APPENDIX G

Asbestos Survey Report

PRISTINE LONDON CONSTRUCTION GROUP

Ayerst Environmental Ltd
ASBESTOS SURVEYORS & CONSULTANTS

182a HIGH STREET
BECKENHAM
KENT BR3 1EW

☎ 020 8658 8050
✉ surveys@ayerstenv.com

ASBESTOS SURVEY
REPORT NO: A-45889 – ISSUE 2

DATE ISSUED: 06/11/2020

Client:
PRISTINE LONDON

Client Address:
Universal House
88-94 Wentworth Street
London, E1 7SA

Site Address:
31 Daleham Gardens
London
NW3 5BU

246

ASBESTOS SURVEY REPORT

This report should be read in its entirety from front to back
The report is NOT an Asbestos Management Plan

Report Number:

A-45889 – ISSUE 2

CLIENT:

PRISTINE LONDON

SITE ADDRESS:

31 Daleham Gardens
London
NW3 5BU

SURVEY TYPE:

MANAGEMENT	REFURBISHMENT	DEMOLITION ✓

For a detailed scope of work, please see Section 1 of this report

This survey was undertaken by:-

Francisco Faoro, Wayne Davies of Ayerst Environmental Ltd, 182a High Street, Beckenham, Kent, BR3 1EW.

I acknowledge that this report is a true representation of the site and of the survey carried out and the data collected from site.

Signed by Lead Surveyor:

Name of Lead Surveyor: Francisco Faoro

Report checked by: Jon Sibley

Signed:

Position: Operations Director

CONTENTS:

APPENDICES:

1. INTRODUCTION & SCOPE OF WORKS

Instructions were received from Miles Pritchard on behalf of PRISTINE LONDON to undertake an asbestos survey on the site known as 31 Daleham Gardens, London, NW3 5BU.

Reissued as a second issue after a return visit to site (see below).

Site Start Date: 19/10/2020
Site End Date: 30/10/2020
Additional Visits: Return to site on the 30th October 2020 to access areas on the first floor (as specified in the Site Scoping Document).

The purpose of the survey was to carry out a full asbestos location inspection on the premises as requested and outlined by the client.

Original Survey Scope

Demolition survey to the property as per the Site Scoping Document (see Appendix E).

Changes to Original Scope Details

None.

Building Description

Multi level domestic property.

General Construction

Solid walls, timber windows, uPVC windows, timber doors and frames, plastic soil pipes, cast iron soil pipes.

Asbestos inspections and surveys should be carried out following a detailed review, site scoping process and consideration of the guidance document HSG264: Asbestos the survey guide. This is available as a PDF download from the HSE website:

http://www.hse.gov.uk/PUBNS/books/hsg264.htm

This document further clarifies specific considerations with respect to agreeing the scope of works between the Client or duty holder and the asbestos inspection body.

An asbestos survey is only part of the process through which to effectively manage the risks from asbestos containing materials (ACMs), but the survey report itself is not an asbestos management plan. A summary of the actions that may need to be taken can be found in Section 6 of this report, referenced from HSG227, 'A comprehensive guide to Managing ASBESTOS in premises'.

2. EXECUTIVE SUMMARY

A list of all of the asbestos materials found during the inspection can be found in the 'Survey Register' in **Appendix A** of this report. This Executive Summary is not a conclusive report on the extent and nature of ACMs on site and should be read in conjunction with Appendix A.

The register has details of all instances of asbestos materials whether sampled, presumed or strongly presumed and includes a material assessment for each instance. Please note that the register only lists those materials found within the scope of works and further asbestos materials may be found if these limitations can later be lifted and further inspection carried out subject to further scoping. In the tables below, 'Insp. No.' refers to Inspection Number and 'MA' refers to Material Assessment Score.

Consideration should be given to areas outside the scope of the survey, particularly limitations to scope intrinsic to the type of survey as described in HSG264 Asbestos: The Survey Guide'. Also see Section 7 of this report 'Standard Limitations' and also to sub-section 7.2 in the case of Management Surveys.

SUMMARY

The areas surveyed are within a multi level domestic property. It has solid walls, timber windows, uPVC windows, timber doors and frames, plastic soil pipes and cast iron soil pipes.

HIGH PRIORITY ASBESTOS				
Insp. No.	**Location**	**Description**	**MA**	**Recommendations**
No high priority asbestos items were found				

MEDIUM PRIORITY ASBESTOS				
Insp. No.	**Location**	**Description**	**MA**	**Recommendations**
S003	Ground Floor Communal Corridor. [012]	Flat 5 front door. Insulating Board	9	Remove
S004	Ground Floor Communal Corridor. [012]	Flat 7 entrance door. Insulating Board Rear of door.	9	Remove
R004	Ground Floor Communal Corridor. [012]	Security office entrance door. Insulating Board	9	Remove
R004	Ground Floor Communal Corridor. [012]	Flat 7 entrance door. Floor. Insulating Board Unable to move door due to contamination concerns.	9	Remove
R003	Ground Floor Flat 6 Bed/Sitting Room. [015]	Front door. Insulating Board	9	Remove

LOW PRIORITY ASBESTOS				
Insp. No.	**Location**	**Description**	**MA**	**Recommendations**
S006	Ground Floor External. [018]	Bay window panels. Cement	5	Remove

Limited or no access:

If work is to impact on the following areas, further inspection is required.
Further inspections should be carried out to these areas prior to any work being done.

Insp. No.	Location	Description
All areas accessed		

GENERAL RECOMMENDATIONS

Care should be taken prior to any refurbishment or demolition that may uncover previously inaccessible locations and we would recommend that further Refurbishment or Demolition inspections be carried out prior to these works.

If the register states 'Manage' or 'Label and manage', we would recommend that a written programme be arranged for regular re-inspection of the materials, including frequency of re-inspection. We would recommend that the re-inspections should be carried out **AT LEAST** every 12 months and the programme be updated accordingly. The point of the re-inspection is to monitor the condition of the material to ensure that there has not been undue damage or deterioration. If excess damage has been caused then remediation work may be required.

If the register states 'Remove', 'De-contaminate', 'Environmentally clean', 'Encapsulate', or any other remediation work, then the following guidelines should be followed.

Remediation Guidelines

Licensed Work (such as Asbestos Insulating Board – AIB, pipe/plant insulation, and sprayed coatings)

Any remedial works required on asbestos insulating materials and coatings should follow the guidance given in the HSE documents L143 'Work with materials containing asbestos' and the HSE guidance note HSG247 'Asbestos, the Licensed Contractors' Guide, 2006'.

These documents stipulate that work to these materials should be carried out by a contractor, licensed by the HSE to work with asbestos using approved methods, and that ALL work of this nature requires independent inspection by a suitable UKAS accredited laboratory, including issue of a four-stage certificate of reoccupation.

All asbestos waste should be disposed of following the Hazardous Waste (England and Wales) Regulations 2005 (effective 16 July 2005). Further information can be found on the environment agency's website www.environment-agency.gov.uk.

Non-licensed work materials (such as asbestos cement, floor tiles, linoleum, bituminous materials, textured coating, and gaskets)

Any remedial works required on non-licensed asbestos materials should follow the guidance given in the HSE documents L143 (as above), HSG247 (as above).

We would recommend independent air monitoring by a suitable UKAS accredited laboratory during and after the works and, if works are carried out under controlled conditions, a certificate of reoccupation should be issued.

All asbestos waste should be disposed of following the Hazardous Waste (England and Wales) Regulations 2005 (effective 16 July 2005) and subsequent amendment Hazardous Waste (England and Wales) (Amendment) Regulations 2009. Further information can be found on the environment agency's website www.environment-agency.gov.uk.

3. SAMPLING & ANALYTICAL TECHNIQUES

Bulk samples of suspect asbestos containing materials were extracted to determine the nature and extent of the material, and the results of their laboratory analysis are given in Appendix B. Bulk sampling was carried out in accordance with documented in-house methods and HSE guidance note 'HSG264 Asbestos: the survey guide' 2012:

http://www.hse.gov.uk/PUBNS/books/hsg264.htm

At the discretion of the surveyor, where instances of asbestos containing material appeared to be extensive, only representative samples were taken for analysis whilst other occurrences of the apparently same materials were referred to those sampled.

Bulk sample analysis was carried out in accordance with HSE Guidance Note HSG248 and documented in-house methods under our UKAS accreditation No. 0612.

The three most commonly used types of asbestos are:

- CHRYSOTILE – White
- AMOSITE – Brown
- CROCIDOLITE – Blue

4. ASBESTOS SURVEY DEFINITION

Ayerst Environmental surveys are carried out in accordance with the requirements of HSG264 'Asbestos: the survey guide' 2012, and in house surveying methods as accredited by UKAS, Inspection Body No. 246 and Testing & Sampling No. 0612.

The main types of survey and requirements of these inspections can be found in HSG264, Paragraphs 40 to 54. This document is currently available as a free download from the HSE website:

http://www.hse.gov.uk/PUBNS/books/hsg264.htm

5. ASBESTOS MANAGEMENT

Surveyed Areas Prior to Refurbishment or Demolition

If demolition or refurbishment is to take place, all asbestos containing materials in the premises or affected areas should be removed and disposed of in accordance with current regulations and guidelines. Management of all asbestos materials will apply in any period of delay before such removal, or if the refurbishment or demolition is no longer planned to proceed.

Management

Once asbestos materials have been identified, it is essential that appropriate management and remedial measures be introduced.

Guidance on design and implementation of an Asbestos Management Plan can be found in HSG227, 'A comprehensive guide to Managing ASBESTOS in premises' (ISBN 0-7176-2381-5). Guidance on complying with the Control of Asbestos Regulations 2012 can be found in L143 'Managing and Working with Asbestos'.

Ayerst Environmental can assist in implementing an effective management plan and, if required, carry out regular audits and inspections of sites as and when required.

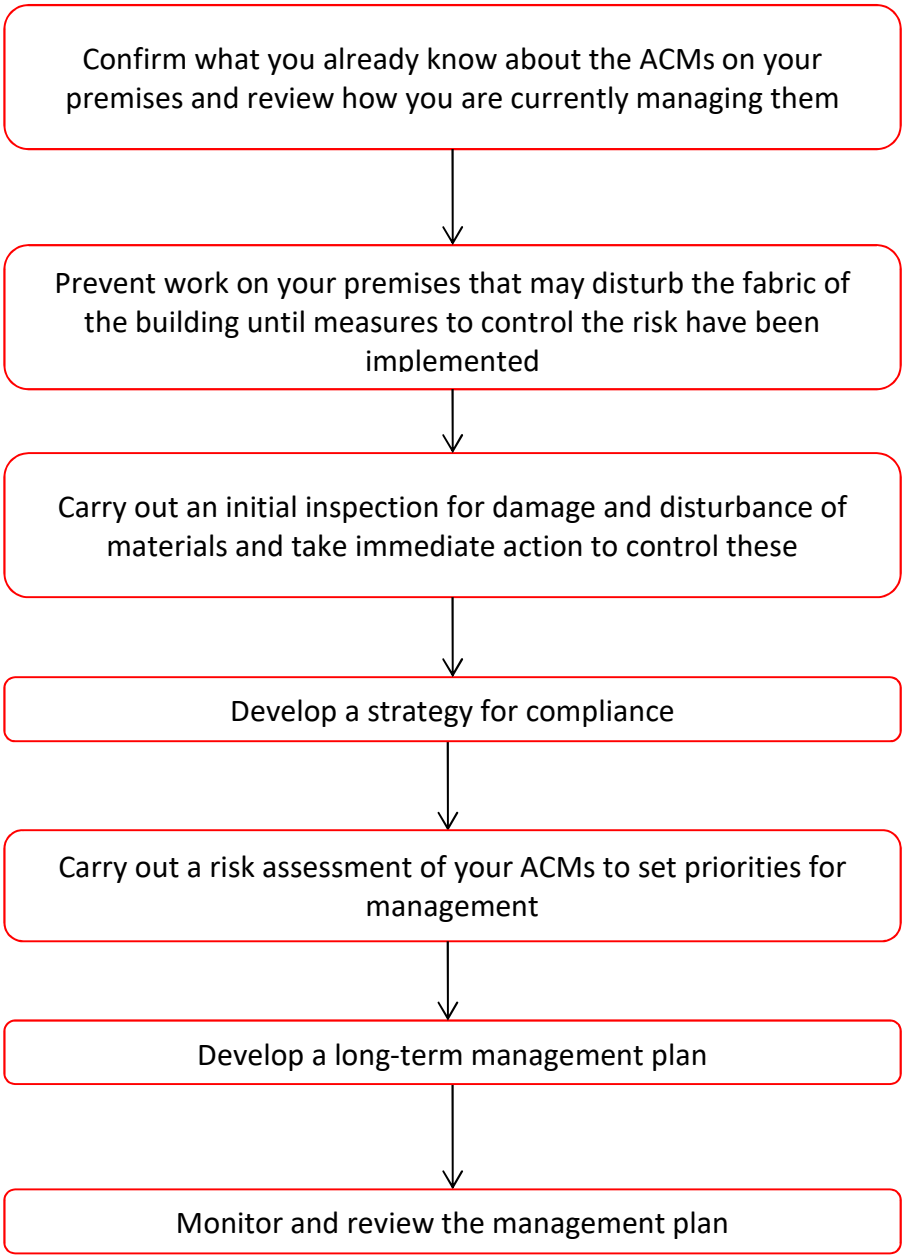
In general, asbestos materials that are in good condition should not be disturbed. Their location should be recorded and their existence made known to contractors, staff, and others, who may be affected. Warning labels advising of the presence of asbestos may be appropriate together with periodic condition inspections.

For materials in poor condition, remedial action (encapsulation or removal) may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed.

Any person undertaking work within the building prior to the removal of the asbestos containing materials should be informed of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub contractors, and others.

Ayerst Environmental recommends all the asbestos removal works should be carried out by a contractor licensed to work with asbestos in accordance with the Control of Asbestos Regulations 2012, and the associated Approved Codes of Practice.

FLOW CHART – Asbestos Management (from Page iv of HSG227)



STATUTORY REGULATIONS/REQUIREMENTS AND CODES OF PRACTICE

For current versions visit www.hse.gov.uk

- The Health and Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- L143 – Work with materials containing asbestos
- Health & Safety – The Control of Asbestos in the Air Regulations.
- The Waste Management (England and Wales) Regulations
- The Control of Substances Hazardous to Health (COSHH) Regulations.
- L153 –Managing health and safety in construction: Construction (Design and Management) Regulations. (CDM). Guidance on Regulations.
- HSE Guidance note HSG 227 ~ A comprehensive guide to managing asbestos in premises.
- HSE Guidance note HSG 247 ~ The Licensed Contractors Guide
- HSE Guidance note HSG 248 ~ Asbestos: the analysts' guide for sampling, analysis and clearance procedures
- HSE Guidance note HSG 264: 2012 – Asbestos: The survey guide
- INDG 223 A short guide to managing asbestos in premises.
- HSG 53 – Respiratory protective equipment at work. A practical guide 2013'.
- The Control of Noise at Work Regulations 2005.
- L101 –ACoP. Safe work in confined spaces. Confined Spaces Regulations.
- ***See also 'Asbestos Essentials' – a page on the HSE website with links to various guidance documents.***

6. REPORT STRATEGY DEFINITIONS

MATERIAL ASSESSMENT

In accordance with the requirements of HSG264, all asbestos containing materials identified on the site have been assessed to consider their potential for fibre release. This does not normally apply in the case of refurbishment or demolition inspections. This assessment has been established using the Material Assessment Algorithm that is defined in the HSG264 Appendix 4. The assessment is based upon:

- PRODUCT TYPE
- EXTENT OF DAMAGE OR DETERIORATION
- SURFACE TREATMENT
- ASBESTOS TYPE

The Material Risk Assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that are given priority for remedial action.

Our register assesses each inspection item against the documented definition in HSG264 and these appear in each item of the register for each inspection.

MATERIAL RISK ASSESSMENT OF EACH ASBESTOS ELEMENT – POTENTIAL TO RELEASE ASBESTOS FIBRES

0 to 4 (VERY LOW) – Materials with assessment scores between 0 and 4 have a very low potential to release fibres if disturbed.

5 to 6 (LOW) – Materials with assessment scores between 5 and 6 have a low potential to release fibres if disturbed.

7 to 9 (MEDIUM) – Materials with assessment scores between 7 and 9 have a medium potential to release fibres if disturbed.

10 and above (HIGH) – Materials with assessment scores of 10 and above have a high potential to release fibres if disturbed

PRIORITY ASSESSMENT DATA

Ayerst Environmental Ltd is a UKAS accredited Inspection Body; accredited to international standard ISO17020 as an inspection body to carry out asbestos survey inspections. This accreditation includes all comments and interpretations with regard to material assessment but does not include any comments that may be perceived as forming part of the priority assessment.

Priority must be determined by carrying out a risk assessment (i.e., a priority assessment) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and,
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all these factors. The surveyor can help in this process by obtaining information which will contribute to the priority assessment, particularly in small or simple premises, where information on occupancy and use is straightforward. However, such help must be undertaken with caution. It is the duty holder, in accordance with the Control of Asbestos Regulations 2012, who is required to make the risk assessment using their detailed knowledge of the activities carried out in the premises.

7. STANDARD LIMITATIONS

7.1 STANDARD LIMITATIONS FOR ALL SURVEYS

Paragraphs 55 to 58 of the HSG264 give specific guidance with regards to agreeing site specific limitations for asbestos surveys. See also **7.2** Standard Limitations for Management Surveys.

Where possible, a site based and desktop scoping document would have been completed as part of the survey planning process and specific limitations agreed. The following items are listed as general limitations due to the sometimes difficult nature of carrying out asbestos inspections.

Specific limitations, descriptions and locations will also be listed in the survey register in Appendix A and listed as items for further inspection, if and when required, depending on the needs of the Client or duty holder. In all cases, each item, where applicable, will be agreed by the Lead Surveyor and Client, or their agent, during the course of the survey, and noted in the register.

a. Ducts, risers and loft spaces are only entered for inspection where this can be done safely, although every effort will be made to access these areas, including re-visits where practicable. This should be agreed in the scope of works.

b. Safety limitations to inspections can apply to all types of survey; this includes occupation of the premises at the time of the survey. It also includes inspections behind materials such as panels that have been identified as being possible asbestos containing materials (for example, riser cover panels that may be asbestos are not disturbed to inspect within the riser). A further inspection should be arranged by the duty holder/Client following laboratory analysis if the material proves not to contain asbestos, or after removal (by a licensed contractor) of such asbestos items, and may be subject to additional costs.

c. Asbestos may well be hidden as part of the structure of a building and not visible until the structure is dismantled at a later date. We cannot undertake intrusive investigation where, in our view, doing so might possibly lead to structural defects or damage to the property unless agreed in the scope.

d. Where electrical equipment is present, no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work Act 1974 for both themselves and others.

e. Extent (amount) of materials are estimated and are only an approximate measure.

f. Drawings should not be used for scaling purposes; they serve only to assist with locations of findings.

g. Where no access or limited access has been gained, the client should assume asbestos is present in those areas. Further investigation will be required before allowing any work to be carried out in these areas.

7.2 STANDARD LIMITATIONS FOR MANAGEMENT SURVEYS

a. Unless specifically documented no access has been gained below fitted floor coverings as to do so would cause damage and is outside of the scope of the management survey.

b. Unless specifically documented no access has been gained below metal clad pipework or ducting, or below sealed insulations as to do so would cause damage and is outside of the scope of the management survey.

c. Unless specifically documented no access has been gained into live electrics or other plant, as a certificate of isolation is required from the client with isolation being carried out by a suitably trained electrician.

d. Specialist tools are required to access below drain covers and are not within the scope of this management survey.

e. Access into floor ducts is not required.

f. Throughout, boxing will only be accessed if possible without causing damage. Sealed boxing is out of the scope of the survey and should be inspected as part of a refurbishment survey prior to works.

APPENDIX A:
SURVEY REGISTER

MATERIAL RISK ASSESSMENTS OF ASBESTOS LOCATIONS
IN ACCORDANCE WITH THE REGULATIONS AT THE TIME OF SURVEY

Client	Property Address	Inspection Date	Ayerst Report Number	Inspection Types Included
PRISTINE LONDON	31 Daleham Gardens London	19/10/2020 to 30/10/2020	A-45889	Demolition

Location						Description	Risk Assessment									Extent		Action
Inspection Number	Referred Insp. Number	S.P.R.N	Building	Floor	Room/Area	Location / Element Notes	Product Type Material	Score	Extent of Damage / Deterioration	Score	Surface Treatment	Score	Asbestos Type	Score	Total Score	Extent	m² / linear m	Recommended Action
			31 Daleham Gardens	Basement	Living Room. [001]	Room Construction Limited access due to stored items. Solid walls, plasterboard walls, solid floor, carpeted floor, plasterboard ceiling, timber doors and frames, uPVC windows, copper pipework.		0		0		0		0	0			No action required
			31 Daleham Gardens	Basement	Bedroom 1. [002]	Room Construction Solid walls, plasterboard walls, solid floor, plasterboard ceiling, timber doors and frames, copper pipework, uPVC windows.		0		0		0		0	0			No action required
			31 Daleham Gardens	Basement	Bathroom. [003]	Room Construction Solid walls, plasterboard walls, plasterboard ceiling, solid floor, modern vinyl flooring, copper pipework, plastic pipework, timber doors and frames, ceramic suite.		0		0		0		0	0			No action required
			31 Daleham Gardens	Basement	Bathroom. [003]	Behind bath panel. - No suspicious materials were noted behind the bath panel.		0		0		0		0	0			No action required
			31 Daleham Gardens	Basement	Corridor. [004]	Room Construction Solid walls, plasterboard walls, solid floor, plasterboard ceiling, modern vinyl flooring, timber doors and frames, copper pipework.		0		0		0		0	0			No action required
			31 Daleham Gardens	Basement	Corridor. [004]	Ceiling void. - No suspicious materials were noted in the ceiling void.		0		0		0		0	0			No action required
			31 Daleham Gardens	Basement	Kitchen. [005]	Room Construction Limited access due to stored items. Solid walls, plasterboard walls, plasterboard ceiling, solid floor, modern vinyl flooring, timber doors and frames, copper pipework, plastic pipework, ceramic wall tiles, uPVC windows, modern boiler.		0		0		0		0	0			No action required
S001		S	31 Daleham Gardens	Basement	Kitchen. [005]	Sink. - Bitumen Sink Pad	Bitumen Sink Pad	0	Low Damage	0	Composites, resins, vinyl tiles etc	0	NAD	0	0	0.02	m²	No action required
			31 Daleham Gardens	Basement	Bedroom 3. [006]	Room Construction Solid walls, plasterboard walls, solid floor, plasterboard ceiling, timber doors and frames, copper pipework, MMMF insulation, uPVC windows.		0		0		0		0	0			No action required

Key: S=Sampled, P=Presumed, N=No Access/Inaccessible, R=Presumed same as referenced sample, NAD=No Asbestos Detected

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Location						Description	Risk Assessment									Extent		Action
Inspection Number	Referred Insp. Number	S.P.R.N	Building	Floor	Room/Area	Location / Element Notes	Product Type Material	Score	Extent of Damage / Deterioration	Score	Surface Treatment	Score	Asbestos Type	Score	Total Score	Extent	m² / linear m	Recommended Action
			31 Daleham Gardens	Basement	Bedroom 2. [007]	Room Construction Limited access due to stored items. Solid walls, plasterboard walls, solid floor, carpeted floor, plasterboard ceiling, timber doors and frames, copper pipework, MMMF insulation, uPVC windows.		0		0		0		0	0			No action required
			31 Daleham Gardens	Basement	Store. [008]	Room Construction Solid walls, timber walls, plasterboard ceiling, solid floor, timber doors and frames, modern electrical equipment.		0		0		0		0	0			No action required
			31 Daleham Gardens	Ground Floor	Flat 4 Bathroom. [009]	Room Construction Solid walls, plasterboard walls, ceramic wall tiles, plasterboard ceiling, timber floor, ceramic floor tiles, modern vinyl flooring, copper pipework, plastic pipework, timber doors and frames, ceramic suite.		0		0		0		0	0			No action required
			31 Daleham Gardens	Ground Floor	Flat 4 Bathroom. [009]	Behind bath panel. - No suspicious materials noted.		0		0		0		0	0			No action required
			31 Daleham Gardens	Ground Floor	Flat 4 Kitchen. [010]	Room Construction Solid walls, plasterboard walls, plasterboard ceiling, timber floor, modern vinyl flooring, timber doors and frames, copper pipework, plastic pipework, ceramic wall tiles, uPVC windows.		0		0		0		0	0			No action required
S002		S	31 Daleham Gardens	Ground Floor	Flat 4 Kitchen. [010]	Sink. - Bitumen Sink Pad	Bitumen Sink Pad	0	Low Damage	0	Composites, resins, vinyl tiles etc	0	NAD	0	0	0.02	m²	No action required
			31 Daleham Gardens	Ground Floor	Flat 4 Bed/Sitting Room. [011]	Room Construction Limited access due to stored items. Solid walls, plasterboard walls, plasterboard ceiling, timber floor, carpeted floor, timber doors and frames, copper pipework, plastic pipework, uPVC windows, MMMF insulation.		0		0		0		0	0			No action required
			31 Daleham Gardens	Ground Floor	Communal Corridor. [012]	Room Construction Solid walls, plasterboard walls, timber joists and beams, plasterboard ceiling, ceramic floor tiles, copper pipework, timber doors and frames.		0		0		0		0	0			No action required
S003		S	31 Daleham Gardens	Ground Floor	Communal Corridor. [012]	Flat 5 front door. - Insulating Board	Insulating Board	2	High Damage	3	Unsealed AIB, encapsulated lagging & sprays	2	Amosite, Chrysotile	2	9	2	no	Remove
S004		S	31 Daleham Gardens	Ground Floor	Communal Corridor. [012]	Flat 7 entrance door. - Insulating Board Rear of door.	Insulating Board	2	High Damage	3	Unsealed AIB, encapsulated lagging & sprays	2	Amosite, Chrysotile	2	9	2	m²	Remove

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Location						Description	Risk Assessment									Extent		Action
Inspection Number	Referred Insp. Number	S.P.R.N	Building	Floor	Room/Area	Location / Element Notes	Product Type Material	Score	Extent of Damage / Deterioration	Score	Surface Treatment	Score	Asbestos Type	Score	Total Score	Extent	m² / linear m	Recommended Action
	R004	R	31 Daleham Gardens	Ground Floor	Communal Corridor. [012]	Security office entrance door. - Insulating Board	Insulating Board	2	High Damage	3	Unsealed AIB, encapsulated lagging & sprays	2	Amosite, Chrysotile	2	9	2	m²	Remove
	R004	R	31 Daleham Gardens	Ground Floor	Communal Corridor. [012]	Flat 7 entrance door. Floor. - Insulating Board Unable to move door due to contamination concerns.	Insulating Board	2	High Damage	3	Unsealed AIB, encapsulated lagging & sprays	2	Amosite, Chrysotile	2	9	2	m²	Remove
			31 Daleham Gardens	Ground Floor	Flat 5 Bed/Sitting Room. [013]	Room Construction Solid walls, plasterboard walls, plasterboard ceiling, timber floor, carpeted floor, timber doors and frames, modern steel sink and pad, copper pipework, plastic pipework, uPVC windows, MMMF insulation.		0		0		0		0	0			No action required
			31 Daleham Gardens	Ground Floor	Flat 5 Bathroom. [014]	Room Construction Solid walls, plasterboard walls, ceramic wall tiles, plasterboard ceiling, timber floor, ceramic floor tiles, modern vinyl flooring, copper pipework, plastic pipework, timber doors and frames, ceramic suite.		0		0		0		0	0			No action required
			31 Daleham Gardens	Ground Floor	Flat 5 Bathroom. [014]	Behind bath panel. - No suspicious materials noted.		0		0		0		0	0			No action required
			31 Daleham Gardens	Ground Floor	Flat 6 Bed/Sitting Room. [015]	Room Construction Limited access due to stored items. Solid walls, plasterboard walls, plasterboard ceiling, timber floor, carpeted floor, timber doors and frames, timber windows, copper pipework.		0		0		0		0	0			No action required
	R003	R	31 Daleham Gardens	Ground Floor	Flat 6 Bed/Sitting Room. [015]	Front door. - Insulating Board	Insulating Board	2	High Damage	3	Unsealed AIB, encapsulated lagging & sprays	2	Amosite, Chrysotile	2	9	2	no	Remove
			31 Daleham Gardens	Basement	Store. [016]	Room Construction Solid walls, solid floor, solid ceiling, timber door and frame, plastic trunking, metal trunking.		0		0		0		0	0			No action required
			31 Daleham Gardens	Basement	Boiler Room. [017]	Room Construction Solid walls, solid floor, solid ceiling, timber doors and frames, MMMF insulated pipework, modern boilers, modern water heater, metal flues, timber doors and frames.		0		0		0		0	0			No action required
S007		S	31 Daleham Gardens	Basement	Boiler Room. [017]	Ceiling. - Insulating Board	Insulating Board	0	Medium Damage	0	Unsealed AIB, encapsulated lagging & sprays	0	NAD	0	0	8	m²	No action required

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Location						Description	Risk Assessment									Extent		Action
Inspection Number	Referred Insp. Number	S.P.R.N	Building	Floor	Room/Area	Location / Element Notes	Product Type Material	Score	Extent of Damage / Deterioration	Score	Surface Treatment	Score	Asbestos Type	Score	Total Score	Extent	m² / linear m	Recommended Action
			31 Daleham Gardens	Ground Floor	External. [018]	Room Construction Solid walls, timber windows, uPVC windows, timber doors and frames, plastic soil pipes, cast iron soil pipes.		0		0		0		0	0			No action required
S005		S	31 Daleham Gardens	Ground Floor	External. [018]	Walls. - Damp Proof Course (Bitumen)	Damp Proof Course (Bitumen)	0	Low Damage	0	Composites, resins, vinyl tiles etc	0	NAD	0	0	80	lin m	No action required
S006		S	31 Daleham Gardens	Ground Floor	External. [018]	Bay window panels. - Cement	Cement	1	Medium Damage	2	Cement, painted AIB, enclosed sprays & lagging	1	Chrysotile	1	5	2.5	m²	Remove
			31 Daleham Gardens	1st Floor	Room 09. [019]	Room Construction Lath and plaster ceiling, solid walls, timber floor, uPVC windows, timber door, timber door frames, plasterboard coving, plasterboard lining to solid ceiling to wall recess, uninsulated pipework to radiators. No packaging materials found in doors and windows frames.		0		0		0		0	0			No action required
S008		S	31 Daleham Gardens	1st Floor	Room 09. [019]	Floor - Debris	Debris	0	High Damage	0	Unsealed lagging and sprays	0	NAD	0	0	8	m²	No action required
S009		S	31 Daleham Gardens	1st Floor	Room 09. [019]	Floor - Debris	Debris	0	High Damage	0	Unsealed lagging and sprays	0	NAD	0	0	8	m²	No action required
			31 Daleham Gardens	1st Floor	Room 09. [019]	Bathroom - Lath and plaster ceiling, solid walls, ceramic tiles to timber floor, timber door frame, uPVC window, uninsulated pipework. No asbestos materials visible behind timber panels to bath.		0		0		0		0	0			No action required
S010		S	31 Daleham Gardens	1st Floor	Room 10. [020]	Floor - Debris	Debris	0	High Damage	0	Unsealed lagging and sprays	0	NAD	0	0	8	m²	No action required
S011		S	31 Daleham Gardens	1st Floor	Room 10. [020]	Floor - Debris	Debris	0	High Damage	0	Unsealed lagging and sprays	0	NAD	0	0	8	m²	No action required
			31 Daleham Gardens	1st Floor	Room 10. [020]	Kitchen - Timber ceiling to solid ceiling, solid walls, timber floor below modern vinyl, timber door frame, uPVC window.		0		0		0		0	0			No action required
			31 Daleham Gardens	1st Floor	Room 10. [020]	Bathroom - Plasterboard ceiling to timber ceiling, solid walls, timber floor, timber door frame, uPVC window, uninsulated pipework, timber boxing to plastic waste pipe, plaster air vent. No asbestos visible behind timber panel to bath.		0		0		0		0	0			No action required

Key: S=Sampled, P=Presumed, N=No Access/Inaccessible, R=Presumed same as referenced sample, NAD=No Asbestos Detected

Client	Property Address	Inspection Date	Ayerst Report Number	Inspection Types Included
PRISTINE LONDON	31 Daleham Gardens London	19/10/2020 to 30/10/2020	A-45889	Demolition

Location						Description	Risk Assessment									Extent		Action
Inspection Number	Referred Insp. Number	S.P.R.N	Building	Floor	Room/Area	Location / Element Notes	Product Type Material	Score	Extent of Damage / Deterioration	Score	Surface Treatment	Score	Asbestos Type	Score	Total Score	Extent	m² / linear m	Recommended Action
			31 Daleham Gardens	1st Floor	Room 10. [020]	Office - Plasterboard ceiling to timber ceiling, solid walls, timber floor, timber door frame, uPVC windows.		0		0		0		0	0			No action required
			31 Daleham Gardens	1st Floor	Room 10. [020]	Room Construction Solid ceiling, solid walls, timber floor, timber doors, timber windows, plaster coving, uninsulated pipework to radiators.		0		0		0		0	0			No action required
			31 Daleham Gardens	1st Floor	Room 08. [021]	Room Construction MMMF insulation to timber ceiling, plasterboard ceiling, solid walls, MMMF insulated plasterboard walls, timber floor, timber door frames, uPVC windows, metal ducting, timber boxing to plastic waste pipe.		0		0		0		0	0			No action required
S012		S	31 Daleham Gardens	1st Floor	Room 08. [021]	Floor - Debris	Debris	0	High Damage	0	Unsealed lagging and sprays	0	NAD	0	0	8	m²	No action required
S013		S	31 Daleham Gardens	1st Floor	Room 08. [021]	Floor - Debris	Debris	0	High Damage	0	Unsealed lagging and sprays	0	NAD	0	0	8	m²	No action required
			31 Daleham Gardens	1st Floor	Room 08. [021]	Bathroom - Plasterboard ceiling, solid and plasterboard walls, ceramic tiles to timber floor, timber door, timber panel to bath, uninsulated pipework, plastic cistern.		0		0		0		0	0			No action required

Key: S=Sampled, P=Presumed, N=No Access/Inaccessible, R=Presumed same as referenced sample, NAD=No Asbestos Detected

HSG 264

Material Assessment Algorithm

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

APPENDIX B:

ASBESTOS IDENTIFICATION REPORT

Ayerst Environmental Ltd
182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

0612

ASBESTOS BULK IDENTIFICATION REPORT

Report No:	A-45889	Date of Issue:	06/11/2020	Issue No:	2

Client Details

Client Name:	**PRISTINE LONDON**
Client Address:	**Universal House** **88-94 Wentworth Street** **London, E1 7SA**

Client Order No:		Client Contact:	**Miles Pritchard**

Report on

Identification of asbestos content of suspected asbestos containing materials (ACM's) stated to have been sampled from the following location/site:

31 Daleham Gardens
London
NW3 5BU

Number of samples received:	13	Date(s)	Start Date:	22/10/2020
Date of receipt/Date Sampled:	30/10/2020	Analysed	Finish Date:	22/10/2020

Methodology

Analysis of samples were carried out in accordance with Appendix 2 (Asbestos in Bulk Materials) of HSG248, 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures', and documented in-house methods.

Samples of bulk materials will be retained for a period of not less than 6 months from date of analysis.

UKAS Disclaimers

Although Ayerst Environmental Ltd is a UKAS accredited laboratory for bulk asbestos identification opinions and interpretations based on the results are outside the scope of our UKAS accreditation.

For samples received from the Client and not sampled by Ayerst Environmental Ltd:
This report is given in good faith on the basis of the samples and information received. Ayerst Environmental Ltd can take no responsibility for omissions, unrepresentative samples, inaccuracies or discrepancies in samples and information received.

Ayerst Environmental Ltd is not accredited by UKAS for the identification of non-asbestos materials.

TEST RESULTS

SAMPLE NO.	DATE ANALYSED	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S001	22/10/2020	31 Daleham Gardens. Basement. Kitchen. [005]. Sink.	Bitumen Sink Pad	NO ASBESTOS DETECTED
S002	22/10/2020	31 Daleham Gardens. Ground Floor. Flat 4 Kitchen. [010]. Sink.	Bitumen Sink Pad	NO ASBESTOS DETECTED
S003	22/10/2020	31 Daleham Gardens. Ground Floor. Communal Corridor. [012]. Flat 5 front door.	Insulating Board	AMOSITE, CHRYSOTILE
S004	22/10/2020	31 Daleham Gardens. Ground Floor. Communal Corridor. [012]. Flat 7 entrance door.	Insulating Board	AMOSITE, CHRYSOTILE
S005	22/10/2020	31 Daleham Gardens. Ground Floor. External. [018]. Walls.	Damp Proof Course (Bitumen)	NO ASBESTOS DETECTED
S006	22/10/2020	31 Daleham Gardens. Ground Floor. External. [018]. Bay window panels.	Cement	CHRYSOTILE
S007	22/10/2020	31 Daleham Gardens. Basement. Boiler Room. [017]. Ceiling.	Insulating Board	NO ASBESTOS DETECTED

Ayerst Environmental Ltd
182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

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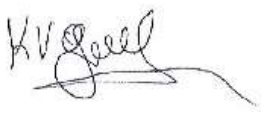
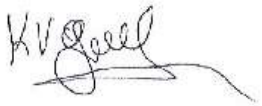
TEST RESULTS				
SAMPLE NO.	**DATE ANALYSED**	**SAMPLE LOCATION**	**MATERIAL DESCRIPTION**	**ASBESTOS TYPE IDENTIFIED**
S008	04/11/2020	31 Daleham Gardens. 1st Floor. Room 09. [019]. Floor	Debris	NO ASBESTOS DETECTED
S009	04/11/2020	31 Daleham Gardens. 1st Floor. Room 09. [019]. Floor	Debris	NO ASBESTOS DETECTED
S010	04/11/2020	31 Daleham Gardens. 1st Floor. Room 10. [020]. Floor	Debris	NO ASBESTOS DETECTED
S011	04/11/2020	31 Daleham Gardens. 1st Floor. Room 10. [020]. Floor	Debris	NO ASBESTOS DETECTED
S012	04/11/2020	31 Daleham Gardens. 1st Floor. Room 08. [021]. Floor	Debris	NO ASBESTOS DETECTED
S013	04/11/2020	31 Daleham Gardens. 1st Floor. Room 08. [021]. Floor	Debris	NO ASBESTOS DETECTED

Analyst's Name	Konstantina Gkolosi	Analyst's Signature	

Quality Checked By:

Name	Konstantina Gkolosi	Signature	
Position	Lab Manager		

Ayerst Environmental Ltd
182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

APPENDIX C:

PHOTOGRAPHS

(This appendix might not include all incidences of asbestos containing materials present on this site).

Ayerst Environmental Ltd
182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

Photographs

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Basement. Living Room. [001]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Basement. Bedroom 1. [002]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Basement. Bathroom. [003]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:		**Type:**	
Room/Area	Basement. Bathroom. [003]		
Location/Element	Behind bath panel.		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

No Photo Available

Inspection no:		**Type:**	
Room/Area	Basement. Corridor. [004]		
Location/Element	Ceiling void.		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Basement. Corridor. [004]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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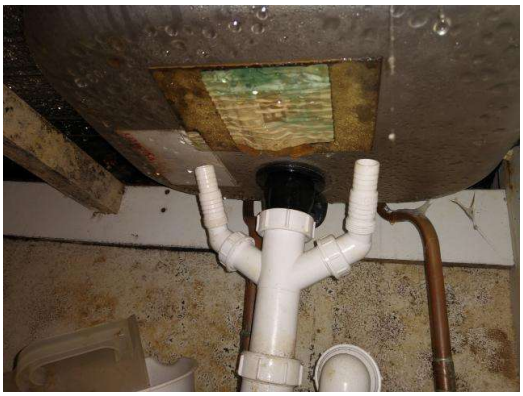
182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Basement. Kitchen. [005]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0



Inspection no:	S001	**Type:**	Sampled
Room/Area	Basement. Kitchen. [005]		
Location/Element	Sink.		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	0.02 m²		
Recommended Action	N/A	**Total Score**	0

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182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

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Inspection no:	N/A	**Type:**	N/A
Room/Area	Basement. Bedroom 3. [006]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Basement. Bedroom 2. [007]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Basement. Store. [008]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:		**Type:**	
Room/Area	Ground Floor. Flat 4 Bathroom. [009]		
Location/Element	Behind bath panel.		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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182a High Street
Beckenham
Kent BR3 1EW
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Fax: 020 8650 9226
Email: info@ayerstenv.com

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Inspection no:	N/A	**Type:**	N/A
Room/Area	Ground Floor. Flat 4 Bathroom. [009]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Ground Floor. Flat 4 Kitchen. [010]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

Inspection no:	S002	**Type:**	Sampled
Room/Area	Ground Floor. Flat 4 Kitchen. [010]		
Location/Element	Sink.		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	0.02 m²		
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Ground Floor. Flat 4 Bed/Sitting Room. [011]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Ground Floor. Communal Corridor. [012]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

Inspection no:	R004	**Type:**	Referred Sample
Room/Area	Ground Floor. Communal Corridor. [012]		
Location/Element	Security office entrance door.		
Notes			
Product Type	Insulating Board	**Score:**	2
Damage/Deterioration	High Damage	**Score:**	3
Surface Treatment	Partially Unsealed	**Score:**	2
Asbestos Type	**Amosite, Chrysotile**	**Score:**	2
Extent	2 m²		
Recommended Action	Remove	**Total Score**	9

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182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

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Inspection no:	R004	**Type:**	Referred Sample
Room/Area	Ground Floor. Communal Corridor. [012]		
Location/Element	Flat 7 entrance door. Floor.		
Notes	Unable to move door due to contamination concerns.		
Product Type	Insulating Board	**Score:**	2
Damage/Deterioration	High Damage	**Score:**	3
Surface Treatment	Partially Unsealed	**Score:**	2
Asbestos Type	**Amosite, Chrysotile**	**Score:**	2
Extent	2 m²		
Recommended Action	Remove	**Total Score**	9

	No Photo Available

Inspection no:	S004	**Type:**	Sampled
Room/Area	Ground Floor. Communal Corridor. [012]		
Location/Element	Flat 7 entrance door.		
Notes	Rear of door.		
Product Type	Insulating Board	**Score:**	2
Damage/Deterioration	High Damage	**Score:**	3
Surface Treatment	Partially Unsealed	**Score:**	2
Asbestos Type	**Amosite, Chrysotile**	**Score:**	2
Extent	2 m²		
Recommended Action	Remove	**Total Score**	9

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182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Ground Floor. Flat 5 Bed/Sitting Room. [013]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:		**Type:**	
Room/Area	Ground Floor. Flat 5 Bathroom. [014]		
Location/Element	Behind bath panel.		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Ground Floor. Flat 5 Bathroom. [014]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Ground Floor. Flat 6 Bed/Sitting Room. [015]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

Ayerst Environmental Ltd
182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com

Inspection no:	R003	**Type:**	Referred Sample
Room/Area	Ground Floor. Flat 6 Bed/Sitting Room. [015]		
Location/Element	Front door.		
Notes			
Product Type	Insulating Board	**Score:**	2
Damage/Deterioration	High Damage	**Score:**	3
Surface Treatment	Partially Unsealed	**Score:**	2
Asbestos Type	**Amosite, Chrysotile**	**Score:**	2
Extent	2 no		
Recommended Action	Remove	**Total Score**	9

No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Basement. Store. [016]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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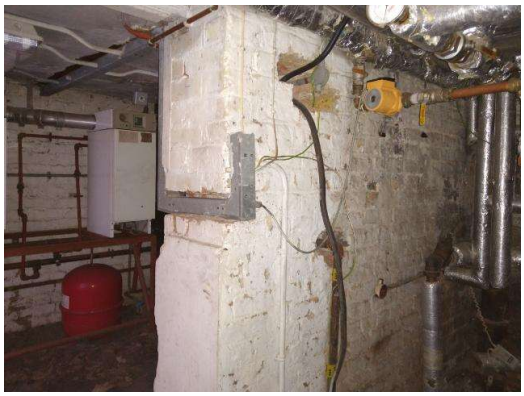
182a High Street
Beckenham
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com



No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Basement. Boiler Room. [017]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

Inspection no:	S007	**Type:**	Sampled
Room/Area	Basement. Boiler Room. [017]		
Location/Element	Ceiling.		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	8 m²		
Recommended Action	N/A	**Total Score**	0

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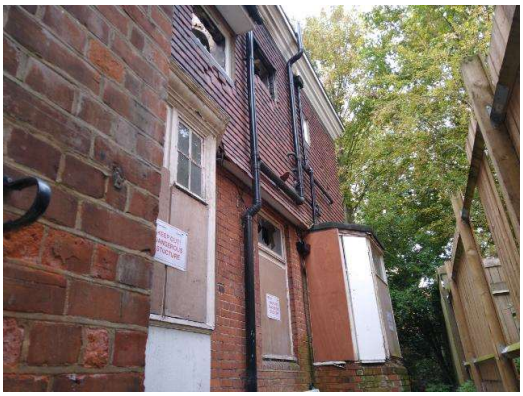
Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
Email: info@ayerstenv.com



No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	Ground Floor. External. [018]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

Inspection no:	S005	**Type:**	Sampled
Room/Area	Ground Floor. External. [018]		
Location/Element	Walls.		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	80 lin m		
Recommended Action	N/A	**Total Score**	0

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Inspection no:	S006	**Type:**	Sampled
Room/Area	Ground Floor. External. [018]		
Location/Element	Bay window panels.		
Notes			
Product Type	Cement	**Score:**	1
Damage/Deterioration	Medium Damage	**Score:**	2
Surface Treatment	Sealed	**Score:**	1
Asbestos Type	**Chrysotile**	**Score:**	1
Extent	2.5 m²		
Recommended Action	Remove	**Total Score**	5

No Photo Available

Inspection no:		**Type:**	
Room/Area	1st Floor. Room 09. [019]		
Location/Element	Bathroom		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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Fax: 020 8650 9226
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No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	1st Floor. Room 09. [019]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

Inspection no:	S008	**Type:**	Sampled
Room/Area	1st Floor. Room 09. [019]		
Location/Element	Floor		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	8 m²		
Recommended Action	N/A	**Total Score**	0

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Tel: 020 8658 8050
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Inspection no:	S009	**Type:**	Sampled
Room/Area	1st Floor. Room 09. [019]		
Location/Element	Floor		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	8 m²		
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:		**Type:**	
Room/Area	1st Floor. Room 10. [020]		
Location/Element	Kitchen		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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Kent BR3 1EW
Tel: 020 8658 8050
Fax: 020 8650 9226
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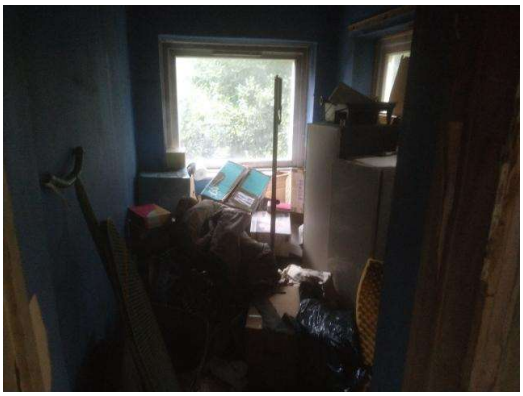
No Photo Available

Inspection no:		**Type:**	
Room/Area	1st Floor. Room 10. [020]		
Location/Element	Bathroom		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0



No Photo Available

Inspection no:		**Type:**	
Room/Area	1st Floor. Room 10. [020]		
Location/Element	Office		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	1st Floor. Room 10. [020]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	

Inspection no:	S010	**Type:**	Sampled
Room/Area	1st Floor. Room 10. [020]		
Location/Element	Floor		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	8 m²		
Recommended Action	N/A	**Total Score**	0

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Tel: 020 8658 8050
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Inspection no:	S011	**Type:**	Sampled
Room/Area	1st Floor. Room 10. [020]		
Location/Element	Floor		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	8 m²		
Recommended Action	N/A	**Total Score**	0

No Photo Available

Inspection no:		**Type:**	
Room/Area	1st Floor. Room 08. [021]		
Location/Element	Bathroom		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

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No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	1st Floor. Room 08. [021]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0

Inspection no:	S012	**Type:**	Sampled
Room/Area	1st Floor. Room 08. [021]		
Location/Element	Floor		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	8 m²		
Recommended Action	N/A	**Total Score**	0

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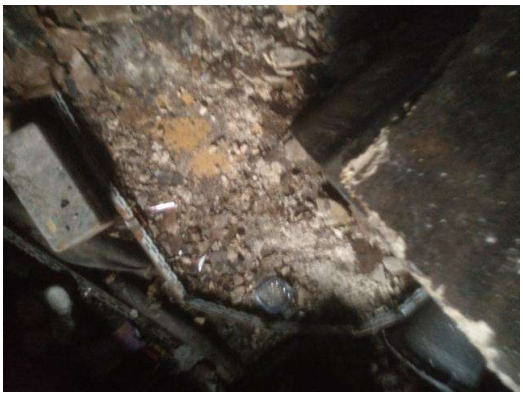


Inspection no:	S013	**Type:**	Sampled
Room/Area	1st Floor. Room 08. [021]		
Location/Element	Floor		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	8 m²		
Recommended Action	N/A	**Total Score**	0

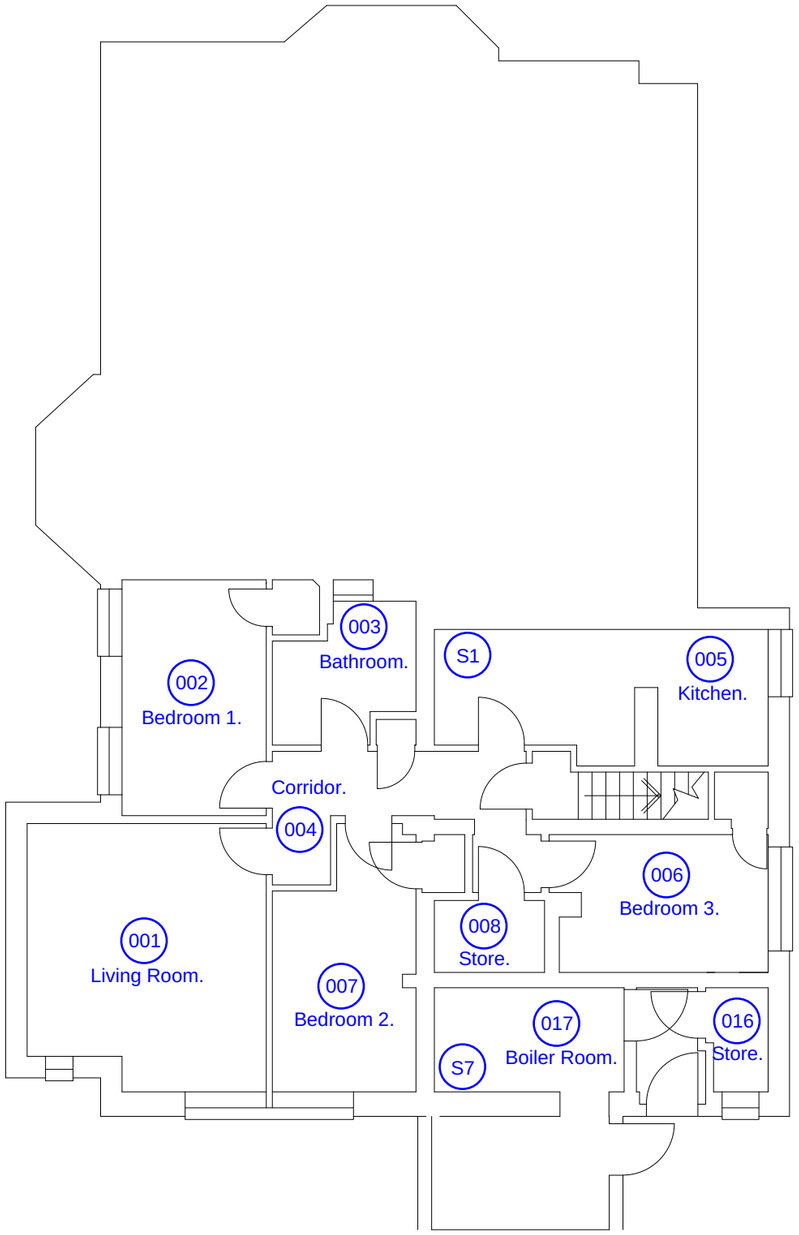
APPENDIX D:

FLOOR PLANS

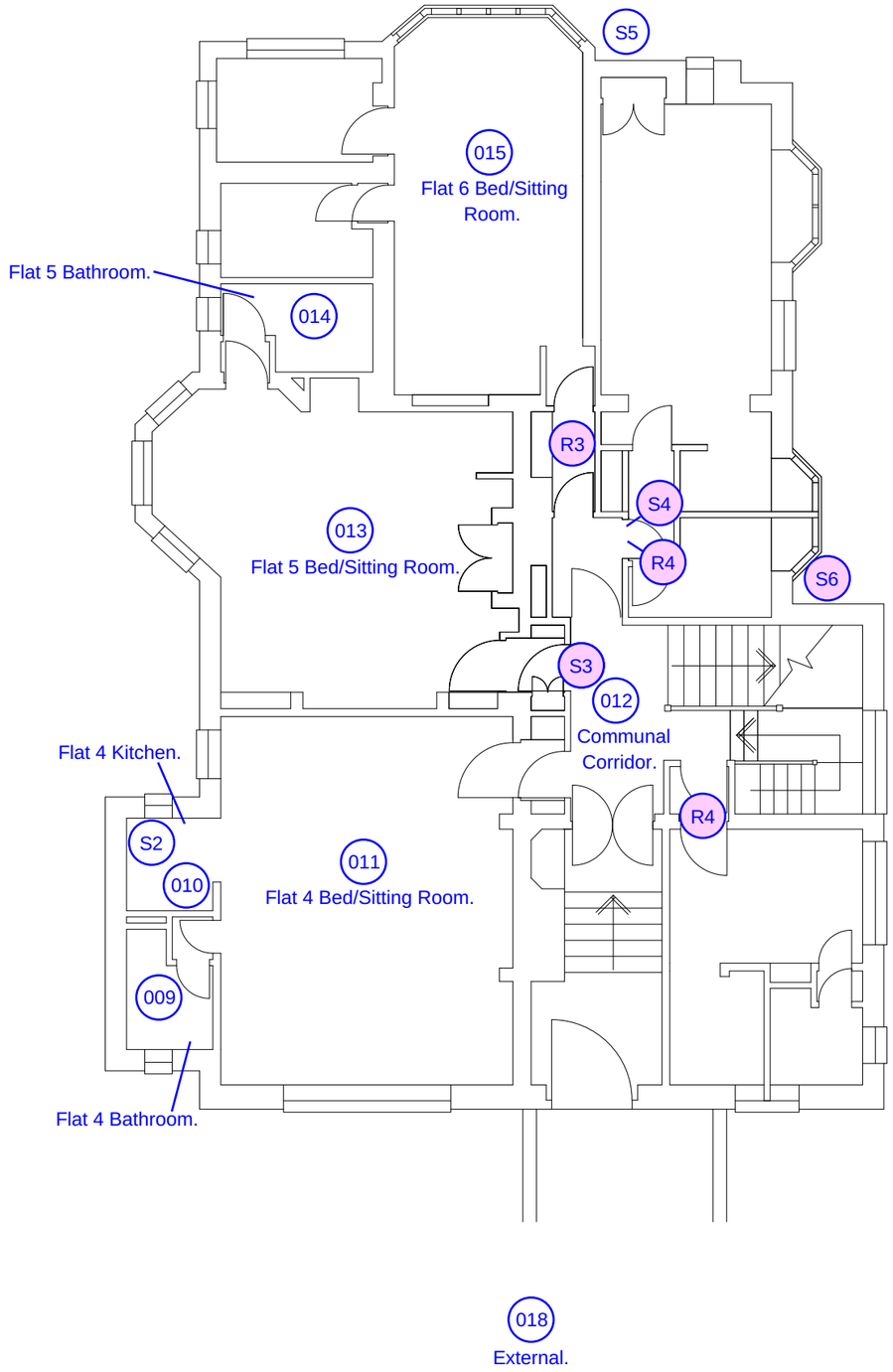
NUMBERS ON PLAN(S) REFER TO LOCATION NUMBERS LISTED IN THE SURVEY REGISTER

A-45889 - 31 DALEHAM GARDENS

BASEMENT

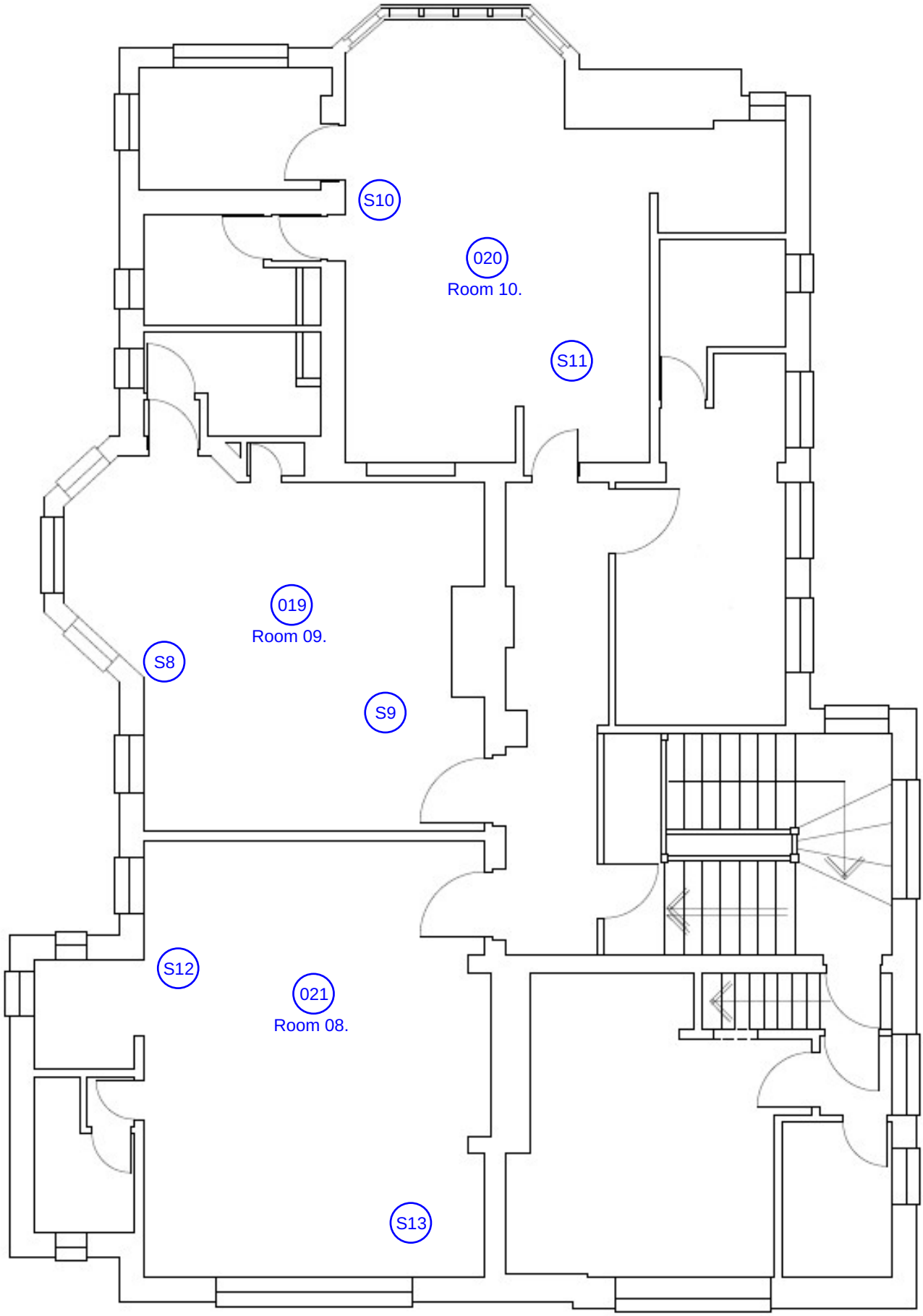


GROUND FLOOR



= Location of asbestos containing material (sample, referral or presumption)

FIRST FLOOR



= Location of asbestos containing material (sample, referral or presumption)

APPENDIX E:

SITE SCOPING DOCUMENT

ISSUE 2

Scoping Document / RAMS

HSG264 Targeted Demolition Survey Domestic Survey

Site Address: 31 Daleham Gardens
London,
NW3 5BU

Client Name: Pristine London Limited

Survey Job Number: AQ20-0407

VERSION: 02

RAMS Version History				
Version Number	**Details of Issue**	**Produced By**	**Signature**	**Date**
01	Initial Document Issue for Review	Mark Butler		15.10.2020
02	Revised to cover the 1st Floor Only	Mark Butler		29.10.2020

Job Details

Client name and address		
Pristine London Limited Universal House, 88-94 Wentworth Street, London, E1 7SA	Client Contact:	Miles Pritchard
	Telephone:	0207 426 0322
	Mobile:	07531 571 427
Email Addresses for the full survey report to be issued to: miles.pritchard@pristinelondon.co.uk		

Site Address & Details		
31 Daleham Gardens London, NW3 5BU	Residential:	☒
	Single Building Site:	☐
	Small Commercial:	☐
	Multi Building Site:	☐
	Commercial:	☐
	Industrial:	☐
Proposed Start Date	Friday 30th October 2020	
Site Contact Details	Current Contact : Miles Pritchard - 07531 571 427 It has been arranged that Camden Site Representatives will be on site the morning of the survey to provide access into the Building and behind the security hoarding	

Survey Scope of Work

Survey Requirements			
Scope of Survey Works Include reference to site plans, proposed scope of planned works, floor plans. **Note for Ayerst Staff: IMPORTANT: This will be included in any Introduction of the Inspection Report**	Management: ☐	Refurbishment: ☐	Demolition: ☒

For clarification the survey types, as defined by HSG264, are described below and due notice shall be paid to these descriptions and to the type of survey that you require to ensure compatibility:

"Refurbishment and Demolition survey"

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (e.g. full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (e.g. where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed."

Targeted Asbestos Demolition Survey at 31 Daleham Gardens, London NW3 56U

Brief:

The building was used as a residential block of 14 apartments, in November 2017 a fire occurred in the building and the building has been vacant ever since. Due to the fire the building is in extremely poor condition on the upper floors down to Ground and Basement Levels, there are large amount of household goods from the tenants who lived at the premises as well as large amounts of building rubbles and material from the damage to the building. A façade scaffold has been erected a the front of the building and remains insitu. The fire is believed to have started near the half landing if the basement to the ground floor stair and spread up the main stair to the upper floors and roof.

Scope :

Ayerst Environmental Ltd are to undertake a Targeted Demolition Survey **to specific areas on the 1st Floor only that have been deemed safe to access by a structural engineer (as per email sent by Miles Pritchard on 26.10.2020 @16.34pm)** Ayerst Environmental Ltd will assess these areas to establish the types and locations of ACMs that remain present within the Building and
the likelihood of them being within the debris and rubble throughout the site.

Targeted Areas of the Ground Floor and Basement have already been surveyed on Monday 19th October 2020 under survey ref A-45889, all inspections from this visit are to be added to the previous so on consolidated report for the site can be issued to the client.

The areas that will be accessed during this visit are on the attached highlighted plans and are listed below

1st Floor

Apartment 10 – can be surveyed taking the notes below into consideration when accessing and surveying the area

1. *This apartment is safe to access via the scaffolding and through the window.*
2. *There is fire damage to the first floor near the entrance door from the main stair landing. A 1.5m x 1.5m exclusion zone should be provided here.*
3. *The timber stud wall between apartment 10 and 11 has fire damage. Please avoid leaning against this wall. Refer to attached photo 7213.*

Photo 7213

4. *The roof above this apartment is of filler joist concrete slab construction. This has not been structurally damaged by the fire but is suffering from water penetration. Refer to attached photo 7213.*

5. *There is a steel beam located above the stud wall between apartment 10 and 11. Refer to attached photo 7217.*

Apartment 9 - – can be surveyed taking the notes below into consideration when accessing and surveying the area

6. *This apartment is safe to access via the scaffolding and through the window.*
7. *There is fire damage just outside the entrance door from the main stair landing. This door should not be used to access the landing.*
8. *The second floor above this apartment is of timber joist construction. The second floor is sagging due to a trimmer joist around the chimney breast becoming disconnected at one end. Refer to attached photos 7223 and 7230.*

This trimmer joist should be propped down to the top of the basement retaining wall using an Acrow prop with double scaffold board spreader plates above and below the first floor joists.

Apartment 9 - – can be surveyed taking the notes below into consideration when accessing and surveying the area

9. *This apartment is safe to access via the scaffolding and through the window.*
10. *There is fire damage just outside the entrance door from the main stair landing. This door should not be used to access the landing.*
11. *The second floor above this apartment is of timber joist construction. Refer to attached photos 7233 and 7241.*

Each accessible area of the 1st Floor is to be surveyed in its entirety to allow for the proposed strip out by a Licenced Asbestos Removal Contractor and future demolition works to take place this will mean intrusive investigations will be carried out throughout down to the slab of the building

Due to the significant damage within the building the survey team will utilise existing openings, areas of damage, ceiling tiles and demountable cover panels for inspection and sampling activities wherever it is possible to do so.

Samples from within the rubble that is present throughout the property due to the fire damage to the building will be taken where ACMs are visible on the surface, the survey team will not assess through the entire rubble mound, the level of contamination and method for removal will be assessed based on previously noted ACMS and any other ACMS found in the safe accessible areas.

As the building has significantly deteriorated and still contains the tenants items, smashed glass and hazardous building materials, areas may not be fully accessible, access will be attempted as far as reasonably practicable and where it is safe to do so areas not deemed accessible for safety reasons or restricted access will photographed and recorded in the survey report.

Access

Access into the First Floor is via the external scaffold which is marked on the plan attached and Pristine/Camden Representatives will provide access to, from their the survey team will be able to access all the safely accessible Flats and Associated Areas/Rooms.

Note: Due to the nature and condition of the building one of the operatives in attendance will be BOHS P403 and BOHS P404 Qualified Asbestos Analyst who will carry out reassurance air tests and personals representatively throughout the survey works.

COVID -19 Strategy/Policy – 2020

DUE TO THE CURRENT CORONOVIRUS PANDEMIC AND ADVICE FROM THE GOVERNMENT THE SURVEY TEAM ARE TO

*** Wear PPE, RPE, Coveralls and Disposable Gloves at all times**

*** Regularly wash hands in particular on arrival and departure from site**

*** if either member of the team or someone within their household is experiencing any of the symptoms assosciated with Coronovirus they are to notify Ayerst Senior Management NOT attend site and isolate for 14 Days**

***Clean all tools and equipment on departure from site**

*** Keep at least 2m away from other operatives/persons on site**

***Do not use public transport or share vehicles travel alone to work and home**

***Follow the government guidance and advice above as per website https://www.gov.uk/coronavirus sent by Senior Management to all staff which will be updated daily with all the changes relevant to our work stream**

AYERST ENVIRONMENTAL LTD SENIOR MANAGEMENT TEAM WILL UPDATE THE SURVEY TEAM AND THE RAMS IN ACCORDANCE TO THE GOVERNMENT GUIDANCE WHICH IS CHANGING ON A DAILY BASIS

THIS HAS ALSO BEEN ADDED TO OUR RISK ASSESSMENT TABLE AND IS SUBJECT TO A DAILY REVIEW BY THE AYERST SITE AND PROJECT TEAM/MANAGEMENT

SHOULD THE SURVEY TEAM FAIL TO COMPLY WITH THIS SAFETY MEASURES THEY WILL BE REMOVED FROM SITE AND ASKED TO ATTEND A MEETING WITH AYERST SENIOR MANAGEMENT WITH IMMEDIATE EFFECT

Excluded areas: (Specify all areas / locations to be excluded; e.g., around window frames)	As the building has significantly deteriorated and still contains the tenants items, areas may not be fully accessible, access will be attempted as far as reasonably practicable and where it is safe to do so areas not deemed accessible for safety reasons or restricted access will photographed and recorded in the survey report. No access will be attempted to any areas other areas the structural engineer has not confirmed safe access, all access will be within the highlighted areas on the First Floor Only that have been deemed safe to access by the Structural Engineer as per the email sent by Miles Pritchard on 26.10.2020 It is assumed that All plant and services have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer.
'Making good' requirements and any other information:	Due to the fire damage and deterioration due to the weather ingress over a 3 year period - No making good will be required Sampling points made will be sealed with either tape or filler depending on the size of the inspection point made.
Previous Asbestos Info. Licensed Contractor attendance required or notification to HSE? Provide details of previous report and requirements for contractor assist	Extracts from asbestos surveys reports provided by Pristine London Ltd – Hard copies of this information will be provided to the survey team **Flat 11-12 (one unit)** **Instruction: Refurbishment Survey to Kitchen & Bathroom & Management Survey to Remainder of Property** **Survey date: 30/07/12** **Organisation: GBNS Partnership Limited** **Location Hazard Description Surveyor's Comment** **Bedroom A – High Hazard Material Non-accessed item. This requires inspection before any works are undertaken.** **Kitchen /Dining Room A – High Hazard Material Non-accessed item. This requires inspection before any works are undertaken.** **Bedroom C – Low Hazard Material - Boardwork(AIB) - Remove prior to refurbishment / demolition or label & manage.** **Kitchen / Dining Room C – Low Hazard Material Rope - Remove prior to refurbishment / demolition or label & manage.** **Flat 15** **Instruction: Refurbishment survey** **Date: 10/06/2013** **Organisation: O C Consulting (UK) Ltd t/a Manestream** **No asbestos containing materials were found.**

Boiler room
Instruction: Asbestos air testing report
Date: 19/08/14
Organisation: Manestream
Air test result satisfactory

Tank Room
Instruction: To safely remove and dispose of asbestos insulation to hot water tank room (1m2) in total under fully controlled conditions
Date: 30/08/2014 (if read correctly)
Organisation: A & E Asbestos Ltd
Instruction: Clearance test report

Date: 31/08201414
Organisation: Tersus Consultancy Ltd - Satisfactory

Basement boiler house - Management survey to Boiler Room only
Date 12/03/2012 and 09/01/2014
Organisation ESG Asbestos Ltd

Location Hazard Description Surveyor's Comment

Basement Insulation Debris to floor in hot water tank area - Control/Restrict Access

Boiler House - Painted insulation residues to walls in hot water tank area

Basement - 001- Presumed asbestos within older electrics

Basement – boiler house equipment - Live Equipment Limited, Restricted or Partial Access Limited, Restricted or Partial Access

Common Parts Only
Instruction: Asbestos Refurbishment/Demolition Survey
Date 03/02/15
Organisation GBNS Partnership Limited

Entrance Lobby Amosite Chrysotile - C – Low Hazard Material Boardwork(AIB Packers) Remove prior to demolition or refurbishment.

Entrance Lobby Presumed Non accessed item Not Known This requires inspection before any works are undertaken

Nota bene: Several cupboards were not accessed at the time of survey they were locked Block External Areas, Around Internal Windows & Loft Space Only Asbestos

Instruction: Refurbishment/Demolition Survey
Limitation: A Refurbishment/Demolition survey was undertaken to external areas of the block, around internal windows of Flat 1 & 4 and the loft space.
Date: 11/02/15
Organisation: GBNS Partnership Limited

	Flat 4 Bathroom – Ground - A – High Hazard Material Non-accessed item. This requires inspection before any works are undertaken. **Loft D – Minor Hazard – Material – Asbestos Cement Water tank(5no) Remove prior to refurbishment /demolition or encapsulate, label& manage.** **External** **Instruction: Certificate for identification of asbestos fibres** **Date 28/11/2017** **Organisation O C Consulting (UK) Ltd t/a Manestream** **30 samples taken including** **-Sink pad** **-Bitumen** **-Insulation** **-Paper** **-Textile** **-Debris** **-Cement** **-Tile** **Personal air test on Owen Neale while investigating ground floor of building after fire damage to property.** **Reassurance x 2 during investigation of property on ground floor.** **Flats 1-10 (post fire)** **Survey Brief: To undertake a Demolition Survey for the following scope:** **- Please can you arrange for a sampling inspection and part Demolition survey to the rear façade which is programmed in for demolition** **Date 27/11/2017** **Organisation O C Consulting (UK) Ltd t/a Manestream** **Floor level 3 External Samples did not contain asbestos.**

Building Details

Building Details	
Approx. Build Date:	The building was used as a residential block of 14 apartments, in November 2017 a fire occurred in the building and the building has been vacant ever since. Circa 1960s-70s
No of Floors	Basement, Ground, First, Second and Roof For the purpose of this survey No access will be attempted to the upper floors and/roof at all due to significant fire damage, all access will be within the highlighted areas on First Floor Only that have been deemed safe to access by the Structural Engineer as per Miles Pritchard Email 26.10.2020
Extent: Estimated Area in m^2 / ft^2	Unknown
Listed Status?	The client has not indicated to Ayerst Environmental Ltd that the building is of listed status but is within a conservation area, due to the sensitivity surrounding what has happened to the building care and consideration for neighbouring properties and residents must be considered at all times and any issues dealt with directly through Camden and Pristine London
Lifts or escalators on site?	Not applicable
Outbuildings? If yes, please specify	Not Applicable
Drawings available? What format? Append to document	Yes PDF plans have been provided by the client and highlighted as to where the structural engineer has confirmed safe access is permitted. These drawings are attached to the back of this RAMS document
Has the building been extended: If yes please give details including approximate dates	Yes – Date Unknown
Occupancy of building (whole building and areas of survey):	Vacant Fire Damaged Buildings

Surveying Resources, Equipment and Site Access Details

Surveying Resources		
No of Operatives Required: 2no Operatives NO LONE WORKING IS PERMITTED AND THE TEAM MUST REMAIN TOGETHER AT ALL TIMES		
Survey Team Details/Position	**Name and Contact Details**	**Training/Qualifications**
Lead Surveyor(s) details:	Francisco Faoro – 07535 757 376	**BOHS P402** **First Aid Training** **CSCS Card**
Assistant Surveyor(s) details	Russell Anthony – 07921 470 951	**BOHS P403 AND P404** **First Aid Training** **CSCS Card**
Auditor	Carl Holton – 07985 421 472 **Commercial Director**	**BOHS P401,P402,P403,P404,P405** **First Aid Training** **Health and Safety** **CSCS Card**

Survey Duration, Access Information and Site Contact Details	
Duration of Survey (No. Days) and phasing of survey/requirements:	Half Day
Start Date:	Friday 30th October 2020
End Date:	Friday 30th October 2020
Working Hours:	1300-1700
Site contact and access details:	Current Contact : Miles Pritchard - 07531 571 427 It has been arranged that Camden Site Representatives will be on site the morning of the survey to provide access into the Building and behind the security hoarding and anywhere else the building is secure that access is required.

Plant and Equipment	
	All surveying tools will consist of hand tools as per Ayerst Environmental Ltd COP for Asbestos Surveying Additional items are listed below: • Hand tools only – scraper, chisel and retractable Stanley knife for sampling. • Hand tools only for intrusive investigation and opening up works including hammer, chisels. • All Class H vacuums have individual DOP tests and will be labelled. • Step ladders for high level ceilings. • Lighting .
Protective Actions and Procedures	Those at risk : Employees of Other : N Public: N **All areas are to be segregated during investigations and sampling activities** **Signage will be put in place stating 'No unauthorised access- survey in progress'**

Other trades required	Details of contractors, contact names and trade(s)
Access equipment hire (e.g., MEWP), include opening up of building	NA
Electrician	NA
Contractors	NA
Plumber	NA
Carpenter	NA
Scaffolders	NA
Gas Engineer	NA
Lift Engineer	NA

Permit to work Requirements (if any)	
Is a Permit to work Required ? Type of Permit required and where	Not Applicable

Manual Handling and Storage	
Arrangements for storing plant and equipment	All hand tools will be brought to site for the day of survey and taken away on completion of the day.
Manual Handling RA Required	Completed by surveyor as part of site risk assessment.
Manual Handling Info	All tools are hand tools and lifts will be used to transport any tools to the upper floor. No manual handling issues identified.

Noise and Vibration Assessment			
Is a noise assessment required?		N	
Name and type of Machine	Db MAX. at source	Area	Ear Protection Requirements
Is a vibration assessment required?		N	
Name and type of Machine	Vibration Level m/s	Expose Limit	Control Measures

COSHH Assessment				
Is a COSHH assessment required?		N		
Material Type	Manufacturer	Hazard/Effect	Exposure Limit	Control Measure

WORK AT HEIGHT METHOD STATEMENT

Work at height concerns any height from which there is a risk of a fall, even if this is on the first rung of a ladder or step ladder.

This method statement is written and used so that everyone concerned understands the procedures and risks involved. Refer to external documents such as HSE guidance and internal Health and Safety Guidance System.

The need to work at height by any means should where possible be eliminated or otherwise minimised provided (even if safe methods are available). **If there is no safe method then the work cannot go ahead.** Use of ladders other than for access should certainly be eliminated or limited as far as possible. This method statement should include when/if ladder work is allowed.

Description and location of the work requiring work at height	All the survey work at height will be via standard 'A' Frame Ladders which the survey team will have with them at all times.
Access and working platform arrangements and procedures for the above work at height	Scaffold has been erected externally to provide safe access into the Apartments deemed safe to access by the structural engineer only these areas are to be surveyed
Daily checks of equipment and items for work at height	Daily checks to be carried out by the survey team, internal checks to be carried out by Quality department NOTE: Where third party equipment is being used for working at height, surveyors must check tags prior to use. Where no safety tags are present or out of date, the equipment should not be used.
Certified training required for this work and current certified staff resources.	NA

Supplementary Information	
Can the site be secured at night?	NA
Is parking available on site?	No – Parking – Pay and Display on Nutley Road
Is the site within the Congestion Charge Zone?	No

PPE and RPE Requirements (delete or change as applicable)			
PPE/RPE	**Type**	**Required Y/N**	**When/Where to be used**
Safety Footwear	Steel toecap with mid sole protection safety boots to BS EN 346.	**YES**	**At all times**
Head Protection	Only helmets to BS 5240 or EN 397 will be worn.	**YES**	**At all times**
Hi-Vis Clothing	Hi-vis vest	**YES**	**At all times**
Gloves	General site use (EN420 minimum).	**YES**	**At all times**
Eye Protection	Light eye protection (EN166)	**YES**	**At all times**
Ear Protection	BS EN 353 part 3 – SRN30	**YES**	**Task specific, during opening up and sampling works**
RPE	FFP3	**YES**	**At all times**
Coveralls	Type 5/6	**YES**	**At all times**

Preliminary Site Assessments

Plant/Services on site - provide summary information where applicable and any identifiable hazards	
Boiler/Plant Rooms	Yes – Asbestos Insulation previously identified – Full PPE and RPE to be worn at all times
Undercrofts	NA
Roof Spaces	NA
Flat Roof Areas	NA
Floor ducts, keys available, specialist equipment needed to lift?	NA
Is there working machinery on site? Please specify	NA
Are there any confined spaces included in the areas to be surveyed?	NA
Are there any contaminated areas? (Give details and necessary control measures)	Potentially yes due to the deterioration of the building - Full PPE and RPE to be worn at all times
Are there adequate light levels throughout the site? (Give details of relevant areas)	No – Additional Battery powered lighting will be required for the duration of the survey.

Preliminary Site Assessments	Provide summary information where applicable and any identifiable hazards
Is there power on site? Can it be isolated and certified isolated?	It is assumed that All plant and services have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer.
Are the power cables surface fixed?	Yes - It is assumed that All plant and services have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer.
Is there a gas supply on site? Can this be isolated and certified?	Unlikley - any gas services assumed to have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer.
Is there water on site? Are pipes surface mounted?	Unlikely - any water services are It is assumed to have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer
Can fire alarms be disabled during the survey? Can heads be removed or isolated?	NA

Emergency Contacts	
Nearest Hospital with A&E facilities.	**Nearest A and E Dept:** **Royal Free Hospital** **Pond Street** **London** **NW3 2QG** **Map** 
First Aid or Emergency Contact	**First Aiders:** All surveyors attending are First Aid Trained **Emergency Contacts:** **Carl Holton – 07985 421 472** **Miles Pritchard - 07531 571 427** **Mark Butler – 07399 971 903**

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ20-0407	Date:	29/10/2020
Prepared By:	Mark Butler	Checked By:	Carl Holton

RISK ASSESSMENT (use further RA sheets as applicable).

HAZARDS/ ACTIVITIES	Hazards & Risk description Adjust ratings and add assessments as appropriate.	P	S	P x S	Risk Rating	HSE Step 2 – Who might be harmed and how	Control measures (Controlled risk rating must be low for work to be permitted).	P	S	P x S	Risk rating
Fire Action Procedures	Smoke suffocation, chemicals, burns and other fire related hazards.	**1 or 2**	**5**	**10**	**Very High**	Surveyor and assist	For each area you move to ascertain drill procedures including nearest escape routes.	**1**	**5**	**5**	**Low**
Asbestos sampling	Exposure to airborne asbestos fibres. Potential ill-health afects and asbestos related diseases, cancers and death.	**4**	**5**	**20**	**Very high**	Surveyor and assist	Follow documented safe system of work / code of practice and Health & Safety manuals. Use protection. – Type 5/6 coveralls to be worn on site at all times •Only trained and competent personnel to undertake asbestos inspection works. •Personnel to wear appropriate RPE fitted with suitable filter. •Inspection and sampling techniques to follow the guidance provided by the HSE in HSG264 and HSG248.	**1**	**5**	**5**	**Low**
Suitability of RPE for environment & tasks	Asbestos sampling or dust disturbance	**4**	**5**	**20**	**Very high**	Surveyor and assist	Use appropriate RPE, use face fitted masks or if disposable ensure is suitable for asbestos. For disposables also see HSG248 Section 8. – FFP3 Half Mask required at all times during investigations and sampling activities	**1**	**5**	**5**	**Low**
Working at height	Falls; items being dropped from heights (injuries to people below and damage to equipment)	**2**	**5**	**10**	**Very high**	Surveyor and assist	Personnel shall not undertake work from unsafe platforms, i.e. ladders. Only suitable step ladders are permitted for use for inspections at ceiling level. If higher access is required then proper high access equipment is to be provided by the client •Barrier protection of floor openings and identification and barrier protection of non-weight bearing floors. •Use of suitable access equipment. Access equipment to be provided, erected, inspected and dismantled by competent persons. •Roof access to barrier protected parts only.	**2**	**2**	**4**	**Low**
Slips,Trips and Falls	Personal injury with the potential to be absent from work for over 7 days.	**2**	**3**	**6**	**Medium**	Surveyor and assist	•Personnel to make full use of dedicated pedestrian routes. • personnel are to record any slipping or tripping hazards and make recommendations on eliminating the hazard. • personnel to wear safety footwear fitted with protective toecaps and midsoles at all times on site. •Work not to be undertaken via access equipment in external areas in inclement weather without adequate anti-slip protection.	**1**	**3**	**3**	**Low**
Electrical hazards	Electric shocks, loss of consciousness, muscle spasms, numbness or tingling, breathing problems, headache, problems with vision or hearing, seizures burns and death	**2**	**5**	**10**	**Very High**	Surveyor and assist	It is assumed that All plant and services have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer. For Any/All isolations, appropriate isolation certification is to be provided by the client	**1**	**5**	**5**	**Low**
Manual handling	Carrying site equipment	**2**	**3**	**6**	**Medium**	Surveyor and assist	Follow guidance given in the Health and Safety Guidance System document. Avoid or split loads where possible. Use safe lifting techniques and within your own limits.	**1**	**3**	**3**	**Low**

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ20-0407	Date:	29/10/2020
Prepared By:	Mark Butler	Checked By:	Carl Holton

RISK ASSESSMENT (use further RA sheets as applicable).											
HAZARDS/ ACTIVITIES	**Hazards & Risk description** Adjust ratings and add assessments as appropriate.	**P**	**S**	**Px S**	**Risk Rating**	**HSE Step 2 – Who might be harmed and how**	**Control measures** (Controlled risk rating must be low for work to be permitted).	**P**	**S**	**P x S**	**Risk rating**
Live Gas Mains and Supply	Headache, dizziness, nausea, eye and throat irritation, fatigue, breathing problems, pale skin or blisters, burns and death	**4**	**5**	**20**	**Very High**	Surveyor and Assist	Any gas services assumed to have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer.	**1**	**5**	**5**	**Low**
Exposure to biological hazards.	Potential ill-health effects, disease and death.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•Personnel to avoid working on areas of high collections fo guano. Arrangements to be made to remove guano where work is required. •Personnel to wear suitable PPE including gloves in areas where rodent, pigeon or other animal waste may be present. •Personnel to be provided with tool box talk and HSE pocked card for leptospirosis awareness. •Personnel to be provided with anti-bacterial hand gel and to maintain high levels of hygiene.	**1**	**5**	**5**	**Low**
The use of hand tools.	Causing injury to hands, fingers and other exposed parts.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•All employees to be made aware of the hazards of hand tools. •Only use correct equipment for the task in hand.	**1**	**5**	**5**	**Low**
Exposure of other contractors and visitors to the site during survey work.	Potential ill-health affects and asbestos related diseases and cancers.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•Unauthorised access to surveying areas shall be prevented by use of existing access control measures.	**1**	**5**	**5**	**Low**
Use of access equipment and platforms for work and access at height.	Falls from height – potential for fatal injuries.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•Use of step ladders for sampling, visual inspection and assessment. •Ensure step ladders are used on flat and even surfaces only with all 4 feet on the ground. •Step ladders are self footing. •Ensure the work is directly overhead and avoid side-loading. •Ensure the locking mechanism is in place before use and no work on the top 3 treads. •All step ladders are tagged and routinely inspected for defects prior to use.	**1**	**5**	**5**	**Low**

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ20-0407	Date:	29/10/2020
Prepared By:	Mark Butler	Checked By:	Carl Holton

RISK ASSESSMENT (use further RA sheets as applicable).

HAZARDS/ ACTIVITIES	Hazards & Risk description Adjust ratings and add assessments as appropriate.	P	S	Px S	Risk Rating	HSE Step 2 – Who might be harmed and how	Control measures (Controlled risk rating must be low for work to be permitted).	P	S	P x S	Risk rating
Heating Pipework and Sprinkler System.	Burns injury to hands, fingers and other exposed parts, and potentially death.	**4**	**5**	**20**	**Very high**	Surveyor and Assistant	Cladding or lagging will not be removed to high temp or steam pipework to prevent burns. • Heating pipework and sprinkler pipework are to be treated as live unless a suitable isolation certificate for the working area is provided. If isolations are not made then visual assessments and restrictions will be noted in the survey until the isolations are addressed by the client.	**1**	**5**	**5**	**Low**
Needles & Sharps	Injuries to hands and other exposed parts. Exposure to Blood-bourne viruses and other pathogens. Psychological Stress	**2**	**5**	**10**	**Very high**	Surveyor and Assistant	•Personnel to wear suitable PPE including gloves in areas where Needles or Sharps may be present. •Personnel to be provided with anti-bacterial hand gel and to maintain high levels of hygiene. •All employees to be made aware of the hazards of Needles or Sharps. •Avoid working in areas where needles and sharps are likely to be present if possible.	**1**	**5**	**5**	**Low**
Fire Damaged areas and Building Deterioration Due to Weather ingress	Potential ill-health affects and mould related diseases, slips trips and falls.	**2**	**5**	**10**	**Very high**	Surveyor and Assistant	As the building has significantly deteriorated and still contains the tenants items, areas may not be fully accessible, access will be attempted as far as reasonably practicable and where it is safe to do so areas not deemed accessible for safety reasons or restricted access will photographed and recorded in the survey report. NO LONE WORKING IS PERMITTED AND THE TEAM MUST REMAIN TOGETHER AT ALL TIMES For the purpose of this survey No access will be attempted to the upper floors and/roof at all due to significant fire damage, all access will be within the highlighted areas on the Ground and Basement Floors that have been deemed safe to access by the Structural Engineer as per the Structural Report Ref – 40420-R01 Full PPE and RPE to be worn at all times	**1**	**5**	**5**	**Low**

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ20-0407	Date:	29/10/2020
Prepared By:	Mark Butler	Checked By:	Carl Holton

Tick to confirm mask(s) used check(s) carried out this visit: ½ mask	yes	Full face mask		Any faults/actions:			
Evaluate **personal decontamination** required: **P=Preliminary**, **F= Full** (HSG248 9.4, 9.5, 9.6) (Applies to all asbestos related site work).					**P**	**F**	Note:
Lighting for safe work or passage: Lighting is adequate? **Y**	If no; site specific requirements and control measures:-- NA						
P=probability, score as below 1. Only remotely probable 2. Possible 3. Likely or probable 4. High	S=severity of occurrence, score as below 1.Minor 2. Requires first aid but not reportable 3. Reportable but not major 4. Reportable and major 5. Death	RR - Risk rating=P x S **Low - 1 to 5 inclusive** **Medium - 6 to 7 inclusive** **High – 8** **Very High - > 8**		Assessment of requirement for areas requiring accompanying persons(s):			

No Access Authorisation / Revision To Scope

Survey INS #	Reason for no access or Revision to Scope	Surveyor	Client Agreement

LEAD SURVEYOR CONFRIMATION OF COMPLETION OF RAMS

Signed…… Date 30th October 2020

Name Francisco Faoro

CLIENT ACKNOWLEDGEMENT

Please complete the following information and tick the box to confirm that you have read and accepted the agreed scope as documented above ☐

SIGNED:

NAME:

POSITION:

It is important that any changes to scope are communicated to us in writing. Where possible, we will issue an update to this document for further acceptance by the Client.

RAMS Briefing Sheet/Acknowledgement Note: To be signed by all operatives involved in undertaking the Asbestos Survey to prove the scope of works and risk assessments have been fully acknowledged, assessed and understood			
NAME	**Title**	**Date**	**Signature**

Site Plans

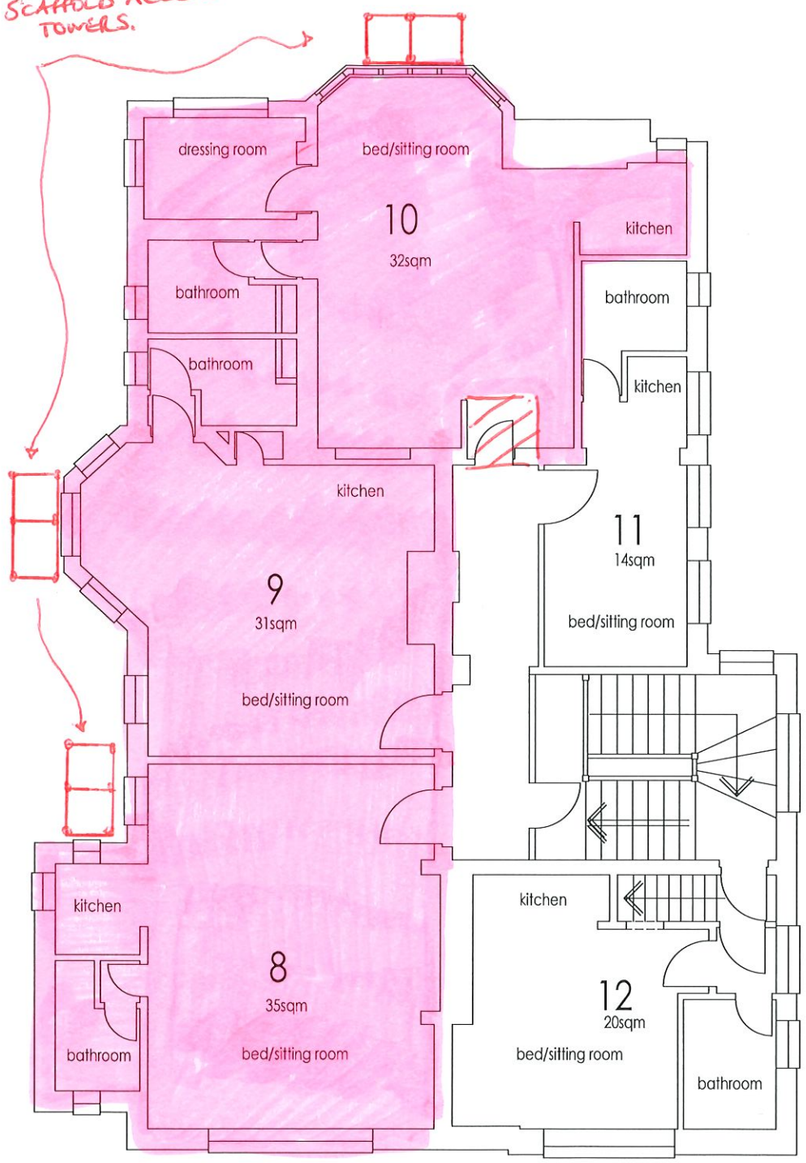
Notes: Site Plans appended to this document

A-45889

DATE OF VISIT
30.10.20

= AREAS DEEMED SAFE BY THE STRUCTURAL ENGINEER TO ACCESS AND SURVEY.

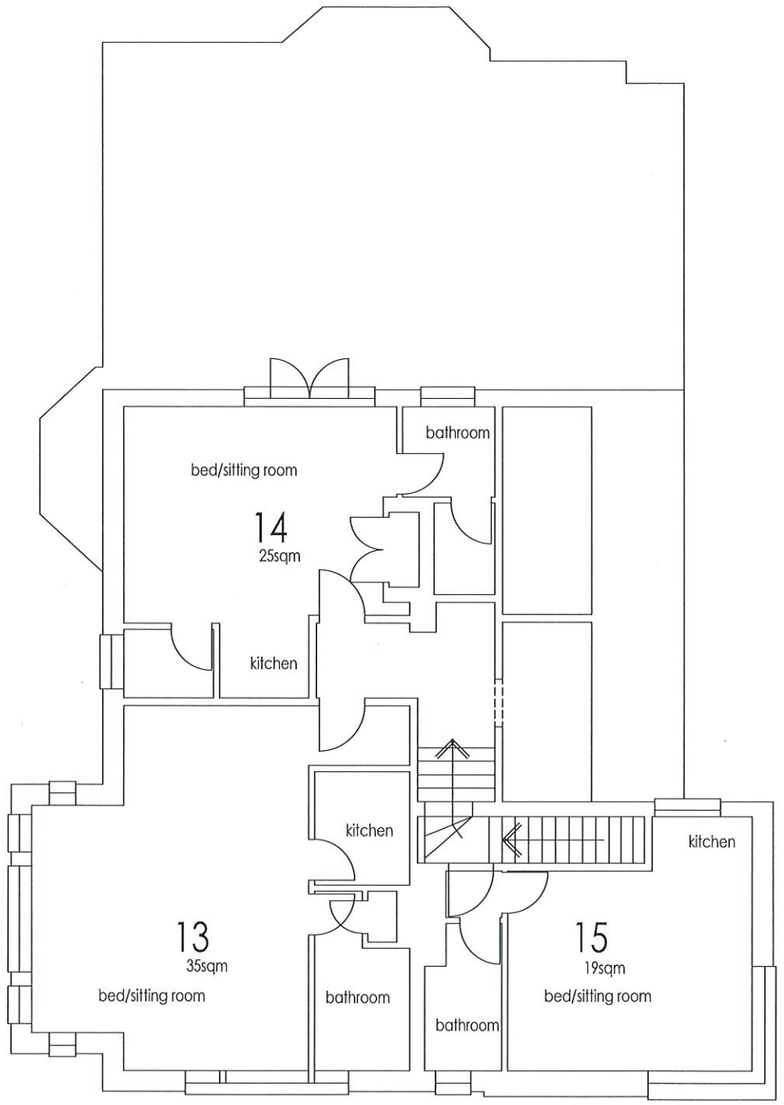
SCAFFOLD ACCESS TOWERS.



FIRST FLOOR PLAN

Scale 1:50 (m)

0 1 2 3 4 5



SECOND FLOOR PLAN

THIS PLAN IS PRODUCED FROM DRAWINGS AND DETAILS HELD ON COUNCIL RECORDS AND NOT A SITE MEASURED SURVEY.

Whymark & Moulton
Chartered Surveyors &
Building Engineers
14 Cornard Road, Sudbury,
Suffolk. CO10 2XA
Tele: 01787 371371

Project
31 Daleham Gardens
London
NW3 5BU

First and Second Floor Plans
AS EXISTING

Scale 1:50, Date Dec 2017

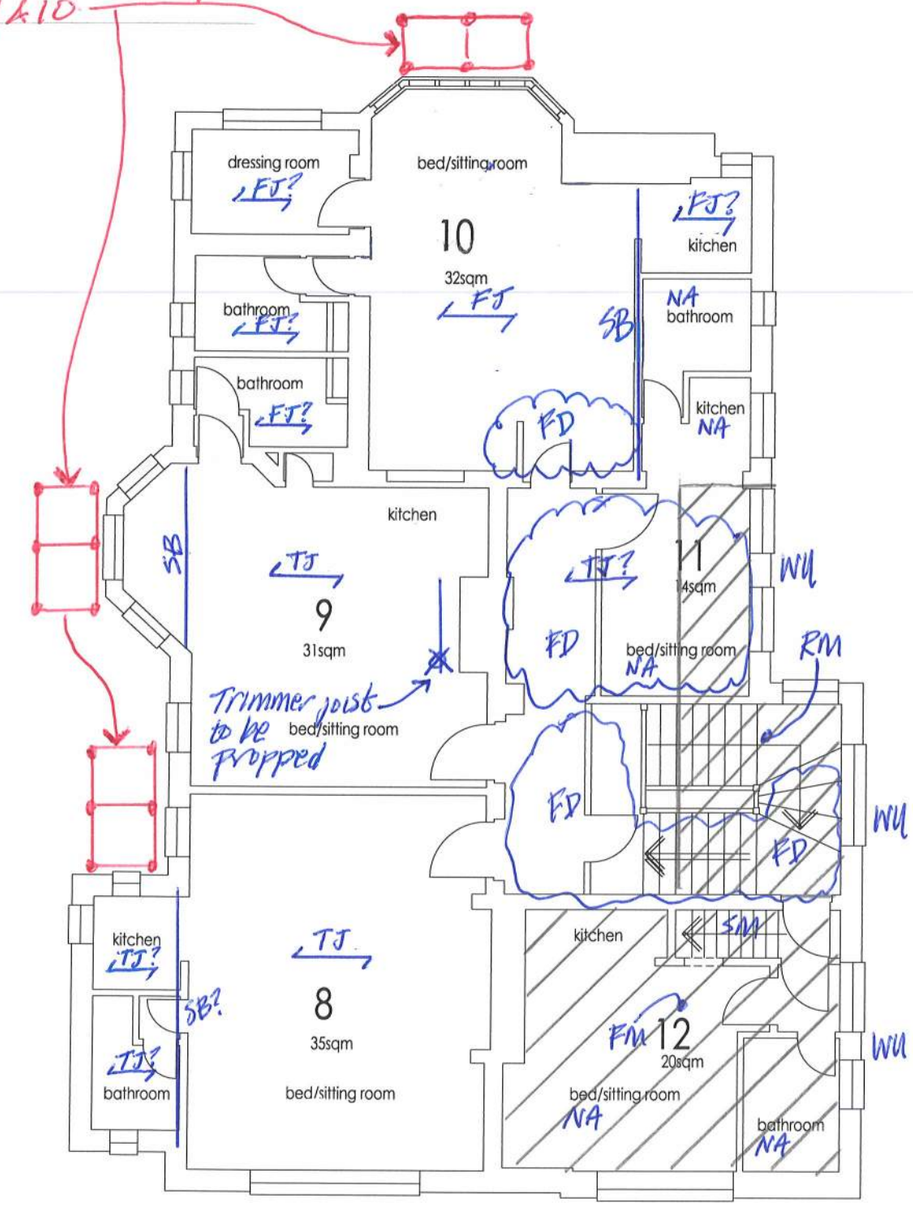
Drawing No 17/253-02

Amendments

Structural Report – Plan as per email from Miles Pritchard on 26.10.2020

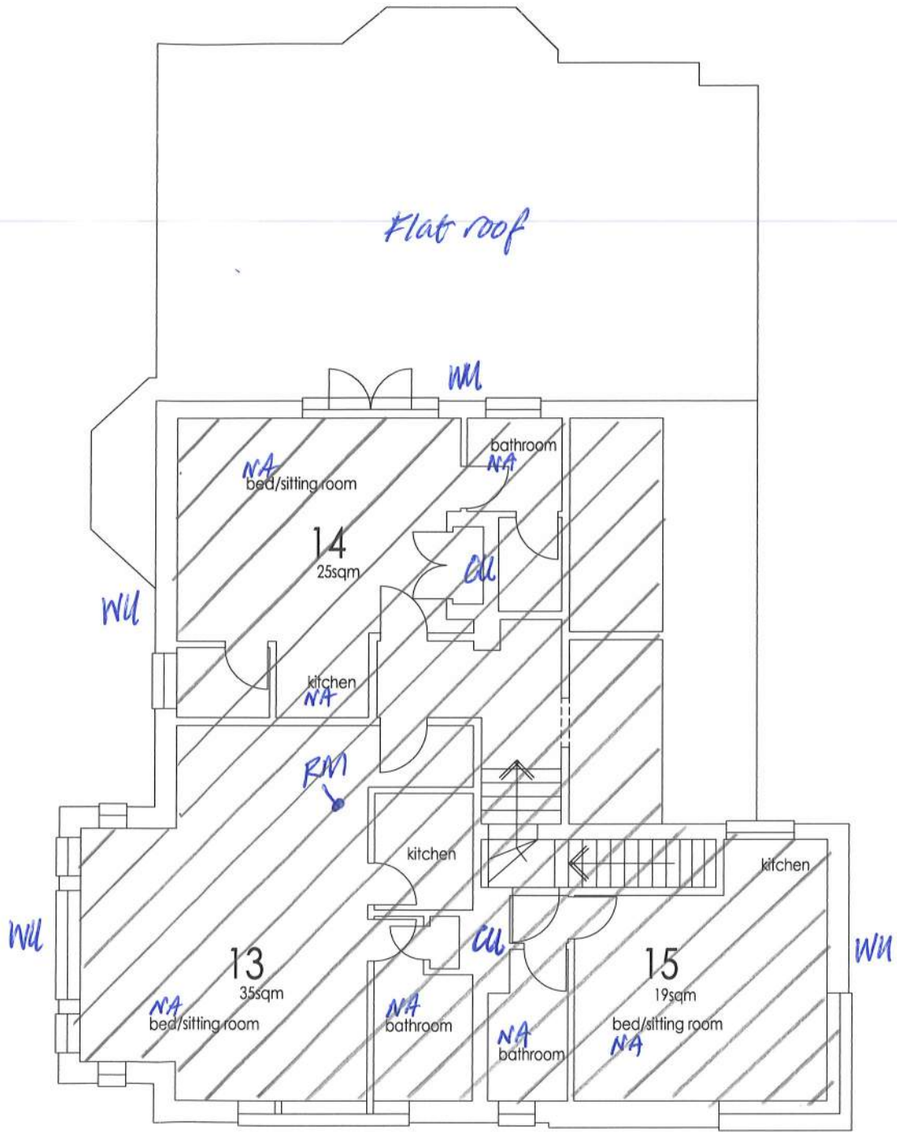
Refer to 40420/SK/01 for key
FJ = Filler joist slab

scaffold access towers for access to apartments 8, 9 & 10



FIRST FLOOR PLAN
Showing structure over

Scale 1:50 (m)
0 1 2 3 4 5



SECOND FLOOR PLAN
Showing structure over

THIS PLAN IS PRODUCED FROM DRAWINGS AND DETAILS HELD ON COUNCIL RECORDS AND NOT A SITE MEASURED SURVEY.

Whymark & Moulton
Chartered Surveyors & Building Engineers
14 Cornard Road, Sudbury, Suffolk. CO10 2XA
Tele: 01787 371371

Project
31 Daleham Gardens
London
NW3 5BU

First and Second Floor Plans
AS EXISTING

Scale 1:50, @A1
Date Dec 2017
Drawing No 17/253-02

Amendments
L+C Engineers
Results of Initial Survey
40420/SK/02
MND 30/09/20 REVB-23/10/20

Mark Butler <mjb@ayerstenv.com>

RE: AQ20-0407 - Pristine London - 31 Daleham Gardens, London NW3 56U - Targeted Asbestos Demoltion Survey - RAMS

1 message

Miles Pritchard <miles.pritchard@pristinelondon.co.uk> 26 October 2020 at 16:31
To: Mark Butler <mjb@ayerstenv.com>
Cc: Carl Holton <cah@ayerstenv.com>, Jon Sibley <jps@ayerstenv.com>, Operations Ayerst <operations@ayerstenv.com>

Hi Mark,

Please see below received from the engineer last Friday...

Apartment 10

1. *This apartment is safe to access via the scaffolding and through the window.*
2. *There is fire damage to the first floor near the entrance door from the main stair landing. A 1.5m x 1.5m exclusion zone should be provided here.*
3. *The timber stud wall between apartment 10 and 11 has fire damage. Please avoid leaning against this wall. Refer to attached photo 7213.*
4. *The roof above this apartment is of filler joist concrete slab construction. This has not been structurally damaged by the fire but is suffering from water penetration. Refer to attached photo 7213.*
5. *There is a steel beam located above the stud wall between apartment 10 and 11. Refer to attached photo 7217.*

-

Apartment 9

6. *This apartment is safe to access via the scaffolding and through the window.*
7. *There is fire damage just outside the entrance door from the main stair landing. This door should not be used to access the landing.*
8. *The second floor above this apartment is of timber joist construction. The second floor is sagging due to a trimmer joist around the chimney breast becoming disconnected at one end. Refer to attached photos 7223 and 7230. This trimmer joist should be propped down to the top of the basement retaining wall using an Acrow prop with double scaffold board spreader plates above and below the first floor joists.*

Apartment 8

9. *This apartment is safe to access via the scaffolding and through the window.*
10. *There is fire damage just outside the entrance door from the main stair landing. This door should not be used to access the landing.*
11. *The second floor above this apartment is of timber joist construction. Refer to attached photos 7233 and 7241.*

This should clarify the access available.

When would you be available to re-attend site and complete the survey of these areas? Sometime this week hopefully?

Many thanks,

APPENDIX E:

SITE SCOPING DOCUMENT

ISSUE 1

Scoping Document / RAMS

HSG264 Targeted Demolition Survey Domestic Survey

Site Address: 31 Daleham Gardens
London,
NW3 5BU

Client Name: Pristine London Limited

Survey Job Number: AQ20-0407

VERSION: 01

RAMS Version History				
Version Number	**Details of Issue**	**Produced By**	**Signature**	**Date**
01	Initial Document Issue for Review	Mark Butler		15.10.2020

Job Details

Client name and address		
Pristine London Limited Universal House, 88-94 Wentworth Street, London, E1 7SA	Client Contact:	Miles Pritchard
	Telephone:	0207 426 0322
	Mobile:	07531 571 427
Email Addresses for the full survey report to be issued to: miles.pritchard@pristinelondon.co.uk		

Site Address & Details		
31 Daleham Gardens London, NW3 5BU	Residential:	☒
	Single Building Site:	☐
	Small Commercial:	☐
	Multi Building Site:	☐
	Commercial:	☐
	Industrial:	☐
Proposed Start Date	Monday 19th October 2020	
Site Contact Details	Current Contact : Miles Pritchard - 07531 571 427 It has been arranged that Camden Site Representatives will be on site the morning of the survey to provide access into the Building and behind the security hoarding	

Survey Scope of Work

Survey Requirements			
Scope of Survey Works Include reference to site plans, proposed scope of planned works, floor plans. **Note for Ayerst Staff: IMPORTANT: This will be included in any Introduction of the Inspection Report**	Management: ☐	Refurbishment: ☐	Demolition: ☒

For clarification the survey types, as defined by HSG264, are described below and due notice shall be paid to these descriptions and to the type of survey that you require to ensure compatibility:

"Refurbishment and Demolition survey"

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (e.g. full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (e.g. where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed."

Targeted Asbestos Demolition Survey at 31 Daleham Gardens, London NW3 56U

Brief:

The building was used as a residential block of 14 apartments, in November 2017 a fire occurred in the building and the building has been vacant ever since. Due to the fire the building is in extremely poor condition on the upper floors down to Ground and Basement Levels, there are large amount of household goods from the tenants who lived at the premises as well as large amounts of building rubbles and material from the damage to the building. A façade scaffold has been erected a the front of the building and remains insitu. The fire is believed to have started near the half landing if the basement to the ground floor stair and spread up the main stair to the upper floors and roof.

Scope :

Ayerst Environmental Ltd are to undertake a Targeted Demolition Survey to areas on the Ground and Basement Levels only that have been deemed safe to access by a structural engineer (as per report ref 40420-R01) Ayerst Environmental Ltd will assess these areas to establish the types and locations of ACMs that remain present within the Building and the likelihood of them being within the debris and rubble throughout the site.

The areas that will be accessed during this visit are on the attached highlighted plans and are listed below

Basement
Flat 1 – Kitchen
Flat 1 – Bedroom 1
Flat 1 – Bathroom
Flat 1 – Bedroom 2
Flat 1 – Bedroom 3 and Store
Flat 1 – Cupboard Understairs
Boiler Room and Store

Ground Floor
Entrance Porch and Hall
Flat 4 – Bedsit Room, Bathroom and Kitchen
Flat 5 – Bedsit Room, Bathroom, Kitchen
Flat 6 – Entrance Hall, Bedsit Room

Externals
All external grounds and façade to the building are to be assessed for ACMs and ACM debris resulting from the fire and deterioration of the building

External Photos



Each accessible area of the Ground and Basement is to be surveyed in its entirety to allow for the proposed strip out by a Licenced Asbestos Removal Contractor and future demolition works to take place this will mean intrusive investigations will be carried out throughout down to the slab of the building

Due to the significant damage within the building the survey team will utilise existing openings, areas of damage, ceiling tiles and demountable cover panels for inspection and sampling activities wherever it is possible to do so.

Internal Photos






Samples from within the rubble that is present throughout the property due to the fire damage to the building will be taken where ACMs are visible on the surface, the survey team will not assess through the entire rubble mound, the level of contamination and method for removal will be assessed based on previously noted ACMS and any other ACMS found in the safe accessible areas.

As the building has significantly deteriorated and still contains the tenants items, smashed glass and hazardous building materials, areas may not be fully accessible, access will be attempted as far as reasonably practicable and where it is safe to do so areas not deemed accessible for safety reasons or restricted access will photographed and recorded in the survey report.

Access

Access into the Ground Floor is via the Main Entrance Hall which Camden Representatives will provide access to, from their the survey team will be able to access all the safely accessible Flats and Associated Areas/Rooms. The Basement is accessible off of the Main Staircase, Extreme care will be taken when accessing the basement and as advised by the Structural Engineer only one operative at a time will be using the stairs for access.

Entry into the Basement Boiler Room and Store will need to be forced, only if Camden Representatives are able to safely secure the building following assessment.

In addition to the above Ayerst Environmental Ltd have been asked to force entry into Flat 7 to allow the structural engineer to assess the areas for safety and structural integrity. Ayerst Environmental Ltd are not to survey this Flat until the Structural Engineer has carried out his assessment. In the event the door into the flat is lined with an ACM forced entry will not be possible, the suspect ACM will be sampled and if confirmed to be positive for containing asbestos removed by a Licenced Asbestos Removal Contractor to allow access into the Flat thereafter.

Note: Due to the nature and condition of the building one of the operatives in attendance will be BOHS P403 and BOHS P404 Qualified Asbestos Analyst who will carry out reassurance air tests and personals representatively throughout the survey works.

COVID -19 Strategy/Policy – 2020

DUE TO THE CURRENT CORONOVIRUS PANDEMIC AND ADVICE FROM THE GOVERNMENT THE SURVEY TEAM ARE TO

*** Wear PPE, RPE, Coveralls and Disposable Gloves at all times**

*** Regularly wash hands in particular on arrival and departure from site**

*** if either member of the team or someone within their household is experiencing any of the symptoms assosciated with Coronovirus they are to notify Ayerst Senior Management NOT attend site and isolate for 14 Days**

***Clean all tools and equipment on departure from site**

*** Keep at least 2m away from other operatives/persons on site**

***Do not use public transport or share vehicles travel alone to work and home**

***Follow the government guidance and advice above as per website https://www.gov.uk/coronavirus sent by Senior Management to all staff which will be updated daily with all the changes relevant to our work stream**

AYERST ENVIRONMENTAL LTD SENIOR MANAGEMENT TEAM WILL UPDATE THE SURVEY TEAM AND THE RAMS IN ACCORDANCE TO THE GOVERNMENT GUIDANCE WHICH IS CHANGING ON A DAILY BASIS

THIS HAS ALSO BEEN ADDED TO OUR RISK ASSESSMENT TABLE AND IS SUBJECT TO A DAILY REVIEW BY THE AYERST SITE AND PROJECT TEAM/MANAGEMENT

SHOULD THE SURVEY TEAM FAIL TO COMPLY WITH THIS SAFETY MEASURES THEY WILL BE REMOVED FROM SITE AND ASKED TO ATTEND A MEETING WITH AYERST SENIOR MANAGEMENT WITH IMMEDIATE EFFECT

Excluded areas: (Specify all areas / locations to be excluded; e.g., around window frames)	As the building has significantly deteriorated and still contains the tenants items, areas may not be fully accessible, access will be attempted as far as reasonably practicable and where it is safe to do so areas not deemed accessible for safety reasons or restricted access will photographed and recorded in the survey report. No access will be attempted to Ground Floor Flats 3, Flat 7 or Flat 6 – Bathroom and Kitchen and all areas on the upper floors and/roof at all as the structural engineer has not confirmed safe access, all access will be within the highlighted areas on the Ground and Basement Floors that have been deemed safe to access by the Structural Engineer as per the Structural Report Ref – 40420-R01. External Areas of the Building will only be access where it is safe to do so and where scaffold is present it MUST be signed off and in date to access, any high level elements of the building that cant be accessed will be recorded and accessed once scaffold has been erected to access the 1st Floor Flats/Areas that are deemed safe by the structural engineer which will be assessed during a separate revisit. It is assumed that All plant and services have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer.
'Making good' requirements and any other information:	Due to the fire damage and deterioration due to the weather ingress over a 3 year period - No making good will be required Sampling points made will be sealed with either tape or filler depending on the size of the inspection point made.
Previous Asbestos Info. Licensed Contractor attendance required or notification to HSE? Provide details of previous report and requirements for contractor assist	Extracts from asbestos surveys reports provided by Pristine London Ltd – Hard copies of this information will be provided to the survey team **Flat 11-12 (one unit)** **Instruction: Refurbishment Survey to Kitchen & Bathroom & Management Survey to Remainder of Property** **Survey date: 30/07/12** **Organisation: GBNS Partnership Limited** **Location Hazard Description Surveyor's Comment** **Bedroom A – High Hazard Material Non-accessed item. This requires inspection before any works are undertaken.** **Kitchen /Dining Room A – High Hazard Material Non-accessed item. This requires inspection before any works are undertaken.** **Bedroom C – Low Hazard Material - Boardwork(AIB) - Remove prior to refurbishment / demolition or label & manage.** **Kitchen / Dining Room C – Low Hazard Material Rope - Remove prior to refurbishment / demolition or label & manage.**

Flat 15
Instruction: Refurbishment survey
Date: 10/06/2013
Organisation: O C Consulting (UK) Ltd t/a Manestream

No asbestos containing materials were found.

Boiler room
Instruction: Asbestos air testing report
Date: 19/08/14
Organisation: Manestream
Air test result satisfactory

Tank Room
Instruction: To safely remove and dispose of asbestos insulation to hot water tank room (1m2) in total under fully controlled conditions
Date: 30/08/2014 (if read correctly)
Organisation: A & E Asbestos Ltd
Instruction: Clearance test report

Date: 31/08201414
Organisation: Tersus Consultancy Ltd - Satisfactory

Basement boiler house - Management survey to Boiler Room only
Date 12/03/2012 and 09/01/2014
Organisation ESG Asbestos Ltd

Location Hazard Description Surveyor's Comment

Basement Insulation Debris to floor in hot water tank area - Control/Restrict Access

Boiler House - Painted insulation residues to walls in hot water tank area

Basement - 001- Presumed asbestos within older electrics

Basement – boiler house equipment - Live Equipment Limited, Restricted or Partial Access Limited, Restricted or Partial Access

Common Parts Only
Instruction: Asbestos Refurbishment/Demolition Survey
Date 03/02/15
Organisation GBNS Partnership Limited

Entrance Lobby Amosite Chrysotile - C – Low Hazard Material Boardwork(AIB Packers) Remove prior to demolition or refurbishment.

Entrance Lobby Presumed Non accessed item Not Known This requires inspection before any works are undertaken

Nota bene: Several cupboards were not accessed at the time of survey they were locked Block External Areas, Around Internal Windows & Loft Space Only Asbestos

Instruction: Refurbishment/Demolition Survey
Limitation: A Refurbishment/Demolition survey was undertaken to external areas of the block, around internal windows of Flat 1 & 4 and the loft space.
Date: 11/02/15
Organisation: GBNS Partnership Limited

Flat 4 Bathroom – Ground - A – High Hazard Material Non-accessed item. This requires inspection before any works are undertaken.

Loft D – Minor Hazard – Material – Asbestos Cement Water tank(5no) Remove prior to refurbishment /demolition or encapsulate, label& manage.

External
Instruction: Certificate for identification of asbestos fibres
Date 28/11/2017
Organisation O C Consulting (UK) Ltd t/a Manestream

30 samples taken including

-Sink pad
-Bitumen
-Insulation
-Paper
-Textile
-Debris
-Cement
-Tile

Personal air test on Owen Neale while investigating ground floor of building after fire damage to property.

Reassurance x 2 during investigation of property on ground floor.

Flats 1-10 (post fire)
Survey Brief: To undertake a Demolition Survey for the following scope:
- Please can you arrange for a sampling inspection and part Demolition survey to the rear façade which is programmed in for demolition
Date 27/11/2017
Organisation O C Consulting (UK) Ltd t/a Manestream

Floor level 3 External Samples did not contain asbestos.

Building Details

Building Details	
Approx. Build Date:	The building was used as a residential block of 14 apartments, in November 2017 a fire occurred in the building and the building has been vacant ever since. Circa 1960s-70s
No of Floors	Basement, Ground, First, Second and Roof For the purpose of this survey No access will be attempted to the upper floors and/roof at all due to significant fire damage, all access will be within the highlighted areas on the Ground and Basement Floors that have been deemed safe to access by the Structural Engineer as per the Structural Report Ref – 40420-R01
Extent: Estimated Area in m^2 / ft^2	Unknown
Listed Status?	The client has not indicated to Ayerst Environmental Ltd that the building is of listed status but is within a conservation area, due to the sensitivity surrounding what has happened to the building care and consideration for neighbouring properties and residents must be considered at all times and any issues dealt with directly through Camden and Pristine London
Lifts or escalators on site?	Not applicable
Outbuildings? If yes, please specify	Not Applicable
Drawings available? What format? Append to document	Yes PDF plans have been provided by the client and highlighted as to where the structural engineer has confirmed safe access is permitted. These drawings are attached to the back of this RAMS document
Has the building been extended: If yes please give details including approximate dates	Yes – Date Unknown
Occupancy of building (whole building and areas of survey):	Vacant Fire Damaged Buildings

Surveying Resources, Equipment and Site Access Details

Surveying Resources		
No of Operatives Required: 2no Operatives NO LONE WORKING IS PERMITTED AND THE TEAM MUST REMAIN TOGETHER AT ALL TIMES		
Survey Team Details/Position	**Name and Contact Details**	**Training/Qualifications**
Lead Surveyor(s) details:	Wayne Davies – 07961 477 842	**BOHS P402** **First Aid Training** **CSCS Card**
Assistant Surveyor(s) details	Andris Ozolins – 07535 757 379	**BOHS P402, P403 AND P404** **First Aid Training** **CSCS Card**
Auditor	Carl Holton – 07985 421 472 **Commercial Director**	**BOHS P401,P402,P403,P404,P405** **First Aid Training** **Health and Safety** **CSCS Card**

Survey Duration, Access Information and Site Contact Details	
Duration of Survey (No. Days) and phasing of survey/requirements:	1 Day
Start Date:	Monday 19th October 2020
End Date:	Monday 19th October 2020
Working Hours:	0830-1700
Site contact and access details:	Current Contact : Miles Pritchard - 07531 571 427 It has been arranged that Camden Site Representatives will be on site the morning of the survey to provide access into the Building and behind the security hoarding and anywhere else the building is secure that access is required.

Plant and Equipment	
	All surveying tools will consist of hand tools as per Ayerst Environmental Ltd COP for Asbestos Surveying Additional items are listed below: • Hand tools only – scraper, chisel and retractable Stanley knife for sampling. • Hand tools only for intrusive investigation and opening up works including hammer, chisels. • All Class H vacuums have individual DOP tests and will be labelled. • Step ladders for high level ceilings. • Lighting .
Protective Actions and Procedures	Those at risk : Employees of Other : N Public: N **All areas are to be segregated during investigations and sampling activities** **Signage will be put in place stating 'No unauthorised access- survey in progress'**

Other trades required	Details of contractors, contact names and trade(s)
Access equipment hire (e.g., MEWP), include opening up of building	NA
Electrician	NA
Contractors	NA
Plumber	NA
Carpenter	NA
Scaffolders	NA
Gas Engineer	NA
Lift Engineer	NA

Permit to work Requirements (if any)	
Is a Permit to work Required ? Type of Permit required and where	Not Applicable

Manual Handling and Storage	
Arrangements for storing plant and equipment	All hand tools will be brought to site for the day of survey and taken away on completion of the day.
Manual Handling RA Required	Completed by surveyor as part of site risk assessment.
Manual Handling Info	All tools are hand tools and lifts will be used to transport any tools to the upper floor. No manual handling issues identified.

Noise and Vibration Assessment			
Is a noise assessment required?		N	
Name and type of Machine	Db MAX. at source	Area	Ear Protection Requirements
Is a vibration assessment required?		N	
Name and type of Machine	Vibration Level m/s	Expose Limit	Control Measures

COSHH Assessment				
Is a COSHH assessment required?		N		
Material Type	Manufacturer	Hazard/Effect	Exposure Limit	Control Measure

WORK AT HEIGHT METHOD STATEMENT

Work at height concerns any height from which there is a risk of a fall, even if this is on the first rung of a ladder or step ladder.

This method statement is written and used so that everyone concerned understands the procedures and risks involved. Refer to external documents such as HSE guidance and internal Health and Safety Guidance System.

The need to work at height by any means should where possible be eliminated or otherwise minimised provided (even if safe methods are available). **If there is no safe method then the work cannot go ahead.** Use of ladders other than for access should certainly be eliminated or limited as far as possible. This method statement should include when/if ladder work is allowed.

Description and location of the work requiring work at height	All the survey work at height will be via standard 'A' Frame Ladders which the survey team will have with them at all times.
Access and working platform arrangements and procedures for the above work at height	NA
Daily checks of equipment and items for work at height	Daily checks to be carried out by the survey team, internal checks to be carried out by Quality department NOTE: Where third party equipment is being used for working at height, surveyors must check tags prior to use. Where no safety tags are present or out of date, the equipment should not be used.
Certified training required for this work and current certified staff resources.	NA

Supplementary Information	
Can the site be secured at night?	NA
Is parking available on site?	No – Parking – Pay and Display on Nutley Road
Is the site within the Congestion Charge Zone?	No

PPE and RPE Requirements (delete or change as applicable)			
PPE/RPE	**Type**	**Required Y/N**	**When/Where to be used**
Safety Footwear	Steel toecap with mid sole protection safety boots to BS EN 346.	**YES**	**At all times**
Head Protection	Only helmets to BS 5240 or EN 397 will be worn.	**YES**	**At all times**
Hi-Vis Clothing	Hi-vis vest	**YES**	**At all times**
Gloves	General site use (EN420 minimum).	**YES**	**At all times**
Eye Protection	Light eye protection (EN166)	**YES**	**At all times**
Ear Protection	BS EN 353 part 3 – SRN30	**YES**	**Task specific, during opening up and sampling works**
RPE	FFP3	**YES**	**At all times**
Coveralls	Type 5/6	**YES**	**At all times**

Preliminary Site Assessments

Plant/Services on site - provide summary information where applicable and any identifiable hazards	
Boiler/Plant Rooms	Yes – Asbestos Insulation previously identified – Full PPE and RPE to be worn at all times
Undercrofts	NA
Roof Spaces	NA
Flat Roof Areas	NA
Floor ducts, keys available, specialist equipment needed to lift?	NA
Is there working machinery on site? Please specify	NA
Are there any confined spaces included in the areas to be surveyed?	NA
Are there any contaminated areas? (Give details and necessary control measures)	Potentially yes due to the deterioration of the building - Full PPE and RPE to be worn at all times
Are there adequate light levels throughout the site? (Give details of relevant areas)	No – Additional Battery powered lighting will be required for the duration of the survey.

Preliminary Site Assessments	Provide summary information where applicable and any identifiable hazards
Is there power on site? Can it be isolated and certified isolated?	It is assumed that All plant and services have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer.
Are the power cables surface fixed?	Yes - It is assumed that All plant and services have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer.
Is there a gas supply on site? Can this be isolated and certified?	Unlikley - any gas services assumed to have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer.
Is there water on site? Are pipes surface mounted?	Unlikely - any water services are It is assumed to have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer
Can fire alarms be disabled during the survey? Can heads be removed or isolated?	NA

Emergency Contacts	
Nearest Hospital with A&E facilities.	**Nearest A and E Dept:** **Royal Free Hospital** **Pond Street** **London** **NW3 2QG** **Map** 
First Aid or Emergency Contact	**First Aiders:** All surveyors attending are First Aid Trained **Emergency Contacts:** **Carl Holton – 07985 421 472** **Miles Pritchard - 07531 571 427** **Mark Butler – 07399 971 903**

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ20-0407	Date:	15/10/2020
Prepared By:	Mark Butler	Checked By:	Carl Holton

RISK ASSESSMENT (use further RA sheets as applicable).											
HAZARDS/ ACTIVITIES	**Hazards & Risk description** Adjust ratings and add assessments as appropriate.	**P**	**S**	**P x S**	**Risk Rating**	**HSE Step 2 – Who might be harmed and how**	**Control measures** (Controlled risk rating must be low for work to be permitted).	**P**	**S**	**P x S**	**Risk rating**
Fire Action Procedures	Smoke suffocation, chemicals, burns and other fire related hazards.	**1 or 2**	**5**	**10**	**Very High**	Surveyor and assist	For each area you move to ascertain drill procedures including nearest escape routes.	**1**	**5**	**5**	**Low**
Asbestos sampling	Exposure to airborne asbestos fibres. Potential ill-health afects and asbestos related diseases, cancers and death.	**4**	**5**	**20**	**Very high**	Surveyor and assist	Follow documented safe system of work / code of practice and Health & Safety manuals. Use protection. – Type 5/6 coveralls to be worn on site at all times •Only trained and competent personnel to undertake asbestos inspection works. •Personnel to wear appropriate RPE fitted with suitable filter. •Inspection and sampling techniques to follow the guidance provided by the HSE in HSG264 and HSG248.	**1**	**5**	**5**	**Low**
Suitability of RPE for environment & tasks	Asbestos sampling or dust disturbance	**4**	**5**	**20**	**Very high**	Surveyor and assist	Use appropriate RPE, use face fitted masks or if disposable ensure is suitable for asbestos. For disposables also see HSG248 Section 8. – FFP3 Half Mask required at all times during investigations and sampling activities	**1**	**5**	**5**	**Low**
Working at height	Falls; items being dropped from heights (injuries to people below and damage to equipment)	**2**	**5**	**10**	**Very high**	Surveyor and assist	Personnel shall not undertake work from unsafe platforms, i.e. ladders. Only suitable step ladders are permitted for use for inspections at ceiling level. If higher access is required then proper high access equipment is to be provided by the client •Barrier protection of floor openings and identification and barrier protection of non-weight bearing floors. •Use of suitable access equipment. Access equipment to be provided, erected, inspected and dismantled by competent persons. •Roof access to barrier protected parts only.	**2**	**2**	**4**	**Low**
Slips,Trips and Falls	Personal injury with the potential to be absent from work for over 7 days.	**2**	**3**	**6**	**Medium**	Surveyor and assist	•Personnel to make full use of dedicated pedestrian routes. • personnel are to record any slipping or tripping hazards and make recommendations on eliminating the hazard. • personnel to wear safety footwear fitted with protective toecaps and midsoles at all times on site. •Work not to be undertaken via access equipment in external areas in inclement weather without adequate anti-slip protection.	**1**	**3**	**3**	**Low**
Electrical hazards	Electric shocks, loss of consciousness, muscle spasms, numbness or tingling, breathing problems, headache, problems with vision or hearing, seizures burns and death	**2**	**5**	**10**	**Very High**	Surveyor and assist	It is assumed that All plant and services have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer. For Any/All isolations, appropriate isolation certification is to be provided by the client	**1**	**5**	**5**	**Low**
Manual handling	Carrying site equipment	**2**	**3**	**6**	**Medium**	Surveyor and assist	Follow guidance given in the Health and Safety Guidance System document. Avoid or split loads where possible. Use safe lifting techniques and within your own limits.	**1**	**3**	**3**	**Low**

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ20-0407	Date:	15/10/2020
Prepared By:	Mark Butler	Checked By:	Carl Holton

RISK ASSESSMENT (use further RA sheets as applicable).											
HAZARDS/ ACTIVITIES	**Hazards & Risk description** Adjust ratings and add assessments as appropriate.	**P**	**S**	**Px S**	**Risk Rating**	**HSE Step 2 – Who might be harmed and how**	**Control measures** (Controlled risk rating must be low for work to be permitted).	**P**	**S**	**P x S**	**Risk rating**
Live Gas Mains and Supply	Headache, dizziness, nausea, eye and throat irritation, fatigue, breathing problems, pale skin or blisters, burns and death	**4**	**5**	**20**	**Very High**	Surveyor and Assist	Any gas services assumed to have been isolated and are no longer live, this will need to be confirmed in writing ahead of the survey taking place, in the event this information is not provided all plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer.	**1**	**5**	**5**	**Low**
Exposure to biological hazards.	Potential ill-health effects, disease and death.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•Personnel to avoid working on areas of high collections fo guano. Arrangements to be made to remove guano where work is required. •Personnel to wear suitable PPE including gloves in areas where rodent, pigeon or other animal waste may be present. •Personnel to be provided with tool box talk and HSE pocked card for leptospirosis awareness. •Personnel to be provided with anti-bacterial hand gel and to maintain high levels of hygiene.	**1**	**5**	**5**	**Low**
The use of hand tools.	Causing injury to hands, fingers and other exposed parts.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•All employees to be made aware of the hazards of hand tools. •Only use correct equipment for the task in hand.	**1**	**5**	**5**	**Low**
Exposure of other contractors and visitors to the site during survey work.	Potential ill-health affects and asbestos related diseases and cancers.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•Unauthorised access to surveying areas shall be prevented by use of existing access control measures.	**1**	**5**	**5**	**Low**
Use of access equipment and platforms for work and access at height.	Falls from height – potential for fatal injuries.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•Use of step ladders for sampling, visual inspection and assessment. •Ensure step ladders are used on flat and even surfaces only with all 4 feet on the ground. •Step ladders are self footing. •Ensure the work is directly overhead and avoid side-loading. •Ensure the locking mechanism is in place before use and no work on the top 3 treads. •All step ladders are tagged and routinely inspected for defects prior to use.	**1**	**5**	**5**	**Low**

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ20-0407	Date:	15/10/2020
Prepared By:	Mark Butler	Checked By:	Carl Holton

RISK ASSESSMENT (use further RA sheets as applicable).

HAZARDS/ ACTIVITIES	Hazards & Risk description Adjust ratings and add assessments as appropriate.	P	S	Px S	Risk Rating	HSE Step 2 – Who might be harmed and how	Control measures (Controlled risk rating must be low for work to be permitted).	P	S	P x S	Risk rating
Heating Pipework and Sprinkler System.	Burns injury to hands, fingers and other exposed parts, and potentially death.	**4**	**5**	**20**	**Very high**	Surveyor and Assistant	Cladding or lagging will not be removed to high temp or steam pipework to prevent burns. • Heating pipework and sprinkler pipework are to be treated as live unless a suitable isolation certificate for the working area is provided. If isolations are not made then visual assessments and restrictions will be noted in the survey until the isolations are addressed by the client.	**1**	**5**	**5**	**Low**
Needles & Sharps	Injuries to hands and other exposed parts. Exposure to Blood-bourne viruses and other pathogens. Psychological Stress	**2**	**5**	**10**	**Very high**	Surveyor and Assistant	•Personnel to wear suitable PPE including gloves in areas where Needles or Sharps may be present. •Personnel to be provided with anti-bacterial hand gel and to maintain high levels of hygiene. •All employees to be made aware of the hazards of Needles or Sharps. •Avoid working in areas where needles and sharps are likely to be present if possible.	**1**	**5**	**5**	**Low**
Fire Damaged areas and Building Deterioration Due to Weather ingress	Potential ill-health affects and mould related diseases, slips trips and falls.	**2**	**5**	**10**	**Very high**	Surveyor and Assistant	As the building has significantly deteriorated and still contains the tenants items, areas may not be fully accessible, access will be attempted as far as reasonably practicable and where it is safe to do so areas not deemed accessible for safety reasons or restricted access will photographed and recorded in the survey report. NO LONE WORKING IS PERMITTED AND THE TEAM MUST REMAIN TOGETHER AT ALL TIMES For the purpose of this survey No access will be attempted to the upper floors and/roof at all due to significant fire damage, all access will be within the highlighted areas on the Ground and Basement Floors that have been deemed safe to access by the Structural Engineer as per the Structural Report Ref – 40420-R01 Full PPE and RPE to be worn at all times	**1**	**5**	**5**	**Low**

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ20-0407	Date:	15/10/2020
Prepared By:	Mark Butler	Checked By:	Carl Holton

Tick to confirm mask(s) used check(s) carried out this visit: ½ mask	yes	Full face mask		Any faults/actions:			
Evaluate **personal decontamination** required: **P=Preliminary**, **F= Full** (HSG248 9.4, 9.5, 9.6) (Applies to all asbestos related site work).					**P**	**F**	Note:
Lighting for safe work or passage: Lighting is adequate? **Y**	If no; site specific requirements and control measures:-- NA						
P=probability, score as below 1. Only remotely probable 2. Possible 3. Likely or probable 4. High	S=severity of occurrence, score as below 1.Minor 2. Requires first aid but not reportable 3. Reportable but not major 4. Reportable and major 5. Death	RR - Risk rating=P x S **Low - 1 to 5 inclusive** **Medium - 6 to 7 inclusive** **High – 8** **Very High - > 8**		Assessment of requirement for areas requiring accompanying persons(s):			

No Access Authorisation / Revision To Scope

Survey INS #	Reason for no access or Revision to Scope	Surveyor	Client Agreement

LEAD SURVEYOR CONFRIMATION OF COMPLETION OF RAMS

Signed…… Date…19th October 2020……

Name…Wayne Davies……..

CLIENT ACKNOWLEDGEMENT

Please complete the following information and tick the box to confirm that you have read and accepted the agreed scope as documented above ☐

SIGNED:

NAME:

POSITION:

It is important that any changes to scope are communicated to us in writing. Where possible, we will issue an update to this document for further acceptance by the Client.

RAMS Briefing Sheet/Acknowledgement Note: To be signed by all operatives involved in undertaking the Asbestos Survey to prove the scope of works and risk assessments have been fully acknowledged, assessed and understood			
NAME	**Title**	**Date**	**Signature**

Site Plans

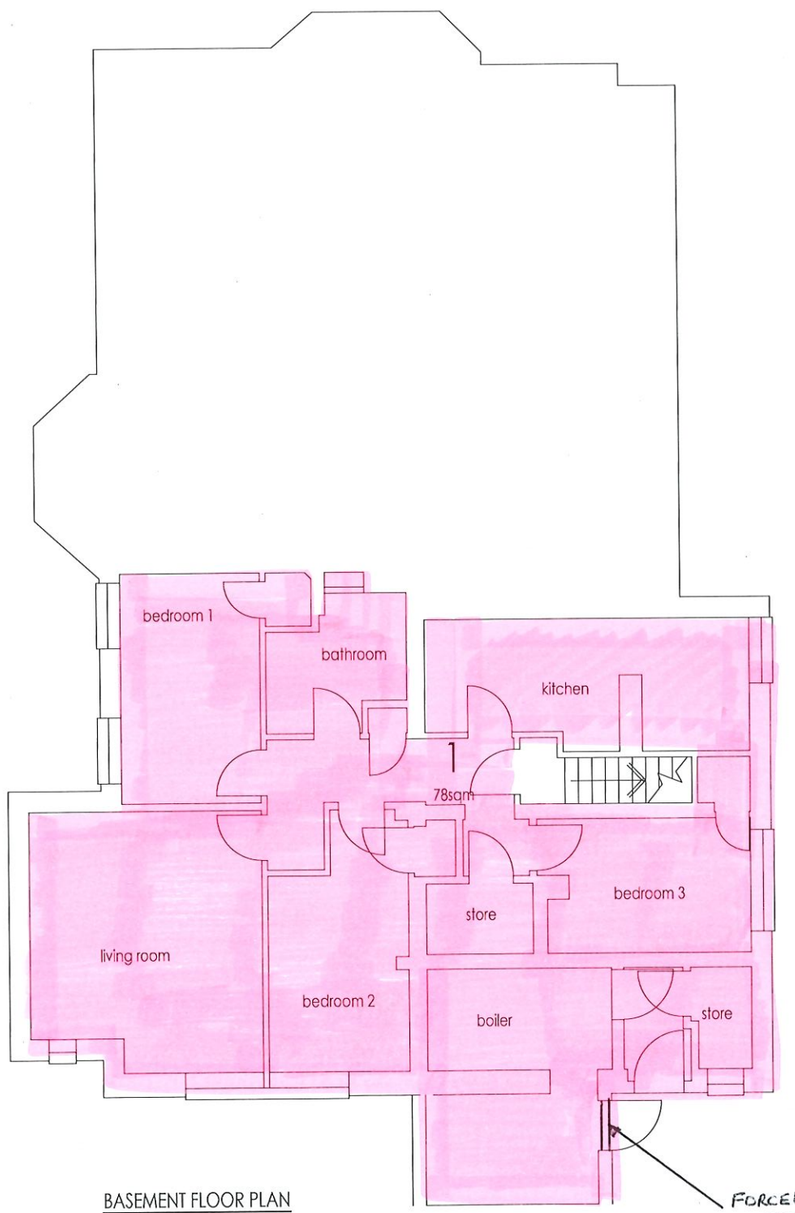
Notes: Site Plans appended to this document

AQ20 - 0407

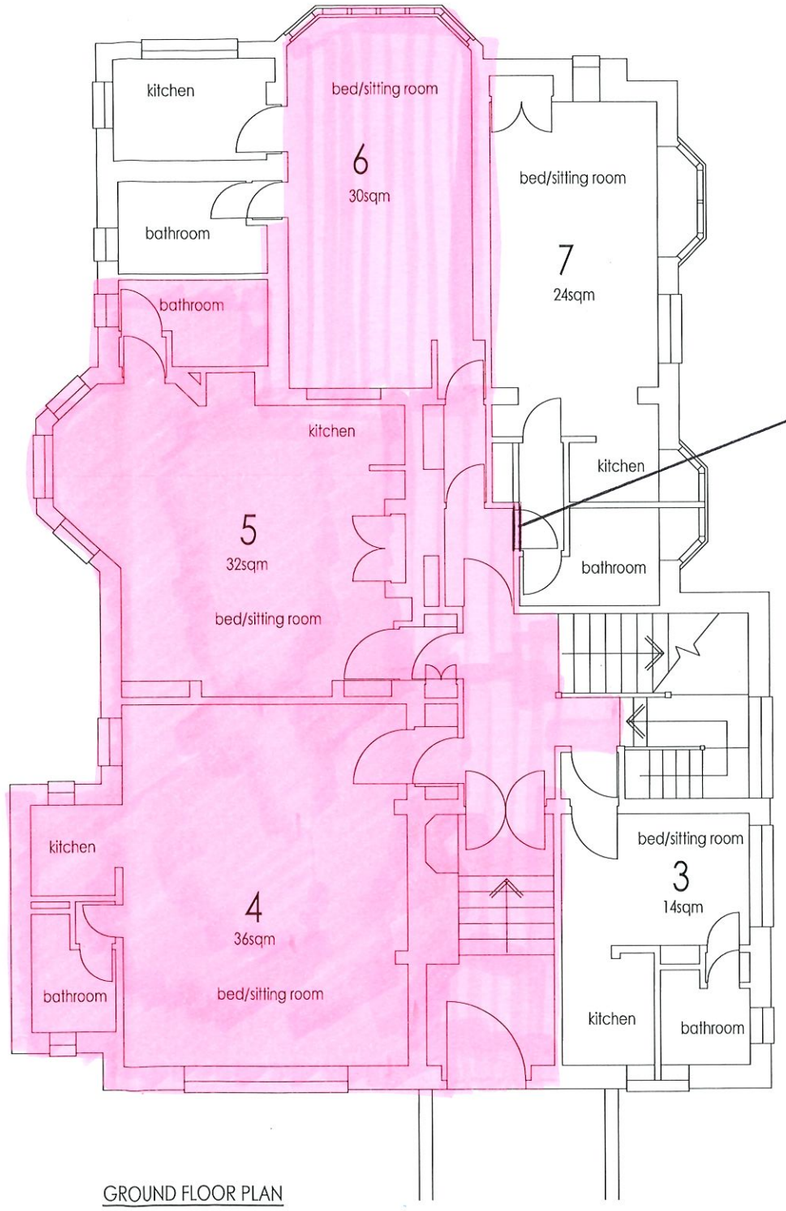
31 DALEHAM GARDENS, NW3
ASBESTOS SURVEY. (DEMOLITION)

= AREAS DEEMED SAFE TO ACCESS ON 19.10.20 TO UNDERTAKE ASBESTOS DEMOLITION SURVEY.

NOTE:-
NO UPPER FLOORS TO BE ASSESSED AT PRESENT.



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

ASSESS AND PROVIDE ACCESS FOR ENGINEER ASSESSMENT AHEAD OF ADDITIONAL ASBESTOS SURVEY VISIT.
NOTE:- DOOR TO BE ASSESSED FOR ACM LINING IF FOUND NO ACCESS WILL BE GAINED UNTIL DOOR IS REMOVE BY LARC.

Scale 1:50 (m)
0 1 2 3 4 5

THIS PLAN IS PRODUCED FROM DRAWINGS AND DETAILS HELD ON COUNCIL RECORDS AND NOT A SITE MEASURED SURVEY.

Whymark & Moulton
Chartered Surveyors &
Building Engineers
14 Cornard Road, Sudbury,
Suffolk. CO10 2XA
Tele: 01787 371371

Project
31 Daleham Gardens
London
NW3 5BU

Basement and Ground Floor Plans
AS EXISTING

Scale 1:50, Date Dec 2017

Drawing No 17/253-01

Amendments

Structural Report

consulting
structural engineers

Lucking & Clark LLP
31 Cowcross Street
London, EC1M 6DQ

Tel. 020 7336 8986

info@LCengineers.co.uk
www.LCengineers.co.uk

31 Daleham Gardens, London, NW3 5BU

Initial Structural Survey of

Fire Damaged Building

for Pristine London Limited

40420–R01

Revision	Date	Prepared by	Checked by	Reason for issue
P4	09/11/2020	Mark Duncombe	Sven Griesemann	For information

Contents

1 Introduction

1.1 Introduction

L+C Engineers were appointed by Pristine London Limited to carry out an initial structural survey of 31Daleham Gardens, London, NW3 5BU. The purpose of our survey was to assess the condition of the existing structure, make recommendations for demolition sequencing and provide preliminary design of temporary works required to stabilise the structure, facade and external walls during demolition. Our initial survey was carried out on 22nd September 2020 with an asbestos management contractor in attendance.

A second site visit was carried out on 22nd October 2020 after scaffold towers had been installed to provide access to first floor apartment numbers 8, 9 and 10.

We understand that a fire occurred in November 2017 and the building has been empty since. A façade retention scaffold was erected by Mattison Scaffolding to the front of the building shortly after the fire. Other scaffolds were erected to the side and rear of the property but these have since been removed. The rear gable wall and chimney have been taken down to second floor level, presumably whilst the scaffold was erected. Debris from the fire and the possessions of previous occupiers have generally not been cleared.

2 Survey Findings

2.1 Existing Structure

The building was used as a residential block of fourteen apartments. The original part of the building consists of basement, ground, first and second floors and contains eleven of the apartments. The rear extension consists of a ground and first floor only and contains three of the apartments.

The building structure is constructed of load bearing masonry with timber floors and some localised steel beams, a timber flat roof is present to the extension at second floor and a timber pitched roof to the original building. Part of the ground floor of the original building appears to be a reinforced concrete slab located above the kitchen of apartment 1.

Lateral stability is provided by the timber floors and roofs transferring wind loads to the loadbearing masonry walls which act as strongpoints and transfer wind loads to the foundations.

It is anticipated that the foundations consist of mass concrete strip footings. The basement retaining walls are expected to be of masonry construction

Plans and elevations of the building showing the layout of the structure and the findings of our inspection are included at Appendix A.

2.2 Fire Damage Observed During First Site Visit

We understand the fire started near the half landing of the basement to ground floor stair and spread up the main stair to the upper levels and roof. Many of the rooms at basement and ground floor were accessible during our site visit. None of the rooms at first or second floor were accessible during our first site visit due to severe fire damage in the main stair area. A second site visit was carried out after scaffold towers had been installed to provide access to first floor apartment numbers 8, 9 and 10.

At basement level there is smoke damage but little evidence of structural fire damage. The basement boiler room and store area were not accessible due to the access door being locked. However, it is assumed there will not be much damage in these rooms as they were protected from the fire. Our findings at basement level are summarised in the table below and photographs are included at Appendix B.

Basement Level Apartment	Room	Accessible	Structural Fire Damage Observed	Location of Damage	Photograph Number
1	Kitchen	Yes	Yes	Stair flight above ceiling	1
1	Bedroom 1	Yes	No		2
1	Bathroom	Yes	No		
1	Bedroom 2	Yes	No		3
1	Living Room	Yes	No		4
1	Bedroom 3 and store	Yes	No		5
1	Cupboard below stair	Yes	Yes	Stair flight above ceiling	6
	Boiler room and store	No	Unknown		

At ground floor there is smoke damage but little evidence of structural fire damage in most areas. However, there is significant charring of a load bearing door frame around the main entrance door that supports the first floor joists above. It was not possible to access apartment 3 due to fire damage of the ground floor in the entrance to the apartment. Apartments 4 and 5 were accessible and had no evidence of structural fire damage. There is rubble present on in the entrance hall to apartments 6 and 7 that has fallen from above. There was no access to apartment 7 due to the entrance door being blocked by the belonging of the previous occupier. Our findings at ground floor level are summarised in the table below and photographs are included at Appendix B.

Ground Floor Apartment	Room	Accessible	Structural Fire Damage Observed	Location of Damage	Photograph Number
	Entrance porch	Yes	No		7
	Entrance hall	Yes	Yes	Load bearing door frame	8

3	All	No	Yes	Entrance to apartment	9
4	Bed/sitting room	Yes	No		10
4	Bathroom	Yes	No		11
4	Kitchen	Yes	No		
5	Bed/sitting room	Yes	No		12
5	Bathroom	Yes	No		
6	Entrance hall	Yes	Yes	Rubble on floor fallen from above	13
6	Bed/sitting room	Yes	No		14
6	Bathroom and Kitchen	No	Unknown		
7	All rooms	No	Unknown		
	Stair to first floor	No	Yes	Extensive	15 to 18

The stair from ground to first floor has severe fire damage and is supporting fallen debris most of the way up. We would not recommend using this stair as it is likely to collapse if it subject to additional loads. The first floor landing is also severely fire damaged and has very little remaining integrity, as shown in photograph 18.

During our first site visit it was not possible to access any of the rooms at first or second floor due to the condition of the stair and landing area. From part way up the stair we could see that the second floor and roof above apartment 12 have collapsed as shown in photograph 19. We could also see that the floor above apartments 8 and 9 appeared to be present. It can be seen from Google maps that the second floor roof to the rear extension is present and may be relatively undamaged by the fire. However, it would be necessary to access apartment 10 through the rear elevation window in order to confirm its condition.

The main roof above apartments 13, 14 and 15 has been largely destroyed by the fire. Due to the loss of the main roof and part of the second floor, the external walls and two remaining chimneys are considered to be unstable above first/second floor as they have lost the lateral restraint afforded by the roof and second floor. The rear gable wall and chimney have been previously removed as described earlier. The front façade gable wall is restrained by a scaffold as described earlier. Photographs 20 to 25 show views of the external walls and chimneys.

2.3 Fire Damage Observed at First Floor Level During Second Site Visit

During our second site visit we were able to access first floor level apartments 8, 9 and 10 using external scaffold access towers and entering through the windows. Our findings are summarised below and photographs are included at Appendix B.

Apartment 10 is considered safe to access via the scaffolding and through the window. There is fire damage to the first floor near the entrance door from the main stair landing. A 1.5m x 1.5m exclusion zone should be provided here and the joists should be propped down to ground

floor level. The timber stud wall between apartment 10 and 11 has fire damage as shown in photograph 26. Any person entering this apartment should avoid leaning against this wall.

The roof above apartment 10 is of filler joist concrete slab construction. This has not been structurally damaged by the fire but is suffering from water penetration as shown in photograph 26. There is a steel beam located above the stud wall between apartment 10 and 11 that supports the filler joist roof slab. Photograph 27 shows the roof slab, steel beam and stud wall.

Apartment 9 is considered safe to access via the scaffolding and through the window. There is fire damage just outside the entrance door from the main stair landing. This door should not be used to access the landing.

The second floor above apartment 9 is of timber joist construction. The second floor is sagging due to a trimmer joist around the chimney breast becoming disconnected at one end as shown in photographs 28 and 29. This trimmer joist should be propped down to the top of the basement retaining wall using a single Acrow prop at each level with double scaffold board spreader plates above and below the first floor joists.

Apartment 8 is considered safe to access via the scaffolding and through the window. There is fire damage just outside the entrance door from the main stair landing. This door should not be used to access the landing.

The second floor above apartment 8 is of timber joist construction. Refer to photographs 30 and 31 for general views of this apartment.

2.4 Asbestos and Other Hazardous Materials

We refer to the report by Gerald Brown and Sons dated 5th September 2020 which describes the hazardous materials that should be expected at the property. All contractors carrying out future work at the property should read this report and take appropriate precautions.

The fire has resulted in the high likelihood that asbestos containing materials remain within and on the premises, including in the ash, debris and standing parts of the structure. For this reason an asbestos management contractor was in attendance during our survey. Appropriate PPE was used and air monitoring was carried out to check for airborne fibres. No airborne fibres were recorded during our site visit.

2.5 Proposed Future Works

We consider that the building should be soft stripped and demolished as soon as possible due to its current unsafe condition, continuing deterioration and risk of asbestos contamination to surrounding areas.

We recommended that all unrestrained chimneys, walls and severely fire damaged areas be demolished as a matter of urgency as they are considered to be unstable and at risk of collapse in high winds or if subject to additional imposed loads. The remaining parts of the building should be soft stripped and have any ACM's removed prior to demolition. All of the timber floors of the building should be demolished as these are likely to be suffering from wet rot due being exposed to the elements for three years. After our first site visit, we thought

the possible exception to this would be the rear extension as this appeared to have remained watertight. However, following our second site visit it became apparent that this is also suffering from water penetration through the filler joist roof slab and timber first floor. These will therefore also require demolition.

The external walls of the building could possibly be retained but this would require the construction of an external facade retention system all-round the property. This could be constructed either using scaffolding, similar to the one that is erected at the front, steel towers and waling beams or a shoring system such as Mabey system 160. This would have the following disadvantages:

1. High cost of façade retention system
2. Health and safety concerns of working within a retained façade
3. Retention system would surcharge the existing basement retaining walls.
4. Restricted site access during reconstruction.
5. Existing wall layout may not suit proposed new building.
6. Loss of space in new building due to columns being inside walls and walls requiring additional insulation on the inside face.

In view of the above, we would recommend the walls be taken down and the bricks could be retained for reuse if required.

3 Recommendations

3.1 Current Access Restrictions

In view of the condition of the existing building we consider that access to the basement and most of the ground floor can be permitted. Care should be taken when using the stair from ground floor to basement level and we recommend only one person at a time on the stair. Access should not be permitted to apartment 3 due to fire damaged floor in the entrance or apartment 7 due to the entrance door being blocked.

The stair from ground to first floor and the first floor landing are not suitable for use and barriers should be installed to prevent people from accessing these areas. First floor apartments 8, 9 and 10 should only be accessed via the external scaffold and through the windows Access to first floor apartments 11 and 12 should not permitted due to fire damage.

Access to the second floor should not be permitted due to fire damage.

We refer to section 2.4 of this report for precautions relating to asbestos and other hazardous materials.

3.2 Sequence of Work

In view of the finding of our survey, our recommended sequence of demolition work is described below. This should be developed into a full method statement by a suitably experience contractor prior to commencing work on site.

1. *Demolish Unrestrained Walls and Chimneys*
   The unrestrained areas requiring demolition are shown on our sketches contained at Appendix A. These should be demolished by hand using a cherry picker located outside the building for access. Bricks should be removed by hand, loaded into the cherry picker and removed from site. Rubble should not be allowed to fall into the building. The walls should be removed first followed by the two chimneys.

2. *Provide Access to Ground and First Floor Apartments*
   We need to access apartments 7,8, 9 and 10 to allow a structural survey to be carried out and for later soft strip and ACM removal to be undertaken. Access should be achieved by providing local scaffold towers to the external windows of the apartments at first floor and by removing the entrance door to apartment 7. A structural survey can then be carried out to check that the areas are safe for soft strip, ACM removal and demolition to be carried out by others.

   This has now been completed except for apartment 7 as the door could not be removed due to the presence of asbestos.

3. *Inspection of Ground and First Floor Apartments*
   L+C should undertake an inspection of apartments 7, 8, 9 and 10 to assess their structural condition and report on our findings.

   This has now been completed except for apartment 7 as the door could not be removed due to the presence of asbestos.

4. *Local Temporary Propping and Floor Replacement*
   The load bearing door frame that supports the first floor joists should be propped using Acrow props with double scaffold head and sole boards at basement and ground floor levels. Refer to sketch number 40420/SK/TW/01 for details of propping required.

   The fire damaged area of the ground floor in the entrance to apartment 3 should be locally removed and replaced to enable access to the apartment. Refer to sketch number 40420/SK/TW/01 for details.

   An exclusion zone should be provided near the entrance door or apartment 10 and the first floor joists should be propped down to ground floor level. Refer to sketch number 40420/SK/TW/02 for details.

   The second floor trimmer joist in apartment 9 should be propped down to the top of the basement retaining wall using a single Acrow prop at each level with double scaffold board spreader plates above and below the first floor joists. Refer to sketch numbers 40420/SK/TW/01 & 02 for details.

5. *Soft Strip and ACM Removal at Basement, Ground and First Floors*
   An asbestos management contractor should carry out soft strip and ACM removal to apartments 1 to 10. It will also be necessary to remove the rubble build up in the entrance to apartment 6 in order to gain access. Access will not be possible to apartment 11 and 12 due to the dangerous condition of the roof and second floor structure above.

6. *Access/Protection Scaffold to Perimeter & Birdcage Scaffolds Below Floors*
   An external access and protection scaffold should be erected to the remaining perimeter of the building prior to further demolition being carried out. A birdcage scaffold will also be constructed to act as a protection deck below the ground, first and second floors. The standards will need to be designed to pass through the existing floors. L+C should then be asked to attend site to review the condition of the remaining parts of the roof and second floor.

7. *Demolish Main Stair Area at First Floor*
   The existing first floor landing and stair from first to ground floor should be demolished as they are unsafe for use. Edge protection should be provided at first floor and ground floor prior to demolition. A temporary Haki access stair may be installed if required by the contractor.

8. *Remove Remaining Fire Damage Roof and Debris Second Floor*
   The remaining areas of fire damaged roof and debris at second floor level should be removed. The method of access and removal will need to be assessed at stage 6.

9. *Take Down Front Gable Wall to Second Floor Level*
   The front gable wall should be taken down by hand to second floor level. Bricks can be retained for reuse if required. The method of access for this should also be assessed at stage 6. The façade retention scaffold should then be struck to the same level.

10. *Remove Floors at Second Floor*
    The remaining second floor boards and joists should be removed using traditional hand demolition methods. An enhanced crash deck will be required for demolition of the filler joist roof slab above apartment 10. The birdcage scaffold can then be struck down to first floor level.

11. *Take Down Walls to First Floor Level*
    All walls including the front gable wall should be taken down to first floor level using traditional hand demolition methods. Bricks can be retained for reuse if required. The façade retention and perimeter scaffolds should then be struck to the same level.

12. *Remove Floors at First Floor*
    The first floor boards and joists should be removed using traditional hand demolition methods. The birdcage scaffold can then be struck down to first floor level.

13. *Take Down Walls to Ground Floor Level*
    All walls including the front gable wall should be taken down to ground floor level using traditional hand demolition methods. Bricks can be retained for reuse if required. The façade retention and perimeter scaffolds should then be struck to the same level.

14. *Berm Against Basement Retaining Walls*
    All non-loadbearing walls should be removed at basement level. A rubble berm should then be installed against the inside face of all basement retaining walls. Refer to sketch number 40420/SK/TW/01 for details of the berm required.

15. *Remove Floors at Ground Floor*
    The ground floor boards and joists should be removed using traditional hand demolition methods. The area of ground floor concrete slab should be demolished using a hydraulic muncher or similar.

16. *Demolish Internal Basement Walls*
    All internals walls should be demolished down to basement level.

17. *Demolish Basement Slab and Internal Wall Foundations*
    Demolish the existing basement slab and grub up existing internal wall foundations. Backfill to basement level.

18. *Demolish Retaining Walls and Foundations*
    The existing retaining wall should be removed in 2m strips by locally excavating the berm, demolishing the wall, grubbing up the footing and then reinstating the berm. This process can be completed in a 1 in 5 sequence similar to underpinning.

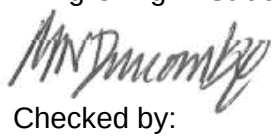
4 Report Limitations

This report is based on information obtained during a limited access site inspection of visible parts of the existing structure. We were unable to access parts of basement and ground floor, most of the first floor and all of the second floor due to fire damage. It is expected that during the works unforeseen factors will come to light and our recommendations will require reconsidering.

Author:

Mark Duncombe

BEng CEng MIStructE



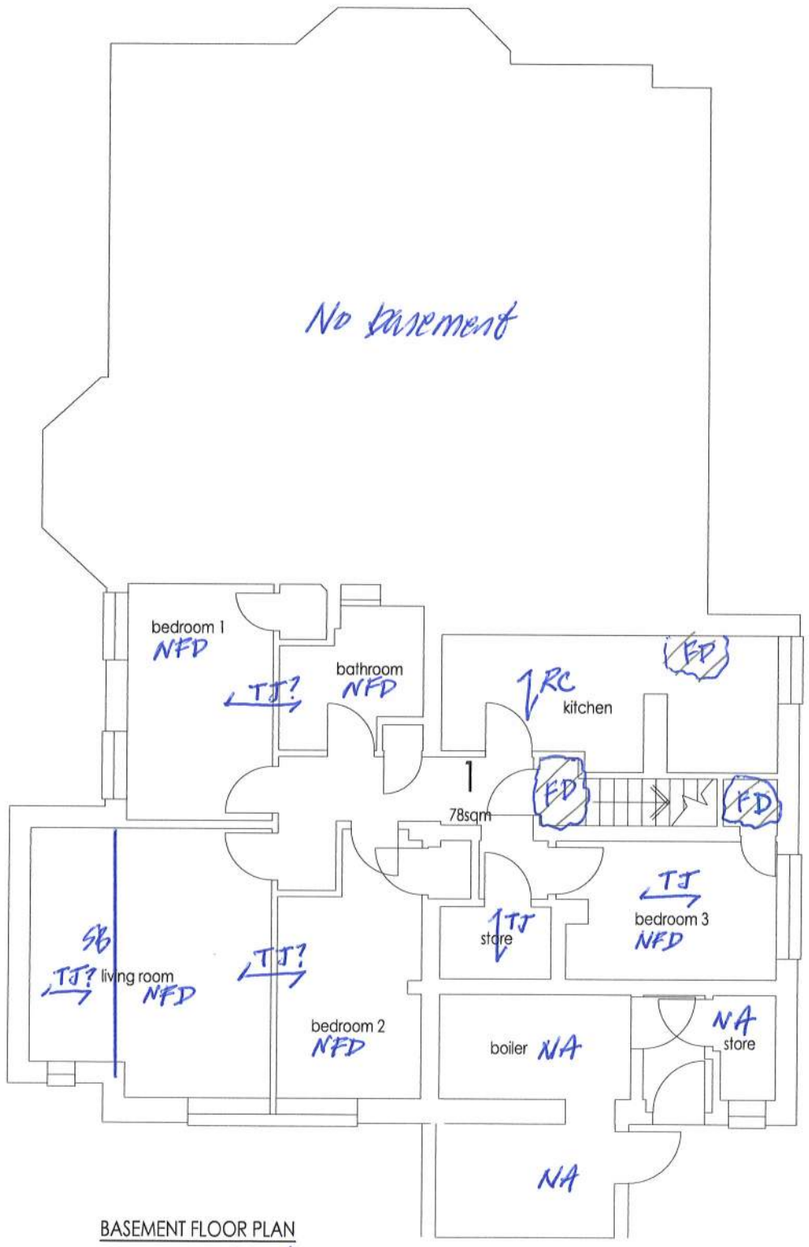
Checked by:

Sven Griesemann

MEng CEng MICE

Appendix A

Building Plans and Survey Findings

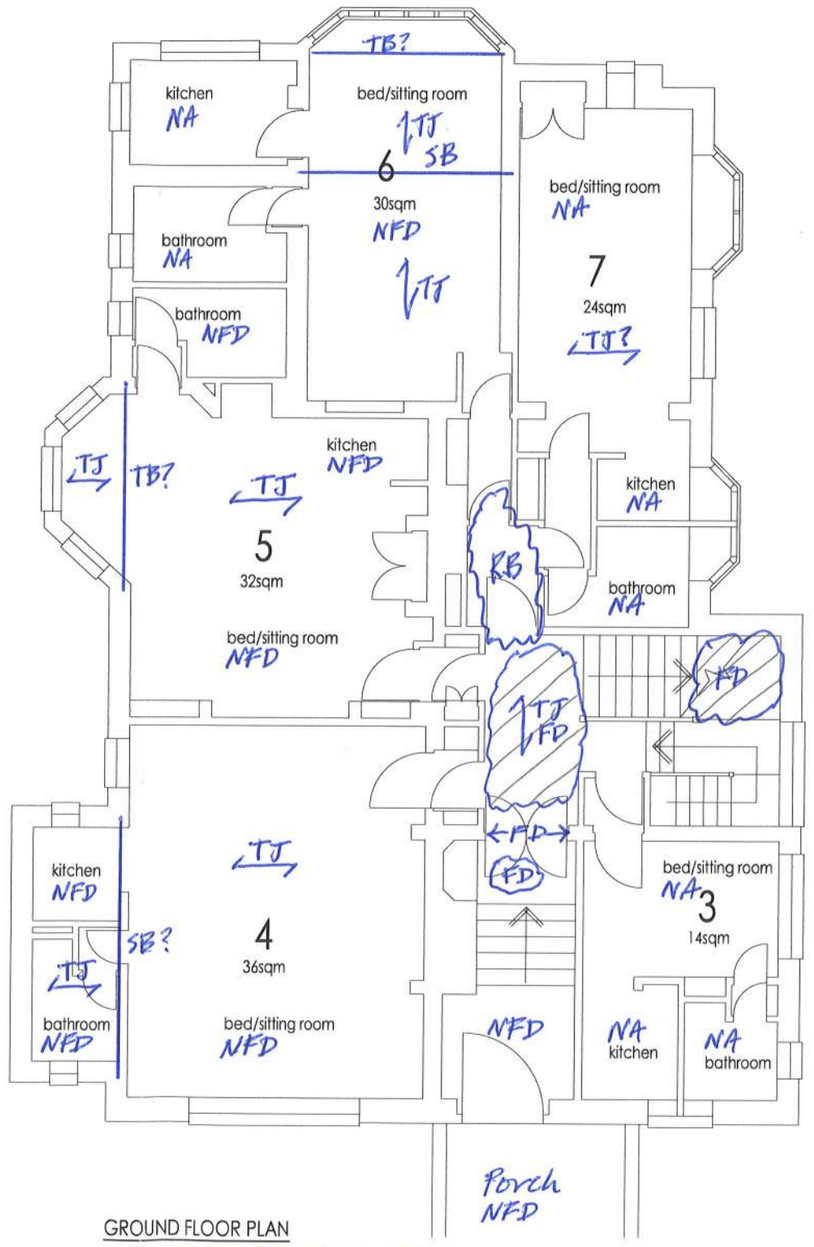


BASEMENT FLOOR PLAN

Showing Structure Over

Scale 1:50 (m)

0 1 2 3 4 5



GROUND FLOOR PLAN

Showing Structure Over

KEY

TJ = Timber joists over
RC = RC slab over
SB = Steel beam over
TB= Timber beam over
? = Assumed structure or span direction
NFD = No visible structural fire damage above
RB = Rubble build up fallen from above
NA = No access to room
SM = Stair missing due to fire damage
FM = Floor above missing due to fire damage (hatched area)
RM = Roof above missing due to fire damage (hatched area)
WU = Wall unstable due to loss of floor or roof
CU = Chimney unstable due to loss of floor or roof
FD = Fire damage above (hatched area)

THIS PLAN IS PRODUCED FROM DRAWINGS AND DETAILS HELD ON COUNCIL RECORDS AND NOT A SITE MEASURED SURVEY.

Whymark & Moulton
Chartered Surveyors &
Building Engineers
14 Cornard Road, Sudbury,
Suffolk. CO10 2XA
Tele: 01787 371371

Project
31 Daleham Gardens
London
NW3 5BU

Basement and Ground Floor Plans
AS EXISTING

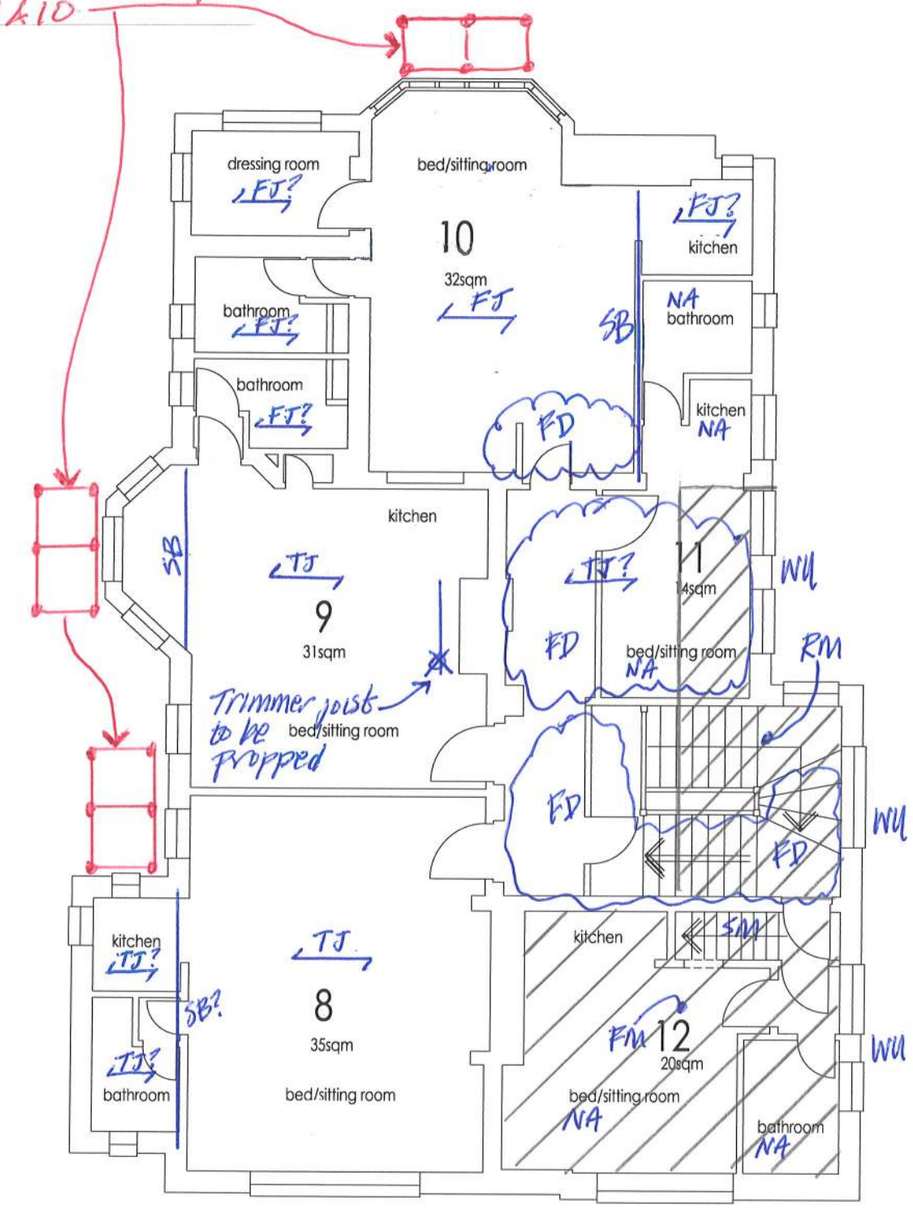
Scale 1:50, @ A1 Date Dec 2017

Drawing No ~~17/253-01~~

Amendments
L+C Engineers
Results of Initial Survey
40420/SK/01
MND 30/09/20

Refer to 40420/SK/01 for Key
FJ = Filler joist slab

scaffold access towers for access to apartments 8, 9 & 10



FIRST FLOOR PLAN
Showing structure over

Scale 1:50 (m)
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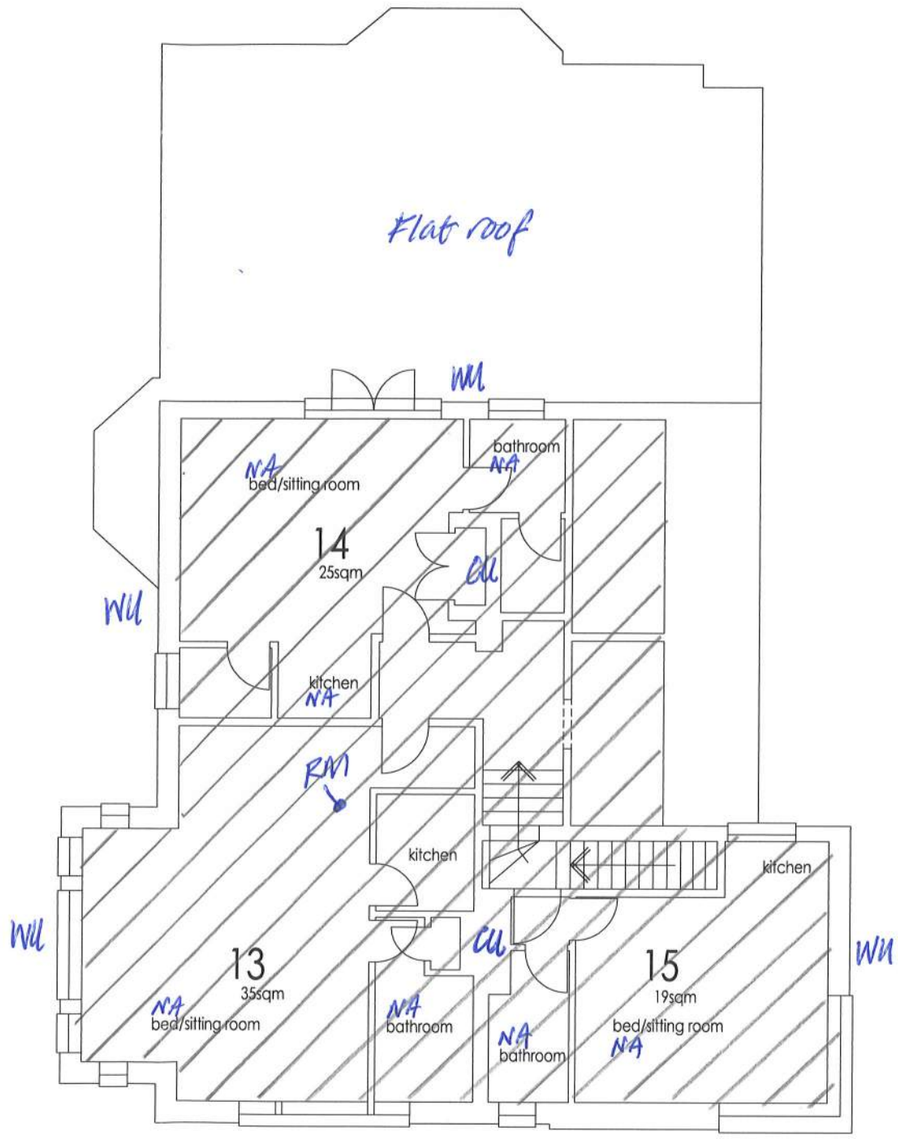

SECOND FLOOR PLAN
Showing structure over

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Whymark & Moulton
Chartered Surveyors & Building Engineers
14 Cornard Road, Sudbury, Suffolk. CO10 2XA
Tele: 01787 371371

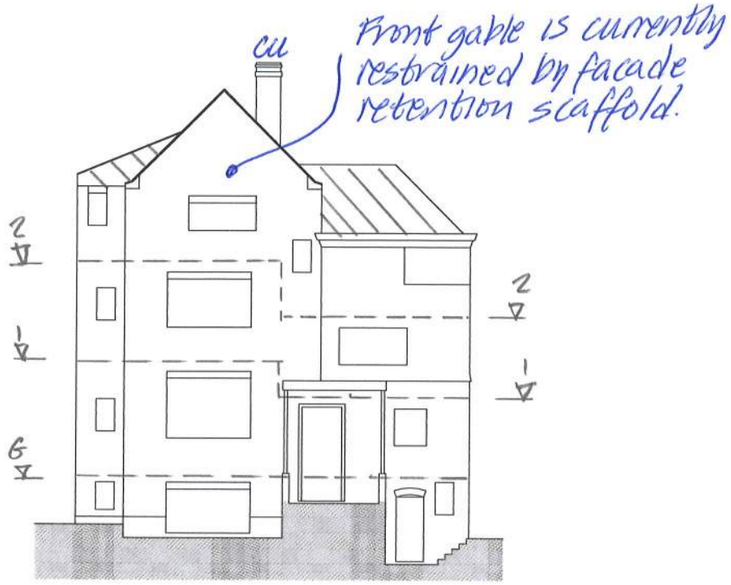
Project
31 Daleham Gardens
London
NW3 5BU

First and Second Floor Plans
AS EXISTING

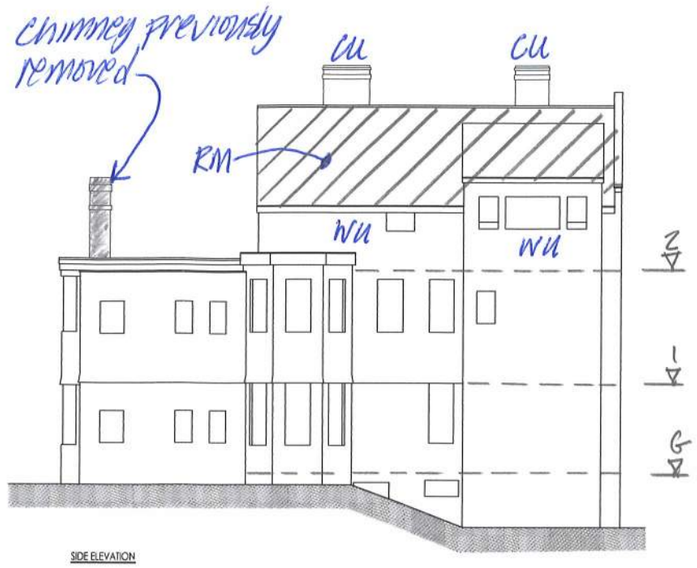
Scale 1:50, @A1
Date Dec 2017
Drawing No 17/253-02

Amendments
L+C Engineers
Results of Initial Survey
40420/SK/02
MND 30/09/20 REVB-23/10/20

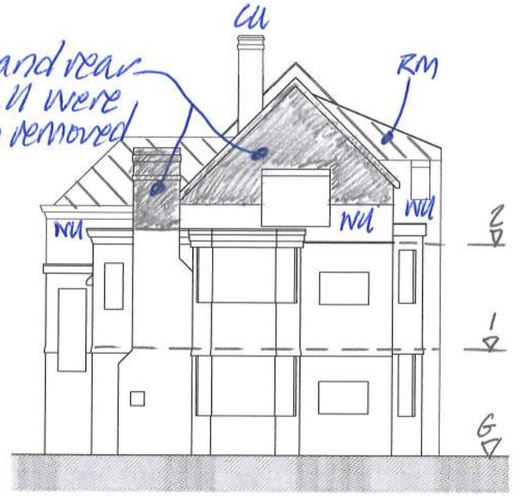
Refer to 4042O/SK/01 for key



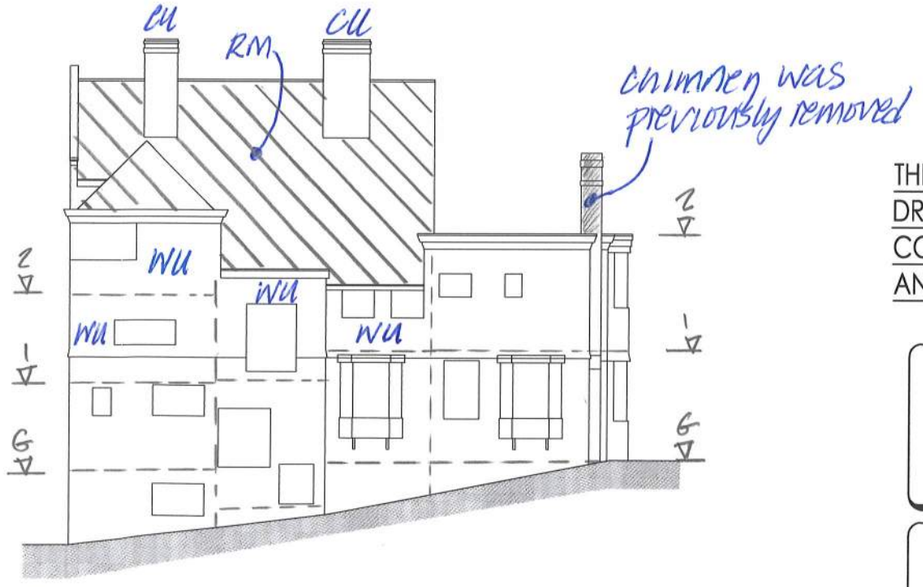
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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Whymark & Moulton
Chartered Surveyors &
Building Engineers

14 Cornard Road, Sudbury,
Suffolk. CO10 2XA

Tele: 01787 371371

Project
31 Daleham Gardens
London
NW3 5BU

Elevations – AS EXISTING

Scale 1:100, @A1 Date Dec 2017

Drawing No 17/253–03

Amendments
L+C Engineers
Results of Initial Survey
4042O/SK/03
MMR 30/09/20

Appendix B

Photographs

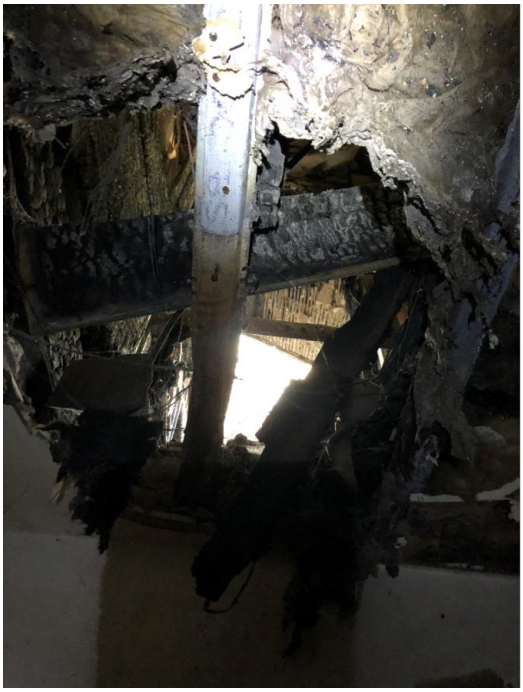


Photo 1 - Apartment 1 fire damage to stair above kitchen

Photo 2 - Apartment 1 bedroom 1

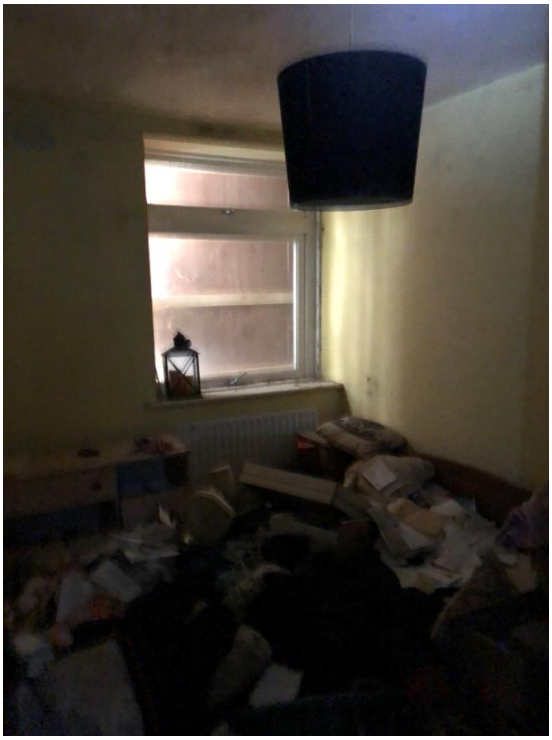


Photo 3 - Apartment 1 bedroom 2

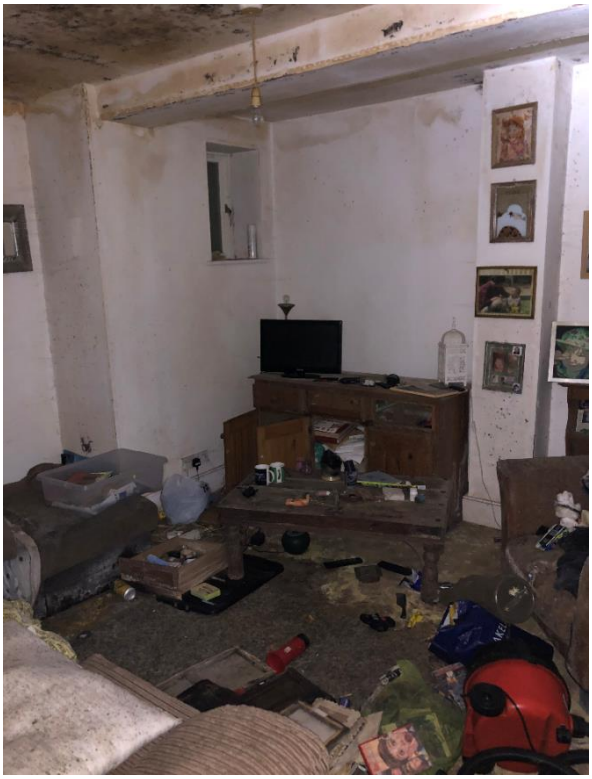


Photo 4 - Apartment 1 living room

Photo 5 - Apartment 1 bedroom 3 & store

Photo 6 - Apartment 1 bedroom 3 cupboard underside of stair

Photo 7 - Main entrance porch

Photo 8 - Main entrance hall

Photo 9 - Apartment 3 fire damaged in entrance

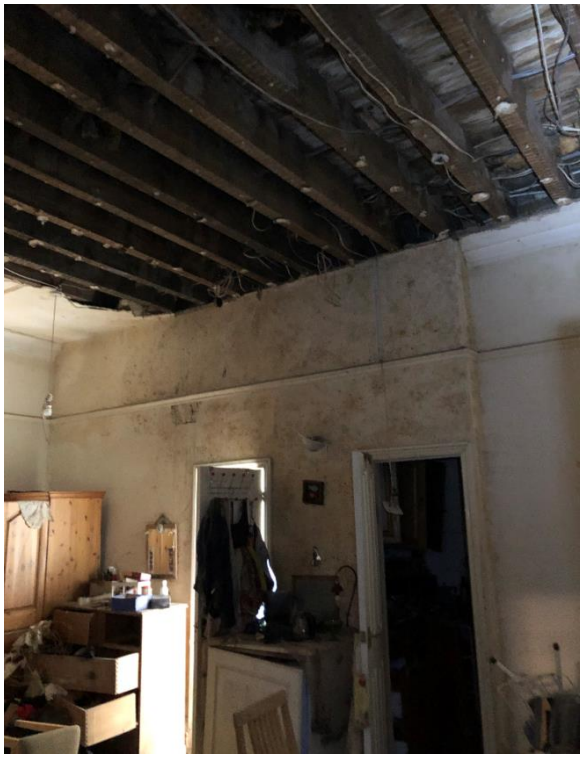


Photo 10 - Apartment 4 bed/sitting room

Photo 11 - Apartment 4 bathroom

Photo 12 - Apartment 5 bed/sitting room

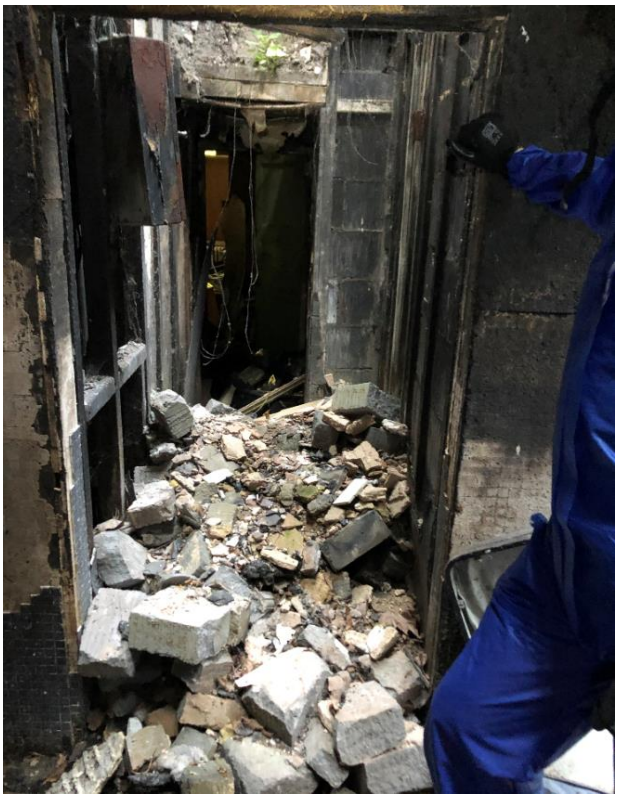


Photo 13 - Apartment 6 rubble build up in entrance

Photo 14 - Apartment 6 bed/sitting room

Photo 15 - Stair from ground to first floor underside of half landing

Photo 16 - Stair from ground floor to first floor

Photo 17 - Stair from ground to first floor

Photo 18 - First floor landing

Photo 19 - Apartment 12 view of second floor and roof

Photo 20 - Front façade gable and scaffold

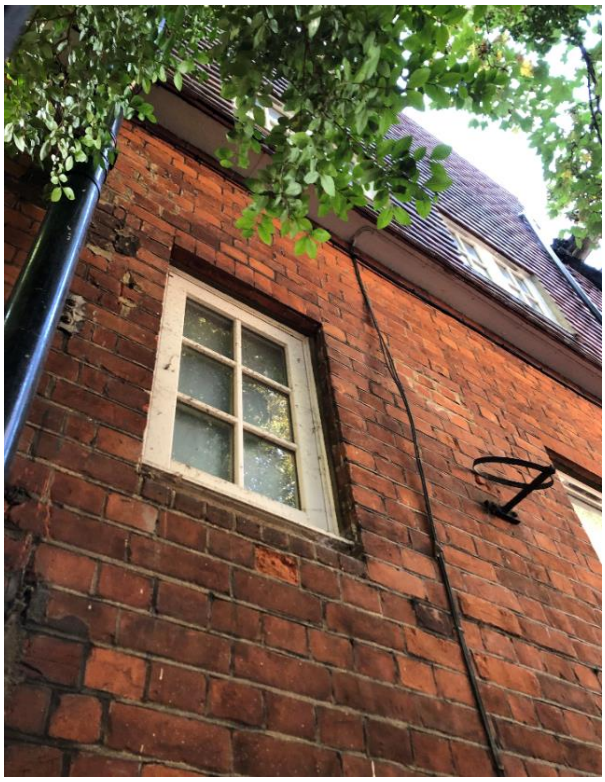


Photo 21 - North side elevation of Main Building

Photo 22 - North side elevation of rear extension

Photo 23 - Rear elevation

Photo 24 - South side elevation of rear extension

Photo 25 - South side elevation of main building

Photo 26 - Fire damage wall and water penetration through roof of Apartment 10

Photo 27 - Steel beam above fire damaged wall of Apartment 10

Photo 28 - sagging trimmer joist at second floor level above Apartment 9

Photo 29 - sagging trimmer joist at second floor level above Apartment 9

Photo 30 - Timber joists at second floor above apartment 8

Photo 31 - Timber joists at second floor above Apartment 8

Appendix C

Preliminary Temporary Works Sketches

Prior to removal of ground floor:
Construct rubble berm
using well compacted
GF2 material. See section

Across prop to
S u/s first floor

bedroom 1
bathroom
kitchen
1
78sqm
living room
bedroom 2
store
bedroom 3
boiler
store

Replace ground floor joists with 100x50 C16 joists @ 400c/c and 18mm plywood decking.

Propping as floor above

BASEMENT FLOOR PLAN

Scale 1:50 (m)

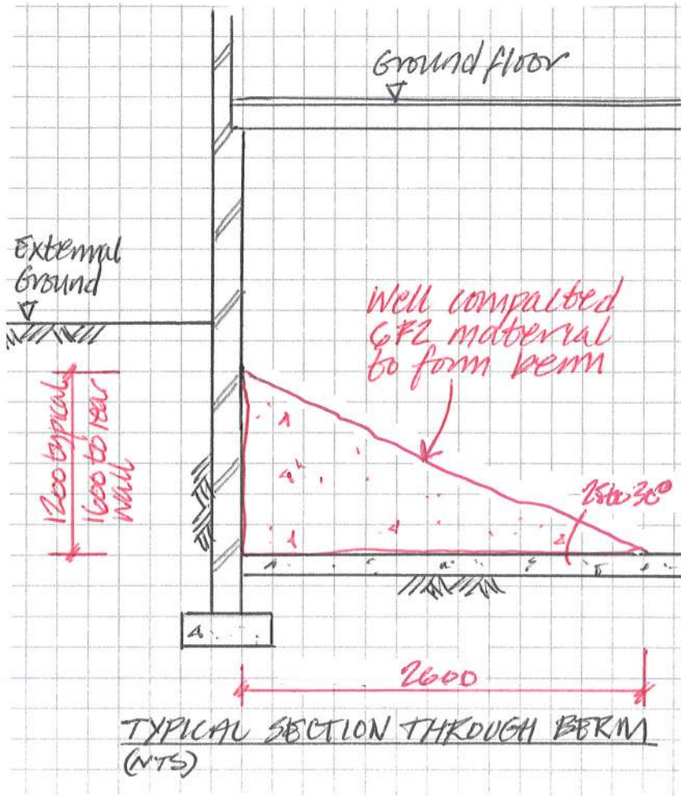
0 1 2 3 4 5

Across props to u/s first floor joists

kitchen
bed/sitting room
6
30sqm
bathroom
bathroom
bed/sitting room
7
24sqm
kitchen
kitchen
Across prop with double scaffold boards above & below first floor
5
32sqm
bed/sitting room
bathroom
kitchen
4
36sqm
bed/sitting room
bathroom
bed/sitting room
3
14sqm
kitchen
bathroom

Prop door frame at high level with 2No Across props 600c/c and double scaffold board head & sole plates.

GROUND FLOOR PLAN



TYPICAL SECTION THROUGH BERM (NTS)

THIS PLAN IS PRODUCED FROM DRAWINGS AND DETAILS HELD ON COUNCIL RECORDS AND NOT A SITE MEASURED SURVEY.

Whymark & Moulton
Chartered Surveyors &
Building Engineers
14 Cornard Road, Sudbury,
Suffolk. CO10 2XA
Tele: 01787 371371

Project
31 Daleham Gardens
London
NW3 5BU

Basement and Ground Floor Plans
AS EXISTING

Scale 1:50, @A1 Date Dec 2017

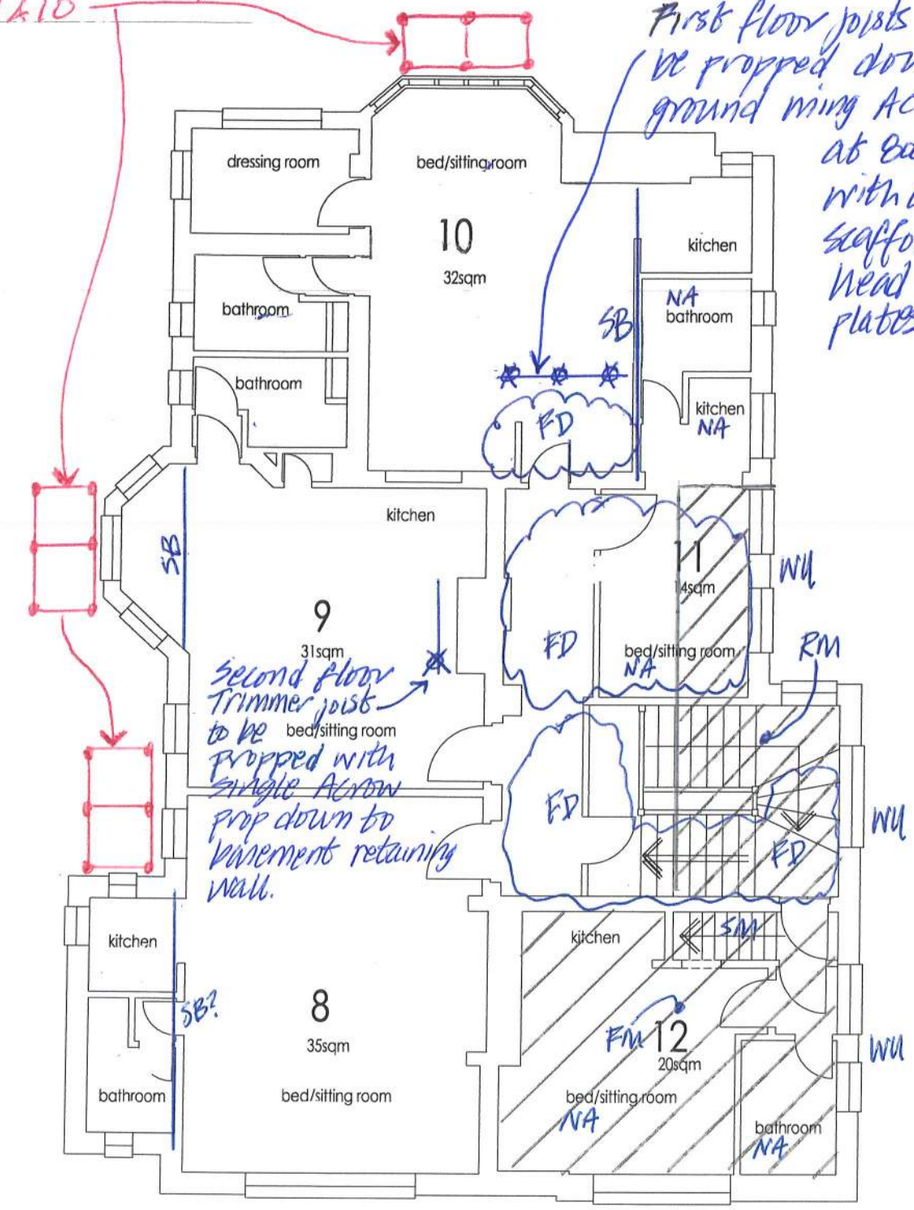
Drawing No ~~17/253-01~~

Amendments
L+C Engineers
Temporary Works at Basement & Ground Floor

Revision A-28/10/20 40420/SK/TW/01 MNP 05/10/20

scaffold access towers for access to apartments 8, 9 & 10

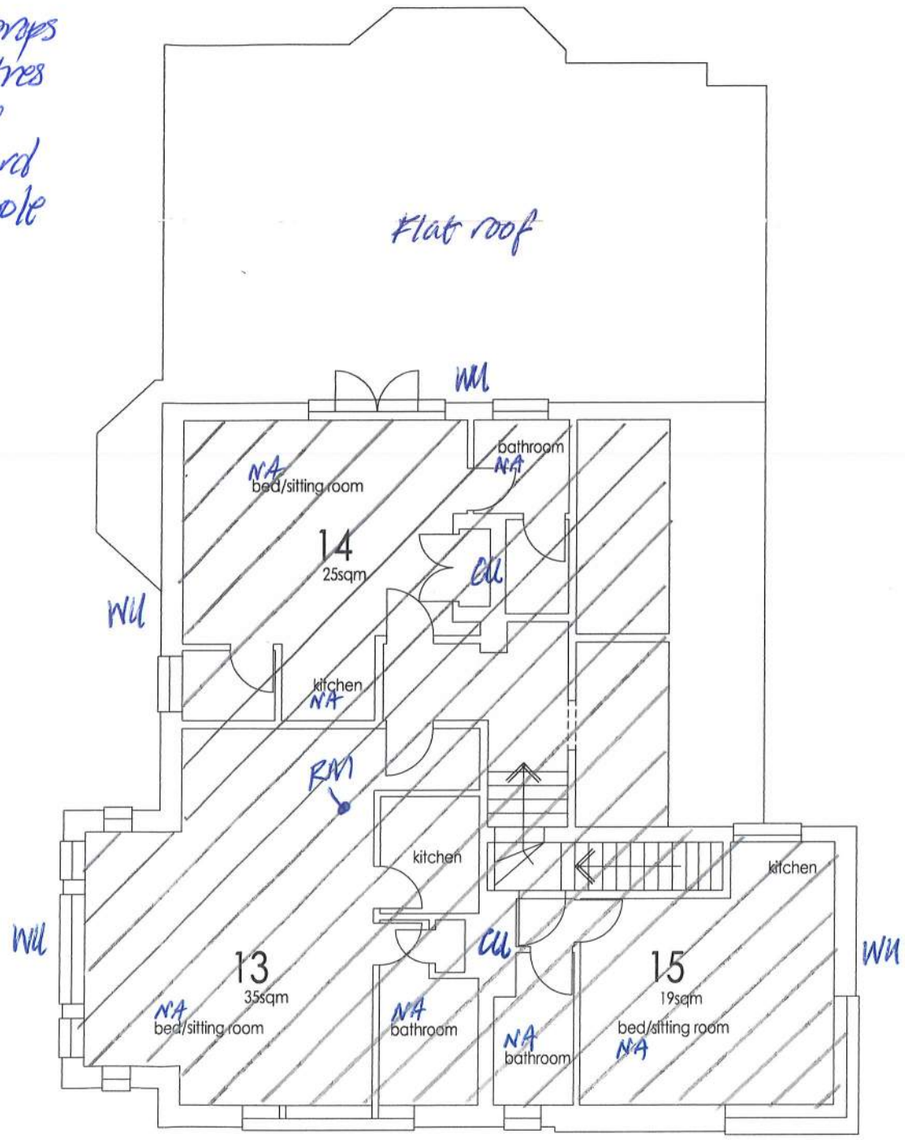
First floor joists to be propped down to ground using Acrow props at 800 centres with double scaffold board head and sole plates.



FIRST FLOOR PLAN

Scale 1:50 (m)

0 1 2 3 4 5



SECOND FLOOR PLAN

THIS PLAN IS PRODUCED FROM DRAWINGS AND DETAILS HELD ON COUNCIL RECORDS AND NOT A SITE MEASURED SURVEY.

Whymark & Moulton
Chartered Surveyors & Building Engineers
14 Cornard Road, Sudbury, Suffolk. CO10 2XA
Tele: 01787 371371

Project
31 Daleham Gardens
London
NW3 5BU

First and Second Floor Plans
AS EXISTING

Scale 1:50, @A1 Date Dec 2017

Drawing No 17/253-02

Amendments
L+C Engineers
Temporary Works c/o
First & Second Floor
4042C/SK/TW/02 MND 28/10/20