



## Asbestos Re-inspection Survey Report

Reference Number: L-29139

Re-inspection Date: 22 August 2023

Penlee House Gallery & Museum  
Morrab Road  
Penzance  
Cornwall  
TR18 4HE

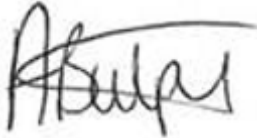


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**Report Authorised by**

Name: Amy Bulpin

Signed:



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## Table of Contents

Section 1.0: Executive Summary .....	4
Section 2.0: Introduction .....	6
Section 2.1: Survey Scope .....	6
Section 2.2: Limitations.....	7
Section 2.3: Details.....	8
Section 2.4: Survey Type .....	8
Section 3.0: Survey Method .....	9
Section 4.0: General Comments .....	10
Section 5.0: Terminology .....	12
Section 5.1: Material Assessment Score Algorithm & Risk Rating.....	13
Section 5.2: Recommended Actions Explained.....	14
Section 6.0: Re-Inspection Findings/ACM's Register .....	15
Appendix 1: Floor Plans .....	23

## Section 1.0: Executive Summary

An Asbestos Re-inspection was carried out in accordance with in-house asbestos surveying procedures and HSE guidance documentation *HSG 264: Asbestos: The Survey Guide* at Penlee House Gallery & Museum.

The re-inspection was carried out by Allium Environmental Ltd on behalf of Penzance Town Council on 22 August 2023.

The purpose of this re-inspection was to re-inspect, as far as reasonably practicable, all previously identified and presumed Asbestos Containing Materials (ACMs) in the building and assess their condition.

To manage the risk from ACMs, it is the Duty Holder's responsibility to keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs on the premises. If there is a risk of exposure due to the condition or location of the ACMs then they should be repaired, encapsulated and labelled or removed. It is the responsibility of the Duty Holder to maintain ACMs in a good state of repair and regularly monitor their condition; the duty holder should inform anyone who is liable to disturb the ACMs about their location and condition.

Item No.	Building Name	Room No. & Name	Asbestos Containing Product	Recommended Action	Risk
17	Penlee House Gallery & Museum	External	Cement Roof Tiles - Roof	Repair & Monitor Condition	Low

ACM's removed and non-access items accessed since last re-inspection/survey:

- No items removed since last survey

Inaccessible areas encountered during the time of the re-inspection, for which no condition information was obtained:

Item No.	Building Name	Room No. & Name	Restriction
3	Penlee House Gallery & Museum	First Floor, 105 - Store	No access beneath laminated flooring due to damage limitations.
4	Penlee House Gallery & Museum	First Floor, 106 - Gallery	No access beneath laminated flooring due to damage limitations.
5	Penlee House Gallery & Museum	First Floor, 109 - Landing	No access within lift / lift shaft due to no lift engineer on site during survey.
6	Penlee House Gallery & Museum	First Floor, 109 - Landing	No access to ceiling above stairwell due to height restrictions.
7	Penlee House Gallery & Museum	Ground Floor, 001 - Gallery	No access beneath laminated flooring due to damage limitations.
8	Penlee House Gallery & Museum	Ground Floor, 001 - Gallery	No access within void behind timber panels due to damage limitations.

Item No.	Building Name	Room No. & Name	Restriction
9	Penlee House Gallery & Museum	Ground Floor, 002 - Hall & Cupboards	No access beneath laminated flooring due to damage limitations.
11	Penlee House Gallery & Museum	Ground Floor, 004 - Gallery	No access beneath laminated flooring due to damage limitations.
12	Penlee House Gallery & Museum	Ground Floor, 005 - Hall & Cupboard	No access within lift / lift shaft due to no lift engineer on site during survey.
13	Penlee House Gallery & Museum	Ground Floor, 008 - Store	No access within floor ducts due to damage limitations.
14	Penlee House Gallery & Museum	Ground Floor, 014 - Fire Escape	No access beneath laminated flooring due to damage limitations.
18	Penlee House Gallery & Museum	External	No access to high level soffits due to height restrictions.

## Section 2.0: Introduction

Allium Environmental Ltd was instructed by Luke Jannaway of Penzance Town Council to undertake an Asbestos Re-inspection Survey to ascertain the condition of any previously identified and Presumed Asbestos Containing Materials (ACMs) within Penlee House Gallery & Museum.

The site consists of:

- Circa 1900's block and stone construction detached commercial building with pitched and flat roofs.

The re-inspection was carried out on 22 August 2023 by Iain Shaw of Allium Environmental Ltd.

## Section 2.1: Survey Scope

The scope of the re-inspection survey as defined by Penzance Town Council is to carry out a Re-inspection Survey to areas within Penlee House Gallery & Museum where ACM's have previously been identified or presumed.

- Areas included in the re-inspection:
  - Areas where ACM's have previously been identified or presumed only within Penlee House Gallery & Museum were included in the re-inspection survey.
- Agreed areas of exclusion from the re-inspection survey scope:
  - All other areas of Penlee House Gallery & Museum were excluded from the survey.

## Section 2.2: Limitations

During the course of the re-inspection all reasonable efforts were made to assess the condition of previously identified and presumed ACM's. No attempt was made to survey the building or identify the presence of any 'missed' or additional Asbestos Containing Materials within the re-inspected areas. Asbestos Containing Materials are sometimes concealed within the fabric of a building or sealed building voids, and so it is not always possible to regard the original findings of a survey as being definitive. Therefore, it must always remain a possibility that further Asbestos Containing Materials may be found during any alterations, refurbishment or demolition works.

Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the re-inspection either because such areas were locked despite requests for access to be arranged, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being Asbestos Containing Materials in poor condition in such areas.

- Inaccessible areas encountered during the survey:
  - 3 - First Floor, 105 - Store, No access beneath laminated flooring due to damage limitations.
  - 4 - First Floor, 106 - Gallery, No access beneath laminated flooring due to damage limitations.
  - 5 - First Floor, 109 - Landing, No access within lift / lift shaft due to no lift engineer on site during survey.
  - 6 - First Floor, 109 - Landing, No access to ceiling above stairwell due to height restrictions.
  - 7 - Ground Floor, 001 - Gallery, No access beneath laminated flooring due to damage limitations.
  - 8 - Ground Floor, 001 - Gallery, No access within void behind timber panels due to damage limitations.
  - 9 - Ground Floor, 002 - Hall & Cupboards, No access beneath laminated flooring due to damage limitations.
  - 11 - Ground Floor, 004 - Gallery, No access beneath laminated flooring due to damage limitations.
  - 12 - Ground Floor, 005 - Hall & Cupboard, No access within lift / lift shaft due to no lift engineer on site during survey. No access beneath laminated flooring due to damage limitations.
  - 13 - Ground Floor, 008 - Store, No access within floor ducts due to damage limitations.
  - 14 - Ground Floor, 014 - Fire Escape, No access beneath laminated flooring due to damage limitations.
  - 18 - External, No access to high level soffits due to height restrictions.
- Agreed Variations or Deviations from the standard HSG 264 method:
  - None

## Section 2.3: Details

Site Address:

- Penlee House Gallery & Museum, Morrab Road, Penzance, Cornwall, TR18 4HE

Client Name & Address:

- Penzance Town Council, Alverton Road, Penzance, TR18 2QP

Client Contact:

- Luke Jannaway

Original Survey Report Reference (of which this re-inspection is based upon):

- L-13549

Re-inspection Start Date:

- 22 August 2023

Re-inspection Completion Date:

- 22 August 2023

Next Re-inspection Due Date:

- 22 August 2024

Re-inspection Conducted by:

- Iain Shaw

Assisted by:

- N/A

Report Produced:

- 19 October 2023

## Section 2.4: Survey Type

The nature of the inspection is an Asbestos Re-inspection Survey as detailed in HSE guidance publication: *HSG 264: Asbestos: The Survey Guide*. HSE guidance publication *HSG 264: Asbestos: The Survey Guide*. The purpose of a Re-inspection survey is to locate previously identified and presumed suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

This report presents the findings of the re-inspection survey.



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## Section 3.0: Survey Method

Allium Environmental Ltd conducts re-inspection surveys in accordance with our in-house Asbestos Surveying procedures and HSE guidance publication *HSG 264: Asbestos: The Survey Guide*.

The re-inspection survey will usually involve visual inspection only of previously identified or presumed ACMs.

It is the responsibility of the client to arrange access to all areas previously identified or presumed to contain ACMs. Any area(s) that are inaccessible at the time of the re-inspection survey must be presumed to still contain Asbestos in poor condition and managed under that presumption, therefore entry into these area maybe restricted until further checks are carried out.

An inspection item reference is completed for each inspected identified, presumed, strongly presumed ACMs and for areas presumed to contain Asbestos (i.e. areas where no access could be gained at the time of the survey and non-accessed items of (electrical) equipment and plant).

Each inspection item contains a colour photograph, individual material assessment scores (as prescribed under HSG 264), management recommendations and general observations / comments (where appropriate).

The items are combined together to form a site-specific Asbestos Re-inspection Register.

## Section 4.0: General Comments

This report relates to the situation on the day(s) of the re-inspection and cannot take into account subsequent changes in circumstances.

All figures and measurements quoted in the Asbestos Register detailing the extent of ACMs are estimates, based upon visual inspection on the day of the survey and should be used as a guide. It is the responsibility of contractors quoting for Asbestos Removal Works to take their own measurements to determine the exact extent of Asbestos to be removed.

No responsibility can be taken for any misinterpretation of this report by third parties.

A limited inspection of pipework concealed by overlying non-Asbestos insulation has been conducted. Inspection of pipework has been restricted primarily to insulation visible. The presence of Asbestos debris to pipework, which is not readily visible or would require the full removal and replacement of overlying insulation, has therefore not been investigated. Unless otherwise stated pipework insulation and heating plant was not inspected in their entirety.. The scope of the works did not permit complete exposure and assessment of all pipework and heating plant.

No responsibility will be accepted for the presence of Asbestos in voids (under floor, or behind wall or ceiling) or pipework ducts other than those opened up during the re-inspection survey.

The re-inspection survey is limited to those areas accessed at the time of the survey.

We have not inspected flues, duct voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which have caused damage to decoration, fixtures, fittings or the structure. Therefore we are unable to report on to condition of any previously identified or presumed Asbestos that may be present in these areas.

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**Section 4.0: General Comments (Continued)**

At the time of the re-inspection survey no access was gained to materials and/or void areas located above, behind or attached to suspect Asbestos Containing Materials sampled or presumed throughout the site. To do so would have required surveyors to break through suspect ACMs, such as textured coating and insulating board potentially contaminating themselves and the work area with Asbestos.

**Please Note:**

The content of this re-inspection report does not negate the Duty Holder's responsibility to commission a Refurbishment or Demolition Survey prior to the commencement of any alteration, refurbishment or demolition works.

## Section 5.0: Terminology

**Asbestos** – A term used for the fibrous form of several naturally occurring silicate minerals, used primarily because of its low thermal conductivity, high tensile strength, resistance to chemical attack, flexibility and incombustibility. *The Control of Asbestos Regulations 2012* defines and regulates asbestos as the fibrous forms of the following minerals or any mixture containing them. “Asbestos” means the following fibrous silicates;

***Chrysotile*** (White Asbestos)

***Crocidolite*** (Blue Asbestos)

***Fibrous Grunerite*** - commonly known as *Amosite* (Brown Asbestos)

***Fibrous Tremolite***

***Fibrous Anthophyllite***

***Fibrous Actinolite***

**ACM(s)** - Asbestos Containing Material(s), Any material, substance or product that contains or has been made with Asbestos.

**SPTCA** - Strongly Presumed To Contain Asbestos.

**PTCA** - Presumed To Contain Asbestos.

**NAD** - No Asbestos Detected.

**AD** - Asbestos Detected.

## Section 5.1: Material Assessment Score Algorithm & Risk Rating

Sample Variable	Score	Example of Scores
Product Type (including debris from product) (A)	1	Asbestos-Reinforce Composite (Plastic, Resin, Mastic, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints or Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulating Boards, Asbestos Textile, Gasket, Ropes and Woven Textile, Asbestos Paper and Felt
	3	Thermal Insulation (e.g. Pipe and Boiler Lagging), Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing.
Extent of damage/deterioration (B)	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 fibres.
	3	High damage or delamination of materials, Sprays and Thermal Insulation. Visible Asbestos debris
Surface treatment (C)	0	Composite materials containing Asbestos: Reinforced Plastic, Resins, Vinyl Tiles.
	1	Enclosed Sprays and Lagging, AIB (with exposed face painted or encapsulated), Asbestos Cement Sheets etc.
	2	Unsealed AIB, or encapsulated Lagging and Sprays.
	3	Unsealed Lagging and Sprays.
Asbestos type (D)	1	Chrysotile
	2	Amphibole (Amosite) Asbestos excluding Crocidolite
	3	Crocidolite

### Potential to release Asbestos Fibres

- Materials with an assessment score of 10 or more are deemed to have a high risk and potential to release fibres, if subject to minor disturbance, e.g. walking in vicinity of the material.
- Materials with an assessment score between; 7-9 are deemed to have a medium risk and potential to release fibres.
- Materials with an assessment score between; 5-6 are deemed to have a low risk and potential to release fibres.
- Materials with an assessment score of 4 or less are deemed to have a very low risk and potential to release fibres.

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## Section 5.2: Recommended Actions Explained

**Monitor Condition** - This material can stay in situ and be managed accordingly. Monitor condition regularly and record condition.

**Label** - Label the ACM with approved warning signs.

**Encapsulate** - Use suitable encapsulating material to seal surface. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

**Repair** - This material requires repair. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

**Restrict Access** - Restrict access to area and communicate with employees, contractors and others to keep area free from personnel. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

**Protect/Enclose** - Use suitable material to protect / enclose ACM to minimise risk of impact damage.

**Remove if Affected** - If this material is likely to be disturbed by/during the proposed refurbishment works then material will need to be removed prior to work commencing. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

**Remove** - This material requires removal, work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

**No Access/Exercise Caution** – Surveyors were unable to obtain access to material, item, room, area or building to conduct inspection for potential ACMs. Therefore, the area is assumed to contain Asbestos and the Duty Holder should exercise caution.

Please Note:

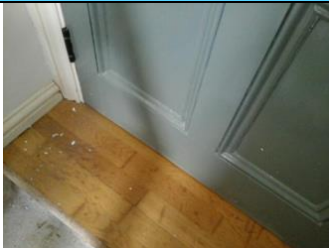
- Allium Environmental Ltd cannot be held responsible for the way in which the client may interpret or act upon the results of this report.
- Please refer to HSE Publication: *The Control of Asbestos Regulation 2012* prior to undertaking any remedial works on ACMs.
- In some instances more than one recommendation may be used.

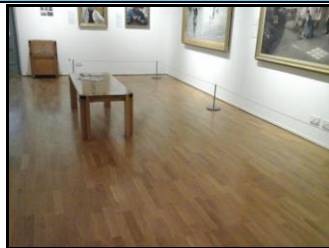
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## Section 6.0: Re-Inspection Findings/ACM's Register


Please note


- Where areas were re-inspected and previously identified or presumed ACMs appear to have been removed, the report findings will state "Removed" within the respective area. However a Refurbishment/Demolition survey will still need to be commissioned prior to any Refurbishment or Demolition works.

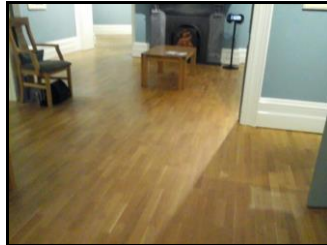
Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
3	No Sample Taken	First Floor	105 Store - Floor	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
0.5m²		PTCA	Exercise Caution	No access beneath laminated flooring due to damage limitations. No access gained within original management survey L-13549 conducted on 13 February 2020								


Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
4	No Sample Taken	First Floor	106 Gallery - Floor	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
55m²		PTCA	Exercise Caution	No access beneath laminated flooring due to damage limitations. No access gained within original management survey L-13549 conducted on 13 February 2020.								





Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
5	No Sample Taken	First Floor	109 Landing - Plant/Equipment	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
1no.		PTCA	Exercise Caution	No access within lift / lift shaft due to no lift engineer on site during survey. No access gained within original management survey L-13549 conducted on 13 February 2020								


Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
6	No Sample Taken	First Floor	109 Landing - Ceiling	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
7m²		PTCA	Exercise Caution	No access to ceiling above stairwell due to height restrictions. No access gained within original management survey L-13549 conducted on 13 February 2020								


Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
7	No Sample Taken	Ground Floor	001 Gallery - Floor	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
102m²		PTCA	Exercise Caution	No access beneath laminated flooring due to damage limitations. No access gained within original management survey L-13549 conducted on 13 February 2020.								


Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
8	No Sample Taken	Ground Floor	001 Gallery - Voids	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
1no.		PTCA	Exercise Caution	No change in condition. No access within void behind timber panels due to damage limitations. No access gained within original management survey L-13549 conducted on 13 February 2020								


Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
9	No Sample Taken	Ground Floor	002 Hall & Cupboards - Floor	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
37m²		PTCA	Exercise Caution	No access beneath laminated flooring due to damage limitations. No access gained within original management survey L-13549 conducted on 13 February 2020.								


Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
11	No Sample Taken	Ground Floor	004 Gallery - Floor	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
40m²		PTCA	Exercise Caution	No access beneath laminated flooring due to damage limitations. No access gained within original management survey L-13549 conducted on 13 February 2020.								

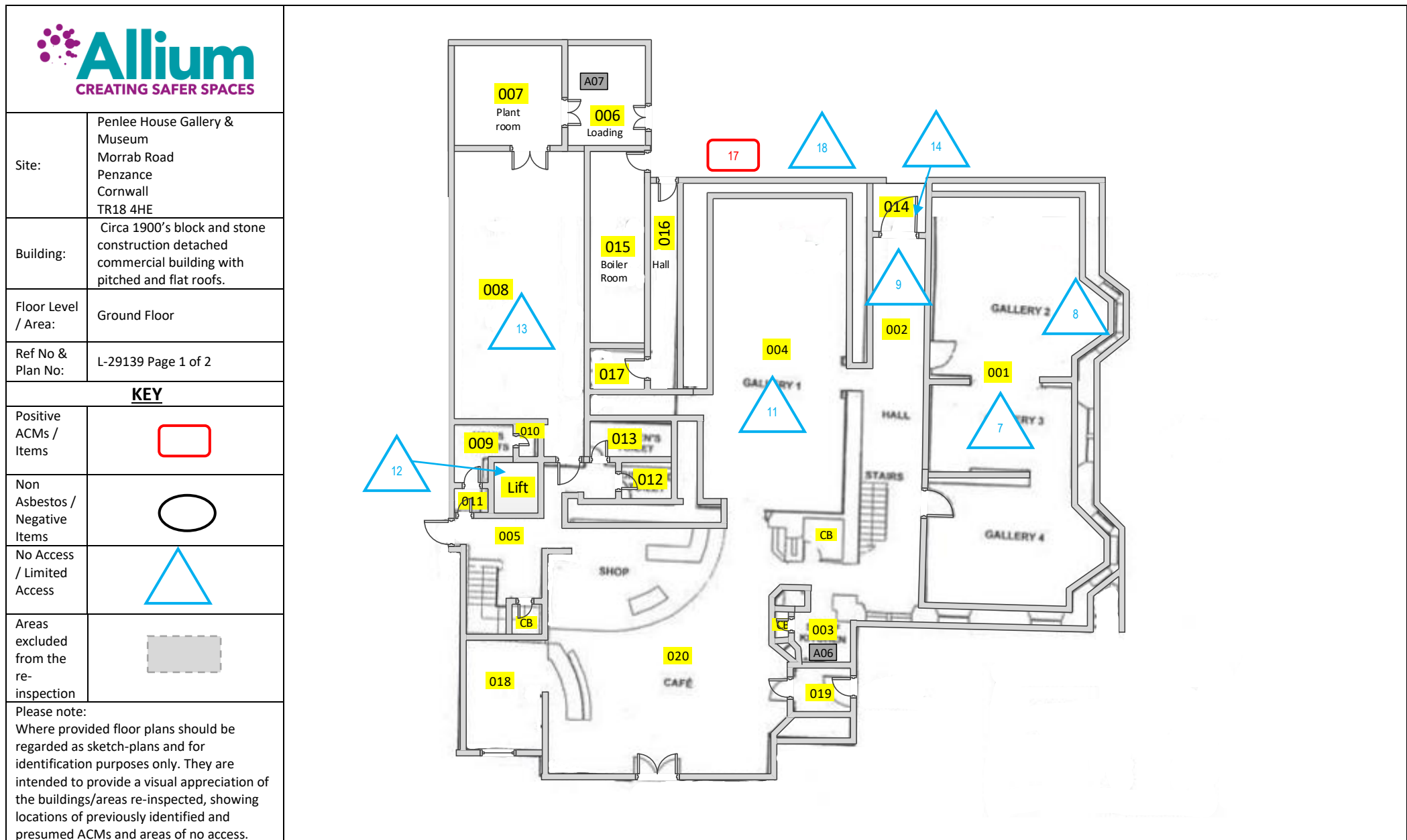
Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
12	No Sample Taken	Ground Floor	005 Hall & Cupboard - Plant/Equipment	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
1no.		PTCA	Exercise Caution	No access within lift / lift shaft due to no lift engineer on site during survey. No access beneath laminated flooring due to damage limitations.								

Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
13	No Sample Taken	Ground Floor	008 Store - Under Floor Ducts	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
3no.		PTCA	Exercise Caution	No access within floor ducts due to damage limitations. No access gained within original management survey L-13549 conducted on 13 February 2020.								




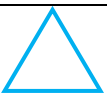

Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
14	No Sample Taken	Ground Floor	014 Fire Escape - Floor	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
2m²		PTCA	Exercise Caution	No access beneath laminated flooring due to damage limitations. No access gained within original management survey L-13549 conducted on 13 February 2020.								

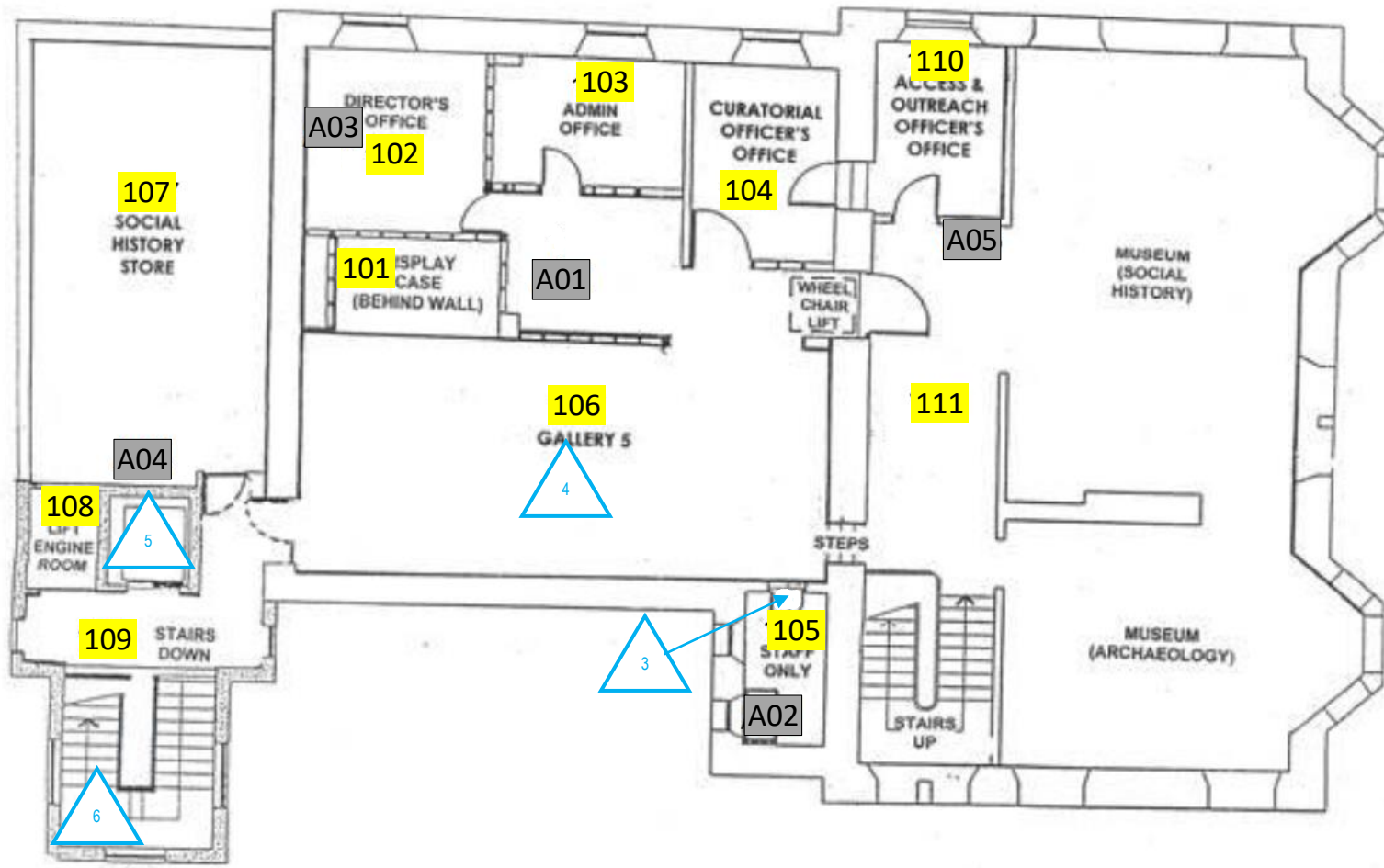
Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
17	006	External	External - Roof	Cement Roof Tiles	Low	1	2	1	1	5	Low	
Quantity		ID	Recommendations	Comments								
20m²		AD	Repair & Monitor Condition	Cement roof tiles to roof, accessible from Roof Space A01. No Change In Condition.								

Building:		Penlee House Gallery & Museum										
Item Ref No.	Sample No.	Floor	Location	Description	Access.	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Risk Rating	
18	No Sample Taken	External	External - Soffit	No Access Gained	Low	N/A	N/A	N/A	N/A	N/A	Low	
Quantity		ID	Recommendations	Comments								
100lm		PTCA	Exercise Caution	No access to high level soffits due to height restrictions. No access gained within original management survey L-13549 conducted on 13 February 2020								



- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS

	
Site:	Penlee House Gallery & Museum Morrab Road Penzance Cornwall TR18 4HE
Building:	Circa 1900's block and stone construction detached commercial building with pitched and flat roofs.
Floor Level / Area:	First Floor
Ref No & Plan No:	L-29139 Page 2 of 2
<b>KEY</b>	
Positive ACMs / Items	
Non Asbestos / Negative Items	
No Access / Limited Access	
Areas excluded from the re-inspection	
Please note: Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings/areas re-inspected, showing locations of previously identified and presumed ACMs and areas of no access.	



- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS