

Asbestos Survey & Report

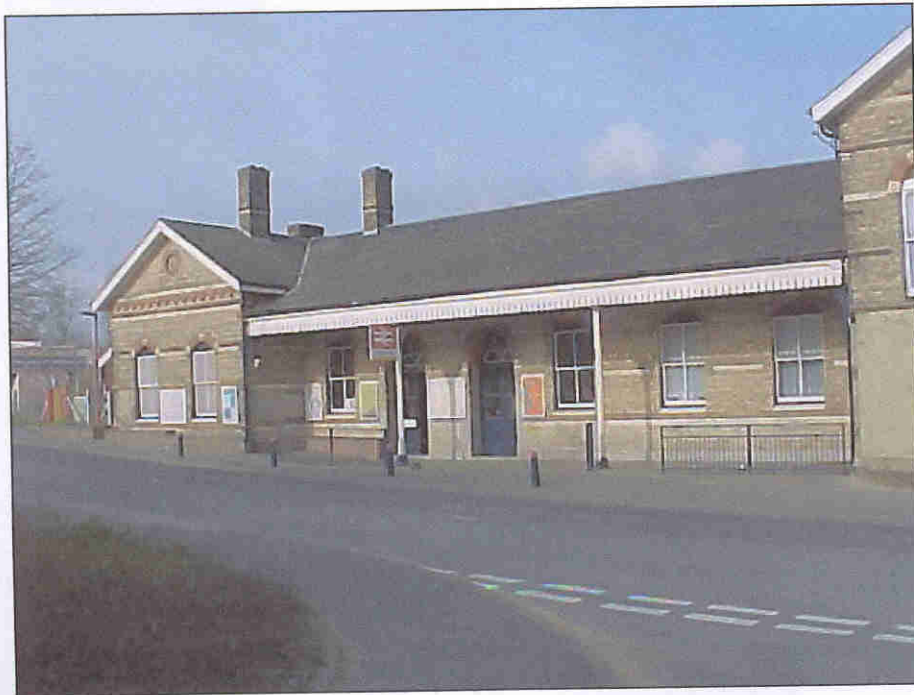
Bat And Ball Station

No: 473



Railtrack - Southern Asbestos Survey on

Bat And Ball Station



Last Survey Date: 17th March 1999

Surveyor: T Hastings

Survey Company: Adams Environmental

Report Print Date: 18th September 2002



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1.0 Contact Information

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Bat And Ball Station
n/a

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2.0 Survey Brief

Carry out surveys to ascertain the presence of asbestos based materials in approximately 500 N° sites, to be surveyed between August 1998 - July 1999

Produce a Report, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible

Recommend management regimes for those asbestos materials identified

Provide CAD style drawings indicating the approximate sample positions and asbestos locations

Adams Environmental Ltd and Redhill Analysts are UKAS accredited for sampling and analysis of asbestos materials

Site measurements were taken and drawings prepared by an independent Draughtsman

The Site consisted of a number of areas - a summary is provided in Section 3, Site Outline; those areas to which access was not possible, due to safety considerations, lack of authorised entry or keys, are stated in section 7 Specific Reservations.



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3.0 Site Description

PLATFORM 1

Shelter

PLATFORM 2

Stores

Lobby with W.C.

Electrical Intake Room with S&T Room

Disused Gents' W.C.



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4.0 Survey Techniques

Each floor was inspected for suspect materials thought to contain asbestos, with samples taken by the Surveyor where considered necessary. Where one type of material appeared to be extensive, only representative samples were taken. Samples were analysed at either Adams Environmental Ltd's or Redhill Analysts' base laboratory.

The Asbestos Survey Records state information recorded at the time of the survey only, based on visual assessment of the material and a judgement on the use of the location. A Rating has been produced for the asbestos incidences based on a score system whereby numbers have been allocated to, and within, the following criteria:

CONDITION of material

FRIABILITY of material

The presence of a SEALANT to the material

The material's POSITION (internal or external)

Who has regular ACCESS to, and who may be EXPOSED to the material

The asbestos TYPE and ANALYSIS (content)

The final Risk terms (None, Low, Medium, High) have been based on interpretation of current legislation and guidance; the Ratings and Terms will require review when other considerations, such as future legislation or building use, come into effect.

Photographs were taken at the majority of the sample locations.

Descriptions for locations were obtained from site signs or site users; where no descriptions were available suitable terms have been used for this Report and accompanying Drawings.



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5.0 Analytical Techniques

Samples were analysed according to UKAS accredited techniques using polarised light and dispersion staining techniques based on the HSE publication MDHS 77. Formal analysis results are shown within Appendix 3.

Sample suffixes shown within the Asbestos Survey Records are to be interpreted as follows:

001/05a.....Analysed Sample

001/05m.....Result assumed as identical to that of Sample Reference 05a



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6.0 Reservations

This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey, all reasonable efforts were made to inspect all normally accessible areas to identify the physical presence of materials containing asbestos. Risers, voids and structural ducts were inspected where readily demountable covers existed at access points. However:

1. No equipment, machinery, or ducting was moved, opened up or examined.
2. Where asbestos materials prevented further access to areas (e.g. above asbestos ceilings), the investigation was halted. Any such incidences are stated within this Report.
3. Floor finishes such as linoleum and carpets etc., were not taken up.
4. Manhole covers believed to be part of the drainage system were not accessed.
5. To minimise damage to the fabric of the building, sub-surface examinations of walls, floors (such as concrete materials) and ceilings were not carried out.

Certain items by their nature should be assumed to have an asbestos content, for example Fire Doors, fuses to electrical boxes, gaskets, ropes associated with heating or power plant. These were not sampled, nor do they specifically appear within the report Summary, however they should be assumed to have an asbestos content unless proved otherwise.

Particular difficulties are associated with areas where ad-hoc alteration and refurbishment have previously been carried out, and where asbestos may be hidden behind cladding materials. Asbestos is also frequently concealed within the fabric of buildings within sealed voids, as shuttering etc. It is therefore possible that further asbestos containing materials may be found, particularly during electrical rewiring, heating installations and other refurbishment or demolition works. If suspect materials are found at a later date additional sampling is recommended. This Report cannot give an assurance that all asbestos containing materials have been identified. The extent of a material was assessed visually and should be considered as an approximate measure only. Drawings should not be used for scaling purposes, but considered indicative only of sample and materials locations.

Responsibility cannot be accepted for damage to the building etc., arising from inspections, nor for any asbestos materials found at a later date but not indicated within this Report. This Report does not constitute a bill of quantities and is not intended for use as a specification of works.



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7.0 Specific Reservations

Large quantities of stored materials in building hindered inspection of some areas.

Station House and Theatre Prop Store outside lease plan and scope of survey.



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8.0 Survey Summary

PLATFORM 1

SHELTER: AC roof sheets
Recommendation: label and inspect

PLATFORM 2

STATION BUILDING: AC roof slates
Recommendation: label and inspect



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9.0 Recommendations

GENERAL

Once asbestos materials have been identified it is essential that appropriate management and remedial measures are introduced. In general asbestos materials which are in good condition should not be disturbed. Their location should be recorded and their existence made known to contractors, staff and others who may be affected. Labelling of the material may be appropriate together with periodic condition inspections.

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

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

The key legislative documents relating to works with asbestos materials are:

The Health and Safety at Work Act (1974)

The Control of Asbestos at Work Regulations (1987) as amended 1992

The Management of Health and Safety at Work Regulations (1992)

RISK RATING AND RISK TERM

These have only been considered for asbestos containing materials; risks associated with other materials, for example, medium density board, man-made mineral fibre insulation products, do not form part of this Report.

MANAGEMENT REGIME

Recommendations for action have been made based on the Risk Term indicated in the appropriate Survey Record.

In general the following will be applicable; exceptions will be made where specific circumstances apply.



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9.0 Recommendations (Cont'd...)

Risk Rating	Risk Term	Management Regime
0-9	NO RISK	None required (non-asbestos material)
10 to 30	LOW	LABELLING (affixing of warning labels) ENCAPSULATION (if appropriate) INSPECTION (periodic inspection)
31 to 40	MEDIUM	As for LOW, but action is recommended within 3 months. Consider programming removal of the item within the next 12 months.
41 to 60	HIGH	Action is required within the short term (one month) as the item has potential to create significant asbestos exposure. Immediate action may be required, such as isolation or evacuation of the location, provision of barriers, use of permit-to-work systems. Ultimate action is likely to be REMOVAL. Assessment of current exposure using air monitoring may be relevant.

INSPECTION of identified asbestos materials should be carried out by a competent person. The recommended inspection period for LOW risk materials is 12 monthly; for MEDIUM risk 6 monthly.



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Asbestos Sample Record

473/01a

Platform, Platform Level, Toilets

General		Sample Details	
Component:	Cistern	Ref. No:	473/01a
Survey Date:	17/03/99	Asbestos?	NO
Survey/Inspection:	Survey	Type:	No asbestos
Surveyor:	TH	Analysis:	N/A

Risk Analysis

Condition:	Good	Access:	Maintenance
Friability:	Low	Exposure:	Maintenance
Sealant:	Fully sealed	Approximate amount:	1 m ²
Position:	Internal	RISK:	NONE



Comments

Cistern in disused toilets in station

Remedial action undertaken



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473/02a

Asbestos Sample Record

Platform 1, Platform Level, Shelter#1

General		Sample Details	
Component:	Roof	Ref. No:	473/02a
Survey Date:	17/03/99	Asbestos?	YES
Survey/Inspection:	Survey	Type:	Chrysotile
Surveyor:	TH	Analysis:	Significant (2-50%)

Risk Analysis

Condition:	Fair	Access:	Maintenance
Friability:	Low	Exposure:	Public
Sealant:	None	Approximate amount:	60 m ²
Position:	External	RISK:	LOW



Comments

cement roofing sheets to platform 1 shelter

Remedial action undertaken



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Asbestos Sample Record

473/03a

Platform 1, Platform Level, Disused gents toilets

General		Sample Details	
Component:	Roof	Ref. No:	473/03a
Survey Date:	17/03/99	Asbestos?	NO
Survey/Inspection:	Survey	Type:	No asbestos
Surveyor:	TH	Analysis:	N/A

Risk Analysis

Condition:	Fair	Access:	Maintenance
Friability:	Low	Exposure:	Maintenance
Sealant:	None	Approximate amount:	10 m ²
Position:	External	RISK:	NONE



Comments

Cement roof sheets toilets in disused gents toilets

Remedial action undertaken



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Asbestos Sample Record

473/04a

Roof, Roof, Station Building

General		Sample Details	
Component:	Roof Slates	Ref. No:	473/04a
Survey Date:	17/03/99	Asbestos?	YES
Survey/Inspection:	Survey	Type:	Chrysotile
Surveyor:	TH	Analysis:	Significant (2-50%)

Risk Analysis

Condition:	Good	Access:	Maintenance
Friability:	Low	Exposure:	Maintenance
Sealant:	None	Approximate amount:	300 m ²
Position:	External	RISK:	LOW



Comments

Cement roof slates to station building

Remedial action undertaken





BULK TEST REPORT N° BS 3131.473

CLIENT: Vectra N Jones Ltd	SITE: Bat & Ball Station	REPORT DATE: 6 May 1999
TEST DATE: 6 May 1999	N° OF TESTS: 4	ANALYST: W L Hollinsworth

SAMPLES TAKEN ON: 17 March 1999 BY: T Hastings

1 TEST RESULTS

Opinions and interpretations expressed herein or marked * are outside the scope of UKAS accreditation

SAMPLE REF	LOCATION	ASBESTOS FIBRE TYPE IDENTIFIED	QUANTITY	MATERIAL TYPE
1 21681	Platform: cistern in disused Toilet	NO ASBESTOS DETECTED		Cistern
2 21682	Platform 1: roof sheet to Shelter	Chrysotile	Significant	Cement
3 21683	Platform 1: roof sheet to disused Gents' W.C.	NO ASBESTOS DETECTED		Cement
4 21684	Roof level: roof slates to Station Building	Chrysotile	Significant	Tile

2 SAMPLING AND ANALYSIS DETAILS

- Analysis of samples is in accordance with Adams Environmental Ltd documented in-house methods based on stereo microscopy, polarised light, dispersion staining techniques and MD-46 77.
- Samples taken by Adams Environmental Ltd are collected according to documented in-house methods unless stated otherwise.

Further advice and information can be obtained by contacting the undersigned.

Signed by:

Name:

V Hare

Authorised by:

Name:

S Burbeck

For Adams Environmental Ltd