancras Commercial Centre | External | External units 1-6 E01 |

| Item                         | Quantity |
|------------------------------|----------|
| Mastic to uPVC window frames | 20m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 25 / DH004757 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                   |
|------------------------------|----------|------------------------|
| St Pancras Commercial Centre | External | External units 1-6 E01 |

| Item                                | Quantity |
|-------------------------------------|----------|
| Grey/brown mastic to brick jointing | 30m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 26 / DH004758 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                   |
|------------------------------|----------|------------------------|
| St Pancras Commercial Centre | External | External units 1-6 E01 |

| Item   | Quantity |
|--|----------|
| Mastic to plastic areas of roof covering all units | 180m     |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 30 / DH004762 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

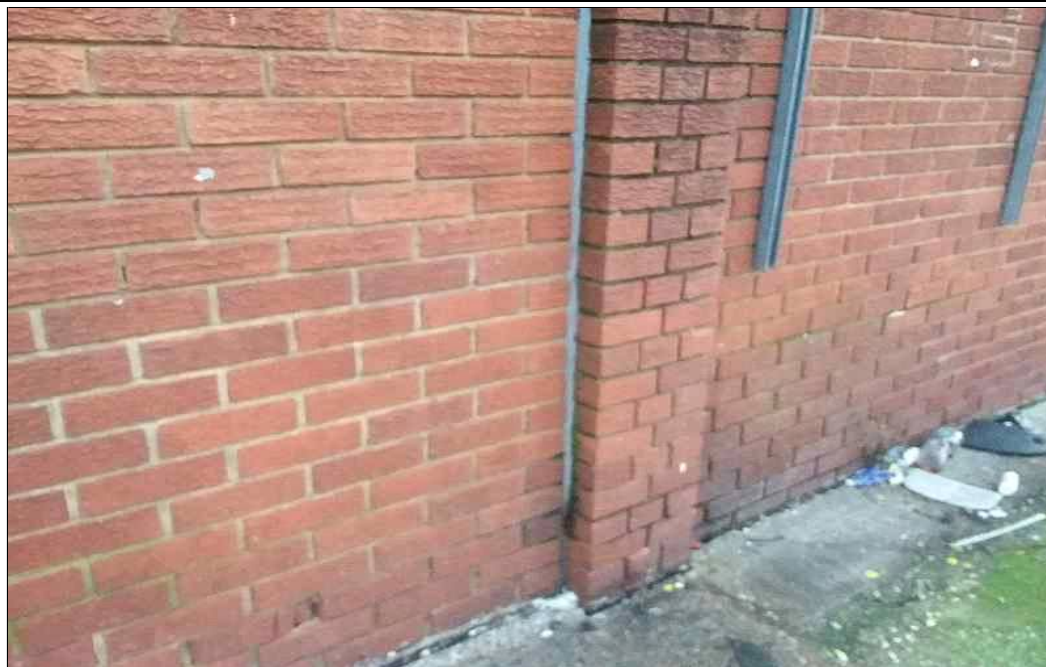
| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                    |
|------------------------------|----------|-------------------------|
| St Pancras Commercial Centre | External | External units 7-12 E03 |

| Item                              | Quantity |
|-----------------------------------|----------|
| Grey mastic to brickwork jointing | 34m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 13 / DH004745 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                    |
|------------------------------|----------|-------------------------|
| St Pancras Commercial Centre | External | External units 7-12 E03 |

| Item                              | Quantity |
|-----------------------------------|----------|
| White mastic to doors and windows | 40m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 14 / DH004746 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                    |
|------------------------------|----------|-------------------------|
| St Pancras Commercial Centre | External | External units 7-12 E03 |

| Item  | Quantity |
|---|----------|
| Brown mastic to shutter surrounds Edmudsons | 30m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 15 / DH004747 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                    |
|------------------------------|----------|-------------------------|
| St Pancras Commercial Centre | External | External units 7-12 E03 |

| Item   | Quantity |
|--|----------|
| Damp proof course to doors and windows all units | 15m      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 16 / DH004748 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                    |
|------------------------------|----------|-------------------------|
| St Pancras Commercial Centre | External | External units 7-12 E03 |

| Item  | Quantity |
|---|----------|
| Damp proof course to brickwork around units | 150      |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 17 / DH004749 (S)                   |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                    |
|------------------------------|----------|-------------------------|
| St Pancras Commercial Centre | External | External units 7-12 E03 |

| Item                   | Quantity |
|------------------------|----------|
| Putty to metal windows | 18no.    |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 42 / As DH004756 (SP)               |

| Analysis             | Product Type | Surface Treatment | Condition | Accessibility |
|----------------------|--------------|-------------------|-----------|---------------|
| No Asbestos Detected | N/A          | N/A               | N/A       | N/A           |
| Material Risk Score  |              |                   |           |               |
| N/A                  |              |                   |           |               |

| Material Risk Score |                            |
|---------------------|----------------------------|
| Recommendation      | No further action required |
| Comment             | N/A                        |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)

**TRAC**

| Survey Date:               | Lead Surveyor |
|----------------------------|---------------|
| 10 Nov 2020 to 16 Nov 2020 | Steve Heard   |

| Survey Type       |
|-------------------|
| Demolition Survey |

| Building                     | Floor    | Room                    |
|------------------------------|----------|-------------------------|
| St Pancras Commercial Centre | External | External units 7-12 E03 |

| Item                               | Quantity           |
|------------------------------------|--------------------|
| Cement to external roof units 7-12 | 1100m <sup>2</sup> |

| Item Number / Sample No (S,SP,P,As) |
|-------------------------------------|
| 40 / DH004767 (S)                   |

| Analysis            | Product Type        | Surface Treatment | Condition      | Accessibility                                    |
|---------------------|---------------------|-------------------|----------------|--|
| Chrysotile (1)      | Asbestos Cement (1) | 1                 | Low Damage (1) | Usually inaccessible or unlikely to be disturbed |
| Material Risk Score |                     |                   |                |  |
| 4                   |                     |                   |                |  |

|                     |                                    |
|---------------------|------------------------------------|
| Material Risk Score |                                    |
| Recommendation      | Remove in accordance with CAR 2012 |
| Comment             | N/A                                |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

# Appendix 3 - Areas Surveyed



| Building                     | Floor        | Room No: | Room Type                         | Item  |
|------------------------------|--------------|----------|-----------------------------------|---|
| St Pancras Commercial Centre | Ground Floor | G01      | Units 7,8,9,10.                   | Floor-concrete, vinyl, metal grid. Stair nosings-rubber. Walls-block, plasterboard, plastic, plaster, brick, concrete, metal. Panels behind electrics-wood. Ceiling-metal, plasterboard, wood, plastic, textured coating, concrete, Doors, surrounds-wood, metal. Shutters-metal. Rainwater goods-plastic. Within drilled doors/walls-foam, wood, block. Boilers in mezzanine level boiler cupboards-modern.  |
| St Pancras Commercial Centre | Ground Floor | G02      | Unit 5, Ground/mezzanine floors   | Floor-carpet/vinyl on concrete/wood. Walls-plasterboard, solid. Insulation within plasterboard walls-MMMF, polystyrene, plasterboard, solid. Boiler-modern. Ceiling tiles-MMMF, plaster. Insulation on ceiling void-MMMF Ceiling in ceiling void-metal. Doors, surrounds, skirting, window frames-wood, plastic. Stair nosings-rubber. Boxing in ground ceiling void-plasterboard, wood. Stairs-wood, concrete. Tiles to wc wall-ceramic. Sink unit-modern. Ceiling-concrete. Electrics-modern.   |
| St Pancras Commercial Centre | Ground Floor | G03      | Unit 6 ground and mezzanine       | Floor-carpet/wood on concrete/wood. Upstands-plasterboard. Insulation behind black wall covering-MMMF. Insulation in floor voids-MMMF. Walls-plasterboard, solid. Insulation within plasterboard walls-MMMF, polystyrene, plasterboard, solid. Boiler-modern. Ceiling tiles-MMMF, plaster, concrete. Insulation on ceiling void-MMMF. Ceiling in ceiling void-metal. Doors, surrounds, skirting, window frames-wood, plastic. Stair nosings-rubber. Stairs-concrete. Tiles to wc wall-ceramic. Sink unit-modern. Electrics-modern.  |
| St Pancras Commercial Centre | Ground Floor | G04      | Unit 4 ground and mezzanine       | Floor-carpet/vinyl on concrete/wood. Ceiling above plasterboard ceiling-concrete. Firestopping-MMMF. Insulation to metal tank in cupboard-MMMF. Insulation to pipework-foam. Insulation on ceiling tiles-MMMF. Walls-plasterboard, solid, fibreboard, block. Insulation within plasterboard walls-MMMF, plasterboard, solid. Boiler-modern. Ceiling tiles-MMMF, plaster. Insulation on ceiling void-MMMF. Ceiling in ceiling void-metal. Doors, surrounds, skirting, window frames-wood, plastic. Stair nosings-rubber. Ceiling above MMMF insulation to joists and ceiling-MMMF. Stairs-wood, concrete. Tiles to wc wall-ceramic. Sink unit-modern. Ceiling-concrete. Electrics-modern.  |
| St Pancras Commercial Centre | Ground Floor | G05      | Unit 2 ground and mezzanine       | Floor-carpet/vinyl on concrete/wood. Floor of mezzanine-wood. Walls-plasterboard, solid. Insulation within plasterboard walls-MMMF, plasterboard, solid. Boiler-modern. Ceiling tiles-MMMF, plaster. Insulation on ceiling void-MMMF. Ceiling in ceiling void-metal. Doors, surrounds, skirting, window frames-wood, plastic. Boxing-plasterboard, wood. Stairs-wood, concrete, metal. Tiles to wc wall-ceramic. Ceiling-concrete. Electrics-modern. Tank in cupboard-metal. Panels to plasterboard walls in shop area-wood. Boxing to beams in ceiling void-plasterboard. Secondary ceiling in ceiling void of shop-plasterboard. Insulation to pipework in ceiling void-foam. Insulation to stanchions-supalux. Heater unit-modern. |
| St Pancras Commercial Centre | Ground Floor | G06      | Units 11,12, ground and mezzanine | Floor-carpet/vinyl/wood on concrete/wood. Walls-plasterboard, solid, wood. Insulation within plasterboard walls-MMMF, plasterboard, solid. Heater unit-modern. Ceiling tiles-MMMF, plaster. Insulation on ceiling void-MMMF. Ceiling in ceiling void-solid, wood. Doors, surrounds, skirting, window frames-wood, plastic. Stair nosings-rubber. Stairs-metal, concrete. Tiles to wc wall-ceramic. Sink unit-modern. Ceiling-concrete, metal, cement. Electrics-modern.   |



# Appendix 3 - Areas Surveyed (cont)



| Building                     | Floor    | Room No: | Room Type           | Item   |
|------------------------------|----------|----------|---------------------|--|
| St Pancras Commercial Centre | External | E01      | External units 1-6  | Wall-metal, brick. Doors, surrounds, window frames-wood, metal, uPVC. Shutters-metal. Roof-metal, cement. Rainwater goods-plastic. |
| St Pancras Commercial Centre | External | E03      | External units 7-12 | Wall-metal, brick. Doors, surrounds, window frames-wood, metal, uPVC. Shutters-metal. Roof-metal, cement. Rainwater goods-plastic. |

# Appendix 4 – Sample Certificates





Trac Laboratories Limited  
New Maxdov House  
130 Bury New Road  
Prestwich,  
Manchester,  
M25 0AA

Tel: 0161 641 8151  
E-mail: [samples@trac-lab.com](mailto:samples@trac-lab.com)  
Web: [www.trac-lab.com](http://www.trac-lab.com)  
Company Reg No. 10743864



Certificate Number TRAC/20/11/0089

Job Ref: J026352

## BULK SAMPLE CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRE

|              |  |        |   |
|--------------|--|--------|---|
| Site Address | St Pancras Commercial Centre<br>63 Pratt Street<br>London<br>NW1 0DQ | Client | John F Hunt Ltd Environmental Division<br>London Road<br>Grays<br>Essex<br>RM20 4DB |
|--------------|--|--------|---|

|                      |            |                      |                         |                |            |
|----------------------|------------|----------------------|-------------------------|----------------|------------|
| Date Sample Received | 17/11/2020 | Date Sample Analysed | 19/11/2020 - 24/11/2020 | Date Approved: | 07/12/2020 |
|----------------------|------------|----------------------|-------------------------|----------------|------------|

## RESULTS

| Sample Number | Client Ref Number | Sample Description  | Material Type        | Fibre Type Detected | Notes: |
|---------------|-------------------|---|----------------------|---------------------|--------|
| 1             | DH004734          | Floor tile and adhesive in electrical cupboard.           | Reinforced Composite | N.A.D.I.S           |        |
| 2             | DH004735          | Bitumen type material                                     | Well Bound Material  | Chrysotile          |        |
| 3             | DH004736          | Textured coating to ceiling in former stairwell and wc.   | Textured Coating     | N.A.D.I.S           |        |
| 4             | DH004737          | Textured coating to ceiling near former staircase and wc. | Textured Coating     | Chrysotile          |        |
| 5             | DH004738          | Textured coating to ceiling in former stairwell and wc.   | Textured Coating     | Chrysotile          |        |
| 6             | DH004739          | Textured coating to ceiling in former stairwell and wc.   | Textured Coating     | Chrysotile          |        |

Key: CHRYSOTILE = "White Asbestos", AMOSITE = "Brown Asbestos", CROCIDOLITE = "Blue Asbestos" FIBROUS ANTHOPHYLLITE, FIBROUS TREMOLITE, FIBROUS ACTINOLITE (Rare Asbestos types), NAD (No Asbestos Detected)

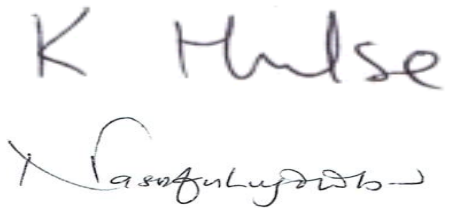
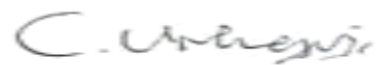
## RESULTS

| Sample Number | Client Ref Number | Sample Description  | Material Type                              | Fibre Type Detected | Notes: |
|---------------|-------------------|---|--|---------------------|--------|
| 7             | DH004740          | Cement roof covering to all units 1-6                     | Asbestos Cement                            | Chrysotile          |        |
| 8             | DH004741          | Textured coating to ceiling in stairwell, kitchen and wc. | Textured Coating                           | N.A.D.I.S           |        |
| 9             | DH004742          | Floor tile and adhesive                                   | Reinforced Composite + Well Bound Material | N.A.D.I.S           |        |
| 10            | DH004743          | Floor tiles and adhesive                                  | Reinforced Composite + Well Bound Material | N.A.D.I.S           |        |
| 11            | DH004745          | Grey mastic to brickwork jointing                         | Well Bound Material                        | N.A.D.I.S           |        |
| 12            | DH004746          | White mastic to doors and windows                         | Well Bound Material                        | N.A.D.I.S           |        |
| 13            | DH004747          | Brown mastic to shutter surrounds Edmudsons               | Well Bound Material                        | N.A.D.I.S           |        |
| 14            | DH004748          | Damp proof course to doors and windows all units          | Well Bound Material                        | N.A.D.I.S           |        |
| 15            | DH004749          | Damp proof course to brickwork around units               | Well Bound Material                        | N.A.D.I.S           |        |
| 16            | DH004750          | Mastic to metal flue                                      | Well Bound Material                        | N.A.D.I.S           |        |
| 17            | DH004751          | Textured coating to ceiling in stairwell and wc           | Textured Coating                           | N.A.D.I.S           |        |
| 18            | DH004752          | Beige floor tiles and adhesive to entrance and cupboard.  | Reinforced Composite + Well Bound Material | N.A.D.I.S           |        |
| 19            | DH004753          | Blue floor tile and adhesive in wc                        | Reinforced Composite + Well Bound Material | N.A.D.I.S           |        |
| 20            | DH004754          | Plaster mixed in rubble                                   | Non Asbestos Insulating Board              | N.A.D.I.S           |        |
| 21            | DH004755          | White mastic to windows/doors                             | Well Bound Material                        | N.A.D.I.S           |        |
| 22            | DH004756          | Putty to metal windows                                    | Well Bound Material                        | N.A.D.I.S           |        |
| 23            | DH004757          | Mastic to uPVC window frames                              | Well Bound Material                        | N.A.D.I.S           |        |
| 24            | DH004758          | Grey/brown mastic to brick jointing                       | Well Bound Material                        | N.A.D.I.S           |        |

Key: CHRYSOTILE = "White Asbestos", AMOSITE = "Brown Asbestos", CROCIDOLITE = "Blue Asbestos" FIBROUS ANTHOPHYLLITE, FIBROUS TREMOLITE, FIBROUS ACTINOLITE (Rare Asbestos types), NAD (No Asbestos Detected)

## RESULTS

| Sample Number | Client Ref Number | Sample Description                                 | Material Type                              | Fibre Type Detected | Notes: |
|---------------|-------------------|--|--|---------------------|--------|
| 25            | DH004759          | Textured coating to ceiling in stairwell and wc's  | Textured Coating                           | N.A.D.I.S           |        |
| 26            | DH004760          | Floor tile and adhesive below vinyl                | Reinforced Composite + Well Bound Material | N.A.D.I.S           |        |
| 27            | DH004761          | Mastic drainer pad                                 | Well Bound Material                        | Chrysotile          |        |
| 28            | DH004762          | Mastic to plastic areas of roof covering all units | Well Bound Material                        | N.A.D.I.S           |        |
| 29            | DH004763          | Floor tile and adhesive under vinyl in wc          | Reinforced Composite                       | N.A.D.I.S           |        |
| 30            | DH004764          | Supalux panels to all stanchions                   | Non Asbestos Insulating Board              | N.A.D.I.S           |        |
| 31            | DH004765          | Insulation board within metal to all stanchions    | Non Asbestos Insulating Board              | N.A.D.I.S           |        |
| 32            | DH004766          | Supalux panels to stanchions within metal          | Non Asbestos Insulating Board              | N.A.D.I.S           |        |
| 33            | DH004767          | Cement to external roof units 7-12                 | Asbestos Cement                            | Chrysotile          |        |
| 34            | DH004768          | Damp proof course within brickwork                 | Well Bound Material                        | Chrysotile          |        |
| 35            | DH004769          | Adhesive under carpet to stairs, landing, entrance | Well Bound Material                        | N.A.D.I.S           |        |
| 36            | DH004770          | Bitumen- type material                             | Well Bound Material                        | Chrysotile          |        |
| 37            | DH004771          | Brake shoe to lift                                 | Reinforced Composite                       | N.A.D.I.S           |        |

| Analyst Name                 | Analyst Signature   | Authoriser Name   | Authoriser Signature  |
|------------------------------|---|-------------------|---|
| Kane Hulse, Nassifu Lugolobi |  | Catherine Urhegyi |  |
| Comments:                    |   |                   |   |

Key: CHRYSOTILE = "White Asbestos", AMOSITE = "Brown Asbestos", CROCIDOLITE = "Blue Asbestos" FIBROUS ANTHOPHYLLITE, FIBROUS TREMOLITE, FIBROUS ACTINOLITE (Rare Asbestos types), NAD (No Asbestos Detected)

Method statement and Disclaimers

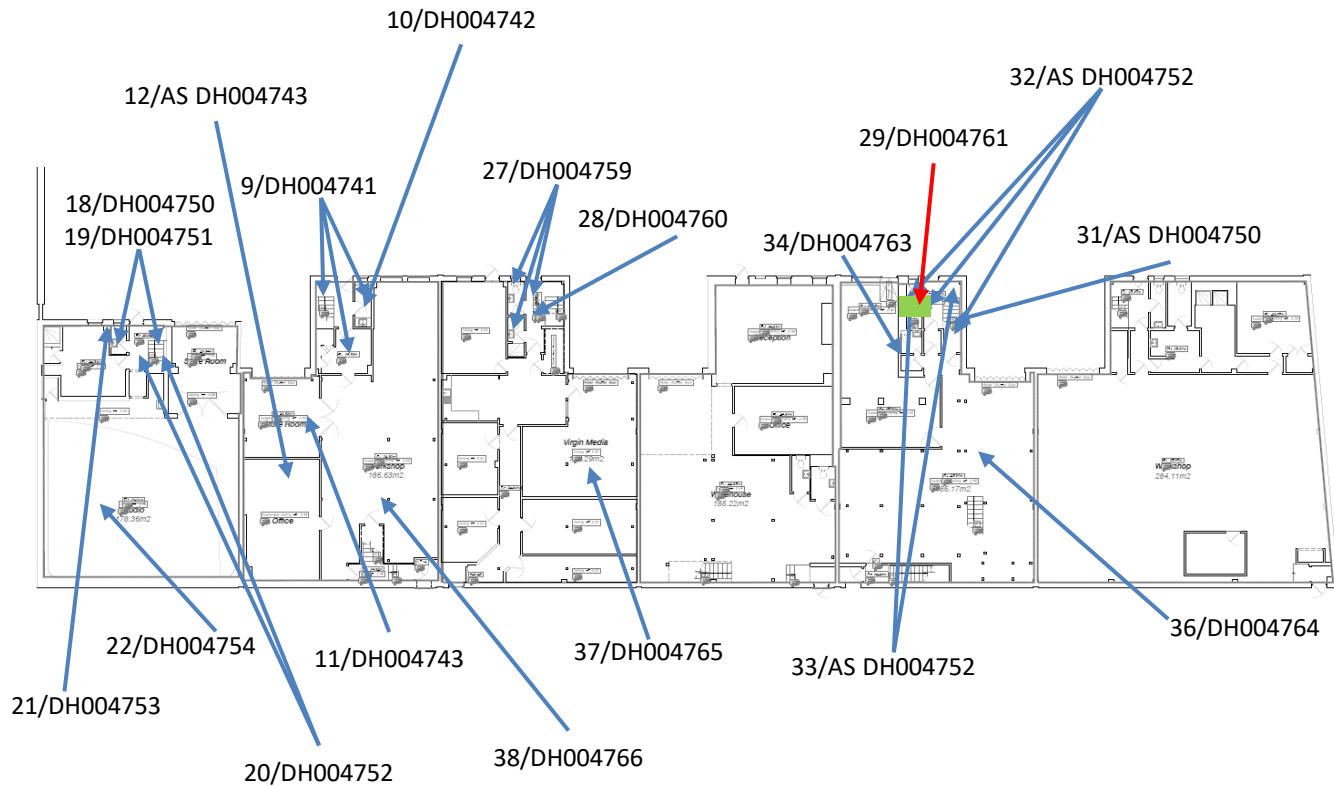
Samples have been analysed to determine the presence of asbestos fibres using TRAC Laboratories Ltd in-house method of polarised light microscopy coupled with dispersion staining techniques based on the HSG 248.

- I. Trace identification of asbestos fibres represents one or two fibres.
- II. The analysis samples will be stored for a minimum of 6 months.
- III. The material type reported is the opinion of the sampler primarily and confirmed by the analyst but will not form part of TRACs UKAS Accreditation.
- IV. This Certificate of Identification of asbestos fibre(s) cannot be reproduced in full unless written approval from TRAC Laboratories Ltd has been obtained.
- V. The above results only relate to the items tested.
- VI. In situations where the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be notified.
- VII. TRAC Laboratories Ltd will not accept liability for the way the results are interpreted or acted upon.

# Appendix 5 – Plans



Asbestos survey report  
 The following areas have been identified as containing asbestos  
 and require further investigation to confirm the presence of asbestos  
 and the type of asbestos present.



# TRAC

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Tel. No. 0161 641 8150

Email: [projects@trac-associates.com](mailto:projects@trac-associates.com)

## Drawing key

|          |  |                                       |                                |
|----------|--|---------------------------------------|--------------------------------|
|          | Asbestos cement sheet Horizontal         |                                       | Asbestos cement sheet Vertical |
|          | Asbestos cement flue/downpipe            |                                       | Asbestos cement debris         |
|          | Asbestos cement guttering                |                                       | AIB/ insulation debris         |
|          | AIB Horizontal                           |                                       | AIB vertical                   |
|          | Insulation products                      |                                       | Asbestos spray coating         |
|          | Textured coating                         |                                       | Woven products                 |
|          | Floor tiles & Linoleum                   |                                       | Bonded materials               |
|          | CAF gaskets                              |                                       | No access                      |
|          | 004 Asbestos sample/'AS' sample position |                                       | 004 NON Asbestos sample        |
| 1/01 W.C | Floor Room description                   | <b>NOT TO SCALE-FOR GUIDANCE ONLY</b> |                                |

**THIS IS A COLOUR DRAWING AND SHOULD NOT BE RELIED ON IF VIEWED IN BLACK AND WHITE ONLY**

CLIENT: John F Hunt Ltd  
 SITE: St Pancras Commercial centre  
 LOCATION: Ground Floor Units 1-6  
 SURVEY DATE: 10/11/2020  
 TRAC REF: J026352  
 SURVEYORS: Steve Heard  
 TYPE OF SURVEY: Demolition

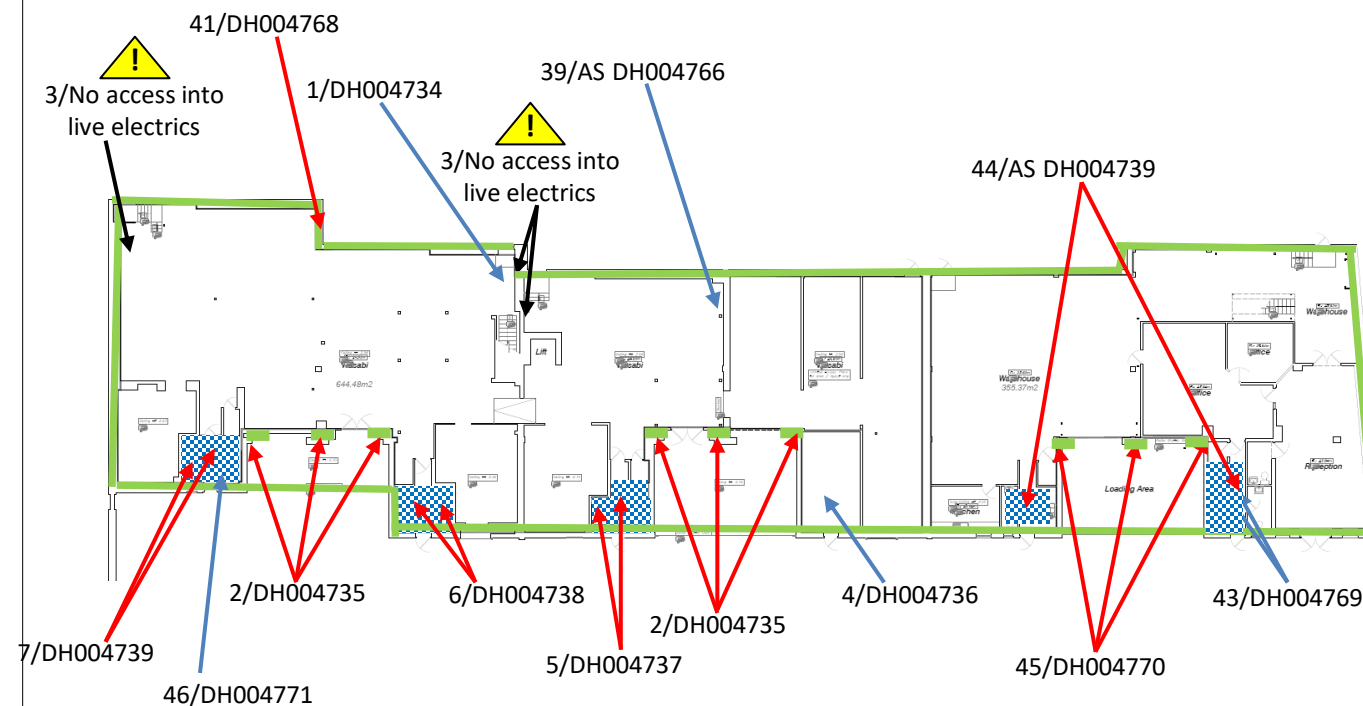


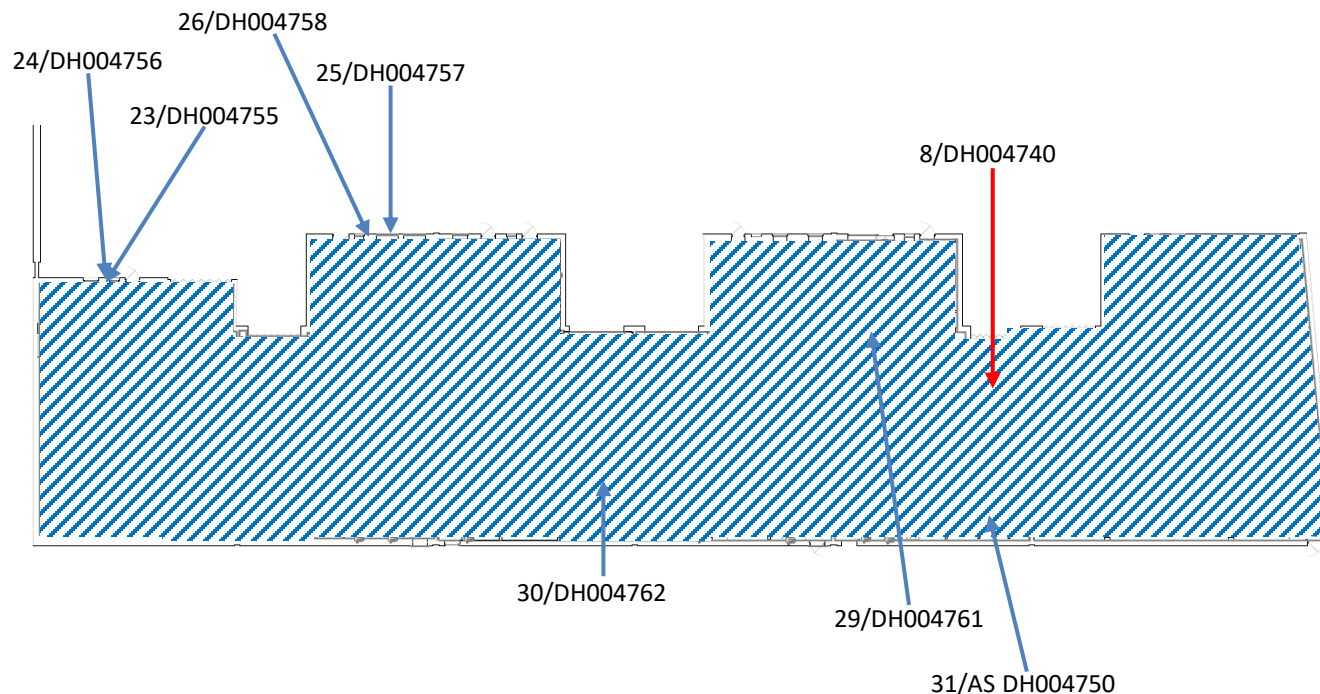
### Drawing key

|             |                                      |                                       |                                |
|-------------|--------------------------------------|---------------------------------------|--------------------------------|
|             | Asbestos cement sheet Horizontal     |                                       | Asbestos cement sheet Vertical |
|             | Asbestos cement flue/downpipe        |                                       | Asbestos cement debris         |
|             | Asbestos cement guttering            |                                       | AIB/ insulation debris         |
|             | AIB Horizontal                       |                                       | AIB vertical                   |
|             | Insulation products                  |                                       | Asbestos spray coating         |
|             | Textured coating                     |                                       | Woven products                 |
|             | Floor tiles & Linoleum               |                                       | Bonded materials               |
|             | CAF gaskets                          |                                       | No access                      |
| 004<br>     | Asbestos sample/'AS' sample position | 004<br>                               | NON Asbestos sample            |
| 1/01<br>W.C | Floor Room description               | <b>NOT TO SCALE-FOR GUIDANCE ONLY</b> |                                |

**THIS IS A COLOUR DRAWING AND SHOULD NOT BE RELIED ON IF VIEWED IN BLACK AND WHITE ONLY**

CLIENT: John F Hunt Ltd  
 SITE: St Pancras commercial centre  
 LOCATION: Ground Floor Units 7-12  
 SURVEY DATE: 10/11/2020  
 TRAC REF: J026352  
 SURVEYORS: Steve Heard  
 TYPE OF SURVEY: Demolition





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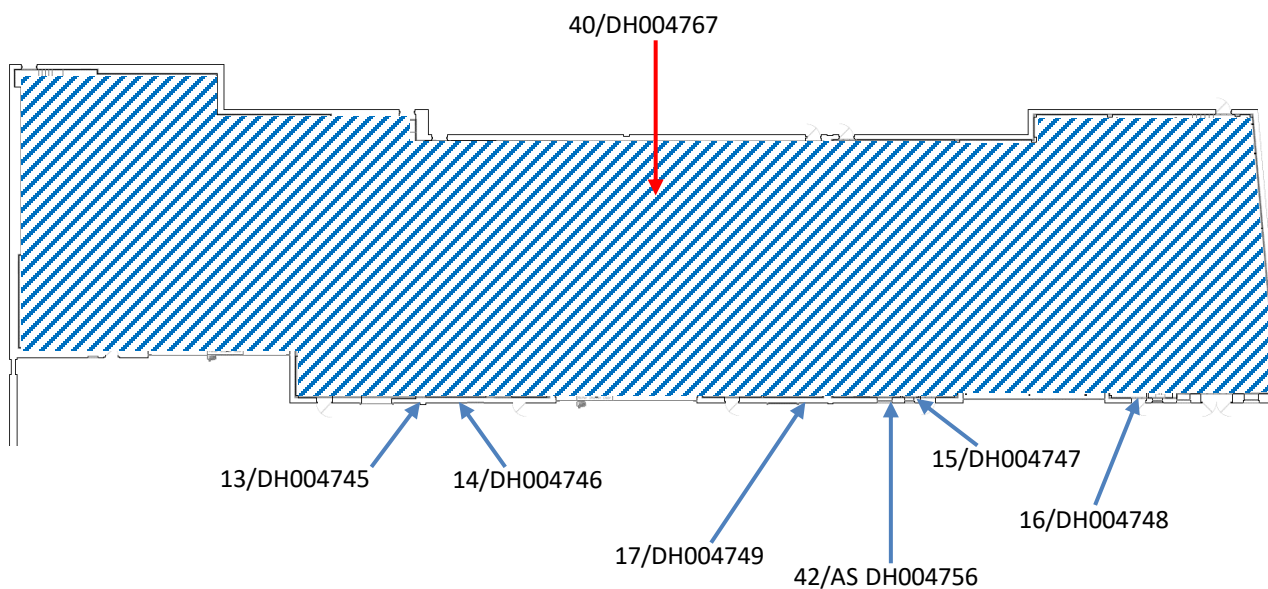
Email: [projects@trac-associates.com](mailto:projects@trac-associates.com)

## Drawing key

|          |                                      |                                       |                                |
|----------|--------------------------------------|---------------------------------------|--------------------------------|
|          | Asbestos cement sheet Horizontal     |                                       | Asbestos cement sheet Vertical |
|          | Asbestos cement flue/ downpipe       |                                       | Asbestos cement debris         |
|          | Asbestos cement guttering            |                                       | AIB/ insulation debris         |
|          | AIB Horizontal                       |                                       | AIB vertical                   |
|          | Insulation products                  |                                       | Asbestos spray coating         |
|          | Textured coating                     |                                       | Woven products                 |
|          | Floor tiles & Linoleum               |                                       | Bonded materials               |
|          | CAF gaskets                          |                                       | No access                      |
| 004      | Asbestos sample/'AS' sample position | 004                                   | NON Asbestos sample            |
| 1/01 W.C | Floor Room description               | <b>NOT TO SCALE-FOR GUIDANCE ONLY</b> |                                |

**THIS IS A COLOUR DRAWING AND SHOULD NOT BE RELIED ON IF VIEWED IN BLACK AND WHITE ONLY**

CLIENT: John F Hunt Ltd  
 SITE: St Pancras commercial centre  
 LOCATION: External Units 1-6  
 SURVEY DATE: 10/11/2020  
 TRAC REF: J026352  
 SURVEYORS: Steve Heard  
 TYPE OF SURVEY: Demolition



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## Drawing key

|             |                                      |                                       |                                |
|-------------|--------------------------------------|---------------------------------------|--------------------------------|
|             | Asbestos cement sheet Horizontal     |                                       | Asbestos cement sheet Vertical |
|             | Asbestos cement flue/downpipe        |                                       | Asbestos cement debris         |
|             | Asbestos cement guttering            |                                       | AIB/ insulation debris         |
|             | AIB Horizontal                       |                                       | AIB vertical                   |
|             | Insulation products                  |                                       | Asbestos spray coating         |
|             | Textured coating                     |                                       | Woven products                 |
|             | Floor tiles & Linoleum               |                                       | Bonded materials               |
|             | CAF gaskets                          |                                       | No access                      |
|             | Asbestos sample/'AS' sample position |                                       | NON Asbestos sample            |
| 1/01<br>W.C | Floor Room description               | <b>NOT TO SCALE-FOR GUIDANCE ONLY</b> |                                |

**THIS IS A COLOUR DRAWING AND SHOULD NOT BE RELIED ON IF VIEWED IN BLACK AND WHITE ONLY**

CLIENT: John F Hunt Ltd  
 SITE: St Pancras Commercial centre  
 LOCATION: External Units 7-12  
 SURVEY DATE: 10/11/2020  
 TRAC REF: J026352  
 SURVEYORS: Steve Heard  
 TYPE OF SURVEY: Demolition

# Appendix 6 – Scope of Work / Desktop Information



| Scope   | General   |
|---|---|
| Demolition Survey (with MA only)  | Demolition survey Includes for: * Provision of 2 man surveying team * Survey will require 4 shifts on site to complete * Collection and analysis of samples * Provision of interpretive report * All plant and equipment required * All internal and external areas of the site |
| Desktop information   | Details   |
| Description and construction type (s) of the buildings included in the survey | Brick built building comprising of ground and first floor   |
| Occupation and use of buildings included in the survey                        | Areas to be vacant during survey  |
| Site access arrangements and site contact details                             | Access to be arranged via the client  |
| Listed building restrictions or any other conservation restrictions           | Not listed  |

| Desktop information   | Details  |
|---|--|
| History of the site in terms of former use and occupation   | Educational  |
| Underground structures (concealed footings, cellars, ducts, tunnels and undercrofts of demolished buildings etc). | Not applicable                                     |
| Up to date layout plans   | Provided   |
| Available site asbestos information (Registers / Remedial information)  | No previous asbestos information has been provided |
| Site specific hazards   | None over and above standard risk assessments      |
| Specialist access equipment (Work at height / confined spaces)  | Not required                                       |
| LARC required to facilitate access  | Not required                                       |
| Analytical monitoring requirements (reassurance or clearance air testing)   | Not required                                       |
| Plant and equipment requiring intrusive assessment  | Visual assessment only of live plant               |
| Labelling of ACMs   | Not required                                       |

| Desktop information  | Details               |
|--|-----------------------|
| Age of site / buildings                                      | Not known             |
| Site induction required                                      | Not confirmed         |
| Making good requirements                                     | Not required          |
| Escalation protocol on discovery of significant damaged ACMs | Contact TRAC PM       |
| Decontamination facilities                                   | Not required          |
| Lighting requirement   | Not required          |
| Exclusions   | As per scope of works |
| Notes, site and safety arrangements                          | Not required          |
| Hours of Work  |                       |