Chancerygate

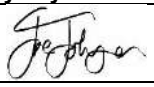


CRABTREE LANE
CLAYTON
MANCHESTER
M11 4GU

DEMOLITION METHOD STATEMENT
NOVEMBER 2023

Chancerygate

Document Information

Site Name	Former Walkers Site		
Site Address	Crabtree Lane, Manchester, M11 4GU		
Document	Demolition Method Statement	**Revision**	02
Prepared by	Joe Johnson BSc (Hons) MRICS		
Signature			
Date	7th November 2023		

Revision Status			
Revision	**Date**	**Notes**	**Prepared By**
01	3rd November 2023	Draft for comment	JJ
02	7th November 2023		JJ

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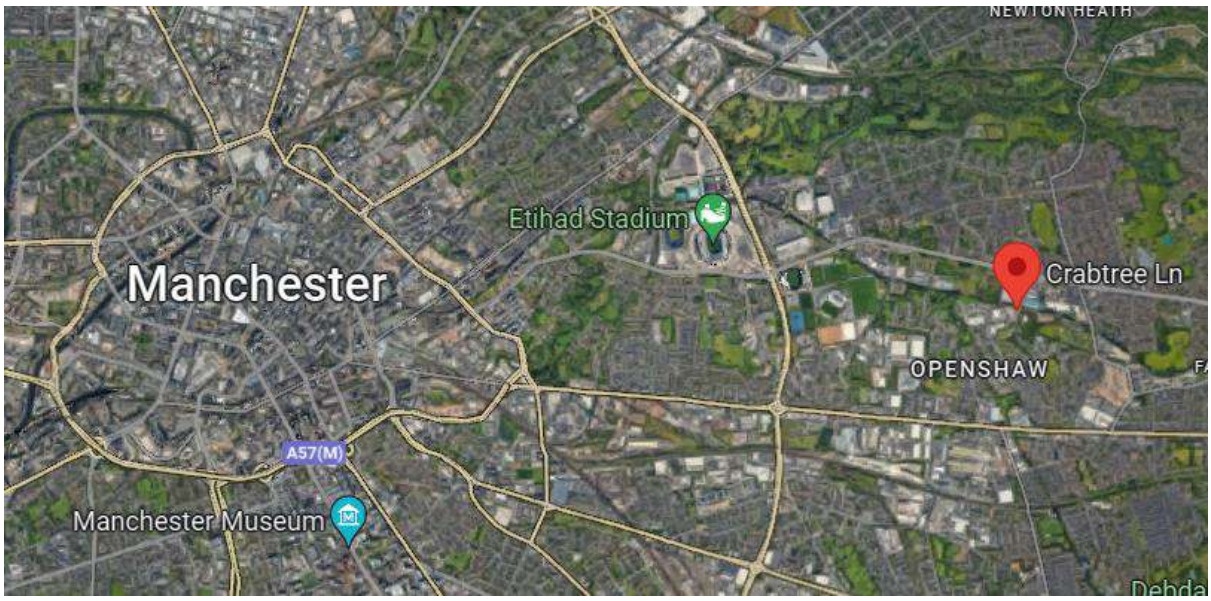
1 - Site Location

The site is located on Crabtree Lane, Clayton, Manchester. The postal address for the site is;

- Crabtree Lane, Clayton, Manchester, M11 4GU

The property fronts Crabtree Lane, which is accessed off Ashton New Road. The property sits 2.95 miles east of Manchester city centre and close to the Croft Street Triangle area of the Eastlands Regeneration Area. Eastlands includes Manchester City Football Club's Etihad campus and stadium, and the forthcoming £365m Co-Op Live entertainment venue.

The immediate area comprises a variety of uses, with a small, primarily roadside retail scheme fronting Ashton New Road (Aldi, Subway, Greggs, Home Bargains, and Iceland), a dense residential catchment and some industrial uses Sonoco Consumer Products and a car garage opposite the property, Elcometer directly adjacent to the subject and a Lyndon SGB on Claytonbrook Road.

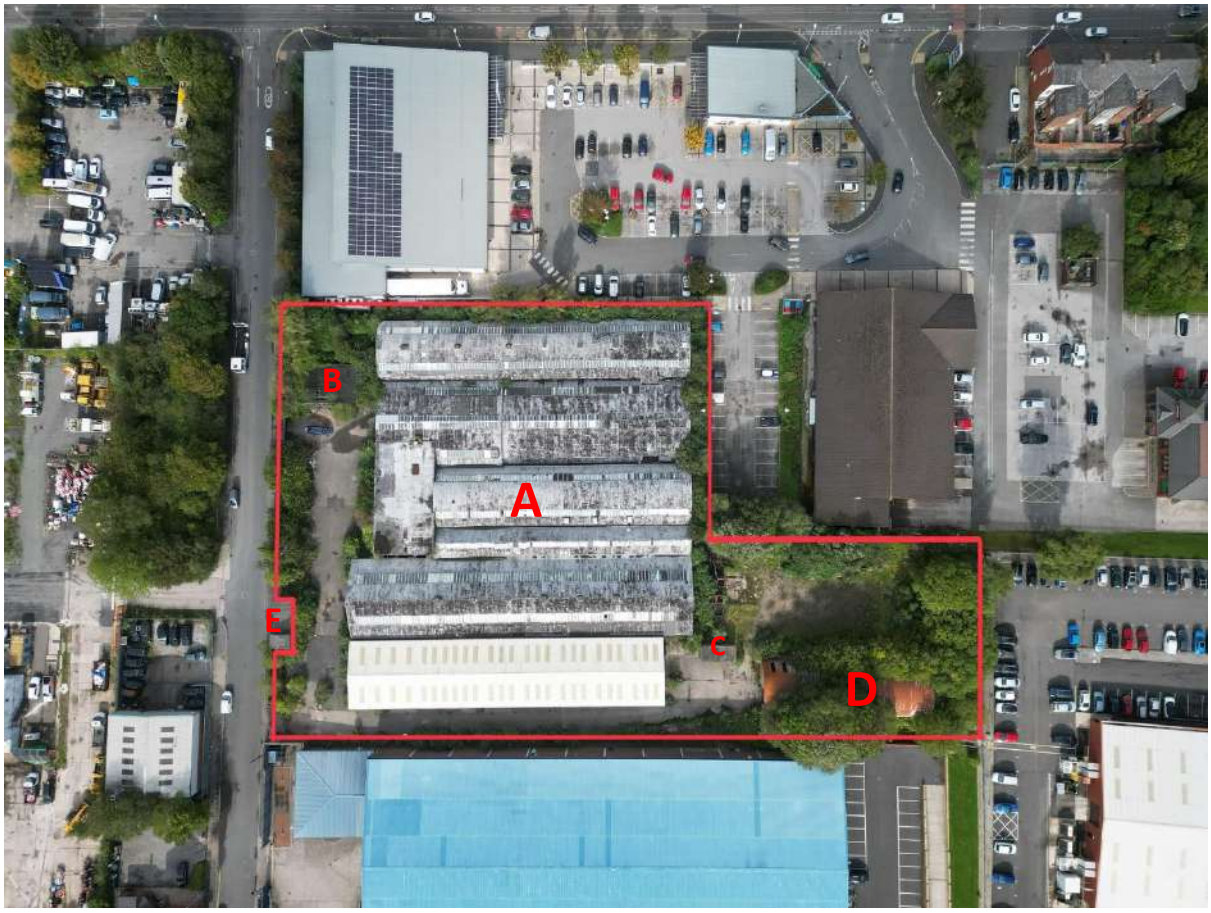


Source: Google Maps

A copy of the site location plan is included at Appendix A.

2 – Existing Site

The site is formed in an L-shape with the western boundary fronting Crabtree Lane. The site was formerly occupied by Walkers Instore, a printing company which is understood to have gone into liquidation in 2019.



The primary buildings on the site comprise 5 parallel industrial bays of varying age and construction. To the front of these units is a two-storey office block. Externally the buildings are brick and metal sheet built and internally lined with concrete, plaster and plasterboard. These are demarked as item A on the above image. It is proposed that these buildings are demolished in full.

There are two standalone brick built structures – one to the front of the premises and the other to the rear. These buildings feature flat roofs with timber doors. These are demarked B & C on the above image. It is proposed that these buildings are demolished in full.

To the south east corner of the site, a metal clad building is provided with an open front and barrel vault roof. This building is demarked D on the above. It is proposed that this building is demolished in full.

To the Crabtree Lane boundary, a brick built sub-station is located which is owned and operated by Electricity North West. This building does not form part of the demise and is to remain in-situ. This is demarked as E on the above.

A photographic schedule of the site and existing buildings is included at Appendix B.

3 – Demolition Method Statement

The following statement is a broad method for the demolition works which has been prepared by the project manager for the demolition works. This information will be shared with tendering demolition contractors who will be required and appointed on the basis of the below items. The demolition contractor appointed to carry out the works must confirm and supplement this Demolition Method Statement with their own, site specific risk assessment and method statements which will be provided upon their appointment and shared with the relevant parties.

The demolition contractor's method statements are required include details of the following items;

- Measures to control noise and vibrations;
- A Dust Management Plan;
- Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate sweptpath assessment;
- Compound locations where relevant;
- Details of the location and arrangements for contractor parking
- Detail of an emergency contact telephone number to be displayed at the site;
- Loading and unloading of plant and materials;
- Storage of plant and materials;
- Construction methods to be used; including the use of cranes if intended (which must not over-sail the tramway);
- Site hoarding; scaffolding and acoustic fencing;

In addition to the above, the following items are to be reviewed and considered in full by the demolition contractor.

1. At least one week prior to the demolition works commencing, the demolition contractor shall carry out dilapidation surveys, of all adjacent walls, footpaths, roads, parking areas, railings etc. and record their condition. These surveys shall be agreed with the Project Manager / Contract Administrator prior to the works commencing. Within one week of completion of the works a further survey will be made and variations to the conditions of the adjacent properties etc. agreed with the Project Manager / Contract Administrator.
2. The demolition contractor shall, prior to the commencement of work, ensure that all the necessary permits and approvals have been obtained.
3. Establish a demolition site boundary and provide 2.4m protective hoarding, or similar, to the boundaries to secure the site (note the existing boundary fence is to be retained). Set up temporary site accommodation and welfare facilities.
4. Establish an exclusion zone around the building to commence asbestos removal. All asbestos identified in the Refurbishment and Demolition Survey report (included at Appendix C) to be removed by a licensed asbestos removal contractor in accordance with current legislation.
5. Power and Gas services into the building shall be disconnected by the owner of the building prior to the demolition works proceeding. The existing water supply is to be stripped back to the incoming location but retained for use during the demolition activities. The employers M&E engineers, Cudd Bentley Consulting have prepared a services disconnections drawing reference: 6624-CBC-XX-00-DR-U-96002 (included at Appendix D).

6. The demolition contractor shall undertake a soft strip prior to demolition using hand / mechanical methods as appropriate. Waste from soft strip to be separated at source and disposed of in designated skips.
7. Demolition to be undertaken in accordance with BS6187: 2011. Site to be turned over to minimum 2.0m depth (below existing levels) and all foundations and below ground substructures to be grubbed up and backfilled. Demolition contractor to sort and process demolition arisings for subsequent removal from site or recycling.
8. All concrete and brick demolition arisings to be crushed and graded to class 6F2 on site. Crushed material to be stockpiled on site at agreed location for future re-use or removed from site and disposed of in accordance with current regulations.
9. Contractor shall ensure that any partly demolished structures are left safe at the end of each days work and ensure that no access of unauthorised persons is enforced.
10. All redundant drainage serving demolished buildings and hardstanding to be grubbed out and capped off until final chamber before it discharges off site. Disconnection points for drains to be marked on an "As Built" drawing. A CCTV survey of the drainage systems has been carried out, and upon completion of the demolition works, the contractor is to allow to undertake the same to adjacent roads and any remaining drainage elements.
11. Works are to be undertaken in accordance with the documents prepared by the employers engineers, I&L Consulting Limited document reference: 23-026-I&L T1 Demolition Specification (included at Appendix E).
12. The contractor will be permitted to carry out the works under normal working hours only which are Monday-Friday 7.30am to 6pm and Saturday 8.30am to 2pm. No work is permitted to be undertaken on a Sunday or any Bank Holidays.
13. Prior to commencement of the works, the contractor is required to submit a construction programme which details the full sequence of works and timescales for the duration of the demolition works. Works will not be permitted to commence until the demolition programme has been approved by the local authority.
14. Prior to the commencement of the works, the contractor is required to submit a Dust Management Plan. Works will not be permitted to commence until this has been approved by the local authority.

4 – General Notes

The demolition contractor will be required to comply with this demolition statement and all other documents and drawings submitted with the tender documents, or to submit amended details for approval by the Project Manager / Contract Administrator.

The demolition contractor shall carry out the works in accordance with;

a) British Standard Code of Practice 6187:2011.
b) HSE Guidance Notes (as applicable to scope of works).
c) Health & Safety at Work Act 1974.
d) The Management of Health & Safety at Work Regulations 1999.
e) The Health & Safety (Young Persons) Regulations 1997.
f) The Working Time Regulations 1998.
g) The Lifting Operations and Lifting Equipment Regulations 1998.
h) The Provision of Use of Work Equipment Regulations 1998.
i) The Personal Protective Equipment at Work Regulations 1992.
j) The Personal Protective Equipment Regulations 2002.
k) The Construction (Design and Management) Regulations 2015.

The works shall be carried out in accordance with the Building Regulations, together with any current revisions or amendments and in accordance with all directions issued by Building Control under those regulations. A copy of the Section 81 Notice of Demolition and Conditions for Demolition have been issued by Manchester City Council and are appended to this document at Appendix F.

Any asbestos removal works shall be in accordance with Control of Asbestos Regulations 2012 and approved code of practice. All asbestos removal to be undertaken by specialist asbestos removal contractor, to be members of the trade bodies: Asbestos Removal Contractors Association (ARCA) and UK Asbestos Training Association (UKATA). A copy of the Asbestos Report is available at Appendix C of this report. Further guidance from Manchester City Council provided as part of the Section 81 Notice is included at Appendix G.

Notwithstanding the above, the demolition contractor shall conform in all respects to the requirements laid down in any act of Parliament or any other Regulation or Bye- law of the Local Authority or any other Statutory Authority and the rules and regulations of all public bodies and companies in relation to the execution of the works or any temporary works.

5 – Control of Dust

Dust may present itself as a hazard during demolition works. This will be controlled by the use of various dust suppression techniques as required. When undertaking tasks, the necessary dust suppression techniques will be determined by the demolition contractor and task specific methodology.

Throughout the works, the demolition contracor will continually monitor the dust output levels with the use of on-site air quality monitor and records maintained on site. If acceptable levels are exceeded, works will be stopped at a safe interval and the methodology reviewed along with additional dust suppression measures adopted where considered necessary. It is not envisaged that the demolition of the structure will be of particular risk of creating high dust levels. However, to reduce the risk of dust fallout from the works, various dust suppression techniques will be adopted throughout the works as required.

Techniques for reducing dust emissions will include, but not limited to;

a) Existing water supply on site utilised in conjunction with high pressure jetters and/or hoses to direct the water at the source of any demolition activities.
b) Dust control systems may be installed to direct a fine mist at the source of any machine demolition to concrete/brick structures.
c) Reduced movement / no unnecessary movement of materials that an create dust to avoid being whipped up into the air, becoming airborne.
d) Periodic dampening down of any stockpiles of materials to avoid dust being whipped up into the air, becoming airborne.
e) Screens and debris netting to contain dust fallout from uncontrolled areas (in particular, any scaffold screens to be maintained).
f) Dust suppression techniques may not always be adequate to control the levels to acceptable exposure for the operatives carrying out tasks on site. As added precautions, operatives will be provided with and instructed to wear appropriate respiratory equipment for relevant tasks. FFP3 dust masks will be provided to protect them from inhalation of dust. Regular checks and records of face fit testing will be maintained on site.

Additional techniques to control dust emissions include;

- Keep site fencing, barriers and scaffolding clean using wet methods.
- Provide easily cleaned hard standing for vehicles and clean using west sweeping methods.
- Provide the use of wheel-wash facilities near the site exit. Monitor for track-out of mud and detritus.
- Inspect internal haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.
- Routinely clean the public highways and accesses using wet sweeping methods especially during dry periods.
- Impose and signpost maximum speed limits of 10mph on surfaced haul routes and work areas within the site.
- Ensure all vehicles carrying loose or potentially dusty material to or from the site are fully sheeted.
- Store materials with the potential to produce dust away from site boundaries.
- Sheet, seal, or damp down stockpiles of excavated material held on site.
- Any loose materials bought onto the site shall be protected by appropriate covering.

- The site shall be dampened down during the working day and again at the end of the day to reduce the amount that is re-suspended dust.
- Ensure water suppression is used during demolition operations.
- Site personnel shall be trained in dust mitigation and a manager shall be present for managing dust on site.
- Ensure live drains (storm/foul or combined) are sealed with 1000-gauge plastic and building sand to prevent entry into the sewage system.

6 – Utilities

Existing utilities which serve the site include;

Service	Provider
Power	Electricity North West
Gas	Cadent Gas
Telecoms	BT
Water	United Utilities

In summary, each of the services will be dealt with as follows:

Power – Electricity North West (ENW) have been consulted in respect of the works. It is noted that in addition to the existing power supply serving the site, there is a substation on site which requires removing. ENW have provided costs for carrying out all works under job reference 5500286606A. Instructions to ENW have been signed on 17th October 2023 and payment for disconnections works processed week commencing 6th November 2023.

A start date for the works is now awaited, though we have been advised that ENW are currently operating on a lead in time of approximately 12 weeks, which means a guide start date of February 2024.

Gas – Cadent Gas have been to site to carry out initial surveys on the gas supply to the site. The meter position for the gas supply is close to the western boundary and the disconnection works are relatively straightforward. Cadent have provided a quotation for the works under job reference 33277386. This has been approved and is currently being processed.

Telecoms – BT have been paid and instructed to attend site and carry out a site survey in relation to the works. In addition to disconnection of existing supplies, BT are also to be appointed to divert existing overhead lines below ground which will prevent any clashes with vehicles accessing the site in relation to the redevelopment proposals. BT's survey is booked in for 8th November 2023.

Water – water supplies are to remain live and will not be disconnected as part of the demolition works. This is to ensure that the demolition contractor is provided with a water supply in relation to the works.

All service disconnections are to be completed prior to the commencement of demolition works.

7 – Programme of Works

The first item of works in relation to the demolition will be the clearance of trees and vegetation. To avoid any conflict with the bird nesting season, it is proposed that these works will be undertaken in January 2024.

It is intended that prior to the commencement of demolition works that all existing utilities will be disconnected. The long lead in item in relation to this is the disconnection of existing power supplies for which ENW are instructed.

ENW are currently operating on a lead in period of approximately 12 weeks. Following payment of their invoice at the beginning of November, their estimated start date is February 2024.

It is anticipated that ENW will require approximately 4 weeks on site to carry out disconnection works and remove the existing substation.

All other service disconnection works will be undertaken within this timeframe.

Following the disconnection works, it is proposed that the demolition contractor will follow immediately after and progress with the demolition works. Indicative programmes from demolition contractors have been issued and it is estimated that demolition works will take approximately 12 weeks on site.

In summary, approximate programme dates are as follows:

Item	Duration	Start	End
Site clearance inc trees and vegetation	4 weeks	Jan-2024	Feb-2024
Utility Disconnections Lead-in	12 weeks	Nov-2023	Feb-2024
Utility Disconnection Works	4 weeks	Feb-2024	Mar-2024
Demolition Works	12 weeks	Mar-2024	June-2024

A full detailed programme for the demolition works will be provided by the appointed demolition contractor prior to the works commencing and this can be shared with the local authority on request.

APPENDIX A – SITE LOCATION PLAN

- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



N

Site Boundary
2.29 acres (0.92 ha)

10m SCALE 1:500

rev	amendments	by	ckd	date
P.01	Initial Issue	JC	JC	02.08.23

Former Walkers Site, Crabtree Lane, Manchester

Site Location Plan

Information Container LOD:	LOD 100

Chancerygate

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RIBA PoW Stage:	1 - Preparation & Brief
Document Suitability:	S1
Drawn / Checked:	JWC / JC
Date:	02/08/2023
Scale:	1:500 A1
UMC Project Number:	23168

Document Reference:	Drawing no:	Revision:
23168 - UMC - XXXX - SI - DR - A	0502	P01

APPENDIX B – PHOTOGRAPHIC SCHEDULE – EXISTING SITE & STRUCTURES

Appendix B
Photographic Schedule

Crabtree Lane

Manchester

M11 4GU

Demolition Method Statement

November 2023



(1)



(2)



(3)



(4)



(5)



(6)



(7)



(8)



(9)



(10)



(11)



(12)



(13)



(14)



(15)



(16)



(17)



(18)



(19)



(20)



(21)



(22)



(23)



(24)



(25)



(26)



(27)

APPENDIX C – ASBESTOS SURVEY

DEMOLITION SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Chancerygate (Warrington)

SITE: Former Walkers, Crabtree Lane, Manchester,M11 4GU



Job number	J068619
Number of high risk materials	0
Number of medium risk materials	0
Number of low/ very low risk materials	20

Issue	Date	Status
1	06/06/2023	Issued

Eton Environmental Group Ltd Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH tel: 01325 366886 Fax: 01325 366914
info@etongroup.co.uk

Registered office: Eton Environmental Group Ltd, 1 Trinity Court, Faverdale, Darlington DL3 0PH No. 05145774

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Demolition

SCOPE & EXTENT OF SURVEY: All areas of the buildings

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	Building 3 / 1st Floor / 1.4 - Board, Building 3 / 1st Floor / 1.4 - Flash guard , Building 3 / External / Externals - Rope, Building 3 / Ground Floor / G15 - Flash guards, Building 3 / Ground Floor / G16 - Bitumen pad, Building 3 / Ground Floor / G16 - Board, Building 3 / Ground Floor / G19 - Board, Building 3 / Ground Floor / G33 - Board, Building 3 / Ground Floor / G4 - Board, Building 3 / Ground Floor / G4 - Flash guard, Building 3 / Ground Floor / G4 - Flash guards, Building 3 / Ground Floor / G4 - Mastic, Building 3 / Ground Floor / G5 - Flash guard, Building 3 / Ground Floor / G5 - Paper, Building 3 / Ground Floor / G6 - Cement pipe, Building 3 / Ground Floor / G8 - Flash guard, Building 3 / Ground Floor / G9 - Flash guard
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
Building 3/External/Externals – No access to external areas - overgrown trees/vegetation prevent access
Building 3/Ground Floor/G9 – No access to ceiling/guttering - services & height prevent access, guttering is labelled with asbestos warning labels
Building 3/Ground Floor/G19 – No access to basement - water ingress prevents access

Building 3/Ground Floor/G28 – No access to safes - locked/sealed units
Building 4/External/Externals – No access to internal areas - locked, no keys available at time of survey

SECTION 2 - INTRODUCTION

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

In most cases the survey will have two main aims:

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

SITE DETAILS

Site description, age and construction
The site is commercial buildings with estimated construction date of the 1930's and the 1960's. Externally the buildings are brick and metal sheet built and internally lined with concrete, plaster and plasterboard.
Use and occupation of site
The site is in use as commercial buildings and was unoccupied at the time of survey.
Scope of survey
This survey report covers those areas controlled by client only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information	
Client	Chancerygate (Warrington)
Client address	601 Birchwood One, Dewhurst Road, Warrington,WA3 7GB
Client Contact	Joe Johnson
Site address	Former Walkers, Crabtree Lane, Manchester,M11 4GU
Type of Survey	Demolition Survey
Survey Start Date	23 May 2023
Survey End Date	30 May 2023
Surveyor/s	James Metcalfe
Job number	J068619

Report index	
Section 1	Executive summary
Section 2	Introduction
Section 3	General site information
Section 4	Survey results table
Section 5	Conclusions and actions
Section 6	Limitations of survey
Appendix A	Non-asbestos samples and assessments
Appendix B	Material assessment records & photographs
Appendix C	Certificates of bulk sample analysis
Appendix D	Sample/ assessment location plans
Appendix E	General observations

Report prepared by			
James Metcalfe	Surveyor		6 Jun 2023

Report verified by			
Michael Stewart	Technical Reviewer		6 Jun 2023

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

SURVEY INSTRUCTIONS

Survey type instructed	Demolition Survey
Included areas	All areas of the buildings were included in this survey.
Excluded areas	N/A
Agreed exclusions, inaccessible areas and any variations from the method	
In accordance with the PSQ J068619 authorised on 18/05/2023 there were no exclusions. This does not include areas where no access was recorded.	

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

Material & Priority Risk Assessments

Material Risk Assessment:

HSE document HSG264 states that a material assessment score for asbestos containing materials (ACMs) should be calculated and recorded as part of the survey. The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.
Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.
The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.
Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

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

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

Total Risk Scores:

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

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal. In a demolition survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.
Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

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

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

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

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

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

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

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

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

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

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

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Building 3	External / Externals	0043	Rope to skylights	Textiles	Unsealed	Good Condition	Throughout	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Building 3	External / Externals	0044	No access to external areas		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Building 3	Ground Floor / G4	0005	Board to door	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Building 3	Ground Floor / G4	0006	Flash guard to old electrics	Textiles	Unsealed	Good Condition	8no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Building 3	Ground Floor / G4	0007	Mastic to old electrics	Mastic	Completely Sealed	Good Condition	18no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(2) Very low	-	Remove
Building 3	Ground Floor / G4	0008	Flash guards to old electrics	Textiles	Surface Sealed	Good Condition	47no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Building 3	Ground Floor / G5	0011	Flash guard to old electrics	Textiles	Surface Sealed	Good Condition	24no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Building 3	Ground Floor / G5	0013	Paper to old electrics top row	Paper	Unsealed	Low Damage	4no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(6) Low	-	Remove
Building 3	Ground Floor / G6	0014	Cement pipe to wall	Cement	Surface Sealed	Low Damage	2lm	Easily disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Building 3	Ground Floor / G8	0017	Flash guard to old electrics	Textiles	Surface Sealed	Good Condition	3no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Building 3	Ground Floor / G9	0019	Flash guard to old electrics	Textiles	Surface Sealed	Good Condition	6no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Building 3	Ground Floor / G9	0020	No access to ceiling/guttering		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Building 3	Ground Floor / G15	0028	Flash guards to old electrics	Textiles	Surface Sealed	Good Condition	81no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Building 3	Ground Floor / G16	0031	Board to ceiling	Board	Surface Sealed	Low Damage	140m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Building 3	Ground Floor / G16	0032	Bitumen pad to wall mounted heater blowers	Bitumen	Completely Sealed	Low Damage	20no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Building 3	Ground Floor / G19	0033	Board to window	Board	Surface Sealed	Good Condition	1.5m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile + Amosite	(5) Low	-	Remove
Building 3	Ground Floor / G19	0034	Board to door	Board	Surface Sealed	Low Damage	2m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Building 3	Ground Floor / G19	0035	No access to basement		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Building 3	Ground Floor / G28	0036	No access to safes		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Building 3	Ground Floor / G33	0037	Board to above doors	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Building 3	1st Floor / 1.4	0038	Flash guard to 3.no electrical boxes	Textiles	Unsealed	Good Condition	69no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Building 3	1st Floor / 1.4	0040	Flash guard to old electrics	Textiles	Surface Sealed	Good Condition	7no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Building 3	1st Floor / 1.4	0041	Board to electrical boxes	Board	Unsealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Building 3	1st Floor / 1.4	0042	Flash guard to electrical box	Textiles	Surface Sealed	Good Condition	3no.	Usually inaccessible or unlikely to be disturbed	Strongly Presumed (040)	Chrysotile	(4) Very low	-	Remove
Building 4	External / Externals	0045	No access to internal areas		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Thirty-five samples were taken on site, nineteen of which were confirmed to contain asbestos upon analysis. One further assessment strongly presumed asbestos.

General Recommendations:

This was a demolition survey.

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

The asbestos insulating board is a licensed asbestos product and its removal will require the services of a licensed asbestos contractor.

Removal of licensed asbestos materials may require a fourteen day notification period to the relevant enforcing authority prior to works being carried out.

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

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

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

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

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

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

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

Guidance:

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

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

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

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

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

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

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA
And;
www.books.hse.gov.uk

The above list should not be considered exhaustive.

SECTION 6 - LIMITATIONS OF SURVEY

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

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

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

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it cannot be guaranteed that all ACMs have been located. Even with 'complete' access demolition surveys, all ACMs may not be identified and this only becomes apparent during demolition itself.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. Therefore, no responsibility can be accepted for the presence of further ACMs behind a suspect ACM.

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

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

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

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

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

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

APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Building 2	Ground Floor / G1	0002	Strawboard to ceiling	Board	-	-	17m²	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G1	0003	Damp Proof Course to lower level of brick wall	Bitumen	-	-	61lm	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G2	0004	Bitumen pad to sink	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G4	0009	Mastic to old electrics	Mastic	-	-	94no.	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G4	0010	Bitumen to roof above timber	Bitumen	-	-	900m²	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G5	0012	Mastic to old electrics	Mastic	-	-	48no.	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G6	0015	Bitumen to roof above timber	Bitumen	-	-	1200m²	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G7	0016	Bitumen to roof above timber	Bitumen	-	-	15m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Building 3	Ground Floor / G8	0018	Bitumen to roof above timber	Bitumen	-	-	15m²	-	Strongly Presumed (016)	No Asbestos Detected	
Building 3	Ground Floor / G9	0023	Bitumen to roof above timber	Bitumen	-	-	1020m²	-	Strongly Presumed (016)	No Asbestos Detected	
Building 3	Ground Floor / G11	0021	Red screed to floor	Well Bound Material	-	-	176m²	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G11	0022	Bitumen to roof	Bitumen	-	-	176m²	-	Strongly Presumed (016)	No Asbestos Detected	
Building 3	Ground Floor / G12	0024	Textured coating to plasterboard ceiling	Textured Coating	-	-	26m²	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G13	0025	Textured coating to plasterboard ceiling	Textured Coating	-	-	50m²	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G14	0026	Textured coating to plasterboard ceiling	Textured Coating	-	-	16m²	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G15	0027	Bitumen to above timber ceiling	Bitumen	-	-	304m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Building 3	Ground Floor / G16	0029	Textured coating to plasterboard ceiling	Textured Coating	-	-	9m²	-	Identified	No Asbestos Detected	
Building 3	Ground Floor / G16	0030	Textured coating to brick walls	Textured Coating	-	-	150m²	-	Identified	No Asbestos Detected	
Building 3	1st Floor / 1.4	0039	Rope to 2.no electrical boxes	Textiles	-	-	4lm	-	Identified	No Asbestos Detected	2 boxes x 2lm

APPENDIX B - MATERIAL ASSESSMENT RECORDS

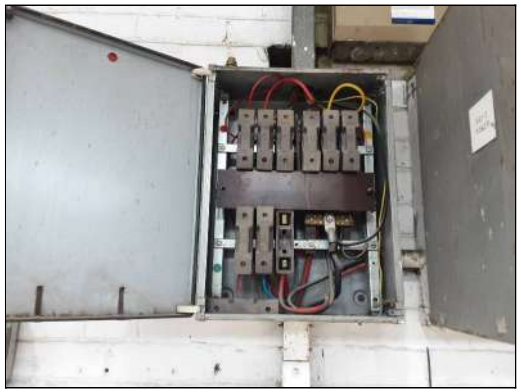
Assessment details				Comments	Photograph
Building	Building 2	**Floor/ room**	Ground Floor / G1		
Assessment no.	0002	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Strawboard to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G1		
Assessment no.	0003	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Damp Proof Course to lower level of brick wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

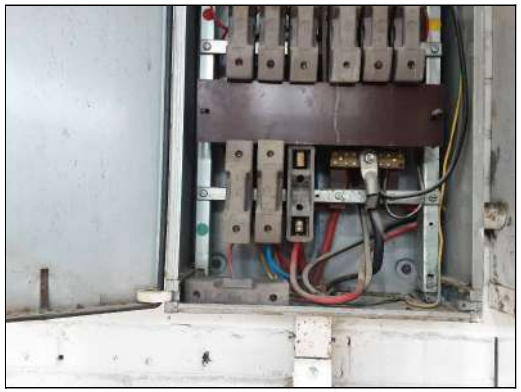
Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G2		
Assessment no.	0004	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	Ground Floor / G4		
Assessment no.	0005	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Board to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	Ground Floor / G4		
Assessment no.	0006	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	8no.	Asbestos Type	Chrysotile		
Location/ position	Flash guard to old electrics				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Low	Material risk score	5		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	Ground Floor / G4		
Assessment no.	0007	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	18no.	Asbestos Type	Chrysotile		
Location/ position	Mastic to old electrics				
Surface treatment	Completely Sealed				
Product type	Mastic				
Material risk	Very low	Material risk score	2		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G4		
Assessment no.	0008	**Accessibility**	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Good Condition		
Extent	47no.	**Asbestos Type**	Chrysotile		
Location/ position	Flash guards to old electrics				
Surface treatment	Surface Sealed				
Product type	Textiles				
Material risk	Very low	**Material risk score**	4		
Action	Remove				

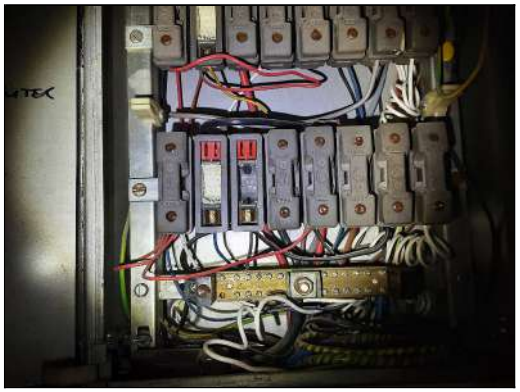
Priority Risk				
Normal occupant activity		**No. occupants**		
		Frequency of use		
Location		**Average time each use**		
Accessibility		**Mean score**		
Extent/amount				
Mean score		**Priority risk score**		
Type of maintenance activity		**Total risk score**		
Frequency of maintenance activity			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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G4		
Assessment no.	0009	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to old electrics				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G4		
Assessment no.	0010	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to roof above timber				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G5		
Assessment no.	0011	**Accessibility**	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Good Condition		
Extent	24no.	**Asbestos Type**	Chrysotile		
Location/ position	Flash guard to old electrics				
Surface treatment	Surface Sealed				
Product type	Textiles				
Material risk	Very low	**Material risk score**	4		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G5		
Assessment no.	0012	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to old electrics				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	Ground Floor / G5		
Assessment no.	0013	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	4no.	Asbestos Type	Chrysotile		
Location/ position	Paper to old electrics top row				
Surface treatment	Unsealed				
Product type	Paper				
Material risk	Low	Material risk score	6		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	Ground Floor / G6		
Assessment no.	0014	Accessibility	Easily disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2lm	Asbestos Type	Chrysotile		
Location/ position	Cement pipe to wall				
Surface treatment	Surface Sealed				
Product type	Cement				
Material risk	Very low	Material risk score	4		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G6		
Assessment no.	0015	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to roof above timber				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G7		
Assessment no.	0016	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to roof above timber				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	Ground Floor / G8		
Assessment no.	0017	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	3no.	Asbestos Type	Chrysotile		
Location/ position	Flash guard to old electrics				
Surface treatment	Surface Sealed				
Product type	Textiles				
Material risk	Very low	Material risk score	4		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G8		
Assessment no.	0018	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (016)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to roof above timber				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	Ground Floor / G9	Flash guards to box and fuse	
Assessment no.	0019	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	6no.	Asbestos Type	Chrysotile		
Location/ position	Flash guard to old electrics				
Surface treatment	Surface Sealed				
Product type	Textiles				
Material risk	Very low	Material risk score	4		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G9	No access to ceiling/guttering - services & height prevent access, guttering is labelled with asbestos warning labels	
Assessment no.	0020	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to ceiling/guttering				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G11		
Assessment no.	0021	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Red screed to floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G11		
Assessment no.	0022	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (016)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to roof				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G9		
Assessment no.	0023	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (016)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to roof above timber				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G12		
Assessment no.	0024	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to plasterboard ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G13		
Assessment no.	0025	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to plasterboard ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G14		
Assessment no.	0026	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to plasterboard ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G15		
Assessment no.	0027	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to above timber ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	Ground Floor / G15	Flash guards to box and fuse	
Assessment no.	0028	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	81no.	Asbestos Type	Chrysotile		
Location/ position	Flash guards to old electrics				
Surface treatment	Surface Sealed				
Product type	Textiles				
Material risk	Very low	Material risk score	4		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G16		
Assessment no.	0029	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to plasterboard ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G16		
Assessment no.	0030	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to brick walls				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G16		
Assessment no.	0031	**Accessibility**	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	140m²	**Asbestos Type**	Chrysotile + Amosite		
Location/ position	Board to ceiling				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	Ground Floor / G16	4 pads x 5 heaters	
Assessment no.	0032	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	20no.	Asbestos Type	Chrysotile		
Location/ position	Bitumen pad to wall mounted heater blowers				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	3		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G19		
Assessment no.	0033	**Accessibility**	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Good Condition		
Extent	1.5m²	**Asbestos Type**	Chrysotile + Amosite		
Location/ position	Board to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	5		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G19		
Assessment no.	0034	**Accessibility**	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	2m²	**Asbestos Type**	Chrysotile + Amosite		
Location/ position	Board to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G19	No access to basement - water ingress prevents access	
Assessment no.	0035	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to basement				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G28	No access to safes - locked/sealed units	
Assessment no.	0036	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to safes				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	Ground Floor / G33	2 x 1m2 above 2.no doors	
Assessment no.	0037	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	2m²	**Asbestos Type**	Chrysotile + Amosite		
Location/ position	Board to above doors				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	1st Floor / 1.4		
Assessment no.	0038	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	69no.	Asbestos Type	Chrysotile		
Location/ position	Flash guard to 3.no electrical boxes				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Low	Material risk score	5		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	1st Floor / 1.4	2 boxes x 2lm	
Assessment no.	0039	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope to 2.no electrical boxes				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	1st Floor / 1.4		
Assessment no.	0040	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	7no.	Asbestos Type	Chrysotile		
Location/ position	Flash guard to old electrics				
Surface treatment	Surface Sealed				
Product type	Textiles				
Material risk	Very low	Material risk score	4		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	1st Floor / 1.4		
Assessment no.	0041	**Accessibility**	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Good Condition		
Extent	1m²	**Asbestos Type**	Chrysotile		
Location/ position	Board to electrical boxes				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Low	**Material risk score**	5		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	1st Floor / 1.4		
Assessment no.	0042	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed (040)	Condition	Good Condition		
Extent	3no.	Asbestos Type	Chrysotile		
Location/ position	Flash guard to electrical box				
Surface treatment	Surface Sealed				
Product type	Textiles				
Material risk	Very low	Material risk score	4		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	Floor/ room	External / Externals		
Assessment no.	0043	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	Throughout	Asbestos Type	Chrysotile		
Location/ position	Rope to skylights				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Low	Material risk score	5		
Action	Remove				

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

Assessment details				Comments	Photograph
Building	Building 3	**Floor/ room**	External / Externals	No access to external areas - overgrown trees/vegetation prevent access	
Assessment no.	0044	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to external areas				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Building 4	**Floor/ room**	External / Externals	No access to internal areas - locked, no keys available at time of survey	
Assessment no.	0045	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to internal areas				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J068619**

Issue Date: 06/06/2023

Private & Confidential:
Chancerygate (Warrington)
601 Birchwood One
Dewhurst Road
Warrington
WA3 7GB

Premises of Sample Origin:
Former Walkers
Crabtree Lane
Manchester
M11 4GU

Analyst: Sally Sanderson, Widlyne Pean

Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
2	JM002628	Strawboard to ceiling	NAD
3	JM002629	Damp Proof Course to lower level of brick wall	NAD
4	JM002630	Bitumen pad to sink	NAD
5	JM002631	Board to door	Chrysotile + Amosite

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

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager



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Registered No. 5145774 Registered Office: 1 Trinity Court, Faverdale, Darlington DL3 0PH

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Analyst: Sally Sanderson, Widlyne Pean

Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
6	JM002632	Flash guard to old electrics	Chrysotile
7	JM002633	Mastic to old electrics	Chrysotile
8	JM002634	Flash guards to old electrics	Chrysotile
9	JM002635	Mastic to old electrics	NAD

Notes:
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Analyst: Sally Sanderson, Widlyne Pean

Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
10	JM002636	Bitumen to roof above timber	NAD
11	JM002637	Flash guard to old electrics	Chrysotile
12	JM002638	Mastic to old electrics	NAD
13	JM002639	Paper to old electrics top row	Chrysotile

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

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Quality Manager



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Analyst: Sally Sanderson, Widlyne Pean

Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
14	JM002640	Cement pipe to wall	Chrysotile
15	JM002641	Bitumen to roof above timber	NAD
16	JM002642	Bitumen to roof above timber	NAD
17	JM002643	Flash guard to old electrics	Chrysotile

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

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Sampled by: James Metcalfe

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Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
19	JM002644	Flash guard to old electrics	Chrysotile
21	JM002645	Red screed to floor	NAD
24	JM002646	Textured coating to plasterboard ceiling	NAD
25	JM002647	Textured coating to plasterboard ceiling	NAD

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

NAD = No Asbestos Detected In Sample

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Quality Manager



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Crabtree Lane
Manchester
M11 4GU

Analyst: Sally Sanderson, Widlyne Pean

Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
26	JM002648	Textured coating to plasterboard ceiling	NAD
27	JM002649	Bitumen to above timber ceiling	NAD
28	JM002650	Flash guards to old electrics	Chrysotile
29	JM002651	Textured coating to plasterboard ceiling	NAD

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

NAD = No Asbestos Detected In Sample

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Quality Manager



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Crabtree Lane
Manchester
M11 4GU

Analyst: Sally Sanderson, Widlyne Pean

Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
30	JM002652	Textured coating to brick walls	NAD
31	JM002653	Board to ceiling	Chrysotile + Amosite
32	JM002654	Bitumen pad to wall mounted heater blowers	Chrysotile
33	JM002655	Board to window	Chrysotile + Amosite

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

NAD = No Asbestos Detected In Sample

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Analyst: Sally Sanderson, Widlyne Pean

Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
34	JM002656	Board to door	Chrysotile + Amosite
37	JM002657	Board to above doors	Chrysotile + Amosite
38	JM002658	Flash guard to 3.no electrical boxes	Chrysotile
39	JM002659	Rope to 2.no electrical boxes	NAD

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

NAD = No Asbestos Detected In Sample

Authorised Signatory:
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Quality Manager



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Analyst: Sally Sanderson, Widlyne Pean

Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
40	JM002660	Flash guard to old electrics	Chrysotile
41	JM002661	Board to electrical boxes	Chrysotile
43	JM002662	Rope to skylights	Chrysotile

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

NAD = No Asbestos Detected In Sample

Authorised Signatory:
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Quality Manager



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APPENDIX D - GENERAL OBSERVATIONS

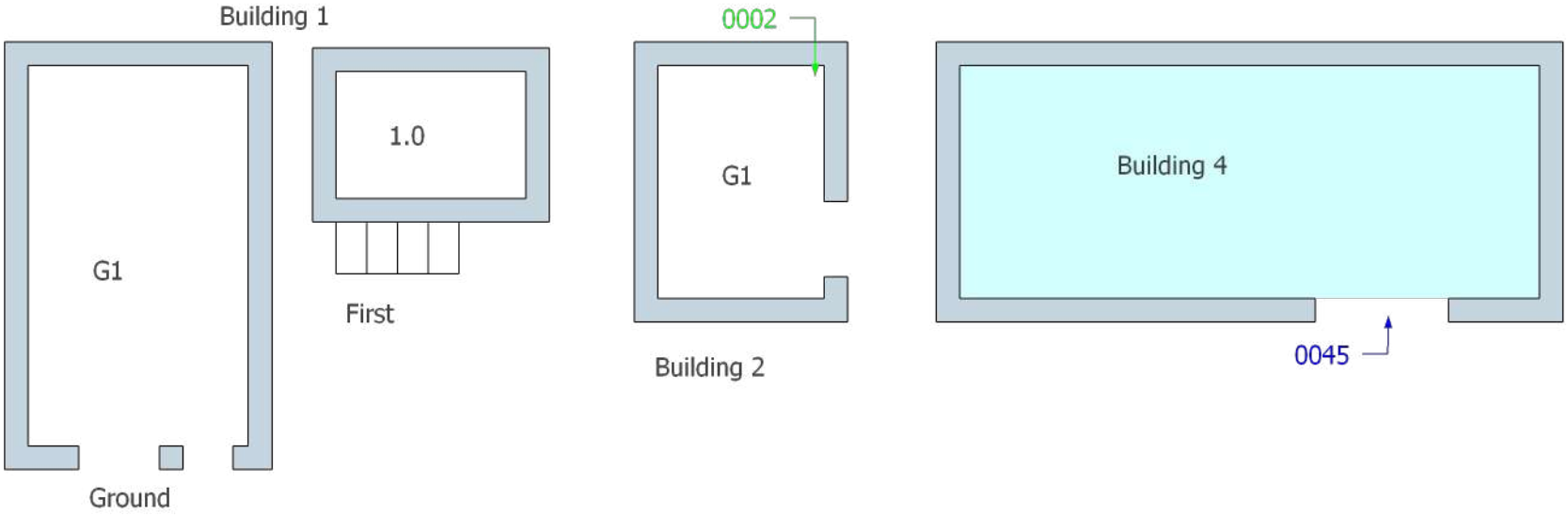
Building	Room no.	Description	Comments
Building 1	Externals	External – Externals	Metal sheet roof, metal sheet walls, metal door and frame
Building 1	G1	Ground Floor – G1	Metal sheet roof with plastic skylights, structural steels, timber ceiling, timber and metal sheet walls, modern electrics, timber staircase and balustrade, concrete floor.
Building 1	1.0	1st Floor – 1.0	Metal sheet roof with plastic skylights, structural steels, metal sheet walls, timber staircase and balustrade, timber floor.
Building 2	Externals	External – Externals	Modern felt roof, timber fascias, brick walls, timber door and frames, modern damp proof course.
Building 2	G1	Ground Floor – G1	Strawboard ceiling to modern felt roof, brick walls, timber door and frames, concrete floor, modern damp proof course.
Building 3	Externals	External – Externals	Modern felted pitched and flat roofs with timber and metal skylights, modern metal roof, plastic and metal rainwater goods, brick and solid plastered brick walls, metal sheet walls, metal and timber window frames, metal roller shutters, timber doors and frames, metal doors and frames, metal steps and balustrade, modern air conditioning units, bare metal and plastic pipework, no visible damp proof course.
Building 3	G1	Ground Floor – G1	Metal and plastic sheet roof with foam insulation, structural steels, plastic rainwater goods, metal sheet walls with foam insulation, brick, block and timber walls, metal roller shutters, modern electrics, "AMBIRAD" oil fired space heater with no suspicious materials, bare metal pipework and ducting, metal doors and frames, concrete floor.
Building 3	G10	Ground Floor – G10	Open ceiling to G9, brick and timber walls with empty void, bare metal pipework, timber doors and frames, modern vinyl tiles to timber to concrete floor.
Building 3	G11	Ground Floor – G11	Timber and plasterboard ceilings to felt roof, ceiling mounted air conditioning unit, metal and timber framed glass skylights, structural steels, plasterboard and timber walls with empty void, brick and block walls, bare metal and plastic pipework, modern and old electrics, bare metal ducting, timber doors and frames, screed to concrete floor.
Building 3	G12	Ground Floor – G12	Textured coating to plasterboard ceiling with void above described in G15, plasterboard walls with empty voids, plasterboard walls to brick walls, bare metal and foam insulated metal pipework, timber doors and frames, modern vinyl tiles to modern vinyl to concrete floor.
			Textured coating to plasterboard ceiling with void above described in G15,

Building 3	G13	Ground Floor – G13	plasterboard walls with empty voids, plasterboard walls to brick walls, modern air conditioning units, modern electrics, timber doors and frames, carpet to concrete floor.
Building 3	G14	Ground Floor – G14	Textured coating to plasterboard ceiling with void above described in G15, plasterboard walls with empty voids, plasterboard walls to brick walls, timber window frame, timber doors and frames, carpet to concrete floor.
Building 3	G15	Ground Floor – G15	Modern suspended ceiling with void above containing timber ceiling to felt roof, metal and timber framed glass skylights, structural steels, bare metal ducting, plasterboard and timber walls with empty void, brick and block walls, bare metal and plastic pipework, the room below consists of plasterboard and brick walls, modern and old electrics, timber doors and frames, timber doors and frames, concrete floor.
Building 3	G16	Ground Floor – G16	Plasterboard ceiling with textured coating and board ceiling, timber framed skylights, structural steels, brick and plasterboard walls with areas of textured coating, UPVC window frames, wall mounted heaters, 1.no oil fired " BENSON" space heater, timber doors and frames, modern vinyl to concrete floor.
Building 3	G17	Ground Floor – G17	Plasterboard ceiling with void above described in G9, plasterboard and timber walls with empty voids, plasterboard to brick and block walls, metal window and door frames, timber door and frame, metal radiator and pipework, bare metal pipework, timber floor to concrete.
Building 3	G18	Ground Floor – G18	Concrete ceiling, brick walls, foam insulated and bare metal pipework, metal radiator and pipework, timber window frames with timber infill panels, concrete and brick steps with metal balustrade, timber doors and frames, concrete floor.
Building 3	G19	Ground Floor – G19	Concrete ceiling, brick and solid plastered brick walls, concrete steps, timber doors and frames, concrete floor.
Building 3	G2	Ground Floor – G2	Timber ceiling to felt roof, structural steels, brick and plasterboard walls with empty void, wall mounted water heaters, modern kitchen units, bare metal and plastic pipework, concrete floor.
Building 3	G20	Ground Floor – G20	Concrete ceiling, timber walls with empty void, brick walls, bare metal pipework, timber door and frame, concrete floor.
Building 3	G21	Ground Floor – G21	Concrete ceiling, timber walls with empty void, brick walls, bare metal pipework, timber doors and frames , concrete floor.
Building 3	G22	Ground Floor – G22	Concrete ceiling, solid plastered brick walls, timber walls with empty voids, metal window frames, modern ceramic toilet wares, timber cubicles, timber door and frame, engineered stone to concrete floor.
			Modern suspended ceiling with concrete ceiling above, solid plastered brick walls, ceramic tiles to timber and brick walls with empty voids, timber window frames,

Building 3	G23	Ground Floor – G23	modern ceramic toilet wares, timber cubicles, timber door, frame and skirting, ceramic tiles to concrete floor. Cupboard containing concrete ceiling, plasterboard and solid plastered brick walls, foam insulated metal water tank, bare metal pipework, timber door and frame, concrete floor.
Building 3	G24	Ground Floor – G24	Concrete ceiling, solid plastered brick walls, timber walls with empty voids, timber window frame, bare metal pipework, modern electrics, timber doors and frames, concrete floor.
Building 3	G25	Ground Floor – G25	Concrete ceiling, timber panelling to timber and solid plastered brick walls with empty voids, timber window frames, modern ceramic toilet wares, timber door, frame and skirting, stone tiles to concrete floor.
Building 3	G26	Ground Floor – G26	Concrete ceiling, ceramic tiles to solid plastered brick walls, metal window frames, modern ceramic toilet wares, brick cubicles, timber doors and frames, engineered stone to concrete floor.
Building 3	G27	Ground Floor – G27	Concrete ceiling, solid plastered brick walls, timber window frame, bare metal pipework, modern electrics, timber doors and frames, concrete floor.
Building 3	G28	Ground Floor – G28	Concrete ceiling, solid plastered brick and block walls, 3.no safes, carpet to concrete floor.
Building 3	G29	Ground Floor – G29	Concrete ceiling with embossed wallpaper, solid plastered brick walls with embossed wallpaper, timber window frames and cills, metal radiators and pipework, bare metal pipework, foam insulated metal pipework, timber doors, frames and skirting, carpet to concrete floor.
Building 3	G3	Ground Floor – G3	Timber ceiling to felt roof, structural steels, plasterboard walls with empty void, brick wall behind plasterboard, bare metal and plastic pipework, concrete floor.
Building 3	G30	Ground Floor – G30	Concrete ceiling, timber walls with empty voids, wall mounted electric heater, modern air conditioning unit, bare metal pipework, timber doors and frames, carpet to concrete floor.
Building 3	G31	Ground Floor – G31	Concrete ceiling, solid plastered brick walls, timber walls with empty voids, bare metal pipework, MMMF and foam insulated metal pipework, timber doors and frames, carpet to concrete floor.
Building 3	G32	Ground Floor – G32	Concrete ceiling, block and solid plastered brick walls with embossed wallpaper, timber panelling to ceramic tiled brick wall, timber window frame and sill, metal radiator and pipework, timber doors, frames and skirting, carpet to concrete floor.
Building 3	G33	Ground Floor – G33	Concrete ceiling, solid plastered brick walls, timber window frame and sill, concrete staircase with timber balustrades, timber doors, frames and skirting, carpet to concrete floor.

Building 3	G4	Ground Floor – G4	Timber ceiling to felt roof, timber framed glass skylights, structural steels, plasterboard walls with empty void, brick walls, bare metal and plastic pipework, foam insulated metal pipework, modern and old electrics, 2.no "AMBIRAD" oil fired space heaters with no suspicious materials, bare metal ducting, metal roller shutter, timber doors and frames, timber floor to concrete floor, concrete floor.
Building 3	G5	Ground Floor – G5	Modern suspended ceiling with open void above with timber ceiling to felt roof, timber framed glass skylights, structural steels, the room below consists of plasterboard walls with empty void, brick walls, bare metal and plastic pipework, modern and old electrics, bare metal ducting, timber window frames, timber doors and frames, metal to concrete floor, concrete floor.
Building 3	G6	Ground Floor – G6	Timber ceiling to felt roof, timber framed glass skylights, structural steels, plasterboard and timber walls with empty void, brick walls, bare metal and plastic pipework, MMMF insulated metal pipework, modern and old electrics, bare metal ducting, 2.no oil fired " BENSON" space heaters, timber steps and balustrade, timber doors and frames, concrete floor.
Building 3	G7	Ground Floor – G7	Timber ceiling to timber ceiling to bitumen roof, structural steels, timber and solid plastered brick walls, bare metal pipework, concrete floor.
Building 3	G8	Ground Floor – G8	Timber ceiling to bitumen roof, timber framed glass skylights, structural steels, timber and solid plastered brick walls, timber window frames, timber doors and frames, modern and old electrics, bare metal pipework, concrete floor.
Building 3	G9	Ground Floor – G9	Timber ceiling to felt roof, metal and timber framed glass skylights, structural steels, plasterboard and timber walls with empty void, brick and block walls, bare metal and plastic pipework, bare metal water tank, modern and old electrics, bare metal ducting, 1.no oil fired " Powermatic" space heater, metal roller shutter, timber doors and frames, timber steps with metal balustrade and modern vinyl tiles, concrete floor.
Building 3	1.0	1st Floor – 1.0	Modern suspended ceiling with void above containing timber ceiling to metal mesh with concrete ceiling above, the room below consists of solid plastered brick walls, timber window frames and cills some with plasterboard panels covering, UPVC window frame with timber sill, modern air conditioning units, foam insulated metal pipework, modern electrics, timber doors and frames, carpet to concrete floor.
Building 3	1.1	1st Floor – 1.1	Concrete ceiling, brick walls with areas of timber panelling, modern air conditioning unit, timber window frames, metal radiators and pipework, timber door and frame, carpet to concrete floor.
Building 3	1.2	1st Floor – 1.2	Concrete ceiling, brick walls with areas of timber panelling, modern air conditioning unit, timber window frames, metal radiators and pipework, timber door and frame, carpet to concrete floor.
			Concrete ceiling, brick walls with areas of timber panelling, modern air conditioning

Building 3	1.3	1st Floor – 1.3	unit, timber window frames, metal radiators and pipework, timber door and frame, carpet to concrete floor.
Building 3	1.4	1st Floor – 1.4	Concrete ceiling, brick walls, UPVC window frames, modern and old electrics, timber door and frame, concrete floor.
Building 3	1.5	1st Floor – 1.5	Concrete ceiling, solid plastered brick walls, timber window frames, metal radiator and pipework, timber kitchen units, bare metal and plastic pipework, concrete staircase with timber balustrade, timber doors, frames and skirting, carpet to concrete floor.
Building 4	Externals	External – Externals	Modern felt flat roof, plastic rainwater goods, timber fascias, metal window and door frames, no visible damp proof course.



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

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

Drawing not to scale

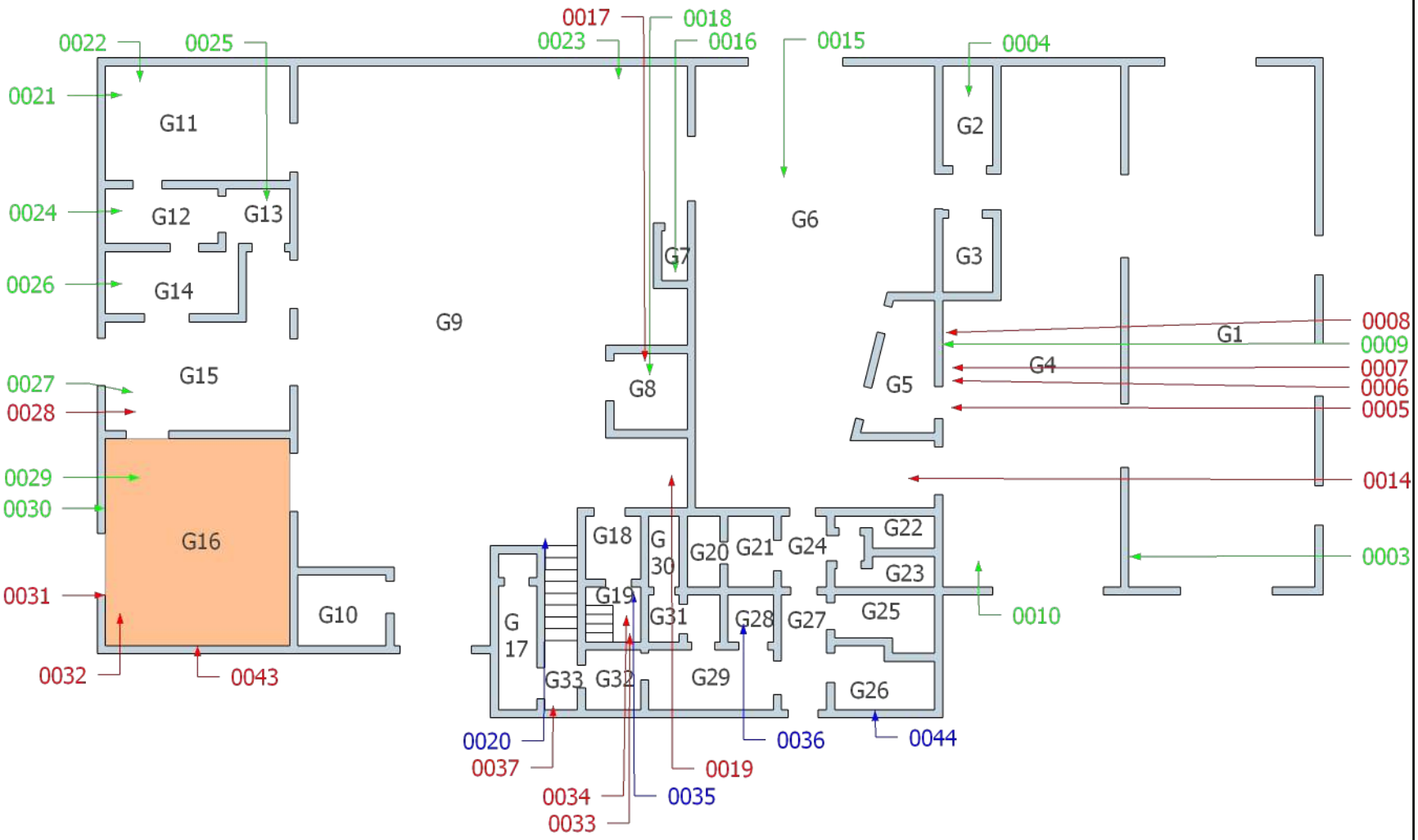
Survey reference:
J68619

Survey date:
May 2023

Building:
Buildings 1, 2 & 4

Floor:
Ground & first

Site address:
Former Walkers,
Crabtree Lane,
Manchester,
M11 4GU



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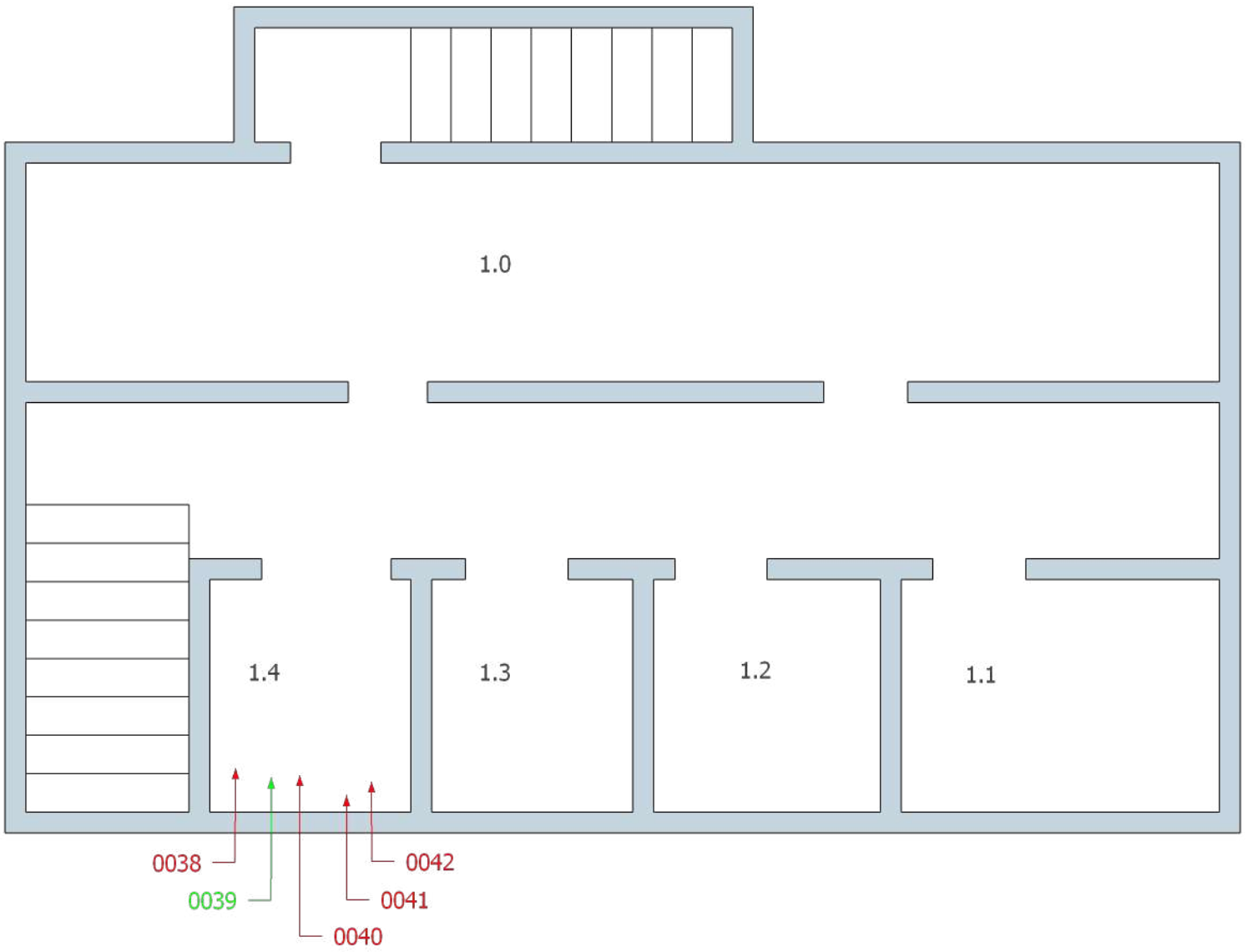
Survey reference:
J68619

Survey date:
May 2023

Building:
Building 3

Floor:
Ground

Site address:
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Crabtree Lane,
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Drawing not to scale

Survey reference:
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Survey date:
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Building:
Building 3

Floor:
First

Site address:
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M11 4GU

End of report

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J068619**

Issue Date: 01/06/2023

Private & Confidential:
Chancerygate (Warrington)
601 Birchwood One
Dewhurst Road
Warrington
WA3 7GB

Premises of Sample Origin:
Former Walkers
Crabtree Lane
Manchester
M11 4GU

Analyst: Sally Sanderson, Widlyne Pean

Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
2	JM002628	Strawboard to ceiling	NAD
3	JM002629	Damp Proof Course to lower level of brick wall	NAD
4	JM002630	Bitumen pad to sink	NAD
5	JM002631	Board to door	Chrysotile + Amosite

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

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager



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Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
6	JM002632	Flash guard to old electrics	Chrysotile
7	JM002633	Mastic to old electrics	Chrysotile
8	JM002634	Flash guards to old electrics	Chrysotile
9	JM002635	Mastic to old electrics	NAD

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Sampled by: James Metcalfe

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
10	JM002636	Bitumen to roof above timber	NAD
11	JM002637	Flash guard to old electrics	Chrysotile
12	JM002638	Mastic to old electrics	NAD
13	JM002639	Paper to old electrics top row	Chrysotile

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
14	JM002640	Cement pipe to wall	Chrysotile
15	JM002641	Bitumen to roof above timber	NAD
16	JM002642	Bitumen to roof above timber	NAD
17	JM002643	Flash guard to old electrics	Chrysotile

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
19	JM002644	Flash guard to old electrics	Chrysotile
21	JM002645	Red screed to floor	NAD
24	JM002646	Textured coating to plasterboard ceiling	NAD
25	JM002647	Textured coating to plasterboard ceiling	NAD

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Sampled by: James Metcalfe

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
26	JM002648	Textured coating to plasterboard ceiling	NAD
27	JM002649	Bitumen to above timber ceiling	NAD
28	JM002650	Flash guards to old electrics	Chrysotile
29	JM002651	Textured coating to plasterboard ceiling	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
30	JM002652	Textured coating to brick walls	NAD
31	JM002653	Board to ceiling	Chrysotile + Amosite
32	JM002654	Bitumen pad to wall mounted heater blowers	Chrysotile
33	JM002655	Board to window	Chrysotile + Amosite

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

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Sampled by: James Metcalfe

Date of Sample Receipt: 30/05/2023

Date of Analysis: 31/05/2023

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
34	JM002656	Board to door	Chrysotile + Amosite
37	JM002657	Board to above doors	Chrysotile + Amosite
38	JM002658	Flash guard to 3.no electrical boxes	Chrysotile
39	JM002659	Rope to 2.no electrical boxes	NAD

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

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Sampled by: James Metcalfe

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
40	JM002660	Flash guard to old electrics	Chrysotile
41	JM002661	Board to electrical boxes	Chrysotile
43	JM002662	Rope to skylights	Chrysotile

Notes:
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Quality Manager

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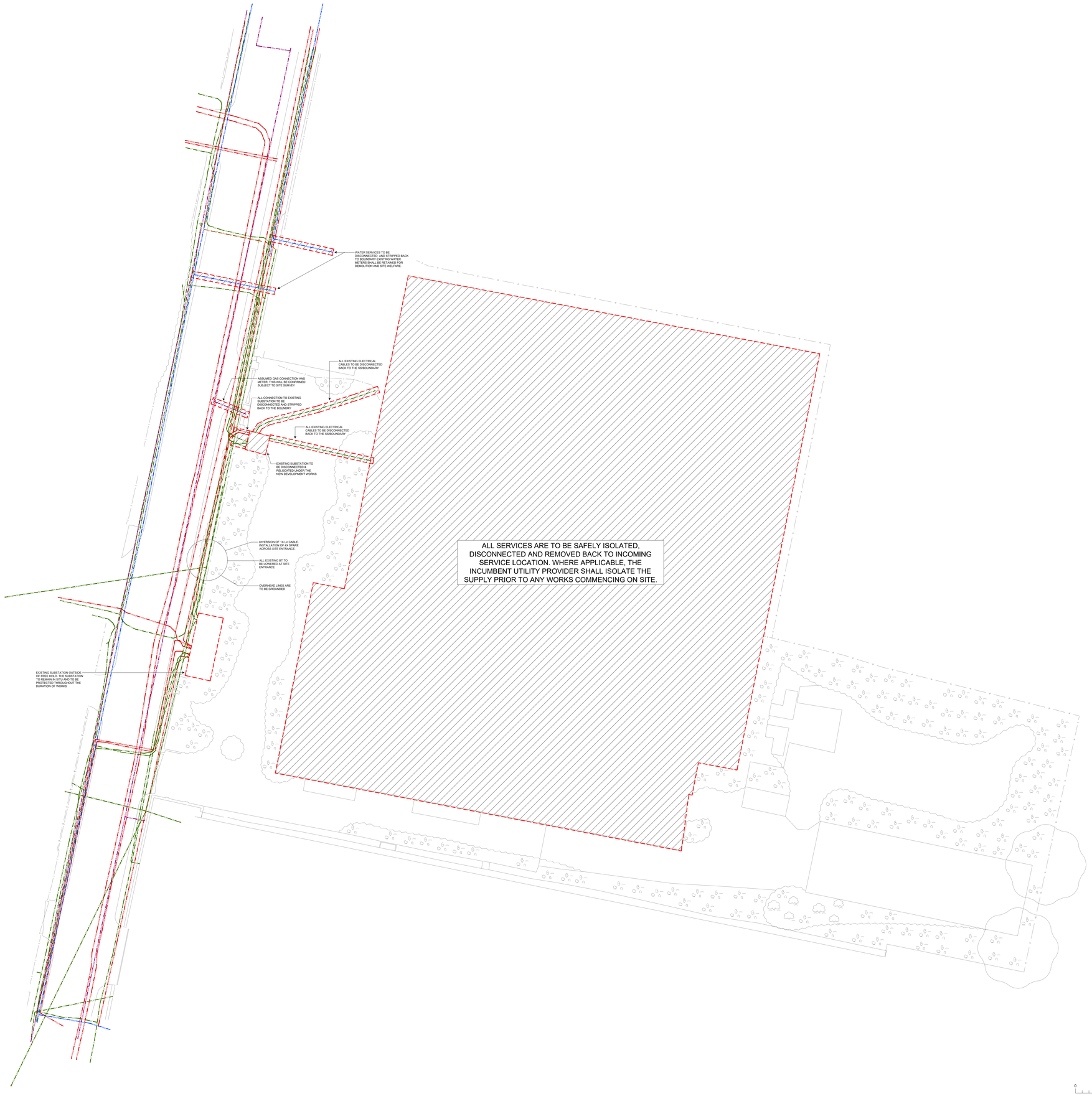
UKAS TESTING
2734

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Tel: 01325 366886 Fax:01325 366914 Website www.etongroup.co.uk
Registered No. 5145774 Registered Office: 1 Trinity Court, Faverdale, Darlington DL3 0PH

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type
Former Walkers building 1	External / Externals	0001	No suspect materials found	Unknown	-	-	-	-	No suspect materials found	No Asbestos Detected
Former Walkers building 2	Ground Floor / G1	0002	Strawboard to ceiling	Board	-	-	17m²	-	Identified	No Asbestos Detected
Former Walkers building 3	External / Externals	0043	Rope to skylights	Textiles	Unsealed	Good Condition	Throughout	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	External / Externals	0044	No access to entirety of externals to building	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a
Former Walkers building 3	Ground Floor / G1	0003	Damp Proof Course to lower level of brick wall	Bitumen	-	-	61lm	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G2	0004	Bitumen pad to sink	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G4	0005	Board to door	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite
Former Walkers building 3	Ground Floor / G4	0006	Flash guard to old electrics	Textiles	Unsealed	Good Condition	8no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	Ground Floor / G4	0007	Mastic to old electrics	Mastic	Completely Sealed	Good Condition	18no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	Ground Floor / G4	0008	Flash guards to old electrics	Textiles	Surface Sealed	Good Condition	47no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	Ground Floor / G4	0009	Mastic to old electrics	Mastic	-	-	94no.	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G4	0010	Bitumen to roof above timber	Bitumen	-	-	900m²	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G5	0011	Flash guard to old electrics	Textiles	Surface Sealed	Good Condition	24no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	Ground Floor / G5	0012	Mastic to old electrics	Mastic	-	-	48no.	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G5	0013	Paper to old electrics top row	Paper	Unsealed	Low Damage	4no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	Ground Floor / G6	0014	Cement pipe to wall	Cement	Surface Sealed	Low Damage	2lm	Easily disturbed	Identified	Chrysotile
Former Walkers building 3	Ground Floor / G6	0015	Bitumen to roof above timber	Bitumen	-	-	1200m²	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G7	0016	Bitumen to roof above timber	Bitumen	-	-	15m²	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G8	0017	Flash guard to old electrics	Textiles	Surface Sealed	Good Condition	3no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	Ground Floor / G8	0018	Bitumen to roof above timber	Bitumen	-	-	15m²	-	Strongly Presumed (016)	No Asbestos Detected
Former Walkers building 3	Ground Floor / G9	0019	Flash guard to old electrics	Textiles	Surface Sealed	Good Condition	6no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	Ground Floor / G9	0020	No access to area of metal guttering with asbestos stickers	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a
Former Walkers building 3	Ground Floor / G9	0023	Bitumen to roof above timber	Bitumen	-	-	1020m²	-	Strongly Presumed (016)	No Asbestos Detected
Former Walkers building 3	Ground Floor / G11	0021	Red screed to floor	Well Bound Material	-	-	176m²	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G11	0022	Bitumen to roof	Bitumen	-	-	176m²	-	Strongly Presumed (016)	No Asbestos Detected
Former Walkers building 3	Ground Floor / G12	0024	Textured coating to plasterboard ceiling	Textured Coating	-	-	26m²	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G13	0025	Textured coating to plasterboard ceiling	Textured Coating	-	-	50m²	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G14	0026	Textured coating to plasterboard ceiling	Textured Coating	-	-	16m²	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G15	0027	Bitumen to above timber ceiling	Bitumen	-	-	304m²	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G15	0028	Flash guards to old electrics	Textiles	Surface Sealed	Good Condition	81no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	Ground Floor / G16	0029	Textured coating to plasterboard ceiling	Textured Coating	-	-	9m²	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G16	0030	Textured coating to brick walls	Textured Coating	-	-	150m²	-	Identified	No Asbestos Detected
Former Walkers building 3	Ground Floor / G16	0031	Board to ceiling	Board	Surface Sealed	Low Damage	140m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile + Amosite
Former Walkers building 3	Ground Floor / G16	0032	Bitumen pad to wall mounted heater blowers	Bitumen	Completely Sealed	Low Damage	20no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	Ground Floor / G19	0033	Board to window	Board	Surface Sealed	Good Condition	1.5m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile + Amosite
Former Walkers building 3	Ground Floor / G19	0034	Board to door	Board	Surface Sealed	Low Damage	2m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile + Amosite
Former Walkers building 3	Ground Floor / G19	0035	No access to basement	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a
Former Walkers building 3	Ground Floor / G28	0036	No access to within 3.no safes	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a
Former Walkers building 3	Ground Floor / G33	0037	Board to above doors	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite

Former Walkers building 3	1st Floor / 1.4	0038	Flash guard to 3.no electrical boxes	Textiles	Unsealed	Good Condition	69no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	1st Floor / 1.4	0039	Rope to 2.no electrical boxes	Textiles	-	-	4lm	-	Identified	No Asbestos Detected
Former Walkers building 3	1st Floor / 1.4	0040	Flash guard to old electrics	Textiles	Surface Sealed	Good Condition	7no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	1st Floor / 1.4	0041	Board to electrical boxes	Board	Unsealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile
Former Walkers building 3	1st Floor / 1.4	0042	Flash guard to electrical box	Textiles	Surface Sealed	Good Condition	3no.	Usually inaccessible or unlikely to be disturbed	Strongly Presumed (040)	Chrysotile
Former Walkers building 4	External / Externals	0045	No access to internals	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a

APPENDIX D – SERVICES DISCONNECTION DRAWING



GENERAL NOTES

1. THIS DRAWING IS THE COPYRIGHT OF CUDD BENTLEY AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT CUDD BENTLEYS CONSULTING CONSENT.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL CUDD BENTLEY DRAWINGS, SCHEDULES AND SPECIFICATIONS.
3. DO NOT SCALE FROM THIS DRAWING.
4. ALL DIMENSIONS AND LEVELS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
5. ALL PLANT, MATERIALS AND EQUIPMENT TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
6. ANY DISCREPANCY IS TO BE REFERRED TO CUDD BENTLEY CONSULTING.
7. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
8. ALL PART NUMBERS SHALL BE VERIFIED BY THE CONTRACTOR.
9. THIS DRAWING IS TO BE READ IN CONJUNCTION AND COORDINATED WITH ALL OTHER DESIGN TEAM PROJECT DRAWINGS, SCHEDULES AND SPECIFICATIONS.

0 5 10 15 20

SCALE 1:200 m

REV	DESCRIPTION	INI	INI	INI	01-01-19
Revision	Description	Drawn By	Engineer	Approved	Date

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PRELIMINARY

Client

CHANCERYGATE

Project/Site Location

CRABTREE LANE
MANCHESTER
M11 4GU

Drawing Title

EXISITNG STATUTORY
SERVICES DISCONNECTION LAYOUT

Scale	Size	Drawn By	Engineer	Approved	Date
1:200	A0	CWW	RD	RD	Jul'23

Drawing Reference	Revision
6624-CBC-XX-00-DR-U-96002	P01

File Location: U:\JN\6624 (RD) Crabtree Lane, Manchester\3 CAD-BIM\06 Statutory Services\96 Series\6624-CBC-XX-00-DR-U-96002.dwg

APPENDIX E – I&L DEMOLITION SPECIFICATION

Former Walkers Site, Crabtree Lane, Clayton, M11 4GU

Report Title:

DEMOLITION WORKS SPECIFICATIONS

Issue Status:

TENDER

Revision:

T1

CONTENTS

INTRODUCTION..... 2
CRUSHED MATERIAL SPECIFICATION 7
APPENDIX A – DEMOLITION PLAN 8
APPENDIX B – PROPOSED DEVELOPMENT PLAN 9

INTRODUCTION

This specification outlines the scope of the works and the specification requirements to ensure the works are completed to a High standard and in accordance with good practice and all relevant Health and Safety guidelines and British Standards.

The demolition and site clearance works.

- Works generally as attached plans in Appendix A.
- The existing site is to be left cleared, safe and secured ready for the proposed redevelopment in accordance with the planning application.
- The proposed site plan is illustrated on Drawing No. 23168-UMC-XXXX-S1-DR-A 005 in Appendix B.
- Additional reports/info available – refer to contract documents:
    - Phase 2 geo-environmental assessment.
    - Topo survey
    - Utility maps
    - Underground services and drainage scan
    - UXO Risk assessment
    - Asbestos survey

Specific Issues for this site.

- Existing sub-station to West of the site parallel to Crabtree Lane.
- Sump / Pump in unit furthest to the North.
- Party wall agreement to neighbouring brick faced structure along Southern boundary.
- Underground obstructions.

GENERAL REQUIREMENTS

110 Scope of Works.

- Grubbing-up existing foundations and other underground obstructions down to 2m depth and crushing to an approved specification.
- Backfilling all excavations with site crushed material in rolled and compacted in 200 layers using site crushed material. For large excavations (greater than 4m2 in plan, or deeper than 1m) a record to be kept on location and allowance to be made for CBR plate testing by independent testing house using 600 diameter plate – 1No tests per location.
- Creating separate stockpiles of crushed material on site for Type 1 and 6F2 specification in agreed locations.
- Removal of all other non-compliant items, rubbish etc to leave the site in a clean, level and tidy condition.

111 Desk Study/Survey

- Scope: Before starting, examine all available information; carry out a survey of the site and surrounding area.
- Report and method statements: Submit describing:
  - Form, condition and details of the site and surrounding area.
  - Form, location and removal methods of any flammable, toxic or hazardous materials.
  - Type and location of adjoining or surrounding premises, which may be adversely affected by noise, vibration, dust or removal of structure.
  - Identification and location of services above and below ground, including those required for the Contractor's own use. Arrangements for disconnection and removal of services.
  - Type and location of any features of historical, archaeological, geological or ecological importance.
  - Sequence and method of demolition including details of any specific pre-weakening.
  - Arrangements for protection of personnel and the public including exclusion of unauthorised persons.
  - Arrangements for control of site transport and traffic.
  - Proposed programme of work.

SERVICES AFFECTED BY DEMOLITION

Refer to Services Engineer specification and all works associated with services.

DEMOLITION WORK

310 Workmanship

- Standard: Demolish structures in accordance with BS 6187.
- Operatives:
  - Appropriately skilled and experienced for the type of work.
  - Holding or in training to obtain relevant CITB Certificates of Competence.
- Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of demolition to be used.

320 Gas or Vapour Risks

- Precautions: Prevent fire or explosion caused by gas or vapour.

330 Dust Control

- General: Reduce airborne dust by periodically spraying demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris.
- Lead dust: Submit method statement for control, containment and clean-up regimes.

340 Health Hazards

- Precautions: Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the course of the Works.

350 Adjoining Property

- Protection: Provide, maintain and alter as necessary as work progresses.
- Damage: Minimize. Promptly repair.
- Support to foundations: Do not disturb.
- Defects: Report when exposed or becoming apparent.
- Services. Ensure works do not affect the existing services.

351 Condition Survey

- Prior to commencement of work the contractor shall prepare a condition survey of all the surrounding pavings and surfaces including a written description accompanied by photographs. A copy of this survey should be provided to the Employer's Agent. The contractor is responsible for protection of all pavings, adjoining surfaces, manhole covers, kerbs and trees in the area surrounding the site. Following completion of the work all adjoining surfaces shall be made good and repaired with damaged pavings replaced in matching materials to the satisfaction of the Employer's Agent and the local authority.

391 Asbestos Based Materials

- Refer to Eton Environmental asbestos survey dated June 2023 included in the contract documents.
- All works to be carried out on accordance with these documents and current H&S practices.
- Discovery: Give notice immediately of any additional suspected asbestos based materials discovered during demolition work. Avoid disturbing such materials.
- Methods for safe removal. Submit details and statutory risk assessments.

410 Unforeseen Hazards

- Unrecorded basements, voids, tanks, chemicals, etc. discovered during demolition: Give notice and accurately record on marked up plan.
- Methods for safe removal, filling, etc: Submit details.

440 Site Condition at Completion

- Debris: Clear away and leave the site in a tidy and level condition.

441 Site Levels at Completion

- Levels: After lifting of the existing hardstanding and building slabs, trim the formation to blend into adjoining perimeter levels.

450 Site Fencing

- Allowance should also be made for additional temporary Heras fencing as required to secure the site. This to be covered with debris netting.
- The contractor is entirely responsible for security of the site and for preventing unauthorised entry to the site both during and outside normal working hours.

MATERIALS ARISING

510 Contractor's Property

- Components and materials arising from the demolition work: Property of the Contractor except where otherwise noted.
  - Remove from site as work proceeds where not to be reused or recycled for site use.

511 Crushed Material

Crush site won concrete & brick in accordance with attached specification. All material not meeting this specification is to be removed at the Contractor's expense.

BACKFILLING AND COMPACTION

710 All excavations are to be filled with site won type 1/6F2 granular material. Allow for compacting material in 200mm layers using an appropriately sized vibrating roller to the approval of the Engineer and to achieve a minimum CBR of 5%. Contractor to undertake 600 diameter CBR plates tests to large excavations.

CRUSHED MATERIAL SPECIFICATION

1. The existing site won brick from the buildings and below ground chambers, and concrete from foundations and slabs is to be broken-up and crushed by the contractor.

2. The specification for crushing the brick and concrete is as follows:

- The crushed brick material shall comply to clause 601 of specification for Highway Works and with grading to meet a Type 1 and 6F2 classification.

- Crushed granular material to be inspected and be free from plaster, timber, metal and other deleterious material.

3. Minimum four samples of the crushed material to be tested, two from each stockpile, and testing to include for WAC, frost susceptible and grading. Samples to be taken evenly through the crushing process. Test results to be issued upon to Engineer.

4. Material not complying with the specification is to be removed from site at the contractors' cost.

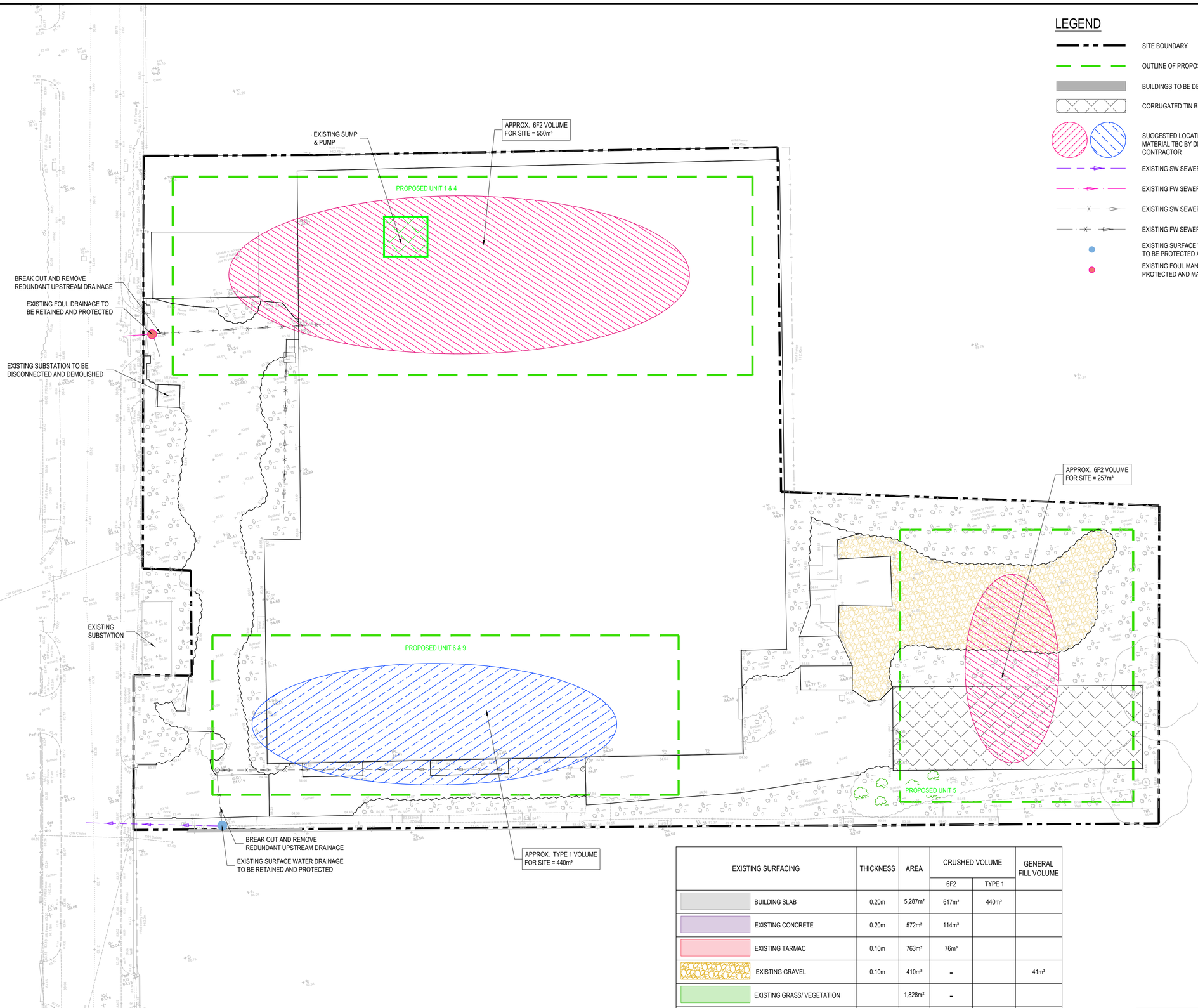
Any existing tarmac surfaces that are lifted can be crushed also to the same specification as the brick and be stored in a separate stockpile for re-use. A leachate test may be required to prove the acceptance of this material. If it does not reach current acceptance levels it is to be removed at the contractors expense.

Once crushed, material to be stored in separate stockpiles in agreed locations. Location of stockpiles to be located away from existing site boundaries and maximum stockpile height to be 5m.

Allowance to be made to provide for dust netting to be laid over the stockpiles, where located in close proximity to neighbouring properties, to minimise impact of blowing dust. To be agreed with the client.

Material not complying with the specification may at the clients discretion be crushed, stockpiled and remain on site. If the client does not require this material it shall be removed from site at contractors cost.

APPENDIX A – DEMOLITION PLAN



LEGEND

- SITE BOUNDARY
- OUTLINE OF PROPOSED UNITS
- BUILDINGS TO BE DEMOLISHED
- CORRUGATED TIN BUILDING
- SUGGESTED LOCATION OF CRUSHED MATERIAL TBC BY DEMOLITION CONTRACTOR
- EXISTING SW SEWER TO BE RETAINED
- EXISTING FW SEWER TO BE RETAINED
- EXISTING SW SEWER TO BE REMOVED
- EXISTING FW SEWER TO BE REMOVED
- EXISTING SURFACE WATER MANHOLE TO BE PROTECTED AND MAINTAINED
- EXISTING FOUL MANHOLE TO BE PROTECTED AND MAINTAINED

EXISTING SURFACING	THICKNESS	AREA	CRUSHED VOLUME		GENERAL FILL VOLUME
			6F2	TYPE 1	
BUILDING SLAB	0.20m	5,287m²	617m³	440m³	
EXISTING CONCRETE	0.20m	572m²	114m³		
EXISTING TARMAC	0.10m	763m²	76m³		
EXISTING GRAVEL	0.10m	410m²	-		41m³
EXISTING GRASS/ VEGETATION		1,828m²	-		
TOTAL			807m³	440m³	41m³

SURFACE AREA BASED ON TOPOGRAPHICAL SURVEY
EXISTING SURFACE THICKNESS BASED ON GEO-ENVIRONMENTAL ASSESSMENT BY RGS REF.NO. J2314/12/E
VOLUMES STATED SUBJECT TO POST DEMO SURVEY OF STOCKPILES.
REUSE OF STOCKPILED MATERIAL SUBJECT TO RECEIPT OF GRADING CERTIFICATES.
ANY MATERIAL TO BE REMOVED FROM SITE SUBJECT TO WAC TESTS.

DEMOLITION WORKS

1. ALSO REFER TO DEMOLITION SPECIFICATION REPORT.
2. OBTAIN OWNERSHIP BOUNDARY, UNDERGROUND SERVICES MAPS, TOPOGRAPHICAL AND UNDERGROUND SURVEYS FROM DEVELOPER.
3. ANY UN-IDENTIFIED FEATURES OR SERVICES ABOVE OR BELOW GROUND MUST BE RECORDED AND NOTIFIED TO THE DESIGN TEAM.
4. ATTEND SITE TO REVIEW SITE LAYOUT, SITE ACCESS AND BOUNDARY CONDITIONS.
5. ALL WORKS INCLUDING EXCAVATIONS AND TEMPORARY WORKS MUST REMAIN WHOLLY WITHIN THE SITE.
6. EXCAVATIONS SHOULD NOT UNDERMINE RETAINED STRUCTURES OR EXTERNAL PAVING WITHIN THE SITE OR NEIGHBOURING SITES, INCLUDING THE PUBLIC HIGHWAY.
7. ALL TEMPORARY WORKS TO BE DESIGNED BY CONTRACTOR.
8. IF THE CONTRACTOR IS IN ANY DOUBT HE MUST NOTIFY THE DESIGN TEAM IMMEDIATELY.

SERVICES:

9. EVERY EFFORT HAS BEEN MADE TO ASCERTAIN TYPE, LOCATION AND DEPTH OF BURIED SERVICES AND/OR OBSTRUCTIONS. HOWEVER, THE CONTRACTOR IS ADVISED TO CARRY OUT OWN INVESTIGATIONS TO ENSURE THERE ARE NO CLASHES WITH THE PROPOSED WORKS.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTING RETAINED SERVICES AND MAKING CONTACT WITH OWNERS OF APPARATUS TO OBTAIN NECESSARY CONSENT FOR EXCAVATION, PROTECTION AND/OR DIVERTING.
11. WHERE NECESSARY RECORD POINTS OF TERMINATION OF A SERVICE AND LEVELS.
12. FINAL DRAINAGE CHAMBER AND RUNS LEAVING SITE SHOULD BE PROTECTED AND MAINTAINED. A RECORD OF THE LOCATION, COVER AND INVERT LEVEL BASED ON SURVEY DATUM SHOULD BE MADE FOR THE DESIGN TEAM.
13. ALL REDUNDANT DRAINAGE SERVING DEMOLISHED BUILDINGS AND HARDSTANDING TO BE GRUBBED OUT AND CAPPED OFF UNTIL FINAL CHAMBER BEFORE IT DISCHARGE OFF SITE. CHECK PLAN FOR DRAINAGE TO BE PROTECTED AND RETAINED OR WHERE FURTHER INVESTIGATION IS REQUIRED.
14. CONFIRM WHICH EXISTING SERVICES ARE TO BE TERMINATED AND GRUBBED UP WITH DEVELOPER.

BRIEF SPECIFICATION:

15. UNLESS NOTED OTHERWISE WORKS COMPRISE DEMOLITION OF EXISTING BUILDINGS, GROUND FLOOR SLABS AND ALL AREAS OF EXTERNAL HARDSTANDING. TO INCLUDE BREAKING OUT OF ALL FOUNDATIONS AND BELOW GROUND OBSTRUCTIONS TO 2m BELOW EXISTING GROUND LEVELS.
16. CONTRACTOR TO NOTIFY DEVELOPER/ DESIGN TEAM OF EXISTING UNDERGROUND OBSTRUCTIONS TO BE LEFT IN PLACE.
17. EXISTING VOIDS AND VOIDS RESULTING FROM THE REMOVAL OF FOUNDATION BASES, DRAINAGE AND SERVICES WILL BE BACKFILLED WITH SITE WON CRUSHED OR IMPORTED AGGREGATE OF MINIMUM 6F5 GRADE SO THAT ON COMPLETION OF THE DEMOLITION WORKS THE SITE WILL BE LEVEL.
18. BACKFILL SHOULD BE LAID AND COMPACTED IN 200-250mm LAYERS USING AN APPROPRIATELY SIZED VIBRATING ROLLER.
19. ALL BACKFILLED EXCAVATIONS MUST BE RECORDED AND NOTIFIED TO DEVELOPER/ DESIGN TEAM.
20. DEMOLITION DEBRIS OTHER THAN BRICK AND CONCRETE WILL BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH ICE DEMOLITION PROTOCOL AS AGREED WITH THE SELECTED DEMOLITION CONTRACTOR.
21. BRICKWORK AND CONCRETE WILL BE SITE CRUSHED TO A 6F2 & TYPE 1 SPECIFICATION AS LISTED BELOW. STORE IN SEPARATE STOCKPILES NOT EXCEEDING 5m IN HEIGHT AND LOCATED AWAY FROM SITE BOUNDARIES. CHECK PLAN FOR SUGGESTED LOCATIONS.
    - TOTAL ESTIMATE 1,247m³
    - 6F2 REQUIRED 807m³
    - TYPE 1 REQUIRED 440m³
22. PLATE LOAD TESTS TO BE CARRIED OUT WHERE LARGE EXCAVATIONS HAVE BEEN BACKFILLED AND FOLLOWING TURNING OVER SITE TO 2m DEPTH. USE Ø600 PLATES , 1 PER 1000m²

N

Rev.	Date	Description	Technician	Reviewer
P1	03.10.23	PRELIMINARY ISSYE	NM	IL

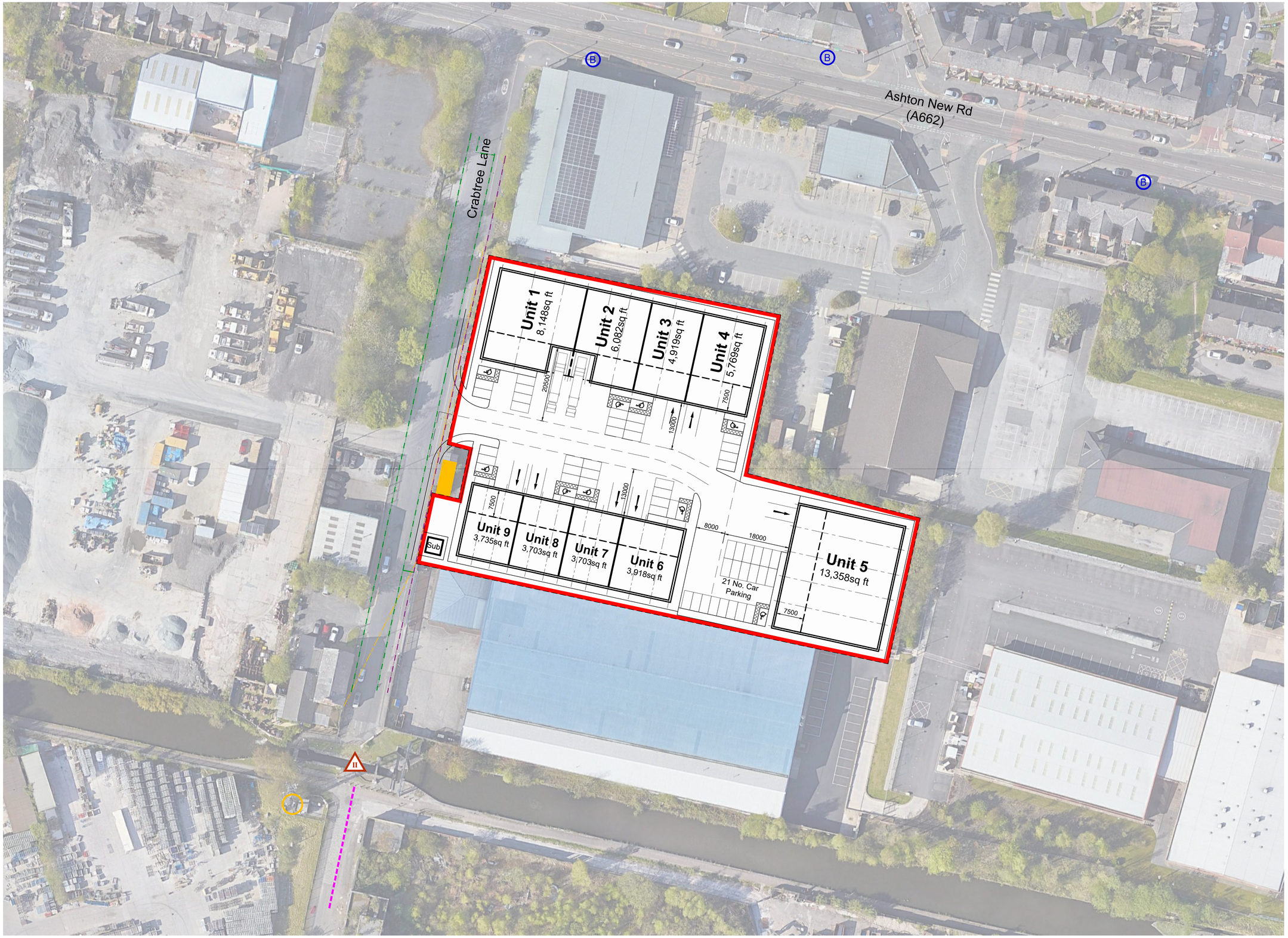
I&L CONSULTING Ltd
projects@i-consultants.com

Project: CRABTREE LANE, CLAYTON
Drawing: DEMOLITION WORKS

Drawing Set	Drawing Status	Scale	Project Number	Drawing Number	Revision
GROUNDWORKS	PRELIMINARY	1:250 @ A1 1:500 @ A3	23-026-I&L	G01	P1

APPENDIX B – PROPOSED DEVELOPMENT PLAN

- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



N

Site Boundary
2.29 acres (0.92 ha)

Schedule of Accommodation

	GIA		GEA		Mezz %
UNIT 1	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	537	5,780	582	6,265	
GF Recessed Loading	41	441	45	484	
Mezz	179	1,927	196	2,110	
Total	**757**	**8,148**	**823**	**8,859**	**24%**
UNIT 2	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	390	4,198	416	4,478	
GF Recessed Loading	41	441	45	484	
Mezz	134	1,442	144	1,550	
Total	**565**	**6,082**	**605**	**6,512**	**24%**
UNIT 3	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	350	3,767	369	3,972	
Mezz	107	1,152	115	1,238	
Total	**457**	**4,919**	**484**	**5,210**	**23%**
UNIT 4	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	411	4,424	443	4,768	
Mezz	125	1,345	139	1,496	
Total	**536**	**5,769**	**582**	**6,265**	**23%**
UNIT 5	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	986	10,613	1,050	11,302	
Mezz	255	2,745	280	3,014	
Total	**1,241**	**13,358**	**1,330**	**14,316**	**21%**
UNIT 6	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	327	3,520	358	3,853	
Mezz	126	1,356	140	1,507	
Total	**453**	**4,876**	**498**	**5,360**	**28%**
UNIT 7	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	269	2,895	287	3,089	
Mezz	103	1,109	112	1,206	
Total	**372**	**4,004**	**399**	**4,295**	**28%**
UNIT 8	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	269	2,895	287	3,089	
Mezz	103	1,109	112	1,206	
Total	**372**	**4,004**	**399**	**4,295**	**28%**
UNIT 9	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	271	2,917	297	3,197	
Mezz	104	1,119	115	1,238	
Total	**375**	**4,036**	**412**	**4,435**	**28%**
GRAND TOTAL	**5,128**	**55,197**	**5,532**	**59,546**	

10m SCALE 1:500

rev	amendments	by	ckd	date
P.03	Substation shown, additional parking added.	JC	JC	24.07.23
P.02	Gas Main and easement indicated	JC	JC	23.06.23
P.01	Initial Issue	JC	JC	22.05.23

Former Walkers Site, Crab Tree Lane, Manchester

Site Layout Option 5

Information Container LOD:	LOD 100

Chancerygate

umc architects
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RIBA PoW Stage:	1 - Preparation & Brief
Document Suitability:	S1
Drawn / Checked:	JWC / JC
Date:	22/05/2023
Scale:	1:500 A1
UMC Project Number:	23168
Document Reference:	Drawing no: Revision:
23168 - UMC - XXXX - SI - DR - A	0005 P03

APPENDIX F – SECTION 81 NOTICE & CONDITIONS

MANCHESTER CITY COUNCIL

Notice of Demolition

Building Control

PO Box 532, Town Hall
Manchester M60 2LA

Building Act 1984 (as amended): Section 81
Reference Number: DM/23/00558

To: Joe Johnson
Chancerygate
601 Birchwood One Dewhurst Road
Warrington
WA3 7GB

The Council of the City of Manchester

In connection with the proposed Several Buildings: All existing buildings and structures on site are to be demolished to allow for redevelopment works. Demolition works are to include existing buildings, ground floor slabs, and all areas of external hardstanding. Works will also include the breaking out of all foundations and below-ground obstructions to 2m below ground level. Existing voids and voids resulting from the removal of foundation bases, drainage, and services will be backfilled with site-won material so that on completion of the demolition works the site will be left level and fit for redevelopment works to commence. All existing utilities serving the site will be disconnected and all service media currently serving the site will be removed with the exception of water which will be utilised for the duration of the works. at,

Former Walkers Of Manchester
Crabtree Lane
Manchester
M11 4GU

hereby require you to carry out works in accordance with the terms and conditions set out overleaf to the satisfaction of the City Council. Such works being requirements that the Local Authority are empowered to include in this Notice under Section 82 of the Act.

The work hereby required, including compliance with all the terms and conditions must be complete within 26 Weeks from the date of commencement of the demolition.

If you consider yourself aggrieved by any of these terms or conditions you have the right to appeal to a Court of Summary Jurisdiction within 21 days from the date of receipt of this Notice of Consent. You should give your Notice of Appeal to the Clerk to the Justices, City Magistrates' Court, Crown Square, Manchester, M60 2LA, at the same time.

If you do not appeal, or if any appeal which you make is not successful, failure to comply with any of the terms or conditions of this Notice will give the City Council power to enter upon the building and the site thereof, to carry out the work and to sell

MANCHESTER CITY COUNCIL

or dispose of any material or rubbish found on the site; and all the expenses incurred by the City Council in so doing may be recovered from the owner of the site by the City Council.

Dated this **23 October 2023**

Director of Planning, Building Control & Licensing

Enquires arising out of this Notice should be made to:
Kamal Beckles on 07748 328995 or kamal.beckles@manchester.gov.uk

MANCHESTER CITY COUNCIL

IMPORTANT INFORMATION

This notice does not authorise interference with apparatus or works of statutory undertakers for the supply of Water, Gas or Electricity. This Notice does not confer approval of demolition under Planning or any other legislation.

Planning approval is normally required when demolition is proposed. An application form for prior notification of proposed demolition is available on the planning portal by visiting http://www.planningportal.co.uk/.

This notice does not empower the holder to obtain possession of premises from a tenant or from any other person and it does not imply in any way that the City Council are willing or able to provide housing accommodation to any occupier who leaves the premises or is evicted from them because the owner wishes to demolish them.

Note: The contractor must contact Kamal Beckles, in order to arrange a site meeting before ANY WORKS are commenced.

MANCHESTER CITY COUNCIL

Demolition Specification for:-
Several Buildings: All existing buildings and structures on site are to be demolished to allow for redevelopment works. Demolition works are to include existing buildings, ground floor slabs, and all areas of external hardstanding. Works will also include the breaking out of all foundations and below-ground obstructions to 2m below ground level. Existing voids and voids resulting from the removal of foundation bases, drainage, and services will be backfilled with site-won material so that on completion of the demolition works the site will be left level and fit for redevelopment works to commence. All existing utilities serving the site will be disconnected and all service media currently serving the site will be removed with the exception of water which will be utilised for the duration of the works.
Former Walkers Of Manchester
Crabtree Lane
Manchester
M11 4GU

Reference Number DM/23/00558

General Information

1. The purpose of the attached conditions are to satisfy the requirements of the Building Act 1984 (as amended) within the scope of items contained in clauses **a – j** in subsection 1 of section 82 of the Act.

2. Attention is drawn to the health and safety Construction, Design and Management Regulations, and the range of obligations imposed by them on the building owner, the planning supervisor, the designer, the contractor and sub contractors.

3. Attention is also drawn to the Party Wall etc Act. This requires any person undertaking work on a party wall to notify and obtain the consent/agreement of the adjoining owners and where necessary appoint a Party Wall Surveyor.

4. All demolition work carried out should meet 'BS 6187: Demolition' and other relevant British Standards and Codes of Practice relating to demolition.

5. Appropriate Planning consent must be obtained before any work is commenced.

6. The contractor shall give notice to British Telecom, Gas, Water and Electricity Authorities to disconnect and stop off supplies at the point of entry to the site.

7. Before commencement of the demolition at least 48 hours notice must be given to Manchester City Council, Building Control, PO Box 532, Town Hall, Manchester, M60 2LA.

Protection of the Site before Commencement of Demolition

8. Where necessary application must first be made for scaffold/hoarding permits to Highways Technical Services Department of Manchester City Council via on line application.

9. A tubular steel scaffold must be erected for the full height of the building/s on all elevations adjacent or in close proximity to highways, public rights of way canals and waterways. The scaffold must be totally enclosed with fine mesh debris netting, which must be maintained in good condition during the course of the works. Also, where necessary, a closely boarded fan hoarding must be provided at a height of 5.3 metres above the highway.

10. Where required by the Highways Authority a 'pedestrian walk through' shall be constructed 1.5m wide at street level with a closely boarded platform 2.5 metres above the pavement and a close hoarding fixed to the inner standard up to the platform over. Adequate artificial lighting shall be provided to a minimum lighting level of 60 lux during the day or night.

11. A sufficient hoarding must be erected around the property to be demolished and such hoarding must be maintained in good condition until the building has been demolished and the site cleared. The hoardings must be constructed so as to adequately protect the public and prevent trespass on site whilst work is in progress, and include the provision of all temporary warning signs and lighting

12. Openings in external walls must be boarded up to ensure that falling debris within the building is not deflected onto the public highway.

13. Where the work is likely to cause disruption to traffic or pedestrians you must liaise with the Highways Safety Officer of the Highways Technical Services and the Police and take all possible precautions for the safety of the public, including the protection measures and sufficient warning signs.

The Demolition Process

14. The demolition must be carried out in such a manner that no part of the building is left in an unsafe condition at any time during the course of the demolition. Also adequate precautions must be taken to prevent any objects or materials escaping the site of the demolition that could cause injury to persons in the vicinity.

15. Demolition is to be carried out in such a manner as to cause as little inconvenience as possible to adjacent premises and the public. Where it is necessary, in the interests of the safety of the occupiers of adjacent buildings or persons using the public highway, such adjacent buildings must be properly shored and/or protected.

16. In dry conditions during demolition and site clearance the debris is to be regularly sprayed with water to prevent nuisance from dust.

17. There must be no burning of demolition materials on site.

Works required to Adjoining/Attached Property Consequent on Demolition

18. Provide support and weatherproof party walls of adjoining properties exposed by the demolition to the standards required by Parts A, C and L of the Building Regulations.

    NB

    - The provisions of the Party Wall Act will apply in relation to giving notice and obtaining the consent /agreement of the adjoining owner.

    - The alterations to the exposed gable will require approval under the provisions of the Building Regulations.

    - Should it become necessary to execute this notice in default the council will meet these statutory obligations on behalf of the owner and recover the costs of doing so.

19. Any cellar area, coal grids or voids in the pavement adjacent to the premises being demolished must be rendered safe by bricking up and filling in with solid material to the surface of the pavement.

20. Where the building contains a basement that is not to be backfilled adequate precautions shall be taken to ensure no damage occurs to land/property retained by the basement wall and that the basement will be properly drained of surface water. Where a basement is to be backfilled suitable precautions must be taken to prevent dampness or water penetration occurring in adjoining property.

21. All openings, joist, purlin, wall plate or beam holes, including any opening between the eaves level and the apex of the roof of the exposed gable, must be properly sealed. Any plasterwork on the surface of the expose party walls must be hacked off.

22. Any roof slating or tiling to the verge of the exposed gable must be made good by carrying the slates or tiles 50mm beyond the face of the exposed wall and finished off by the provision of suitable verge fillets in cement mortar underneath the projecting slates or tiles.

23. Measures shall be taken to ensure all services to adjoining property including water supply, foul and surface water drainage is maintained in working order during the course of demolition and on completion.

24. Arrange for the disconnection, sealing and/or removal, at such points as the City Council may require, any sewer, drain, water or gas pipe in or under the premises being demolished and disconnect at such points as foresaid any

electricity cable in or under the premises being demolished. **Note – 48 hours notice is required to the City Council and the Gas, Water and Electricity Companies before this condition is complied with.**

25. Make good, to the satisfaction of the City Council, the surface of the ground disturbed by anything done under the last condition. **Note – 24 hours notice is required to the City Council before this condition is complied with.**

Treatment of the site on Completion of the Demolition

26. The site of the demolished building shall be left in a manner that will not pose a hazard to people using adjoining highways, public or private property. If the site contains hazards that are not to be removed it must be securely fenced off to prevent unauthorised access.

27. All walls must be demolished to a depth of two courses below the level of the adjoining pavements, passages or land.

28. Where it is not intended to backfill a basement the site is to be properly protected with securely fixed hoardings. If the basement is to be backfilled it must be filled with well consolidated hardcore taking care not to leave voids. The site must be finished level with the adjoining pavements passages or land.

29. All materials and debris resulting from the demolitions must be removed from site. Where the site adjoins or is in close proximity to a highway it must be levelled with the adjoining pavements and finished with a blinding of sand or fine aggregate and left in a clean and tidy condition to the satisfaction of the City Council.

30. Should you wish to discuss these conditions please contact Kamal Beckles on telephone number 07748 328995.

APPENDIX G – MANCHESTER CITY COUNCIL ASBESTOS INFORMATION SHEET

Information Sheet

Removal of asbestos from buildings prior to demolition works

Asbestos was used extensively as a building material in England and Wales from the 1950's through to the mid 1980's. Although some of this material has been removed over the years, there are many thousands of tonnes of asbestos still present in buildings. It is estimated that over half a million non-domestic premises currently have some form of asbestos in them. It is estimated that asbestos related diseases still account for 4000 deaths per annum.

You are most likely to come across asbestos in the following materials:

· Sprayed asbestos and asbestos loose packing - generally used as fire breaks in ceiling voids.

· Moulded or preformed lagging - generally used in thermal insulation of pipes and boilers.

· Sprayed asbestos - generally used as fire protection in ducts.

· Fire breaks, panels, partitions, soffit boards, ceiling panels and around structural steelwork.

· Insulating boards used for fire protection, thermal insulation, partitioning and ducts.

· Some ceiling tiles.

· Millboard, paper and paper products used for insulation of electrical equipment. Asbestos paper has also been used as a fireproof facing on wood fibreboard.

· Asbestos cement products which can be full or semi-compressed into flat or corrugated sheets. Corrugated sheets are largely used as roofing and wall cladding. Other asbestos cement products include gutters, rainwater pipes and water tanks.

· Certain textured coatings.

· Bitumen roofing material.

· Vinyl or thermoplastic floor tiles.

Asbestos has been used in all sorts of places, so you cannot presume buildings are free from it.

Prior to demolition you have a legal obligation to ensure that all the buildings involved are free from asbestos containing materials. Please refer to The Control of Asbestos Regulations 2006.

1. You must carry out an asbestos survey unless you already have the documentation listed in 3 below. The survey must be a Type 3 full access sampling and identification survey. You should confirm that the individual or organisation chosen has adequate, relevant training, experience and a quality management system. They should be competent and able to carry out the survey in accordance with MDHS 100, "Surveying, sampling and assessment of asbestos containing materials". To assess the organisation or individual you can check that they are accredited by the United Kingdom Accreditation Service (UKAS), 21-47 High Street, Feltham, Middlesex TW13 4UN, telephone 020 8917 8400.

The client must ensure that the surveyor is given full access to all areas. In our experience many reports of Type 3 surveys contain such clauses that excuse the company from carrying out full access sampling. For example, they can exclude access above 2 metres and into false ceilings, areas where it is dark or areas where there might be live power and locked rooms. These excuses are not acceptable. The client should be aware of such potential limitations and ensure that full access sampling is undertaken.

2. Following the survey all asbestos containing materials identified should be removed in accordance with The Control of Asbestos Regulations 2006.

a. Asbestos cement sheet and textured coating (artex) materials can be removed by non-licensed contractors, but should be done in accordance with Asbestos Essentials - Information sheets (available from HSE).

b. Most other asbestos materials must be removed by a contractor licensed by the Health and Safety Executive in accordance with the Asbestos - The Licensed Contractors Guide (HSG 247). The licensed contractor will be required to provide notification to the HSE or the local enforcing authority in writing at least 14 days before commencing work. There is a list of licensed contractors available on the HSE website - HSE Web Communities - Asbestos Licensing Information - Asbestos Licence Holders.

3. When work with asbestos is completed the work area should be thoroughly cleaned before being handed over for re-occupation. Where the work is licensable, a four stage clearance procedure should be carried out and a certificate of re-occupation issued by a UKAS accredited organisation or individual as per paragraph 1.

Further information regarding your duties concerning asbestos can be found at:http://www.hse.gov.uk/asbestos/campaign/index.htm

Telephone HSE Books 01787 881 165 for copies of the above guidance.