



ASBESTOS DEMOLITION SURVEY

LOCATION: Cheetham Hill Site, Herbert Street, Manchester M8 0DG

SURVEYED ON: 3 Jan 2024

OUR REF: PR12298

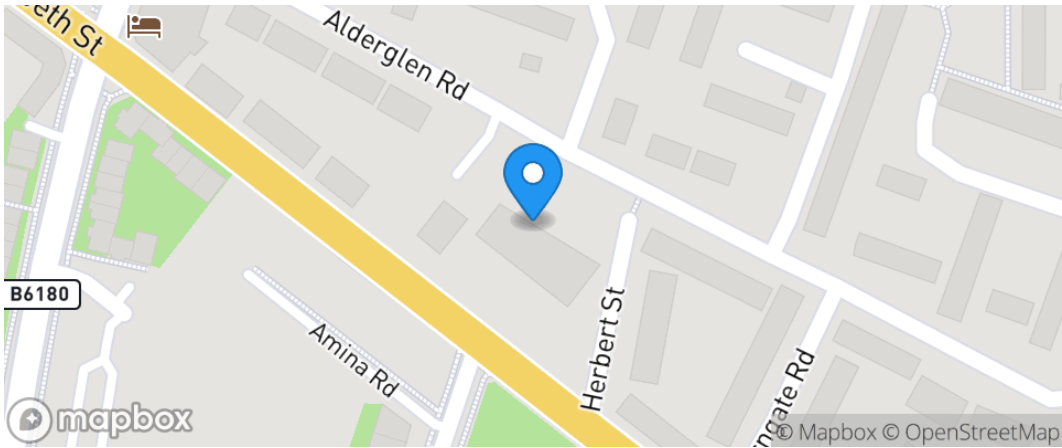
VERSION: 1.0

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21065
CD007 v9.0

Report Details

Report By	Westfield Compliance (Technical Services) Ltd
Client	Studio Tashkheel Architecture
Instructed By	Ali Mohammad
Project	PR12298
Site Address	Cheetham Hill Site, Herbert Street, Manchester M8 0DG
Site Coordinates	53.50100547762332, -2.2431950068807964
Site Location	
Site Description	1940's Build multi purpose commercial unit.
Scope of Work	Commercial demolition survey to the full property and external areas.
Purpose of Survey	Proposed demolition of existing buildings prior to redevelopment of the site.
Surveyors	Luke Domenech, Ryan Sewell & Sam Stephenson
Survey Dates	3 Jan 2024
Report Issue Date	5 Jan 2024

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
3	0	0	0

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Version History

Report Version Ref	Issue Date	Details	Superseded Report Ref
1.0	5th Jan 2024	Original Version	N/A

Sign Off

Authorised By

Luke Domenech

Lead Surveyor

5th Jan 2024



Authorised By

Ryan Sewell

Lead Surveyor

5th Jan 2024



Introduction

At the request of Studio Tashkheel Architecture, a Demolition Asbestos Survey was undertaken in accordance with in-house documented procedure CD402, based upon HSE Guidance HSG264 (Asbestos: The Survey Guide), prior to the commencement of demolition works.

Purpose of Survey

In compliance with the requirements of the Control of Asbestos Regulations 2012 and the Construction (Design and Management) Regulations 2015, Studio Tashkheel Architecture has considered it prudent to commission an asbestos survey prior to the commencement of the disturbance works.

Desktop Review / Supporting Information

Information	Details
Instruction	The survey shall meet the requirements of a Demolition Survey as detailed within HSE Guidance HSG 264 Asbestos: The Survey Guide. The scope of the survey shall encompass all areas within the demesne of the proposed demolition works as detailed within the instruction received.
Quotation Ref e1071p1.0	Confirmation that scope of survey excludes buried elements or groundworks and internal or high level access to chimney.

Executive Summary

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

The following materials were assessed as asbestos-containing.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 001 - Unit 1	Other	Presumed flash pads to fuse box	2 Very Low	Remove	15
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 005 - Unit 3 Electric store	Other	Presume bitumen wrap to electrics no access as live	2 Very Low	Remove	29
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 005 - Unit 3 Electric store	Other	No access within old fuse boxes presume flash pads	2 Very Low	Remove	28

Summary of Non-Asbestos-Containing Materials

The following samples were analysed by the laboratory and confirmed as non-asbestos-containing.

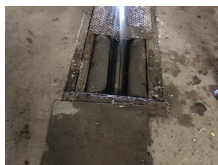
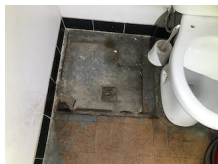
Building / Level / Location	Item	Material	Page
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 002 - Unit 2 Room 1	Floor	Floor tiles and bitumen	19
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 002 - Unit 2 Room 1	Other	Sink pad	20
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 002 - Unit 2 Room 1	Other	Putty to skylights, access made from roof	22
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 002 - Unit 2 Room 1	Wall	Coating to wall to unit 2 room 1	21
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 003 - Unit 2 Room 2	Other	Putty to skylights, access made from roof	24
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 005 - Unit 3 Electric store	Other	Putty to old window frame	27
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 007 - Unit 3 room 2	Other	Putty to window	33
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 008 - Unit 4	Ceiling	Panels to ceiling	35
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 009 - Unit 4 Toilet	Other	Putty to window	38
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 1 - First / 010 - Unit 3 landing	Other	Putty to skylights, access made from roof	40
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 1 - First / 011 - Unit 3 Kitchen	Other	Sink pad	42

table continued from previous page...

Building / Level / Location	Item	Material	Page
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 1 - First / 012 - Unit 3 room 3	Other	Putty to windows	45
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 1 - First / 013 - Unit 3 room 1 toilet	Other	Putty to windows	47
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 1 - First / 016 - Level 1 Roof	Floor	Roofing felt sample to concrete roof	51
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 1 - First / 016 - Level 1 Roof	Other	Old felt to skylights	50
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 2 Second / 017 - Level 2 Roof	Floor	Roofing felt to floor to concrete	53
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / External / 018 - Externals	Other	Putty to all windows	56
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / External / 018 - Externals	Other	Felt/dpc to unit 4 external wall	57

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 4)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
Cheetham Hill Site, Herbert Street, Manchester M8 ODG / 0 - Ground / 001 - Unit 1	Floor recessed equipment	No Access / No safe access to equipment or elements within floor pit			14
Cheetham Hill Site, Herbert Street, Manchester M8 ODG / 0 - Ground / 001 - Unit 1	Sub-level elements beneath manhole cover	No Access / Unable To Open			16
Cheetham Hill Site, Herbert Street, Manchester M8 ODG / 2 Second / 017 - Level 2 Roof	Internal and external elements to chimney	No Access / No safe access available			54

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 001 - Unit 1	Other	Presumed flash pads to fuse box	Presume	0.5M ²	Chrysotile	1	0	0	2 Very Low	Remove	15
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 005 - Unit 3 Electric store	Other	Presume bitumen wrap to electrics no access as live	Strongly Presume	1Lm	Chrysotile	1	0	0	2 Very Low	Remove	29
Cheetham Hill Site, Herbert Street, Manchester M8 0DG / 0 - Ground / 005 - Unit 3 Electric store	Other	No access within old fuse boxes presume flash pads	Presume	0.5M ²	Chrysotile	1	0	0	2 Very Low	Remove	28

Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG

Date : 3 January 2024

Room: 001 - Unit 1, 0 - Ground

Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Metal roof sheeting with foam insulation	Visually Identified	N/A	N/A	N/A			0		13
Wall Wood panel to old upvc extractor unit	Visually Identified	N/A	N/A	N/A			0		17
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Wall Metal roller shutters	Visually Identified	N/A	N/A	N/A			0		
Floor Screed to ceramic tiles to concrete floor	Visually Identified	N/A	N/A	N/A			0		13
Floor recessed equipment	Visually Identified	N/A	N/A	N/A			0		14
Other 2x modern fuse box	Visually Identified	N/A	N/A	N/A			0		14
Other Concrete panels to lower ceiling	Visually Identified	N/A	N/A	N/A			0		
Other Door frames x2	Visually Identified	N/A	N/A	N/A			0		
Other Metal frame work	Visually Identified	N/A	N/A	N/A			0		
Other Modern insulation to metal pipework	Visually Identified	N/A	N/A	N/A			0		
Other Modern kitchen units	Visually Identified	N/A	N/A	N/A			0		

Other Plaster stud partition walls	Visually Identified	N/A	N/A	N/A			0		
Other Presumed flash pads to fuse box	Visually Identified	1	0	0	0.5M²	Chrysotile	2	Remove	15
Other Sink pad dated 2013	Visually Identified	N/A	N/A	N/A			0		
Other Slate packers to metal joists	Visually Identified	N/A	N/A	N/A			0		
Sub-level elements beneath manhole cover	Visually Identified	N/A	N/A	N/A			0		16
Separate room up ladders. Concrete ceiling Brick walls	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 001 - Unit 1 > Ceiling

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	001 - Unit 1	Item	Ceiling
Material	Metal roof sheeting with foam insulation	Extent	
			

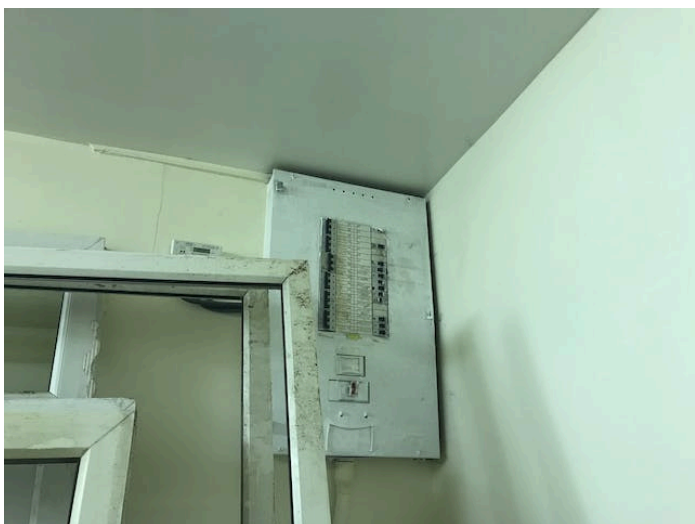
Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 001 - Unit 1 > Floor

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	001 - Unit 1	Item	Floor
Material	Screed to ceramic tiles to concrete floor	Extent	
			

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 001 - Unit 1 > Floor recessed equipment

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	001 - Unit 1	Item	Floor recessed equipment
Material		Extent	
			
Access / Notes	No Access / No safe access to equipment or elements within floor pit		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 001 - Unit 1 > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	001 - Unit 1	Item	Other
Material	2x modern fuse box	Extent	
			

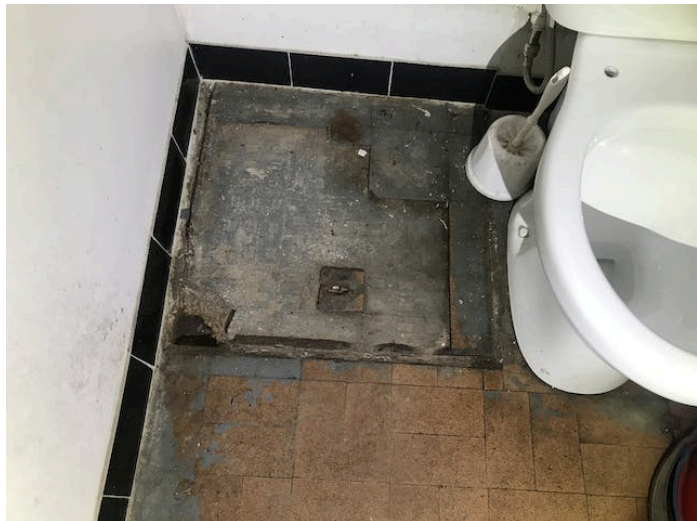
Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 001 - Unit 1 > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	001 - Unit 1	Item	Other
Material	Presumed flash pads to fuse box	Extent	0.5M ²
			
Strategy	Presume	Presumed Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score	2 / Very Low		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 001 - Unit 1 > Sub-level elements beneath manhole cover

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	001 - Unit 1	Item	Sub-level elements beneath manhole cover
Material		Extent	
			
Access / Notes	No Access / Unable To Open		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 001 - Unit 1 > Wall

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	001 - Unit 1	Item	Wall
Material	Wood panel to old upvc extractor unit	Extent	
			

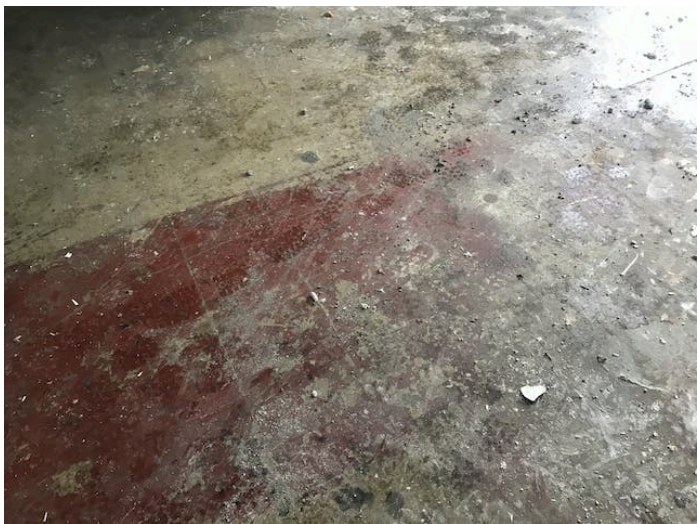
Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG

Date : 3 January 2024

Room: 002 - Unit 2 Room 1, 0 - Ground

Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Concrete ceiling	Visually Identified	N/A	N/A	N/A			0		
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Wall Metal roller shutter	Visually Identified	N/A	N/A	N/A			0		
Wall Coating to wall to unit 2 room 1	RS03	N/A	N/A	N/A	20M ²	NAD	0	No further action required	21
Floor Floor tiles and bitumen	RS01	N/A	N/A	N/A	84M ²	NAD	0	No further action required	19
Other Sink pad	RS02	N/A	N/A	N/A	0.5M ²	NAD	0	No further action required	20
Other Putty to skylights, access made from roof	RS04	N/A	N/A	N/A	16M ²	NAD	0	No further action required	22
Other Modern electrics	Visually Identified	N/A	N/A	N/A			0		
Other Plastic pipework	Visually Identified	N/A	N/A	N/A			0		
Other Wood frame work to entrance door	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 002 - Unit 2 Room 1 > Floor

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	002 - Unit 2 Room 1	Item	Floor
Material	Floor tiles and bitumen	Extent	84M ²
			
Strategy / Sample Id	Sample / RS01	Fibre Type	NAD
Recommendation	No further action required		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 002 - Unit 2 Room 1 > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	002 - Unit 2 Room 1	Item	Other
Material	Sink pad	Extent	0.5M ²
			
Strategy / Sample Id	Sample / RS02	Fibre Type	NAD
Recommendation	No further action required		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 002 - Unit 2 Room 1 > Wall

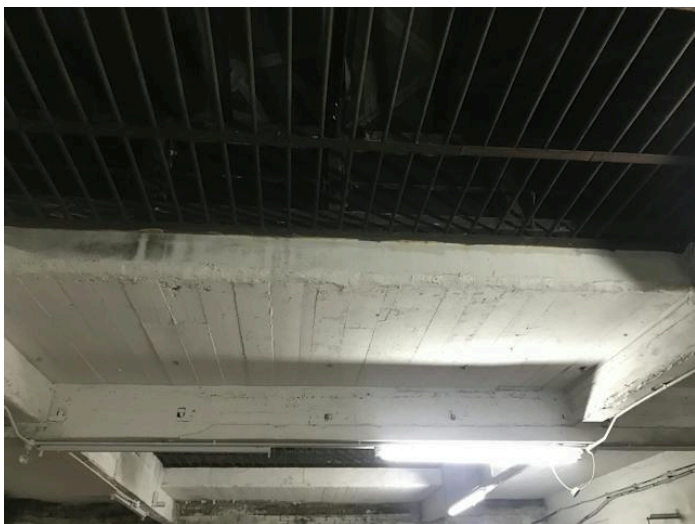
Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	002 - Unit 2 Room 1	Item	Wall
Material	Coating to wall to unit 2 room 1	Extent	20M ²
			
Strategy / Sample Id	Sample / RS03	Fibre Type	NAD
Recommendation	No further action required		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 002 - Unit 2 Room 1 > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	002 - Unit 2 Room 1	Item	Other
Material	Putty to skylights, access made from roof	Extent	16M ²
			
Strategy / Sample Id	Sample / RS04	Fibre Type	NAD
Recommendation	No further action required		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 003 - Unit 2 Room 2, 0 - Ground									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Concrete ceiling	Visually Identified	N/A	N/A	N/A			0		
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Red ceramic tiles to concrete	Visually Identified	N/A	N/A	N/A			0		
Other Putty to skylights, access made from roof	RS04	N/A	N/A	N/A	16M²	NAD	0	No further action required	24
Other Metal pipework	Visually Identified	N/A	N/A	N/A			0		
Other Modern electrics	Visually Identified	N/A	N/A	N/A			0		
Other Rolled seal joists	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 003 - Unit 2 Room 2 > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	003 - Unit 2 Room 2	Item	Other
Material	Putty to skylights, access made from roof	Extent	16M ²
			
Strategy / Sample Id	Strongly Presume / RS04	Presumed Fibre Type	NAD
Recommendation	No further action required		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 004 - Unit 3 Hall, 0 - Ground									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Plaster skim to concrete	Visually Identified	N/A	N/A	N/A			0		
Wall Brick and plaster stud walls	Visually Identified	N/A	N/A	N/A			0		
Floor Ceramic tiles to concrete	Visually Identified	N/A	N/A	N/A			0		
Other 2x wood fire doors	Visually Identified	N/A	N/A	N/A			0		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG

Date : 3 January 2024

Room: 005 - Unit 3 Electric store, 0 - Ground

Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Concrete ceiling	Visually Identified	N/A	N/A	N/A			0		
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Concrete floor	Visually Identified	N/A	N/A	N/A			0		
Other Putty to old window frame	RS04	N/A	N/A	N/A	1M ²	NAD	0	No further action required	27
Other Concrete stairs	Visually Identified	N/A	N/A	N/A			0		
Other Metal pipework	Visually Identified	N/A	N/A	N/A			0		
Other No access within old fuse boxes presume flash pads	Visually Identified	1	0	0	0.5M ²	Chrysotile	2	Remove	28
Other Presume bitumen wrap to electrics no access as live	Visually Identified	1	0	0	1Lm	Chrysotile	2	Remove	29

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 005 - Unit 3 Electric store > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	005 - Unit 3 Electric store	Item	Other
Material	Putty to old window frame	Extent	1M ²
			
Strategy / Sample Id	Strongly Presume / RS04	Presumed Fibre Type	NAD
Recommendation	No further action required		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 005 - Unit 3 Electric store > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	005 - Unit 3 Electric store	Item	Other
Material	No access within old fuse boxes presume flash pads	Extent	0.5M ²



Strategy	Presume	Presumed Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score	2 / Very Low		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 005 - Unit 3 Electric store > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	005 - Unit 3 Electric store	Item	Other
Material	Presume bitumen wrap to electrics no access as live	Extent	1Lm



Strategy	Strongly Presume	Presumed Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score	2 / Very Low		

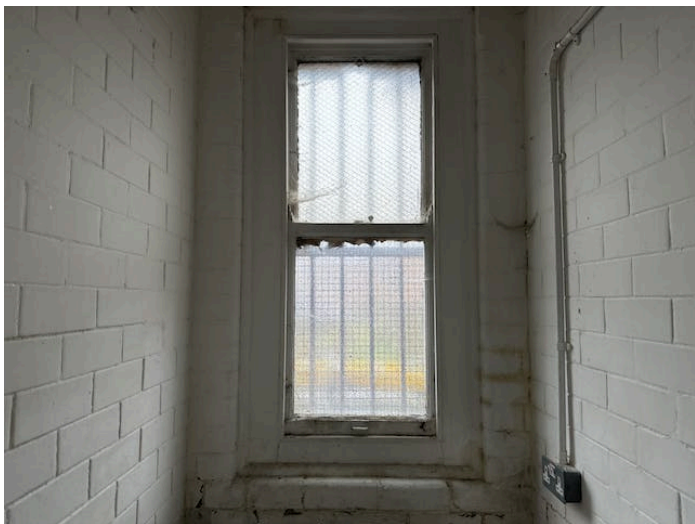
Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 006 - Unit 3 room 1, 0 - Ground									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Plasterboard ceiling to plaster skim to concrete	Visually Identified	N/A	N/A	N/A			0		
Wall Plaster to brick and plaster stud walls	Visually Identified	N/A	N/A	N/A			0		
Floor Carpet to screed to red ceramic tiles	Visually Identified	N/A	N/A	N/A			0		31
Other Modern electrics	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 006 - Unit 3 room 1 > Floor

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	006 - Unit 3 room 1	Item	Floor
Material	Carpet to screed to red ceramic tiles	Extent	
			

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 007 - Unit 3 room 2, 0 - Ground									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Concrete ceiling	Visually Identified	N/A	N/A	N/A			0		
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Modern floor covering to screed to red ceramic tiles to concrete	Visually Identified	N/A	N/A	N/A			0		
Other Putty to window	RS04	N/A	N/A	N/A	1M ²	NAD	0	No further action required	33
Other Modern kitchen units	Visually Identified	N/A	N/A	N/A			0		
Other Plastic toilet cistern	Visually Identified	N/A	N/A	N/A			0		
Other Sink pad dated 2013	Visually Identified	N/A	N/A	N/A			0		
Other Wood door frame	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 007 - Unit 3 room 2 > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	007 - Unit 3 room 2	Item	Other
Material	Putty to window	Extent	1M ²
			
Strategy / Sample Id	Strongly Presume / RS04	Presumed Fibre Type	NAD
Recommendation	No further action required		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 008 - Unit 4, 0 - Ground									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Panels to ceiling	RS05	N/A	N/A	N/A	50M ²	NAD	0	No further action required	35
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Concrete floor	Visually Identified	N/A	N/A	N/A			0		
Other Gas meter	Visually Identified	N/A	N/A	N/A			0		36
Other Metal frame work to entrance door	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 008 - Unit 4 > Ceiling

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	008 - Unit 4	Item	Ceiling
Material	Panels to ceiling	Extent	50M ²
			
Strategy / Sample Id	Sample / RS05	Fibre Type	NAD
Recommendation	No further action required		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 008 - Unit 4 > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	008 - Unit 4	Item	Other
Material	Gas meter	Extent	
			

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 009 - Unit 4 Toilet, 0 - Ground									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Concrete ceiling	Visually Identified	N/A	N/A	N/A			0		
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Ceramic tiles to concrete floor	Visually Identified	N/A	N/A	N/A			0		
Other Putty to window	RS04	N/A	N/A	N/A	1M ²	NAD	0	No further action required	38
Other Cast iron downpipe	Visually Identified	N/A	N/A	N/A			0		
Other Plastic toilet cistern	Visually Identified	N/A	N/A	N/A			0		
Other Rolled steel joists	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 0 - Ground > 009 - Unit 4 Toilet > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	0 - Ground
Location	009 - Unit 4 Toilet	Item	Other
Material	Putty to window	Extent	1M ²
			
Strategy / Sample Id	Strongly Presume / RS04	Presumed Fibre Type	NAD
Recommendation	No further action required		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 010 - Unit 3 landing, 1 - First									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Plasterboard to plaster to concrete	Visually Identified	N/A	N/A	N/A			0		
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Carpet to red ceramic tiles to concrete	Visually Identified	N/A	N/A	N/A			0		
Other Putty to skylights, access made from roof	RS04	N/A	N/A	N/A	4M ²	NAD	0	No further action required	40

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 1 - First > 010 - Unit 3 landing > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	1 - First
Location	010 - Unit 3 landing	Item	Other
Material	Putty to skylights, access made from roof	Extent	4M ²
			
Strategy / Sample Id	Strongly Presume / RS04	Presumed Fibre Type	NAD
Recommendation	No further action required		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 011 - Unit 3 Kitchen, 1 - First									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Concrete ceiling	Visually Identified	N/A	N/A	N/A			0		
Wall Plaster to brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Modern floor covering to screed to concrete	Visually Identified	N/A	N/A	N/A			0		43
Other Sink pad	RS06	N/A	N/A	N/A	1M ²	NAD	0	No further action required	42
Other Plastic and metal pipework	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 1 - First > 011 - Unit 3 Kitchen > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	1 - First
Location	011 - Unit 3 Kitchen	Item	Other
Material	Sink pad	Extent	1M ²
			
Strategy / Sample Id	Sample / RS06	Fibre Type	NAD
Recommendation	No further action required		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 1 - First > 011 - Unit 3 Kitchen > Floor

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	1 - First
Location	011 - Unit 3 Kitchen	Item	Floor
Material	Modern floor covering to screed to concrete	Extent	
			

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 012 - Unit 3 room 3, 1 - First									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Concrete ceiling	Visually Identified	N/A	N/A	N/A			0		
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Ceramic tiles to concrete floor	Visually Identified	N/A	N/A	N/A			0		
Other Putty to windows	RS04	N/A	N/A	N/A	2M ²	NAD	0	No further action required	45
Other Modern damp proof course to wood panels to skylights	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 1 - First > 012 - Unit 3 room 3 > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	1 - First
Location	012 - Unit 3 room 3	Item	Other
Material	Putty to windows	Extent	2M ²
			
Strategy / Sample Id	Strongly Presume / RS04	Presumed Fibre Type	NAD
Recommendation	No further action required		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 013 - Unit 3 room 1 toilet, 1 - First									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Plasterboard to concrete	Visually Identified	N/A	N/A	N/A			0		
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Red ceramic tiles to concrete floor	Visually Identified	N/A	N/A	N/A			0		
Other Putty to windows	RS04	N/A	N/A	N/A	1M ²	NAD	0	No further action required	47
Other Plastic and metal pipework	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 1 - First > 013 - Unit 3 room 1 toilet > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	1 - First
Location	013 - Unit 3 room 1 toilet	Item	Other
Material	Putty to windows	Extent	1M ²
			
Strategy / Sample Id	Strongly Presume / RS04	Presumed Fibre Type	NAD
Recommendation	No further action required		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 015 - Unit 3 room 4, 1 - First									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Ceiling Concrete ceiling	Visually Identified	N/A	N/A	N/A			0		
Wall Plaster to brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Carpet to wood floor	Visually Identified	N/A	N/A	N/A			0		
Other Modern damp proof course to wood panels to skylight	Visually Identified	N/A	N/A	N/A			0		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 016 - Level 1 Roof, 1 - First									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Floor Modern felt to floor	Visually Identified	N/A	N/A	N/A			0		
Floor Roofing felt sample to concrete roof	RS08	N/A	N/A	N/A	168M ²	NAD	0	No further action required	51
Other Old felt to skylights	RS07	N/A	N/A	N/A	32M ²	NAD	0	No further action required	50
Other PVC gutters	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 1 - First > 016 - Level 1 Roof > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	1 - First
Location	016 - Level 1 Roof	Item	Other
Material	Old felt to skylights	Extent	32M ²
			
Strategy / Sample Id	Sample / RS07	Fibre Type	NAD
Recommendation	No further action required		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 1 - First > 016 - Level 1 Roof > Floor

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	1 - First
Location	016 - Level 1 Roof	Item	Floor
Material	Roofing felt sample to concrete roof	Extent	168M ²
			
Strategy / Sample Id	Sample / RS08	Fibre Type	NAD
Recommendation	No further action required		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 017 - Level 2 Roof, 2 Second									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Wall Brick walls	Visually Identified	N/A	N/A	N/A			0		
Floor Roofing felt to floor to concrete	RS08	N/A	N/A	N/A	170M ²	NAD	0	No further action required	53
Internal and external elements to chimney	Visually Identified	N/A	N/A	N/A			0		54

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 2 Second > 017
- Level 2 Roof > Floor

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	2 Second
Location	017 - Level 2 Roof	Item	Floor
Material	Roofing felt to floor to concrete	Extent	170M ²
			
Strategy / Sample Id	Strongly Presume / RS08	Presumed Fibre Type	NAD
Recommendation	No further action required		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > 2 Second > 017

- Level 2 Roof > Internal and external elements to chimney

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	2 Second
Location	017 - Level 2 Roof	Item	Internal and external elements to chimney
Material		Extent	
			
Access / Notes	No Access / No safe access available		

Building : Cheetham Hill Site, Herbert Street, Manchester M8 0DG Date : 3 January 2024 Room: 018 - Externals, External									
Location and Description of Material	Sample Ref. No	Product Type	Condition	Surface Treatment	Quantity	Analysis Result	Score	Recommendation	Summary Page
Other Putty to all windows	RS04	N/A	N/A	N/A	32M²	NAD	0	No further action required	56
Other Felt/dpc to unit 4 external wall	RS09	N/A	N/A	N/A	9Lm	NAD	0	No further action required	57
Other Cast iron downpipes	Visually Identified	N/A	N/A	N/A			0		
Other Cast iron pipe with metal hopper	Visually Identified	N/A	N/A	N/A			0		
Other Metal roller shutters	Visually Identified	N/A	N/A	N/A			0		
Other PVC and wood panels to air vents	Visually Identified	N/A	N/A	N/A			0		
Other Pvc gutters and downpipes	Visually Identified	N/A	N/A	N/A			0		
Other Steel rsj's	Visually Identified	N/A	N/A	N/A			0		
Other Wood panels to unit 1 windows	Visually Identified	N/A	N/A	N/A			0		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > External > 018 - Externals > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	External
Location	018 - Externals	Item	Other
Material	Putty to all windows	Extent	32M ²
			
Strategy / Sample Id	Strongly Presume / RS04	Presumed Fibre Type	NAD
Recommendation	No further action required		

Cheetham Hill Site, Herbert Street, Manchester M8 0DG > External > 018 - Externals > Other

Building	Cheetham Hill Site, Herbert Street, Manchester M8 0DG	Level	External
Location	018 - Externals	Item	Other
Material	Felt/dpc to unit 4 external wall	Extent	9Lm
			
Strategy / Sample Id	Strongly Presume / RS09	Presumed Fibre Type	NAD
Recommendation	No further action required		

Appendices

Floorplans

See following pages...



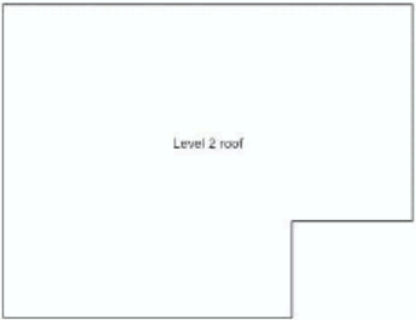
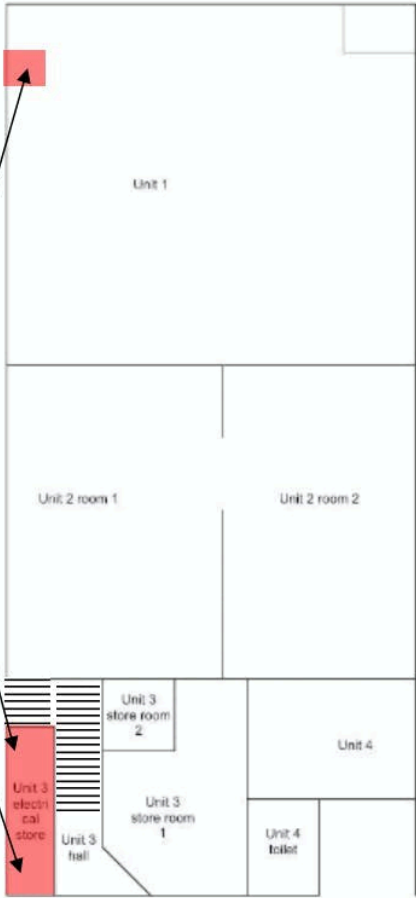
SKETCH LAYOUT PLANS

Ground Floor

First Floor

PR12298-Presumed = Flash pads to fuse box = Chrysotile

PR12298-Presumed = Bitumen wrap to electrics = Chrysotile



Bulk Sample Test Certificates

See following pages...



Certificate of Analysis
for Asbestos in Bulk Materials

Doc Ref: CD420v3.3

Project Reference	PR12298	Report Date	04 January 2024
Report Version	Superseded Version	Version Details	Original
1.0	N/A		
Client	Studio Tashkeel Architecture	Site	Cheetham Hill Site
Samples taken by	Ryan Sewell	No. of samples	9
Date Samples Received	04 January 2024	Date Analysed	04 January 2024

Samples were analysed in accordance with Westfield Compliance, UKAS accredited, documented in-house procedure CD401, based upon HSE document 'HSG248: The Analyst Guide'. Bulk analysis testing for the presence of asbestos is carried out at Westfield Compliance (Technical Services) Ltd permanent laboratory facility located at Hub 26, Hunsworth Lane, Cleckheaton. Where sampling has been carried out by Westfield Compliance, the sampling method used is in accordance with Westfield Compliance documented in-house procedure CD402, based on procedures in HSE guidance 'HSG248: The Analyst Guide' and 'HSG264 Survey Guide'. Westfield Compliance cannot accept responsibility for the accuracy of the information supplied by the customer. Where samples have not been taken by Westfield Compliance, the results apply to the samples as received. The results only relate to the items tested. The amount of asbestos found is not quantified unless 1 or 2 fibres are found under PLM analysis, in which case 'Trace' is recorded. This test report should not be reproduced, except in full, without written permission from Westfield Compliance. Samples are retained for a minimum of 6 months before being disposed of or used for internal quality control. Bulk analysis records and certificates are retained for a minimum of 5 years.

*Opinions and interpretations are based on results obtained from tested items only and are clearly identified as such. Opinions and interpretations are outside the scope of UKAS accreditation.

Sample Ref	Client Ref	Sample Details	Result
PR12298-RS01	RS01	Unit 2, Room 1 – Floor tiles and bitumen (Both NAD)	No Asbestos Detected
PR12298-RS02	RS02	Unit 2, Room 1 – Mastic pad to sink unit	No Asbestos Detected
PR12298-RS03	RS03	Unit 2, Room 1 – Coating to wall	No Asbestos Detected
PR12298-RS04	RS04	Unit 2, Room 1 – Putty to windows to skylights	No Asbestos Detected
PR12298-RS05	RS05	Unit 4 – Panels to ceiling	No Asbestos Detected
PR12298-RS06	RS06	Unit 3, Kitchen – Mastic pad to sink unit	No Asbestos Detected
PR12298-RS07	RS07	Roof – Felt to skylights	No Asbestos Detected
PR12298-RS08	RS08	Roof – Roofing felt	No Asbestos Detected
PR12298-RS09	RS09	Externals – Felt/Damp proof course to external wall of unit 4	No Asbestos Detected
End of Test Report			

Opinions and Interpretations*



Tested By	Craig Gannon
Report Compiled By	Craig Gannon

Authorised By: Craig Gannon

Position: Bulk Analyst

Authoriser Signature:



Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

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

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibres that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.